



## 2013 General Application Questions

### 1. Summary

The north gangway and cell of the Mitchell Field pier collapsed in 2012 (see Figures 1 and 2). The Town removed the north and south gangways and placed hazard buoys at a cost of \$17,227; however the cost of removing the cells in their entirety and disposing of their materials was beyond appropriated amounts. The budget for removing and properly disposing of these two cells is estimated to be \$48,000. The Town plans to have \$8,000 as an available match. This grant funding would assist in the completion of the removal of these two pier cells which are an attractive nuisance and create a hazard to boaters. Furthermore, if not properly removed, the cells will continue to deteriorate and collapse completely, causing detrimental environmental impacts to the ocean floor and creating unseen navigational hazards.

Mitchell Field has been inactive as a commercial use for more than 10 years and has in recent years been used extensively for low intensity recreational uses. The approved Comprehensive Plan and the Mitchell Field Master Plan both call for redevelopment of this site. Over 10 acres of prime waterfront property at this location have been zoned for marine-related economic development purposes. In the past several years it has become obvious that the overall costs for demolition and rehabilitation of the infrastructure for this site are a significant impediment to the leasing of this property. The Town has determined that these two cells are incidental to any other pier rehabilitation and is interested in completing the demolition of these cells while developing further plans for the main pier and its disposition—either rehabilitation or demolition.

### 2. Need for the Activity.

The north cell has partially collapsed and needs to be removed. An economy of scale would be achieved by removing the south cell at the same time since it is subject to the same threat. The overall pier deterioration is shown in Figure 3. The Town is interested in taking a proactive approach in removing these particular cells to eliminate a hazard to navigation and prevent degradation of the sea bottom should they collapse completely. Given the deterioration of the pier, it is prudent to undertake the demolition of these two cells which are not deemed critical to any re-use of the main pier. In terms of capital improvement plans, the Town had initially been holding off on any pier related repairs to see if potential business partners emerged who might be interested in sharing the cost to upgrade. As that has not occurred to date, the partial collapse of the north cell has necessitated its removal and to include the south cell at the same time would make economic sense. The Town is continuing to develop a capital plan for the pier itself, and has hired a marine engineer to evaluate the pier structure and to lay out options and costs to the Town for either rehabilitation, removal or some combination thereof of the main structure. Results of this planning process are not available at the time of this CDBG application deadline.

### 3. Management

In the past year alone, the Town of Harpswell has managed the removal of the gangways as well as two houses located on Mitchell Field. The rehabilitation and removal of blighted, nuisance structures on this property is one of the goals in the Mitchell Field Master Plan, and the Town has systematically been moving in this direction. Should funding for the cell removal be approved, the Town will have its Deputy Town Administrator oversee the project with assistance from the Code Enforcement Officer, Harbormaster and a marine engineer, as needed. The current Deputy Town Administrator has served as a Code Enforcement Officer and supervised the contract for the removal of the gangways working closely with regulatory agencies when necessary. As the north and south cells are slated for demolition, there will be no ongoing commitment to their maintenance.

### 4. Ready to proceed

The Town has engaged the services of a marine engineer who is currently developing options and costs related to the future of the main pier. As part of the planning process, this experienced marine engineer is undertaking discussions with regulatory agencies regarding what the Town's responsibilities are for property disposing of the cell material. The least expensive option would be to leave the materials on site on the ocean bottom. However, the Town understands this may not be an environmentally sound option and awaits direction from the regulatory agencies involved. The appropriate location for the disposition of material will greatly affect the cost of the demolition/removal project, and the Town expects that by end of February, 2013, it will have a more defined response from the regulatory agencies about the required disposal procedure.

The Town will be in a position to proceed once it has received all necessary environmental permits. The extent of what needs to be filed is currently being reviewed by the Town's consulting marine engineer who will be meeting with regulatory agencies and reporting back to the Town by late February, 2013.

The Town anticipates receiving matching funds of \$8,000 at its upcoming March, 2013 Town Meeting.

### 5. Budget.

The \$40,000 CDBG grant and the Town's \$8,000 match are anticipated to be used for contractor demolition costs. The Town will put the project out to bid before selecting a contractor. The Town's estimate, which came from a contractor, included removing the material from the site.

