

Beach Bathhouse Advisory Workgroup

Monday, February 11, 2019

Dunaway Center (Auditorium)

1:00 p.m.

Agenda - Meeting #5

1. Welcome - Pat Finnigan

2. Review of January 14, 2019 Meeting Notes (attached)

3. Review/feedback from the Jan. 23 Community Meeting

4. Project status - John DeStefano, Construction Manager
 - A. North Beach and Footbridge Beach
 - Review and finalize plans and specifications
 - Schedule: advertise bids, site visit, bid opening, award bids, etc.

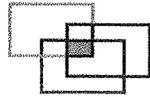
 - B. Discussion of Main Beach
 - Expansion options

5. Other business/questions/discussion

6. Next Meeting:

Date:

Adjourn



OGUNQUIT BATHHOUSE RENOVATION PROJECTS

MEETING NO.	4				
MEETING DATE	14-Jan	COMMITTEE MEMBERS	AFFILIATION	ATTENDANCE	
		Pat Finnigan	Town Manager(OTM)	X	
		Darren Dixon	F&P Manager	X	
		Scott Heyland	Code Officer	X	
		Priscilla Botsford	Citizen	X	
		Cindy Douglass	Citizen	X	
		Margie Katz	Citizen	X	
		Gary Latulippe	Citizen		DNA
		Fred Lynk	Citizen		DNA
		Lesley Mathews	Citizen	X	
		Bob Winn	Select Board	X	
		Becky Bagley	CWS Architects (CWS)	X	
		Ben Walter	CWS Architects		DNA
		Stephen Bradstreet	Ransom Consulting, Inc.(RCI)		DNA
		John DeStefano	DeStefano & Associates, Inc (DAI)	X	
CATEGORY	NO.	ITEM	DESCRIPTION OF ISSUE/OUTSTANDING ITEM	ACTION BY	DATE
DISCUSSION					
	1.07	Site	Main Beach- Will need Sand Dune Permit. Typically 90-120 days from time of application. Meet with DEP as soon as concept plan is ready. Concept footprint approved to proceed with DEP application. Meeting with DEP set for 12/19. The minutes of our DEP meeting are attached.		
	3.02	Main Beach Plans	Need to address considerations for transgender users. Two unisex rooms provided. Nothing more needs to be done		
	4.01	North Beach & Footbridge	Reviewed plans & finishes. CWS distributed information on fixtures, accessories, ceiling, wall & floor finishes.		
	4.02	Cost	Review of preliminary estimate for North & Footbridge		
	4.03	Next Steps	Prepare construction documents for North and Footbridge bathhouses for bid Prepare new concepts for Main Beach given the information from DEP. One will be maximizing reuse of existing. The other will be done considering demolition of all interior including the slab		
COST			Preliminary review at next meeting		
SCHEDULE			No change		
NEXT MEETING					
		Public Meeting		1/23/18 at 6:00 PM	
		Advisory Workgroup		2/11/2018 at 1:00 PM	
NOTE: These minutes are relied upon by the parties involved in this project and will be considered as directed to be followed. If any party disputes the information contained herein, they must make it known in writing to the preparer within 24 business hours of the date of the issuance of these minutes.					

OGUNQUIT BATHHOUSES
SCHEDULE

STEPS	TASKS	SCHEDULE
1	COMPLETE THE PLANS & SPECS FOR CONSTRUCTION	1/21-2/08
2	ADVERTISE FOR BID	2/11-2/22
3	PRE-BID SITE VISIT	2/15
4	BID OPENING	2/22
5	BID EVALUATION & PREP GMP	2/25-3/01
6	APPROVAL OF GMP	3/04-3/08
7	IF NOT ACCEPTABLE-ADJUST	ADD 1-2 WEEKS
8	START CONSTRUCTION	3/11-3/15
9	COMPLETE CONSTRUCTION	5/10

**OGT BATHHOUSES
BID PROCESS**

STEPS	TASKS	DETAILS
1	COMPLETE THE PLANS & SPECS FOR CONSTRUCTION	
2	ADVERTISE FOR BID	TOWN WEBSITE ISQFT SUB LIST CONSTRUCTION SUMMARY BLUE BOOK
3	PRE-BID SITE VISIT	
4	BID OPENING	AT TOWN HALL
5	BID EVALUATION & PREP GMP	ANALYSIS & RECOMMENDATIONS
6	APPROVAL OF GMP	BY SELECT PERSONS
7	IF NOT ACCEPTABLE-ADJUST	RESTRUCTURE/REBID
8	START CONSTRUCTION	

