

**Scituate Harbor Advisory Redevelopment Commission (SHARC – Pier 44)**  
**August 18, 2022**  
**Minutes**

The August 18, 2022 meeting of the Scituate Harbor Advisory Redevelopment Commission (SHARC – Pier 44) was called to order by Paul Bartkiewicz (Chair) at 6 PM by Zoom.

Paul called the roll and confirmed that a quorum was present:

**Commissioners Present**

Paul Bartkiewicz  
Patrice Maye  
Jennifer O'Neill  
Eric Donovan (alternate)

**Nonvoting liaisons**

Karen Connolly  
Corey Miles (Scituate Coastal Resources Officer)

Paul welcomed Karen Connolly as Select Board liaison, and thanked Andrew Goodrich for his work as the previous Select Board liaison.

**Approval of Minutes**

Upon motion made and seconded, the Commissioners by unanimous roll call vote approved the meeting minutes for May 26, 2022.

**Update on Selection of Design Team**

Corey Miles reported on the selection process for design consultant for The Park at Pier 44, summarized Phases 1 and 2 from the proposal of the Copley Wolff Design Team and reviewed next steps and the schedule. (See attachment.) The Select Board will consider approval of a contract with the Copley Wolff Design Team in September. A kickoff meeting with the Commission and the Copley Wolff Design Team will be scheduled after that.

**Reports from Commissioners**

The Commissioners reported on liaison to their respective commissions.

**Public Comment**

Sue DiPesa (Chair, Scituate Economic Development Commission) reported on EDC's support for the park project and establishment of the Visitor's center.

Ed Dixon (friends of Scituate H.S. Sailing) commented on the park project.

**Adjournment**

Upon motion made and seconded, the Commissioners by unanimous roll call vote approved adjourning the meeting.

Paul adjourned the meeting at 6:35 PM.

## **Summary of Comments on July 2022 Interviews with Design/Engineering Consultants for Pier 44 Park Project**

On July 26 and 28, 2022, the Pier 44 design consultant review panel (Karen Connally, Corey Miles, Patrice Maye and Paul Bartkiewicz) interviewed by Zoom the three top-ranked consulting firms for the design of the Pier 44 Park project:

- Weston & Sampson
- Copley Wolff Design Group
- LiRo Corporation

### **General Comments**

- Each of these consultant/consulting teams would be qualified to carry out this project. ○ Each team comprises individuals with significant technical expertise and experience in developing waterfront parks, they have worked on comparable projects, they understand the proposed Pier 44 Park project concept and they have a reasonable approach and time schedule for successfully completing the project.
- LiRo is engineer-led, and Weston and Copley are landscape-architect led.
- LiRo is headquartered in New York State (but has a Boston office), and Weston and Copley are headquartered in Boston.
- Each of the teams prepared presentations to respond to questions submitted by Scituate prior to the meeting regarding ○ their team
  - the range of technical and regulatory issues that they would expect to deal with in this project
  - similar projects that the team has worked on
  - the rationale for their proposed schedule for the project
- Each of the teams responded to additional questions from the Scituate interview team.
- It was clear from the proposals and the interviews that each of the teams undertook significant effort in responding to Scituate's request for proposals.

### **Weston & Sampson**

- Well-established (1899), full-service, multi-disciplined consulting firm that would rely less on outside consultants than the other firms.
- Has worked with Scituate since 2000.
- Thorough understanding of each element of the project and Scituate's vision.
- Willing to help Scituate identify and secure funding for the project.
- Landscape-architect led team (Cheri Ruane, FASLA, Robin Seidel, AIA and Brandon Kunkel, RLA).
- Proposed schedule ○ Conceptual design and site analysis – 14 weeks
  - Technical studies, preliminary engineering, design renderings – 12 weeks
  - Design development drawing through construction administration – TBD
- This schedule seems unrealistically-short.

