

STAFF SUMMARY

Date: November 15, 2019

File# GM-735



TO:		FOR:		FROM:
	General Manager	X	Vote	Dept.: General Manager Author: Robert B. Davis
X	Board Members		Information	Subject: Authorization to implement schematic designs of a one-story terminal building and a two-story utility building for the Woods Hole site

PURPOSE:

To obtain authorization from the Members to direct BIA.studio, the Authority’s architects for the Woods Hole terminal reconstruction project, to undertake revised schematic design phase services for a new one-story terminal building and a new two-story utility building at the Woods Hole site.

BACKGROUND:

Following the Board’s meeting at the Falmouth High School on June 18, 2019, staff and the Authority’s architects reviewed and considered the public comments obtained during the meeting. It was clear from the public comments that members of the community were unhappy with the three (3) design options that were presented and under consideration. There was a general consensus that the Authority should reconsider its potential options in light of the public comments.

Over the next several weeks, staff and the Authority’s architects revisited the proposed site plan for the project, the Authority’s program space requirements, and the project’s permitting in an attempt to address the community’s concerns while also ensuring that the Authority’s operational needs are met. After further consideration and discussion, the Authority’s architects, with the staff’s guidance and input, developed a new conceptual one-story terminal building design situated within the footprint of the previous terminal building design along with an increase to the size of the two-story utility building situated in the location of the current freight shed building. The new two-story utility building includes several of the program space requirements that were previously situated on the upper stories of the terminal building’s previous designs.

The enclosed concept designs for the Woods Hole site illustrates the aforementioned design efforts. The footprint of the one-story terminal building increases slightly to accommodate the building’s mechanical, electrical and telecommunications, and data equipment, but its overall size is reduced from previous design efforts. The one-story terminal building design incorporates an array of solar panels on its roof, as well as solar canopies over the bus pickup and drop off areas. Initial estimates indicate that the solar panels may generate approximately fifty percent (50%) of the terminal building’s electrical needs. If the Board authorizes the General Manager to pursue the new design concept, staff intends to pursue governmental grants to defer some of the costs of the solar panels and canopies.

Following the development of the enclosed concept design, staff met with several of the Authority's immediate neighbors who live near and around the Woods Hole site. In addition, staff attended the Town of Falmouth's Board of Selectmen meeting on Monday, October 7, 2019, where Falmouth Member Kathryn Wilson and Robert Davis presented the new design concepts to the Selectmen and the members of the public in attendance. Following that presentation to the Falmouth Selectmen, staff along with Kathryn Wilson met with the Woods Hole Community Association as well as the Woods Hole Business Association. On each occasion, the new design concepts have been well-received and, since their publication, the Authority has received positive feedback from the community as well as its employees.

At its meeting on November 6, 2019, the Port Council reviewed the enclosed concept design for the Woods Hole site and voted to recommend that the Members vote to authorize the General Manager to direct BIA.studio to undertake schematic design phase services for a new one-story terminal building and a new two-story utility building at the Woods Hole site based upon the enclosed concept design.

RECOMMENDATION:

For the following reasons, the staff recommends that the Members vote to authorize the General Manager to direct BIA.studio to undertake schematic design phase services for a new one-story terminal building and a new two-story utility building at the Woods Hole site based upon the enclosed concept design in response to the public comments the Authority has received since the Board's evening meeting on June 18, 2019, as follows:

1. Both buildings combined must be able to accommodate all of the Authority's program space requirements.
2. The one-story terminal building shall be located within the footprint for the building and plaza as shown on the current proposed site plan for the project, and its first-floor elevation shall be as set forth in the proposed site plan.
3. The one-story terminal building shall incorporate an array of solar panels on its roof, as well as solar canopies over the bus pickup and drop off areas.
4. The one-story terminal building must be designed to be dry floodproofed to an elevation of at least seventeen (17) feet NAVD88, as originally recommended by the Massachusetts Office of Coastal Zone Management in 2014 and described on pages 2-4 of the Authority's supplemental MEPA submission for this project, dated October 2, 2015, under the title "The Intersection of Climate Change and Accessibility."

5. The new two-story utility building shall be situated in the location of the current freight shed building.
6. Both buildings and the terminal site should incorporate principles of sustainable design and environmental conservation as are practicable and economically feasible.
7. Both buildings must comply with all existing and applicable codes, standards, regulations, permits, licenses and other approvals for the project, including but not limited to, the approval of the Town of Falmouth's Conservation Commission.
8. Should the one-story design concept and two-story utility building concept be found to be unacceptable by any of the relevant permitting agencies, the General Manager shall direct BIA.studio to proceed with the two-story gable roof design option previously described to the Board at its meeting on June 18, 2019 so as to continue with the progress of this phase of the terminal reconstruction project.



Robert B. Davis
General Manager