

February 21, 2024
Harbor Committee Meeting Minutes

Present: Ryan Cline, Randy Elwell, Dave Schmanska, Rick Erb, Dan Morris, Carl Danielson, Bill Mroz, Ben Norton, Noel Musson (via zoom), Greg Johnston (via zoom)

Guests: Van Thompson, Jane Conrad

Topic: Meeting Minutes

Discussion: Minutes from the February 8 meeting approved.

Action: Rick will post to the Town website.

Topic: Construction update. CPM change order.

Discussion: Rick, Greg, and Noel summarized a change order request from CPM totaling \$586,000.

- The additional cost relates to excavation work required to remove obstructions to facilitate driving of the steel sheeting.
- Two methods of payment were considered; the lump sum of \$586,000 and the option of time and materials.
- Greg suggests that the lump sum exposes the Town to less risk. The group questioned if the cost and work specified will complete the project. Greg felt that while there may be an unknown issue in the future, he is confident that the work specified will complete the job. He shared that the approach being used will allow for removal of obstructions at the correct depth.
- The issue of using excavated material for backfill was discussed. Greg shared that the material will be used on both sides of the sheeting, but if additional material is necessary, there will be additional cost.
- Given the recent flooding, a question about the final height of the wharf was raised. Greg offered that the project has considered sea level rise, and is designed to support raising the level of the facility in the future if necessary.
- The Committee asked if there were offsets to the additional cost. Less toe pins may be required resulting in a credit of roughly \$62,000. Noel offered that the design team will continue to scrutinize invoicing for subcontractors to limit cost to the greatest extent possible.
- The project will be extended by an estimated 45 days to complete the work.

- Rick reviewed the budget impact of the change. A total of \$1,353,600 is currently available for cost overruns. Approving the change order will leave a contingency balance of \$767,600.
- The group felt that no less costly option was available to complete the project. A motion was made, reluctantly, to proceed with the change order. The motion was seconded and passed with a vote of 4 in favor, 1 abstention.

Action: Rick will approve the change order and contact CPM to continue work.

Topic: Community comment regarding competition with local fishing business.

Discussion: Rick shared that Linda Bean contacted him to discuss her view that the new municipal Facility should not compete with fishing businesses in Port Clyde. Rick met with Ms. Bean and shared that the Committee carefully considered the issue of competition. He shared that the recommendation to the Select Board of a modest commercial fishing fee for the use of a self-service wharf was benchmarked against other Towns that operate facilities that are available to fishermen. The committee made the following points.

- Operations at Town wharves in the state vary widely, but the precedent has been set that municipalities can offer access to support local fishermen.
- The work of the group has been to support the request of the Town when they voted to purchase the property. Specifically, working waterfront access for commercial fishing should be a primary objective.
- The EDA grant was funded with the premise that all types of access would be available at the Facility.
- The issue remains open and the group expects that it will be a topic at the informational public hearings that will be scheduled.

Meeting adjourned at 6:15PM

Scribe. Mroz