

activities in either a new facility or an existing renovated or expanded space. The condition of the existing infrastructure and its suitability for its intended purpose does not warrant the investment required to keep this facility operational. If the amenity of a public pool is to continue to be offered at the South Shore Country Club, then plans should be made for the replacement of the current facilities within the next five years.

This Maintenance Building is also antiquated and undersized. Provisions for replacing this building with an enlarged modern facility should be planned as part of a reorganization of the course and maintenance related facilities or a pool replacement project.

#### Priority #1 - Immediate Repairs and Maintenance

The following items should be addressed as soon as practical and include general maintenance and safety items:

- Provide supplemental emergency lighting.
- Provide new exit signs at all exit door locations.
- Patch spalled concrete and repair concrete cracks with silicone injection.
- Provide additional exterior security lighting.
- Locate source of water infiltration and seal the leaks.
- Determine if gasoline pump and underground storage tank system is currently registered, when it was last inspected, and if it is certified. Have the tank tested for leakage.

#### Priority #2 – Corrective Work and Improvements

The following items should be considered work to meet code compliance:

- Replace steel sash windows with new windows if the building is to continue in service.
- Provide a new roofing system if building is to continue in service.

#### Priority #3 – Replacements and Upgrades

The following list of items should be considered for budgeting purposes, and long-term corrective action:

- Replace the building with a new, larger, modern, up to date facility



## CART STORAGE FACILITY

### Exterior Envelope

#### Walls

The walls of the building are wood stud with plywood exterior sheathing. The exterior walls and trim are in good condition and should be painted periodically to maintain its appearance.

#### Doors and Windows

There are two overhead doors at the facility; one is reported to be broken.

#### Roof

The roof is an asphalt shingle roof over a wood roof deck. The roof appeared to be in fair condition

### Interior Finishes

#### General

There are no interior finishes in the building. The wood studs and wood wall and roof framing is exposed.

#### Spatial Efficiency

The cart building can store 50 golf carts. There are currently 80 golf carts. Ideally all carts would be stored in the building with some room for growth, indicating the size of this facility should be approximately double its current size.

### Handicap Accessibility

The building is currently utilized by the Country Club staff. Since there is no service offered to the public, access is only required if there is a disabled employee or if renovations to the building exceed 30% of its full and fair cash value. Since the building is all on one level and there are no interior partitions, installation of a door meeting accessibility requirements would make this facility accessible.

### Structural

The cart storage building is a one story wood framed building. The building has an unfinished interior and is used to store golf carts.

#### Foundations

The pavement of the surrounding yard butts up against the concrete floor slab which is a concrete slab on grade. The foundations were not visible and record drawings were not available, however, they are assumed to be concrete spread footings. The building is a light wood structure and would require a minimal foundation system.

#### Wall Construction

Wall construction is 2" x wood studs spaced at 16" O.C. and covered with plywood sheathing on the exterior stud face. The interior face of studs remains uncovered. A



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double top plate provides bearing for 2" x wood roof trusses. The building does not have interior walls or a ceiling.

Roof Construction

The roof is built with 2" x roof trusses spaced at 24" on center with plywood sheathing. The structure appears to be in good condition.

**Plumbing**

There is no plumbing, floor drains or gas piping at this building.

**Fire Protection**

There is no sprinkler system at this building.

**HVAC**

This building is unheated and uncooled.

**Electrical**

Incoming Service

Power

The power panel serving this facility appears to be mounted too high to adhere to NEC requirements, and is inaccessible due to cart storage. Much of the conduit routed throughout the storage area appears to be unsupported or not installed per NEC. Also, there are exposed wiring/damaged receptacles in the space.

Lighting

Lighting in the cart storage is achieved via 8ft T12 two lamp fixtures.

Telephone/Data

There is no telephone data connection to this building.

**Life Safety**

Fire Alarm:

There is no fire alarm system at this building.

Emergency Lighting:

There did not appear to be any emergency lighting at this building.

Exit Signs:

There are no exit lights at this building.