### **Copley Wolff Design Group**

- Well-established (1990) landscape architecture and planning firm that would team with outside consultants for engineering more than Weston.
- Significantly more experience developing waterfront parks for small towns in Massachusetts than the other two firms.

- Engineer on team (GZA) conducted the Scituate Comprehensive Wastewater Resilience Feasibility Study and continues to support the I/I work on sewer. Also conducted Mill Wharf Marina Anchorage Evaluation in Scituate. Thorough understanding of each element of the project and Scituate's vision. Will work to build on previous planning efforts
- Willing to help Scituate identify and secure funding for the project.
- The only proposal that demonstrated a clear understanding of potential issues with the building demolition, and will evaluate for potentially hazardous building materials
- Will begin a permitting strategy from the outset by defining the hazards and understanding the site design constraints.
- Early agency coordination.
- Emphasized nature-based solutions and comprehensive approach to resiliency.
- Landscape-architect led team (James Heroux, ASLA and Christine Wilson, ASLA).
- Ellana, Inc. (cost estimating) is a certified Woman-Owned Business Enterprise and Disadvantaged Business Enterprise construction consulting firm.
- Seemed to have more emphasis on specific design concepts (e.g., pavement murals, schoolchildren painting entry tiles, shade structures that are artwork, etc.) than the other two proposals.
- When asked to talk about the waterside viewing/events dock, however, the response focused instead on a waterside boardwalk (which seemed to reflect a lack of understanding of this important element of the project).
- Proposed schedule
  - Conceptual design and site analysis – 9 months
  - Technical studies, preliminary engineering, design renderings – 13 months
  - Design development drawing through construction administration – TBD
- Note that this proposed schedule would be significantly longer than the Weston & Sampson schedule and the LiRo schedule, but they welcome the opportunity to adjust it to fit the Town's needs

### **LiRo Corporation**

- Well-established (1984) engineering and construction-management firm that is headquartered in New York State, but has an office in Boston) that would team with outside consultants for engineering and other services.
- Significant experience with Scituate
  - engineering, permitting and design for town marina replacement project at Cole Parkway
  - Ed DiSalvio (PE) is a long-time Scituate resident and was the Chair of the Pier 44 Phase 1 committee and a member of the Scituate Public Buildings Commission
- Seemed to have much less of an understanding of the project elements than the other two teams.
- Seemed to have much less emphasis than the other two teams in helping identify and secure funding for the project.
- Engineer-led team (Ed DiSalvio, PE, Abba Gennaway, PE, Kenneth Holstrom, PE and Peter Koklanos, PE).
- Proposed schedule
  - Conceptual design and site analysis – 3-4 months
  - Technical studies, preliminary engineering, design renderings – 6-8 months
  - Design development drawing through construction administration – TBD
- Note that this proposed schedule would be longer than the Weston & Sampson schedule, and significantly shorter than the Copley schedule.

## **Recommendation**

The review panel met on August 1, 2022, and concluded the following:

- LiRo's proposal is clearly in 3<sup>rd</sup> place.
- Weston & Sampson and Copley Wolff both seem exceptionally qualified, and both teams would be led by landscape architects, which is preferred.
- The Copley Wolff proposal was preferred over Weston & Sampson by a narrow margin for the following reasons
  - One of the consultants (Ellana, Inc.) is a certified Woman-Owned Business Enterprise and Disadvantaged Business Enterprise construction consulting firm.
  - Significantly more experience developing waterfront parks for small towns in Massachusetts than the other two firms.
  - The only proposal that explained how they would evaluate the existing building for potentially-hazardous building materials and develop an abatement plan, if necessary.
- By unanimous vote, the committee recommends the selection of Copley Wolff.

The review panel suggests further discussion with Copley Wolff to clarify that: (1) it is comfortable including the large viewing platform on the harbor side of the property; (2) it is comfortable including a small meeting space (e.g., 15-20 people) in the building for the restrooms and visitor center space; and (3) it is willing to discuss a shorter timeline.