

Print

Application for Funding Under the Community Preservation Act - Submission #4695

Date Submitted: 10/30/2023

Project Title:*

Exterior Renovations to US Coast Guard Boathouse

Application Date*

10/30/2023

Project Description:*

The US Coast Guard Boathouse (Boathouse), formally located on Stage Island and now temporarily stored located in Quincy, MA, is being donated back to the Town for use as the proposed shellfish propagation/upweller facility associated with the site improvements developed for 90 Bridge Street. The Boathouse is structurally sound but will need substantial interior and exterior renovations and modifications to function for this new purpose. This request will fund exterior renovations including new windows, doors, roofing, sidewall shingles and trim to retain/restore the historic aesthetics of the structure.

CPC endorsed, and Town Meeting approved, half (\$350,000) of the \$700,000 originally requested in FY24. It was assumed that the remaining funds would be requested from the CPA for the FY25 budget year.

Specific Objectives:

Exterior renovations of the Boathouse consistent with its historical façade.

Organization Name:*

Town of Chatham

Address:*

549 MAin Str

Website:

Federal Tax ID Number (if non-profit):

Names of Governing Board, Trustees, Directors or Members:*

Town Manager, Select Board

Relevant Town Committee (if applicable):

Chatham Historical Commission

Which of the following goals of the CPA does this project address?*

- The acquisition, creation and preservation of Open Space.
- The acquisition, preservation, rehabilitation and restoration of Historic Resources.
- The creation, preservation and support of Community Housing for individuals and families at 100% or below area median income.
- The acquisition, creation, rehabilitation and preservation of Recreational Resources.
- Rehabilitation, or restoration of such open space, historic buildings, or community housing that is acquired or created with CPA funds.

How does this project impact Chatham's citizens and address a current need?

Site/use improvements to the waterfront property at 90 Bridge Street have been a priority goal of the Select Board, multiple water-related advisory committees and Town Meeting for several years. A key feature of the overall plan is construction of a new shellfish upweller facility to allow for the relocation and modernization/expansion of the town's current shellfish propagation program.

All permits have been received and the construction phase including bulkheads, piers and floats is scheduled for bidding in FY24. This phase would include construction of the pier and foundation for the Boathouse to serve as the shellfish propagation/upwelling facility. The Town received a \$1,000,000 Seaport Economic Council grant to support the construction phase. Return of the Boathouse for placement on the foundation and subsequent renovations would occur in FY25.

The Boathouse was endorsed by the Select Board and Town meeting, through a previous CPA vote to fund its return to Chatham, as the preferred structure to house the new shellfish upwelling facility. Restoration and renovation of the iconic Boathouse will provide an opportunity to enhance townwide shellfish resources while preserving a piece of the Town's maritime heritage for Chatham's citizens and visitors. The Chatham Historic Commission endorsed the previous \$700,000 FY24 Boathouse funding application for historic preservation.

What is the estimated or target number of people this project will benefit/affect?

Restoration of the facility will provide direct and in-direct positive impact to thousands of residents and visitors.

How will you measure the success of this project?

By successfully returning the structure to the site and restoring the facility to its original aesthetic livery.

Projected Action Plan and Time line, including anticipated completion date. List steps needed to complete the project

1) Dredging prior to construction of upwelling pier (fall 2023 / early winter 2024)
2) Construction of waterfront infrastructure features including bulkhead, piers (including pier & foundation for Boathouse), floats and other site improvements (spring/summer 2024).
3) Return of Boathouse to site with placement of building onto pier deck (by private organization) and complete exterior renovations funded through CPA (2024-25).

Total amount of the project:

\$700,000 (\$350,000 FY25 request to supplement \$350,000 approved in FY24)

Other revenue sources including private/public/in-kind:

Town appropriations, state/federal grants, Waterways User Fund Revolving Fund.

Financial sustainability to secure project after the grant?

Town appropriations, Shellfish Revolving Fund, grants.

Annual costs/expenditures once the project is operational, if any:

Unknown. The Shellfish Revolving Fund will continue to be a source of funds for upweller operational needs.

Potential revenue from project on an annual basis, if any:

N/A

What entity will collect and control future revenue?

N/A

What is the basis for your budget? What are the sources of information you used?

Construction cost estimates from design engineers.

Are there any legal ramifications/impediments to this project?

No

Is the project compatible with the Town's Comprehensive Plan?

Yes

Attach Additional Documentation

90 Bridge St Cost Estimate Historical Improvements.pdf

Attach Additional Documentation #2

USCG Boathouse final rendering.jpg

Attach Additional Documentation #3

CPC letter of Support-Boat House.pdf

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I agree.

