

Falmouth Harbor/Waterfront Committee Workshop
Town Landing Floats Upgrade Proposal
May 4, 2017 7:00 PM
Falmouth Town Hall

Early in 2016, Lt. John Kilbride applied for a grant to replace the floats at the Town Landing. Last fall, he was notified that Falmouth would receive grant from the state for \$55,000 with a required \$55,000 match from the Town. This money had already been budgeted for the town landing improvements.

Barney Baker (Baker Design Consultants) was recommended by the State to handle this project. Baker Design Consultants handled the original dock replacement in 1999. Since that time, there are new ADA regulations that need to be met. There are currently 21 floats and most if not all of them need to be replaced. The goal is to have the design ready for implementation by 2018. At this point The Town is only about two weeks into the process. Moving forward, the administration will plan to budget funds for 1-2 float replacement per year.

Barney Baker outlined a time line for the progress of the project:

March 2017	Background data collected
April 2017	Design Development / Float Layout
May 2017	File Permit Applications
August 2017	Receive Approved Permits
August 2017	Advertise for Phase 1 Construction
Winter 2017-2018	Phase 1 – Offsite Construction
Spring 2018	Phase 1 - Installation

Mr. Baker provided a proposal for the replacement and reconfiguration of the floats at the Town Landing featuring 4 different options. However, he first explained some of the current needs. All the floats are in rough shape and will need to be replaced. A few are okay, but will need replacing soon.

Mr. Baker provided a background and history of the town landing boat ramp and pier construction as well as the extension of the floats.

He explained that there is a DEP issue with eelgrass growing in the area that needs to be protected. They will be paying close attention to the changes made in the area.

The boat ramp should be extended, and the boat ramp floats have timbers that need replacing. Work needs to be done to bring this to the 2010 ADA compliance standards.

The office and pier already meet the criteria.

The gangways will need to be brought into compliance and extended. This is a cost of approximately \$40,000 each. The goal is to provide reasonable access for the walking impaired and wheelchair bound. The dinghy floats should be moved out. The boat ramp floats are 8 feet wide but the rest are 10 feet wide.

The following recommended options were presented:

Option A:

Leave configuration essentially the same with the extension of the gangways to 45'
replace all but 2 floats

Add gangway to boat ramp float

Add a short gangway from the parking lot to the boat ramp float

Estimated cost: \$209,682

Option B

Connect all ramps together. They could all then be accessed from the parking lot and the pier would be for recreation an observation, with no access to the floats. The float would all be ADA accessible.

The problem this creates is that it would reduce dingy space, however the floats could be extended. It can also potentially cause congestion at the "T" intersection. Any ramps added should have ADA geometry such as handles and be wide enough for a wheelchair. The current ones do not.

Estimated cost: \$202,137

Option C

This option is much like Option B with the addition of floats and a dinghy tie back system.

Estimated cost: \$292,521

Option D

ADA access to the boat ramp floats, add a 45' gangway to the end of the pier and move the floats out to deeper water

Estimated Cost: \$217,856

The estimated costs of the project do not take in to account the use of the vocational schools for the work. This would reduce the labor cost by 50%. There is a very strong likelihood that the work can be done through them. These proposals also include the cost of work that is already included in the current budget.

Questions, concerns and suggestions were made by the committee and public. Mr. Baker made notes for future reference. Some of the issues included:

The concern of a crowding problem was brought up if the boat ramp float was the only access to the floats.

To an inquiry about replacing the floats, Mr. Baker explained that all the floats cannot be replaced at the same time, but the permits are good for 7 years, and the work must be started within 3 years. It is possible to apply for more grants during the upgrade process.

Chief Tolan reiterated that it as it will not be possible to replace all the floats at once, the worst ones will be done to start and after that a few will be replaced each year.

It was asked if the master plan could be done in phases. The answer is yes, that you can always scale back a project once you start it.

Lt. Kilbride announced that the pump out system will be replaced with the use of a separate grant. This brought about discussion of the pump out. The pump out station is very busy and it was suggested that a dual pump out be installed.

Manny asked of in considering the ramp access to the parking lot, did he take in to account the tides. Also, does the ramp (already in existence) meet ADA regulations? At this time, it does not.

A citizen voiced concern about people with limited mobility competing for access with the boats at the boat ramp float.

The harbormaster suggested adding another float to the end of the boat ramp floats.

There was a suggestion of adding a gangway ramp to the end of the boat ramp floats to allow more access and less congestion.

Mr. Baker will be forwarding his presentation to members of the Harbor Committee and they will look it over and discuss the options at a future date.