Type of Funding	Match Amount		Source of Match	Is the match secured? Please circle yes or no.	If no, please outline and attach future steps to secure match. <sup>1</sup>
Cash	Municipal Cash	\$8,000	Town appropriated	No	Waiting for vote at Town Meeting
<b>TOTAL MATCH</b>		\$8,000			

<u>Demolition Projects</u>				
Cost Category	CDBG Funds	Municipal Funds	Other Funds	Total
1. Demolition Costs	40,000	8,000		48,000
<b>Total Costs</b>	<b>40,000</b>	<b>8,000</b>		<b>48,000</b>
<b>Provide the basis for determination of budget amounts:</b> \$40,000 estimate received from a contractor; waiting on town meeting approval for \$8,000 match				

## 6. Implementation schedule

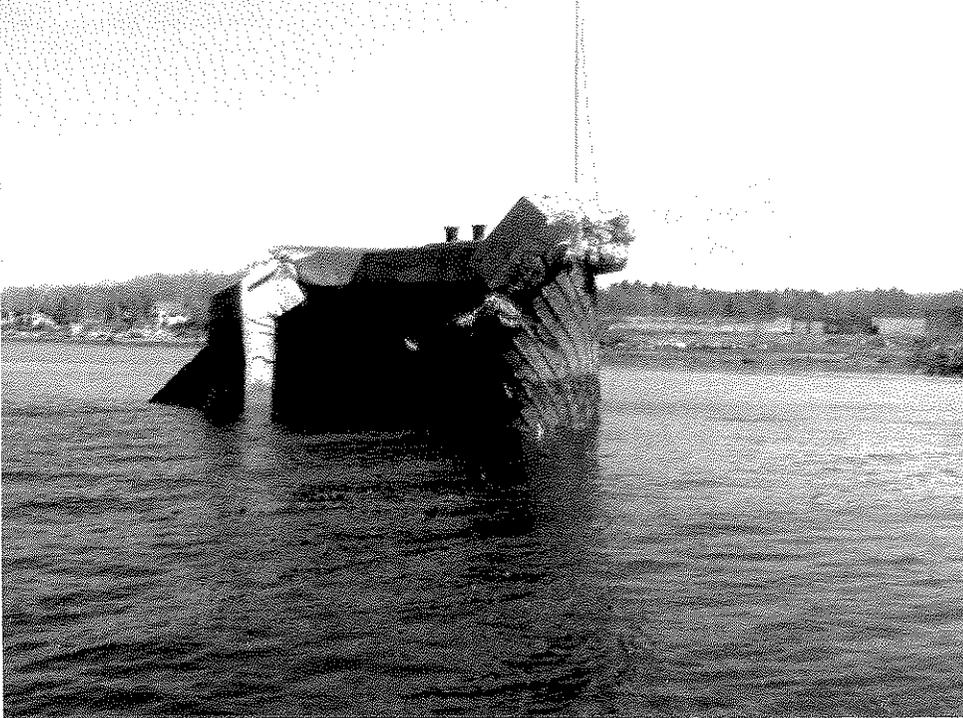
<u>Project Implementation Schedule</u>								
<u>Activity</u>	Q #1 J - S 2013	Q #2 O - D 2013	Q #3 J - M 2014	Q #4 A - J 2014	Q #5 J - S 2014	Q #6 O - D 2014	Q #7 J - M 2015	Q #8 A - J 2015
Environmental Review	x							
Reporting	x	x						
Matching funds	x							
Contract bid	x							
Contract award	x							
Contract start - Demolition/removal of cells	x	x						
<b>Project Completed:</b>		x						