NORTH BEACH && FOOTBRIDGE
CONSTRUCTION SCHEDULE

Mon 2/11/19

ID	Task Name	Duration	Feb 24, '19	Mar 3, '19	Mar 10, '19	Mar 17, '19	Mar 24, '19	Mar 31, '19	Apr 7, '19	Apr 14, '19	Apr 21, '19	Apr 28, '19
			S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S
1	NORTH BEACH	15 days										
2	DEMO INTERIOR & EXTERIOR	3 days			3/11	3/13						
3	TRENCH	2 days			3/14	3/15						
4	UG PLUMBING	3 days			3/18	3/20						
5	BACKFILL & INFILL CONCRETE	2 days			3/21	3/22						
6	PREP & APPLY FLOOR TREATMENT	5 days			3/25	3/29						
7	EXTERIOR	18 days										
8	ROOF FRAMING & SHEATHING	3 days			3/14	3/18						
9	ASPHALT ROOF	3 days			3/19	3/21						
10	DOORS & WINDOWS	2 days			3/22	3/25						
11	SIDING & TRIM	10 days					3/26	4/8				
12	INTERIOR	12 days										
13	ROUGH PLUMBING	5 days					4/1	4/5				
14	ROUGH MECHANICAL	5 days					4/1	4/5				
15	ROUGH ELECTRICAL	5 days					4/1	4/5				
16	INSPECTIONS	1 day						4/8	4/8			
17	CEILING	3 days						4/9	4/11			
18	PAINTING	2 days						4/9	4/10			
19	PARTITIONS & ACCESSORIES	3 days						4/11	4/15			
20	FINISH PLUMBING	3 days						4/11	4/15			
21	FINISH MECHANICAL	3 days						4/11	4/15			
22	FINISH ELECTRICAL	3 days						4/11	4/15			
23	FINAL INSPECTIONS	1 day							4/16	4/16		
24												
25	FOOTBRIDGE	12 days										
26	DEMO INTERIOR & EXTERIOR	3 days			3/14	3/18						
27	TRENCH	2 days			3/19	3/20						
28	UG PLUMBING	2 days			3/21	3/22						
29	BACKFILL & INFILL CONCRETE	1 day			3/25	3/25						
30	PREP & APPLY FLOOR TREATMENT	4 days					3/26	3/29				
31	EXTERIOR	20 days										
32	ASPHALT ROOF	3 days			3/19	3/21						
33	DOORS & WINDOWS	2 days			3/22	3/25						
34	SIDING & TRIM	5 days						4/9	4/15			
35	INTERIOR	10 days										
36	ROUGH PLUMBING	3 days						4/8	4/10			
37	ROUGH MECHANICAL	3 days						4/8	4/10			
38	ROUGH ELECTRICAL	3 days						4/8	4/10			
39	INSPECTIONS	1 day						4/11	4/11			
40	CEILING	3 days						4/12	4/16			
41	PAINTING	2 days						4/12	4/15			
42	PARTITIONS & ACCESSORIES	3 days						4/16	4/18			
43	FINISH PLUMBING	3 days						4/16	4/18			
44	FINISH MECHANICAL	3 days						4/16	4/18			
45	FINISH ELECTRICAL	3 days						4/16	4/18			
46	FINAL INSPECTIONS	1 day							4/19	4/19		



Consulting
Engineers
and Scientists

February 5, 2019

Project 181.06080

Scott Heyland
Code Enforcement Officer/Town Planner
Town of Ogunquit
23 School Street
Ogunquit, ME 03907

RE: North Beach and Footbridge Bathhouses
Ogunquit, Maine

Dear Mr. Heyland:

Ransom Consulting, Inc. (Ransom) has drafted this letter at your request to document the current status of bathhouses on Ogunquit beach with respect to the current effective Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). The three bathhouses in Ogunquit, located at the North Beach Parking Lot, near the Footbridge, and at the Main Beach Parking Lot are all located on the effective FIRM panel, 23006320003C, which was most recently revised July 15, 1992.

