



Provincetown Projects Update

Updated September 2019



A bi-monthly report on the
major active projects

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Project: Harbor Hill

Project Description: The creation of market rate rental housing for year round residents within the Town of Provincetown: 4 buildings with 28 Units

Budget: On February 6, 2017, the Town of Provincetown voted to spend up to \$10,700,000 to purchase and renovate 26 units of housing at Harbor Hill.

On September 4, 2018, The Town acquired title to the property for \$8,101,620.00

On October 3, 2018 a \$250,000 State Grant was received to create two (2) additional ADA Compliant Units (bringing the total number of units available from 26 to 28)

The June 24th Special Town Meeting approved \$492,000 in additional funding for the Year Round Market Rate Rental Trust which allowed the construction contract with NEI to move forward.

Last Step: Building #5 was brought online and available for rental as of May 12th, 2019. Of the 6 units in the building, 5 are occupied.

Next Step: The Property Manager, Community Development Partnership (CDP), is seeking commitments from applicants for the future units in Buildings 4, 6, and 7. It is anticipated that a portion of the units will come online in December/January. Rolling applications are now being accepted and are available on the Town Website, or by clicking here: <http://www.provincetown-ma.gov/DocumentCenter/View/11502/Harbor-Hill-Application-June-2019PDF?bidId=>. The construction work on these buildings is anticipated to take six (6) months.

Contact: Michelle Jarusiewicz 508-487-7087 mjarusiewicz@provincetown-ma.gov

Town Wide Goal: Housing **Strategic Plan Objective:** *Increase Community Housing availability*



Project: VFW & Current Police Station Housing Development Analysis

Project Description: During the October 2013 Special Town Meeting, the Town of Provincetown voted to purchase the VFW Property for a shared space with the intent to for Police Station and/or Affordable Housing purposes. During the meeting, the vote was amended to remove the language “for police station and/or” from the purchase.

Budget: On April 2, 2018, the Town of Provincetown approved \$75,000 to hire development consultants for the property.

Last Step: A Request for Proposals for consultants was issued by the Town to conduct the pre-development evaluation, including financial options and the community engagement process, for both the VFW site and the current police station site on Shank Painter Road. JM Goldson was awarded the contract on April 2nd. The first public forum was conducted on June 19th at Town Hall, with approximately 33 people in attendance. A survey was put out by the Town of Provincetown, received 164 responses, and the information gathered from the forum and survey were incorporated into the second forum. This second public forum was held on September 17th, and saw approximately 38 people in attendance.

Next Step: JM Goldson will incorporate the information gathered during the forums and survey. Their goal is to refine the concepts shown during the forums, and present their proposals to the Select and Planning Boards for development of a Request for Proposals for housing development to be issued in the winter. A third and final public forum will be held on November 13th at Town Hall. Additional details on the Forums will be available on the Town of Provincetown website.

Contact: Michelle Jarusiewicz 508-487-7087 mjarusiewicz@provincetown-ma.gov

Town Wide Goal: Housing **Strategic Plan Objective:** *Increase Community Housing availability*



Project: Commercial Street Porous Pavement Project

Project Description: Phase IV Reconstruction of Commercial Street using Porous Pavement from Allerton Street to Howland Street. Phases I-III has been completed from Howland Street to the West End Parking Lot.

Budget: On April 2, 2018, the Town of Provincetown authorized the expenditure of up to \$1,075,000 for Phase IV of the Roadway Reconstruction Project. These funds are to be used as a match for the USDA Grant of \$2,075,000 awarded on July 16, 2018

Last Act: The Phase IV Road Project has been completed. A representative from the Town was in Boston on September 10th to receive an EPA Environmental Merit Award for our contributions to protecting New England's Environment. This project has received National attention and the Town will continue to be rewarded for its innovative approach to stormwater management.

Next Act: Town staff will review the summer parking accommodations provided in the Phase IV area and determine if designated parking stalls are necessary. Phase V is on hold until funding sources for construction become available. Grant opportunities are being researched.

Contact: Rich Waldo rwaldo@provincetown-ma.gov 508-487-7060

Goal: Built and Natural Environment **Objective:** *Promote Policies and programs that protect and sustain the natural environment, and our community's way of life*



Project: New Police Station

Project Description: Construction of a New Police Station is planned at the corner of Jerome Smith and Shank Painter Road

Budget: The Town of Provincetown approved an appropriation of \$8,625,000 at the April 2017 Town Meeting.

Last Steps:

- The lowest bid for the proposed Police Station, including hard and soft costs, came in at \$12.5 million dollars.
- The Town needed to obtain an additional \$3.9 million in supplemental funding for the construction of the new station

-On April 1st at the Annual Town Meeting, the request for supplemental funding failed

-On June 18th, the Special Town Election, the request for supplemental funding failed

Next Step: The Select Board will consider the options moving forward.

Contact: Rich Waldo rwaldo@provincetown-ma.gov 508-487-7060

Goal: Built and Natural Environment **Objective:** *Promote Policies and programs that protect and sustain the natural environment, and our community's way of life*



Project: Sewer Expansion

Project Description: Expansion of the existing sewer system

Budget: \$6,000,000

Last Step: After nationwide polling, the USDA advised DPW that they are unable to fully fund a \$6 million dollar project this year and suggested that the Town re-submit for next year. The DPW proposed a reduced project scope to only include construction of the Peak Flow Storage Tank for this fiscal year, and re-submit a reduced project scope next fiscal year for 2 pump stations and miscellaneous plant upgrades.