Electronic Signature

Ted Keon

USCG Upweller Facility Historic Improvements

MATERIALS	QUANTITY	UNITS	UNIT \$	EXTENDED \$
Overhead Doors A	2	EA	\$ 10,000.00	\$ 20,000.00
Overhead Doors B	1	EA	\$ 5,000.00	\$ 5,000.00
Access Door	2	EA	\$ 1,500.00	\$ 3,000.00
Windows A	10	EA	\$ 1,680.00	\$ 16,800.00
Windows B	8	EA	\$ 1,350.00	\$ 10,800.00
Roof Shingling Cedar	2370	SF	\$ 7.50	\$ 17,775.00
Drip Edge	185	LF	\$ 6.00	\$ 1,110.00
Trim	328	LF	\$ 3.00	\$ 984.00
Siding	1900	SF	\$ 13.75	\$ 26,125.00
Exhaust Stack	1	EA	\$ 500.00	\$ 500.00
Lighting	10	SF	\$ 500.00	\$ 5,000.00
Dormer Restoration	3	EA	\$ 2,500.00	\$ 7,500.00
Paint	1900	SF	\$ 3.50	\$ 6,650.00

SUBTOTAL \$ 121,244

LABOR	QUANTITY	UNITS	UNIT \$	EXTENDED \$
Overhead Doors A	4	SHIFT	\$ 2,925.08	\$ 11,700.33
Overhead Doors B	2	SHIFT	\$ 2,925.08	\$ 5,850.17
Access Door	2	SHIFT	\$ 1,215.58	\$ 2,431.17
Windows A	5	SHIFT	\$ 1,215.58	\$ 6,077.92
Windows B	5	SHIFT	\$ 1,215.58	\$ 6,077.92
Roof Shingling Cedar	10	SHIFT	\$ 2,925.08	\$ 29,250.84
Drip Edge	4	SHIFT	\$ 2,925.08	\$ 11,700.33
Trim	5	SHIFT	\$ 2,925.08	\$ 14,625.42
Siding	8	SHIFT	\$ 2,925.08	\$ 23,400.67
Exhaust Stack	1	SHIFT	\$ 2,925.08	\$ 2,925.08
Lighting	3	SHIFT	\$ 2,925.08	\$ 8,775.25
Dormer Restoration	6	SHIFT	\$ 2,925.08	\$ 17,550.50
Paint	5	SHIFT	\$ 2,925.08	\$ 14,625.42
SUBTOTAL	60.00	SHIFT		\$ 154,991

EQUIPMENT	QUANTITY	UNITS	UNIT \$	EXTENDED \$
Overhead Doors A	4	SHIFT	\$ 2,515.24	\$ 10,060.96
Overhead Doors B	2	SHIFT	\$ 2,515.24	\$ 5,030.48
Access Door	2	SHIFT	\$ 617.72	\$ 1,235.44
Windows A	5	SHIFT	\$ 617.72	\$ 3,088.60
Windows B	5	SHIFT	\$ 617.72	\$ 3,088.60
Roof Shingling Cedar	10	SHIFT	\$ 2,515.24	\$ 25,152.41
Drip Edge	4	SHIFT	\$ 2,515.24	\$ 10,060.96
Trim	5	SHIFT	\$ 2,515.24	\$ 12,576.20
Siding	8	SHIFT	\$ 2,515.24	\$ 20,121.93
Exhaust Stack	1	SHIFT	\$ 2,515.24	\$ 2,515.24
Lighting	3	SHIFT	\$ 2,515.24	\$ 7,545.72
Dormer Restoration	6	SHIFT	\$ 2,515.24	\$ 15,091.45
Paint	5	SHIFT	\$ 2,515.24	\$ 12,576.20
SUBTOTAL				\$ 128,144

TOTAL Direct Cost \$ 404,379

Contractor General Conditions	1%	\$ 4,044
Contractor Overhead	15%	\$ 60,657
Contractor Profit	10%	\$ 40,438
Bonds	2%	\$ 6,066

Total Contract Cost (Contractors Bid, Rounded Up)

Escalation to mid-point of construction	8%	\$ 32,350
Construction Contingency	30%	\$ 121,314

ESTIMATED TOTAL \$ 669,248



C. Malloy
2021



Town Of Chatham
Department of
Community Development

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January 5, 2023

To: Gary Toenniessen, Chairman

Community Preservation Committee (CPC)

Re: Exterior Renovation to US Coast Guard Boathouse

Chairman Toenniessen,

The Historical Commission at our December 20, 2022, meeting reviewed the subject application submitted by Ted Keon for the Town of Chatham. There were no questions on the applicability of the use of CPA Funding for this Historic preservation Project. In the recent past, the CPC has approved and the Town Meeting has authorized the use of CPA Funding for the restoration and protection of this historically significant structure.

The Historical Commission, unanimously voted to support the subject application, for preservation funding for this project.

Yours Truly,

Frank Messina

Frank Messina, Chairman

Chatham Historical Commission

Cc: Historical Commission Members

Katie Donovan, Director of Community Development

Alix Heilala, Finance Director

Ted Keon, Director of Coastal Resources

Christina Bassett, Office Manager/Staff Liaison for the Chatham Historical Commission