The effective FIRM for Ogunquit pre-dates FEMA's Map Modernization program, and therefore is only officially available as a paper map (or a scanned digital image of the paper map). Ransom downloaded a digital image of the paper map from the FEMA website for this analysis. The paper maps only show the location of roadways, specific reference marks, some shoreline protection structures, and an approximate shoreline with respect to the flood zone boundaries. This makes it difficult to precisely determine the flood zone for specific buildings, which are not shown on the maps. To identify the flood zones the bathhouses are in, Ransom georeferenced the image of the paper map and overlaid it with partial transparency over digital orthophotography provided by the United States Department of Agriculture (USDA) National Agriculture Imagery Program (NAIP). The NAIP imagery shows the location of the bathhouses allowing us to determine the flood zone they are located in.

Figure 1, Figure 2, and Figure 3 show the location and flood mapping for the Main Parking Lot, Footbridge, and North Beach Parking Lot bathhouses, respectively. The bathhouses at the Main Parking Lot and the Footbridge are in Zone C, which is outside the Special Flood Hazard Area (also known as the 100-year floodplain). Zone C is also considered to be outside the 500-year floodplain. The North Beach Parking Lot bathhouse is located within a SFHA Zone A2 with a Base Flood Elevation of 9 feet relative to the NGVD29 datum (8.25 feet NAVD88)¹.

¹ The currently effective FIRM uses the NGVD29 vertical datum. FEMA and available elevation data sources are now using the NAVD88 vertical datum as a standard, the NAVD88 datum is 0.75 above the NGVD29 datum in Ogunquit. So, for example, an elevation of 9 feet NGVD29 is the same as an elevation of 8.25 feet NAVD88.

Scott Heyland
Town of Ogunquit

Because the North Beach Parking Lot Bathhouse is located within the SFHA, Ransom also obtained recent available LiDAR elevation data to determine the elevation of the building with respect to BFE. We understand that the bathhouse has a slab on grade type foundation, so that the first-floor elevation is approximately the same or slightly above the surrounding grade elevation. LiDAR data collected by the U.S. Army Corps of Engineers in 2010 as part of the National Coastal Mapping Program TopoBathy LiDAR survey were used obtained for the comparison. LiDAR spot elevations near the North Beach Parking Lot bathhouse are show in Figure 4. The LiDAR data show grade elevations adjacent to the bathhouse range from approximately 10.6 feet NGVD29 (9.8 NAVD88) to 11.8 feet NGVD29 (11.0 NAVD88), which is above the effective BFE.

Because the grade adjacent to the bathhouse is above the BFE it is probably possible to officially remove the building from the SHFA through a FEMA Letter of Map Amendment. To obtain a Letter of Map Amendment, a licensed surveyor would need to perform a topographic survey and complete an elevation certificate for the bathhouse building. The Town would then need to provide the elevation certificate and appropriate forms to FEMA to request the LOMA.

Please note that FEMA is currently in the process of updating FIRMS for Ogunquit. The 1992 currently effective FIRM will probably be superseded sometime in the next few years. In April 2017 FEMA provided communities in York County with a preliminary FIRM shown FEMA's proposed mapping update. The preliminary FIRM has a significant increase in the BFE and shows all three bathhouses within the SFHA. FEMA's proposed mapping shows the North Beach Parking Lot and Main Parking Lot bathhouses in an AE zone with a BFE of 14 feet NAVD88, and the Footbridge Bathhouse in a VE zone with a BFE of 15 feet NAVD88.