## **Building Summary**

Although the building is well maintained, it is undersized for the current number of golf carts. The service yard between the golf Cart Storage Building and the Maintenance Building is highly visibly and unsightly. A new Cart Storage Building, approximately twice the size of the present one should be planned as part of a reorganization of the golf course and maintenance facilities.

### Priority #1 - Immediate Repairs and Maintenance

The following items should be addressed as soon as practical and include general maintenance and safety items:

- Provide emergency lighting and exit signs.
- Bring the fire alarm system to the buildings

### Priority #2 – Corrective Work and Improvements

The following items should be considered work to meet code compliance:

- Install an accessible entrance door.

### Priority #3 – Replacements and Upgrades

The following list of items should be considered for budgeting purposes, and long-term corrective action:

- Replace the building with a new larger facility.



## CARETAKER'S HOUSE

### Exterior Envelope

#### Walls

The exterior of the building includes wood shingle siding, clap board siding and wood trim. The paint is peeling and the building is in need of painting. The trim is split at the gutter and downspout location at the rear corner where it appears it has been struck by a vehicle. This trim should be repaired. There is considerable plant overgrowth on the side and back of the house that should be cleared away.

#### Doors and Windows

The main door to the building is insulated metal and is in good condition. The side door is wood, is in need of painting and has a deteriorated screen door that needs replacement. The stairway serving this side door is also deteriorated and has missing handrails. This should be replaced with a stair that conforms to the current building code requirements. At present, this stairway, which is part of the building's means of egress, is a liability to the Town if someone were to be injured while using it.

#### Roof

The roof consists of asphalt shingles and is in good condition. The gutters are aluminum and full of debris and need to be cleaned. The chimney has not been maintained and the bricks at the top are loose. The chimney should be re-pointed or rebuilt.

### Interior Finishes

The interior finishes of the house consist of carpet and sheet vinyl flooring with ceramic tile in the bathroom, mostly painted walls and painted plaster ceilings. The ceilings are low and the floor slopes in several locations. The building currently serves its purpose as temporary housing but, in general, is in need of significant work to revitalize it.

### Handicap Accessibility

The building was not designed for accessibility and has not been modified to provide access. There is no means of entering the house and no accessible toilet facilities or appliances.

### Structural

The Caretakers house is a one story wood framed structure.

#### Foundations

The house has concrete foundation walls. There are no record drawings of the building and it was not possible to determine the footing size and depths. It is assumed that the building is constructed on concrete spread footings.



### Wall Construction

The building has wood stud bearing walls, cedar shingles and lath and plaster interior finish. The bearing walls are in good condition.

### Framing

The floor framing is wood joists and beams. The sizes of some beams are obviously undersized and additional jacks have been installed to prevent sagging of the floor. At the back of the structure, the floor slopes. If the floor is to be leveled, it will need to be reinforced at the critical locations.

The outside deck for the front door is deteriorated and not supported according to the code. The deck must be removed and rebuilt including a new foundation.

The roof was not accessible and the roof framing was not established. However, there was no evidence of leaks or deteriorations. Based on our observations, our assumption is that the roof framing is structurally sound.

### **Plumbing**

#### Domestic Water

The building has one Bathroom and a Kitchen. Water is supplied to sink and dishwasher in the Kitchen and to the shower/ tub, toilet and lavatory in the Bathroom. All are in working order.

#### Sanitary

This structure is apparently connected to the municipal sewer.

#### Storm Drainage

A simple system of gutters and downspouts to grade provide the storm-water drainage for the structure.

#### Gas Piping

There is no gas service to the building.

#### Plumbing Fixtures

As noted above, this house has one bathroom, and the kitchen. The sinks, toilet, shower over tub, and dishwasher all appear to be in working order. All fixtures are antiquated but appear to be in fair working condition; however, the overall condition of the bathroom is poor. Hot water is supplied via a water heater located in the mechanical closet at the rear of the structure.

Manufacturer – Amtrol, "Boiler-Mate"

Model # - WH 7PM

Serial # - 129697

115 v

41 gallon storage



The unit appeared to be in good condition.

