



**Municipal Building Committee:
Malden River Works Salt Shed & Boathouse
Agenda**

May 5, 2026

11AM

Virtual Teams Meeting

<https://teams.microsoft.com/meet/26476107111150?p=tcy9yoBIOrkfVDsjS3>

Roll Call

Deborah Burke - Present
Peg Crowe - Absent
Amanda Linehan - Present
Nelson Miller - Present
Paul Myers - Present
Eric Rubin - Present
Stephen Winslow - Present

Malden River Works Salt Shed & Boathouse Project Updates

Sustainability & Grants Manager Rebekah McPheeters provided high level project updates.

- Phase 1 Construction to wrap in June
- This meeting is about finalizing the design (and eventually estimate) for Phase 2, Salt Shed & Boathouse construction
- Phase 2 funding updates
 - o OSPCD to submit Section 108 loan application to HUD this week
 - o Senator Lewis is working on an earmark for Phase 2 as well
 - o We are still expecting to carry over some existing grant funding for Phase 2, and we are still pursuing Bayrd Foundation funding

Design Review of the Salt Shed & Boathouse

designLAB team to walk through their current drawings.

- The team consists of Sam and Jennea with designLAB, and Ryan and Marie with Landing Studios
- Sam showed slides with the current plans (attached)
 - o Two cost efficiencies found
 - Prefab trusses that will maintain a full wood interior
 - Cladded wood near the ceiling to let light in (Sam noted that the boathouse storage area does not need to be weather-tight)

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Strong Past...Proud Future

- o Other recent additions to the plans
 - Added a water bottle filler and fountain
 - Recommending a shower in the coach's office in case anyone falls in the river
 - Garage doors with windows for light

Q+A

- o Deb asked whether the boathouse storage area should indeed be weather-tight, and whether we expect there to be gatherings in the boathouse.
 - Marie noted that based on their research and feedback from the crew team, boathouses aren't a great place to invite the public, they can be dangerous
 - Sam noted that the coach's office, bathrooms, and utilities closet will all be weather-tight/conditioned, but the boat storage area was never intended to be and does not need to be. He noted that having airflow will prevent mold and humidity.
- o Steve noted that sometimes the City's wooden sheds get broken into. Might that be a concern here?
 - Sam noted that the slats will be 10-12 feet in the air, with 4-inch gaps between them, so it would be difficult to break in
- o Steve asked if we are planning to use "marine quality" hardware designed for rust prevention?
 - Sam said yes, everything will be rated for outdoor use and appropriate for the environment.
- o Steve asked about geotechnical considerations, as the area is a filled tide lane/tidal inlet? How stable is the fill?
 - Sam noted that the team includes a geotechnical consultant, and that pilings are anticipated
- o Nelson asked, where is the water fountain?
 - It is planned to be in the interior of the boathouse, exterior of the occupied space (i.e., in the unconditioned space)
 - Based on this, Eric asked that the design draw off the drain for the entire area to be able to winterize the fountain
 - Eric will also send the spec for the City's preferred vandal proof water fountains
 - There was some discussion about whether or not the water fountain is needed, and the consensus was "yes"
- o Sam asked if everyone is comfortable with a wooden structure?
 - Yes, as long as windows/doors/fixtures are strong/hearty/tamper-resistant
- Sam noted that the team should have cost estimation results by the next meeting

Next Steps

The next virtual Teams meeting is scheduled for June 4 at 12PM.

Adjournment

The meeting adjourned at 11:38AM.

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