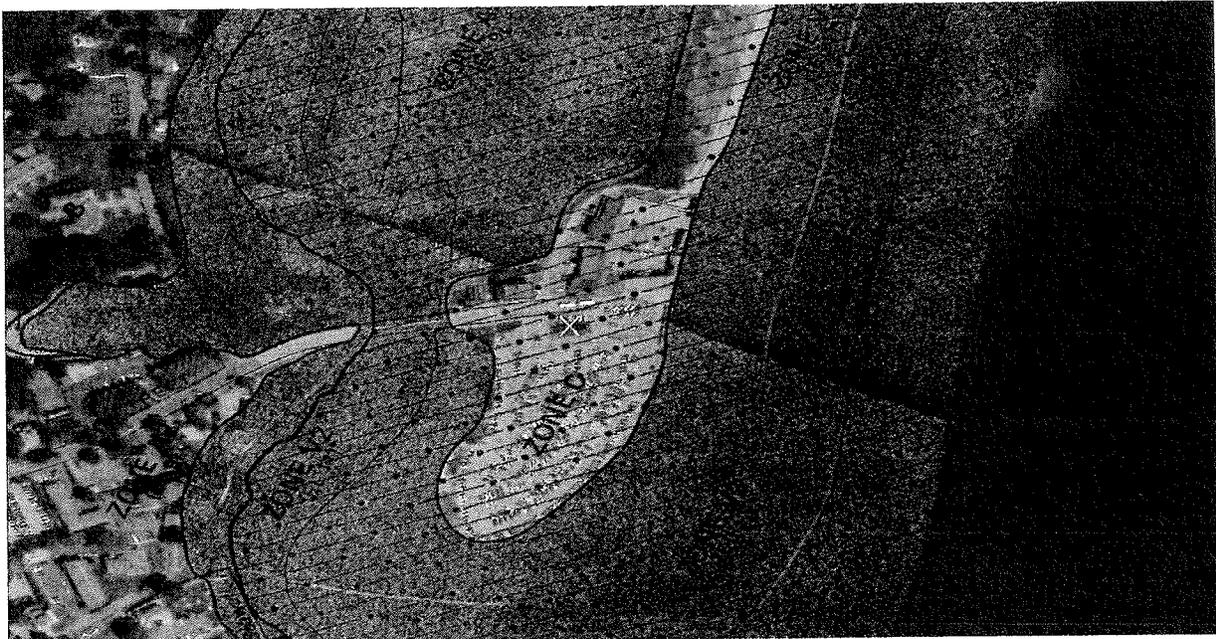


Figure 1. Georeferenced effective FEMA flood map panel overlaid on USDA NAIP Orthophotos. Main Beach Parking Lot bathhouse indicated with yellow X (-70.594322, 43.250331 WGS84). Map panel 23006320003C Revised July 15, 1992. Bathhouse is in Zone C.

