

MEMORANDUM**AUGUST 15, 2024**

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)
AND JAMES ARTHUR JEMISON II, DIRECTOR

FROM: REBECCA TOMASOVIC, DIRECTOR OF REAL ESTATE
WILLIAM EPPERSON, DEPUTY DIRECTOR FOR CAPITAL CONSTRUCTION
DOLORES FAZIO, SR. PROJECT ENGINEER FOR CAPITAL CONSTRUCTION
COREY HARRIS, PROJECT ENGINEER FOR CAPITAL CONSTRUCTION

SUBJECT: AUTHORIZATION TO ADVERTISE AND ISSUE AN INVITATION FOR BIDS
FOR SHIPYARD PARK WATERFRONT INFRASTRUCTURE REPAIRS -
PHASE II, TIMBER BOARDWALK RECONSTRUCTION, IN THE
CHARLESTOWN NAVY YARD

SUMMARY: This memorandum requests that, on behalf of the Boston Redevelopment Authority, d/b/a Boston Planning & Development Agency ("BPDA"), that the Secretary be authorized to advertise and issue an Invitation for Bids for Timber Boardwalk Reconstruction at Shipyard Park in the Charlestown Navy Yard pursuant to Massachusetts General Laws Chapter 30 39M.

BACKGROUND

Located in the historic Charlestown Navy Yard, Shipyard Park ("Project Site") is a public recreational open space owned by the BPDA and features a wood timber boardwalk, the 'Harborwalk', along its waterfront. Shipyard Park attracts local residents and visitors year round for recreational, dining and water transportation opportunities. Within the Shipyard Park parcel, Pier 4 is licensed by the BRA to the Courageous Sailing Center, 'The Anchor' licensed as a beer garden and the former Drydock No. 2.

This Project Site commences on the west at Pier 3, continues north around the former drydock, and terminates at Pier 4's ferry boat ramp on the east side. This project's objective is to replace the wood timber boardwalk along the Project Site's waterfront perimeter.

In March 2023, the BPDA contracted with GEI, Inc. for engineering services to the design of repairs to the waterfront property. Phase I project completed the Pier 4 Pile Repair project earlier this year. The present wood timber deck is visibly deteriorated and requires increased annual maintenance each year. Phase 2 has investigated, designed, and prepared permit and construction documents for the present boardwalk's demolition and construction. Going forward, GEI will provide bid and construction administration services through conclusion of the work. This work will provide adequate boardwalk and underlying infrastructure improvements for 25 to 40 years of future use.

Permitting for the project is currently in progress with a final Order of Conditions anticipated from the Boston Conservation Commission next month. The project scope will include 1.) removing the existing wood timber deck and framing, 2.) cleaning and repairing the existing storm drainage system, and 3.) constructing a new deck with new asphalt surface and gravel base below. The new deck will provide sufficient structural capacity to support snow plow equipment. Its finish material will be Ipe Wood, a hardwood noted for its durability, as was recently installed at Pier 6.

Additional boardwalk and bulkhead improvements are planned for the existing timber boardwalk between Piers 4 and 5 in tandem with bulkhead improvements necessary in that area. Those are presently in design and permitting preparation and expected to advance to the Board in late 2025 with a request to advertise an Invitation for Bids.

PROCUREMENT

The Invitation for Bids will be advertised and procured in accordance with MA Public Bid Law, M.G.L. c. 30 39M and related City of Boston Ordinances. Real Estate will follow with bid results and a request to authorize this Timber Boardwalk Reconstruction construction contract this Fall.

BUDGET/FISCAL IMPACT

The Engineer's estimate for reconstruction of the Timber Boardwalk Reconstruction at Shipyard Park near Old Drydock No. 2 is Three Million, One Hundred Thousand Dollars (\$3,100,000). The BPDA FY25 Capital Budget includes project funding.

An appropriate vote follows:

VOTED: That the Secretary be, and hereby is, authorized on behalf of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency, to advertise and issue an Invitation for Bids for Timber Boardwalk Reconstruction at Shipyard Park in the Charlestown Navy Yard pursuant to Massachusetts General Laws Chapter 30 39M.