



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

June 17, 2026

1PM

Virtual Teams Meeting

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

Meeting was called to order at 1:09PM.

Roll Call

Deborah Burke - Present

Peg Crowe – Joined after roll call

Amanda Linehan

Nelson Miller - Present

Paul Myers - Present

Eric Rubin - Present

Stephen Winslow – Present

Committee to Approve Minutes

Committee to approve the 5/5/26 and 6/4/26 meeting minutes.

- Eric motioned to approve both sets of minutes. This motion was seconded by Deb, and both sets of minutes were approved unanimously.

Malden River Works Salt Shed & Boathouse Project Updates

Sustainability & Grants Manager Rebekah McPheeters to provide high level project updates.

- Bekah was on site earlier today. Phase 1 construction is wrapping up now. Everything looks really good, and Nangle especially applauded Phelan for handling the complicated soil contamination work well.

Cost Estimate Update

designLAB to provide updates regarding the project cost estimates.

- Sam with designLAB (dL) walked through slides for this portion of the meeting. The slides are attached to these minutes.
- Construction cost estimate for both salt shed and boathouse came to \$4,168,600
 - o Boathouse estimate is \$2,471,600

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Strong Past...Proud Future

- o Salt shed estimate is \$1,697,000
- o These numbers do not include soft costs
- o Sam noted that these seem high, so dL asked for a peer review of the estimates, they are waiting to hear back
- Sam walked through our options for additional cost savings
 - o Moving to wood siding saves \$2500
 - o Roofing material change (to corrugated metal) saves \$50,400
 - o Window type change saves \$3255
 - But this approach is not recommended because it becomes a filed sub bid
 - o Conduit to MC cable change saves \$37,200
 - o Boat racks – We could take them out of the bid and handle them as FFE. This would save \$42k now, and maybe about \$4,200 (10%) later when we buy them separately
 - o Overall, if we approve the savings that dL recommends, we could see savings of \$132,100
 - The new construction cost estimate would be \$4,036,500
- Additional options
 - o We could bid the salt shed as a deduct alternate to possibly get a lower cost
 - o We could consider a hoop structure for the salt shed (but note that this would be less durable and would cut down on salt capacity)
 - There may be as much as \$1.6M savings here
 - Marie with Landing Studios says she believes all of these options are still compliant, but that we should check on this
- Next Steps
 - o dL recommends we make a decision on these options soon, so they can move on to Construction Documents as soon as possible, to avoid cost escalations
 - o Committee decided to meet again next week to discuss, and then to follow up with dL via email afterwards with decisions
 - Meeting scheduled for Thursday, June 25 at 2PM
 - Deb asked that Ron Hogan be invited as an optional attendee
 - o Sam will send slides to the group
 - o Nelson requested that a “New business” section be added to the agenda for future meetings

Invoice Approval

- There were no new invoices to approve.

Adjournment

- Eric motioned to adjourn. The motion was seconded by Steve . The committee voted unanimously to adjourn at 1:47PM.

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