## 7A) NON-ECONOMIC DEVELOPMENT ONLY

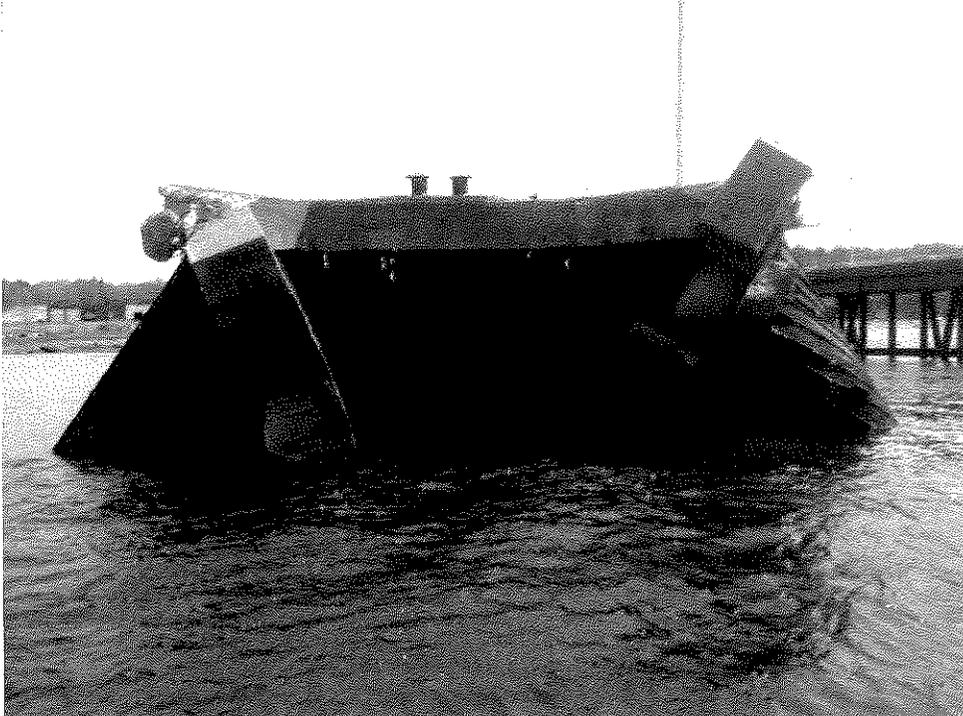
Technically the removal of the north and south cells is a non-economic development matter; however, the project is related tangentially in that doing nothing may hinder the economic development of the marine business district at Mitchell Field. CDBG funding is a significant source of funding to the Town for this type of project because it will jumpstart the pier disposition project. If this funding is not granted, the Town will need to take action to commit 100% funding to their removal because of the concern for continued deterioration and the hazard to navigation these cells present. The entire main pier rehabilitation or demolition project could be in the magnitude of over a million dollars, and the CDBG funding for removal of the north and south cells would spur on the plan for determining the future disposition of the main pier in its entirety.



**Figure 1 – Mitchell Field North Pier Cell collapsed (side view)**



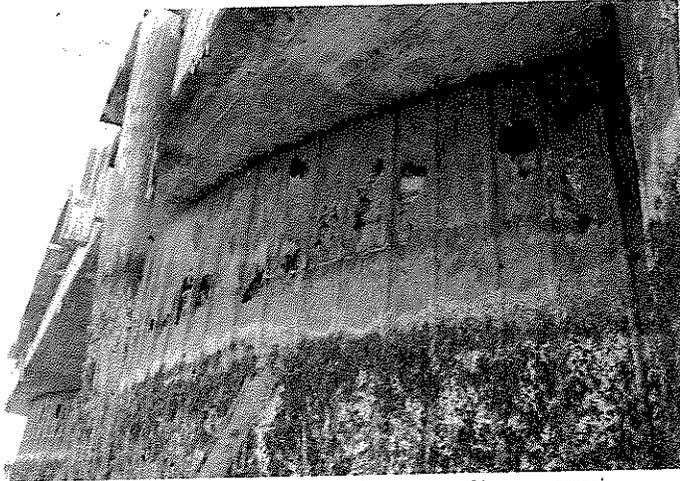
**Figure 2 Mitchell Field North Pier Cell collapsed (front view)**



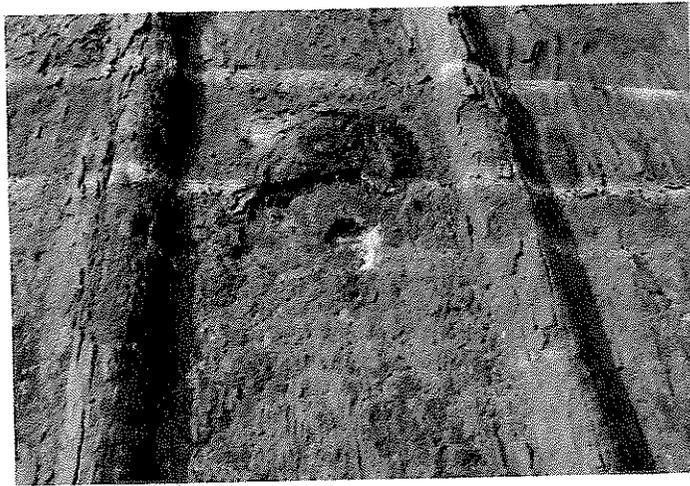


**Figure 3 Overall Pier Deterioration**

Harpswell Navy Pier  
Photos by: Wayne Duffett      Date: 19 January 2012



Picture 27 - Middle cell west face, area of heavy corrosion.



Picture 28 - Middle cell east face, hole made with hammer.

1. Introduction