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**Donna Britto**

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**From:** Linda Morad <lindamoradatlargecouncillor@aol.com>  
**Sent:** Tuesday, May 5, 2020 10:11 AM  
**To:** Donna Britto  
**Subject:** Fwd: [EXTERNAL] Re: 123 MacArthur Drive Command Center

Donna  
Can you call me on this message when you have a chance.

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**Date:** Tuesday, March 17, 2020 at 11:50 AM  
**To:** Linda Morad <lindamoradatlargecouncillor@aol.com>, Linda Morad <Linda.Morad@newbedford-ma.gov>  
**Cc:** Dennis Farias <Dennis.Farias@newbedford-ma.gov>, Joseph Lopes <Joseph.Lopes@newbedford-ma.gov>, Pamela Lafreniere <Pamela.Lafreniere@newbedford-ma.gov>  
**Subject:** Re: [EXTERNAL] Re: 123 MacArthur Drive Command Center

Councilor Morad-

Glad to have an opportunity to give you some background on this project. I can't overestimate the impact the Command Center will have on port-related command and control situations, marine situational awareness and general port security during large scale storm and other port security events. We are responsible for the nation's busiest fishing port and by far the second busiest port in the Commonwealth, and we need a space that allows us to coordinate all of these moving parts as we continue to grow in the years to come.

**Background on the Need:**

Since we originally vacated 106 Coop Wharf (the Black Whale property) almost 10 years ago, we have been actively planning and executing on a location where NBPA/HDC Operations, Port Security and the Nbfd Marine Unit can respond to emergencies at a location that allows all of the HDC employees to be under one roof.

Right now, NBPA staff is split between Pope's Island Marina and the Wharfinger Building, which the NBPA/HDC also operate as a Visitor Center. There is no space for a meeting of more than 5 people in the months of May-October in any of our facilities. For larger responses and port security events (fireworks, search and rescue response, oil spill response, weather events, tall ship events), we have to shut down the Visitor Center. Accurate information is crucial during port security events- the US Coast Guard refuses to share classified information with us during these events because we are in a public space with no ability to perform a thorough security audit. That is why the USCG, the State and regional first responders all support this project.

## **Background on the Process**

Here is an overview of the timeline for a Command Center on our waterfront:

- 2010- Then HDC moves from 106 Coop Wharf to the Wharfinger Building, splitting the staff between Pope's Island Marina and the Central Waterfront
- 2011- HDC applies for Department of Homeland Security Grants to fund a Command Center where the pedestrian overpass lands on the waterside of MacArthur Dr.
- 2012-13- This plan was scrapped when the Black Whale proposed turning it into a deck. The Black Whale, now owned by Steve Silverstein, has bid on that land to be a long term lease.
- 2013- The HDC proposed a Command Center on Fish Island, but that land was purchased by another party.
- 2014- HDC works with the Black Whale on a Chapter 91 license that includes the Wharfinger Building as a potential expanded Command Center. Without this Chapter 91 license, the Black Whale is illegally operating within the Designated Port Area.
- 2015-2018- HDC/NBPA applies to the US Department of Homeland Security (DHS) Port Security Grant Program and Massachusetts Seaport Economic Council (SEC) for funding of the Command Center that would sit just East and connected to the Wharfinger Building.
- February 2018- NBPA receives funding for the project from Lt. Governor Polito and the SEC and hires Saltonstall Architects to design a 2 story addition to the Wharfinger Building of approximately 3300 sf.
- March 2019- with an overall budget of \$1.4 million, the attachment NBPA-FY19-002 shows the bid responses between \$2.2 and \$3.2 million, much higher than expected.
- April 2019- after discussing with SEC and not getting the PSG grant, staff was instructed by the NBPA Commission to rethink our plan. It was determined the most cost effective path forward that fulfilled all of our needs was to look for real estate that fit the needs of the project.
  - The main office would not need to be waterside, but needs to be as close a possible
  - NBPA would renovate the second floor of the Wharfinger Building to be used for NBPD and NBFD as well as NBPA waterside response and meetings.
  - NBPA would lease out the first floor and Police Shack for a concession (By the way- we know of your interest in that RFP- the only bidder on 3/13 for that concession was Steve Silverstein)
- May 2019- NBPA goes out to bid for finished office space that fits our needs, including
  - 10 offices
  - 1 large conference/command response room
  - 4 bathrooms
  - Kitchenette
  - Option for a workshop for NBPA, NBPD and NBFD

- July 2019- We receive one response to the RFP proposing 123 MacArthur Dr. The proposal was to build out the space per the RFP requirements. Attached find the response.
- September 2019- NBPA Commission voted unanimously to authorize NBPA, with assistance from the Solicitor’s Office, to enter into a Purchase and Sales agreement for the property.

For the last few months, we’ve worked with MIS, DFFM, Inspectional Services and the owner, Ron Oliveira and his architect, Jorge Figuerido, to move this project along.

**Answers to your Questions and Concerns:**

1. The P&S is for the building fully built out. I don’t think there is anywhere we can purchase 5,800 sf of class A office space and 4500 sf of workshop space for \$800,000. We did look at the cost of just the renovation (not including the purchase price) if we were to build it out ourselves, using prevailing wage, which I’ve included below. You will see that we estimate the renovation alone would cost us more than the purchase price:

Item	Amount	Unit	Unit Cost	Total
<b>Internal Revamp</b>				
Remodel	5,800	SF	\$ 100.00	\$ 580,000.00
Lola Lift	1	Ea	\$ 124,000.00	\$ 124,000.00
Engineering	1	Ea	\$ 50,000.00	\$ 50,000.00
Contingency	15%			\$ 113,100.00
			<b>RD TOTAL</b>	<b>\$ 870,000.00</b>

2. There is parking for 25 vehicles in its current configuration.
3. The P&S is for a fully built-out building, not just the real estate. If the cost is more than the \$800,000 bid, we legally cannot accept the building. We also legally cannot accept the building if the promised buildout included in the RFP response doesn’t occur.
4. This project is fully funded through grant funds and NBPA funds generated by user fees. There are no city tax dollars slated for this project, and we are providing a home for the NBPD and Nbfd marine units free of charge.
5. The grant funding will sunset June 30, so your help getting approval for the NBPA to acquire this property before then is our “ask”.

I hope this provides you with more information about this important project, which the Commission and staff believe gives the port, police and fire a place to respond to port emergencies and opportunity to have professional offices.

I'm happy to answer any questions or jump on a call. Hoping you and your family stay safe and healthy during these crazy times.

Best,  
Ed