



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

September 3, 2026

12PM

Virtual Teams Meeting

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Nzl3MTc1ZjYtNmUxMi00ZjFjLTg1MGltOThhNmZlYjkzY2Ew%40thread.v2/0?context=%7b%22Tid%22%3a%224a074cd1-7906-46af-b38f-90cd429d7f1b%22%2c%22ObjectId%22%3a%22651237f4-9307-4b52-8dcf-3f04c3fa328b%22%7d

Roll Call

Deborah Burke - Present

Peg Crowe - Absent

Amanda Linehan - Present

Nelson Miller - Present

Paul Myers - Absent

Eric Rubin - Present

Stephen Winslow – Present

Also present: Rebekah McPheeters (OSPCD), the designLAB team (Sam Batchelor, Marie Adams, Jennea Pillay), Ron Hogan

Chair Nelson Miller called the meeting to order at 12:02PM.

Committee to Approve Minutes

Committee to approve the 8/6/26 meeting minutes.

- Steve motioned to approve the minutes. The motion was seconded by Amanda. All voted to approve except for Eric, who was not present at the 8/6/26 meeting.

Malden River Works Salt Shed & Boathouse Project Updates

Updates regarding boathouse discussion with Rich Whelen and Charlie Conefry.

- A meeting was held earlier today between the designLAB team, Rich Whelen, Charlie Conefry, Deb Burke, Nelson Miller, and Rebekah McPheeters. The goal of the meeting was to ensure that the boathouse is populated with the appropriate equipment racks to accommodate the current rowing team as well as allow for future expansion. Sam shared that, based on this discussion, the plan is to set up racks for 8s and 4s. The building is designed such that the ceiling can support hanging boats, although no hanging hardware will be installed as part of this project. The design will also ensure

there is space for ergs, flammable cabinets, tents, race supplies, etc. (although none of those materials are in scope for this project). Sam reported that Rich Whelen was satisfied with the space and design of the boathouse.

designLAB team to present on changes to the project's cost estimates.

- Sam reported that, about a week ago, his team heard from their structural engineers that they had miscalculated the load per pile for the buildings in this project. Sam did call Rebekah McPheeters with this information, and at the time he thought that the cost increase could be in the neighborhood of \$500,000.
- Context: This project's proposed buildings are to be built on organics and fill, which do not provide great support. As a result, the buildings require piles. Originally, we were planning for 50 piles for the boathouse, and 86 for salt shed. The piles being considered would have extenders that could reach greater depths to hit the clay under the organics/fill.
- When the structural engineers flagged the problem last week, it seemed like there was need for almost twice as many piles (154 piles for the salt shed and 113 piles for the boathouse), which could double the cost of the piles.
- The engineers worked with the geo tech to look at switching to timber piles that get driven into the ground. Timber piles are more expensive per pile, but they can hold more weight, so we would need fewer piles overall. With this plan, we would need 66 piles for the salt shed, and 65 piles for the boathouse. The team got a quote from a pile company that would result in a \$31k increase to the project. Sam recommended that we add a little additional contingency to account for all of the variables here.
- Steve Winslow requested a copy of the geotechnical report, as he ran into an issue like this in Gloucester. He recommended that the geo tech look to see if there are inlets or water underground. Sam agreed to provide the report and to relay the concern about variable depth to the team.
- Sam pulled up a copy of the geotechnical report, which did not show any borings at the exact site of the future boathouse. Marie noted that there was another set of borings done in preparation for the dock, which are closer to the boathouse site. Steve recommended that the team find the USGS maps of the Malden River before it was straightened.
- Nelson Miller asked if designLAB would revise their overall project cost estimate based on this new information. Sam shared that, while they have provided the option to conduct a second cost estimate for additional cost in their project proposal should the City want to pursue, they don't see much value in doing so at this point.

Updates regarding project financing.

- Ron Hogan shared that the Mayor's intent is to send a paper to the City Council, recommending that Malden repurpose money that was borrowed for the Roosevelt Park project for this project. Amanda Linehan is already aware of this, as City Council President. Ron said that he will speak with Rebekah offline about slides for the presentation to Council.

Invoice Approval

Committee to review and approve designLAB invoice 26-02.0726 (Attached).

- Sam shared that designLAB billed 25% for Construction Documents (CDs) in July, resulting in this invoice. They expect to bill another 25% in August, and then 50% in September.
- Deb motioned to approve the invoice, and Amanda seconded the motion. The committee voted unanimously to approve the invoice.

New Business

- Sam noted that the CDs will be done towards the end of the month, targeting 9/18, and he will send them to the committee when done. Then, his team will need to work with the City and the Owner's Project Manager (OPM) to finalize bid documents.
- Marie noted that their construction access plan needs to be shown to DPW and Water Department staff, she will organize that meeting.
- Bekah noted that the City is planning to advertise a bid for the OPM next week.

Adjournment

Eric motioned to adjourn, and Steve seconded the motion. The committee voted unanimously to adjourn the meeting at 12:34PM.

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org or 781-397-7000 Ext. 2005

For instructions on enabling live translated captions in Teams, please visit: www.cityofmalden.org/captions

186 South Street
Suite 601
Boston, MA 02111

OSPCD

Mailed Date	Invoice #
8/28/2026	26-02.0726

PRICE O.K. \$58,430.00

Approved for Payment

Approved by Municipal
Building Committee on
9/3/26

Services To:	Terms	Project
7/31/2026		2026-002 Malden Boat House and Salt Shed

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