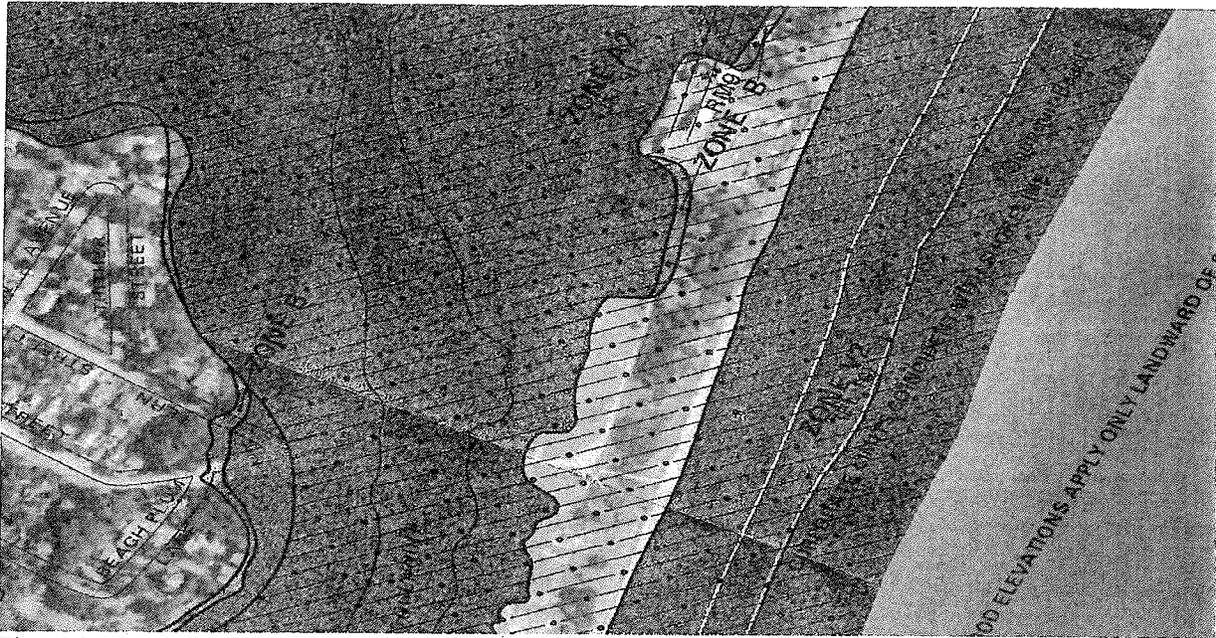


Figure 2. Georeferenced effective FEMA flood map panel overlaid on USDA NAIP Orthophotos. Footbridge bathhouse indicated with yellow X (-70.589732, 43.262757 WGS84). Map panel 23006320003C Revised July 15, 1992. Bathhouse is in Zone C.

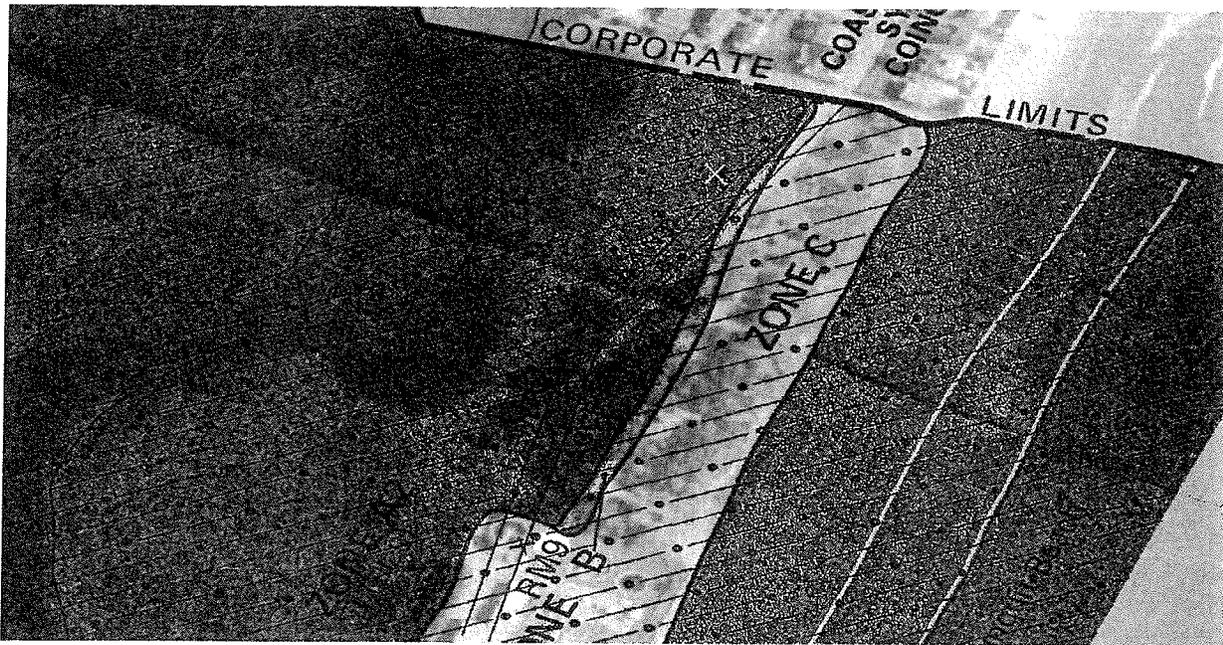


Figure 3. Georeferenced effective FEMA flood map panel overlaid on USDA NAIP Orthophotos. North Beach Parking Lot bathhouse indicated with yellow X (-70.58799, 43.267412 WGS84). Map panel 23006320003C Revised July 15, 1992. Bathhouse is in Zone A2, BFE is 9 feet NGVD29 (8.25 feet NAVD88).



Figure 4. North Beach Parking Lot bathhouse and 2010 USACE NCMP Topobathy LiDAR Class 2 “ground” points. Elevations are feet NAVD88. Note, adjacent grade elevations are above the BFE (8.25 feet NAVD88)

Sincerely,

RANSOM CONSULTING, INC.

Nathan Dill, P.E. #14142
Project Engineer

Stephen Bradstreet, P.E.
Principal/Sr. Project Engineer