Next Step: The USDA fiscal year ends on September 30th, 2019, and on or after this date the Town will be made aware whether or not it received partial funding for a Peak Flow Storage tank. The USDA is working with the Town in an effort to receive this partial grant.

Contact: Rich Waldo rwaldo@provincetown-ma.gov 508-487-7060

Goal: Built and the Environment **Objective:** *Continue conversations across relevant Boards and Departments regarding research on expanding municipal sewer system and partnering with Truro to address infrastructure issues such as bicycle and wastewater*

Project: MacMillian Pier Marina Reconstruction Project (Wave Attenuator)



Project Description: Replacement of floating dock main sections and mitigate storm damage with a 600' wave attenuator on the East side of the Harbor (*Picture above is a digital representation of the project*). *The project is set to begin construction after Labor Day and will be completed by January 2020.*

Budget: The Town of Provincetown voted at STM 2013, Article 11 to appropriate \$250,000 for design services to repair the floating docks.

In 2015, the Town approved CIP article 18-11 for \$4.9 million for the reconstruction of the docks including wave attenuation. All permits are now in place.

On September 26th, 2018, FEMA awarded Provincetown a \$3.4 million-dollar grant for the project. Town funds will be used for the federal grant match. The project went out to bid on January 11th, bid awarded on February 26th, and a contract executed with the Town on March 6th.

Last Act: The floats for the project have been ordered. On site activity is scheduled to start in September and to avoid the busiest part of the season.

Next Act: Off-site fabrication work of the floating docks and wave attenuator is ongoing down in Norfolk, Virginia. The wave attenuator sections are due to be completed in September. Production of the floating docks will continue through to the end of September. On-site mobilization is scheduled to begin at the end of September/beginning of October. At this time, the Town is hopeful this project will meet the proposed closeout schedule and be completed, including punch list items, by the end of February 2020.

Contact: Doug Boulanger dboulanger@provincetown-ma.gov (508) 487-7030

Goal: Built and Natural Environment **Objective:** *Implement the recently adopted Harbor Plan.*



Project: Local Comprehensive Plan (LCP)

Project Description: A Local Comprehensive Plan (LCP) is a guideline for what the community looks like now, where the community is headed, and where the community wants to go over the next 10-20 years

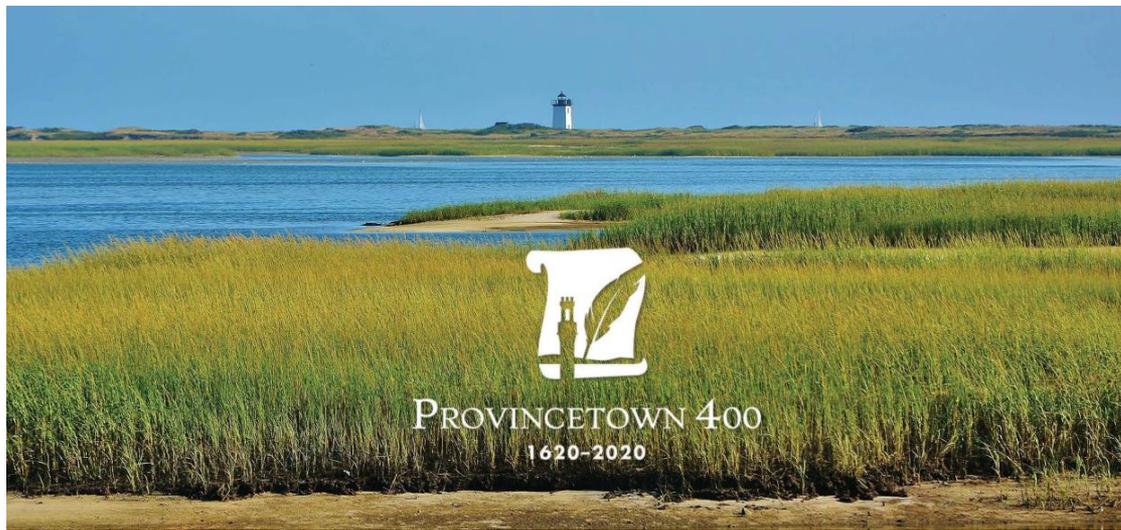
Budget: N/A-Done with Planning Department staff and volunteer time

Last Step: Paper surveys were mailed to all registered voters and second home owners in Town.

Next Step: The Town is working to identify consulting and staffing resources to work on the LCP. The responses to the survey will be incorporated prior to the release of a draft to the community.

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Goal: Built and Natural Environment **Objective:** *Support efforts to bring forward a local comprehensive plan for the use of all Town owned land*



Provincetown 400 Commemoration Planning

Project Description: Provincetown 400- The Commemoration of the Pilgrim's First Landing, the signing of the *Mayflower Compact*, and sharing the heritage and culture of the native peoples living in Cape Cod prior to the landing of the Pilgrims.

Budget: Undertermined

Last Step: The Town of Provincetown continues to move forward with improvements throughout Town. Phase 2 of the Bas Relief and Park Restoration began on September 3rd, and the Provincetown Select Board provided guidance to the Department of Public Works on improvements to the First Landing Park.

Next Step: The Select Board have scheduled a hearing to review proposed improvements to First Landing Park, with the understanding that this will be the start of the master plan for this landmark. The Wampanoag Memorial sub-committee awaits membership appointment by the Tribal Council.

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Goal: Economic Development **Objective:** *Support efforts of Provincetown 2020 Celebration.*