## **Fire Protection**

### System Description

The smoke detectors throughout the house have been removed, rendering the system inoperable.

### Recommendations / actions:

The smoke detector system should be repaired and all missing devices replaced to assure compliance with all applicable fire and building codes.

## **HVAC**

### System Description

Central heat is provided through hot water radiation throughout the house. A boiler is located in a closet at the rear of the structure.

Manufacturer – Burnham  
Model # - V – 13A  
Serial # - 22154830

Unit appeared to be in fair condition.

### Energy Conservation

There are no energy management or energy conservation systems in place at the building.

## **Electrical**

### Incoming Service

The incoming service to this facility is an overhead service. This service should be converted to an underground service due to the low height of the house and the nearby equipment yard.

### Power

The main panel is 125A 120/240V and the main circuit breaker is missing.

### Lighting

There is incandescent lighting throughout the home. No exterior fixtures were found at the building entrances/exits. The egress path lighting requires a complete upgrade.

### Telephone/Data

The building has an existing telephone connection but it is not connected to the central system in the Main Club House, Pool Building and Pro Shop.

## **Life Safety**



#### Fire Alarm

The building does not appear to have smoke detectors which are required in the bedrooms by NFPA.

#### Emergency Lighting

No emergency battery pack lighting was observed. If this were an owner occupied private residence, then emergency lighting would not be required. Since this is part of a town owned complex of buildings, installation of emergency lighting is recommended as a safety measure and to potentially reduce liability risk.

#### Exit Signs

The building is not required to have exit signs. If this were an owner occupied private residence, then exit signs would not be required. Since this is part of a town owned complex of buildings, installation of exit signs is also recommended as a safety measure and to potentially reduce liability risk

### **Building Summary**

The need for on site caretaker's residence should be evaluated. If it is determined that this is a long term need, then consideration should be made to replace this residence or develop the abandoned building for this purpose. The existing Caretaker's House was a modest structure to begin with and has served its intended purpose and fulfilled its useful life expectancy. The extent of renovations required to rejuvenate the existing Caretaker's House exceed the value of the structure considering the limited suitability of the spaces for a use other than residential.

#### Priority #1 - Immediate Repairs and Maintenance

The following items should be addressed as soon as practical and include general maintenance and safety items:

- Clear overgrowth from entire perimeter of the building.
- Replace damaged trim and siding.
- Replace screen door, stairs and handrails and deck at side door.
- Re-point and repair masonry chimney.

#### Priority #2 – Corrective Work and Improvements

The following items should be considered work to meet code compliance:

- If the building is to continue in service then a complete interior upgrade should be planned and the uneven floor should be resupported.

#### Priority #3 – Replacements and Upgrades

The following list of items should be considered for budgeting purposes, and long-term corrective action:

- Replace the building with a new facility or eliminate this use and redevelop the area.



## **ABANDONED HOUSE**

The Abandoned House is not listed on the Town of Hingham's Hingham Historical Asset Inventory. The Lincoln Historic District extends along South Street up to and including West Street. The building appears to be located within the 100 year flood zone on the FEMA Flood Map. This flood zone runs along the railroad track at the front of the property which is immediately adjacent to the Abandoned House.

### **Exterior Envelope**

#### Walls

The building is a wood frame structure with wood exterior trim and moldings and cedar shingle siding. The moldings are deteriorated due to neglect over time with approximately 25% of the moldings either missing or deteriorated. The exterior siding is missing in some locations. The siding is in better condition than the other exterior wood trim; however, if this building were to be renovated, the exterior siding would require replacement as well as extensive replacement of the trim.

#### Doors and Windows

The exterior doors to the structure have been blocked up and are presumed to be inoperable. The bulkhead door to the basement is missing entirely. New doors would be required to reactivate the building.

#### Roof

The roof is an asphalt shingle roof that is in a state of disrepair. There are torn and missing shingles and debris from the overgrowth has accumulated in the valleys of the roof and is now growing weeds. The building needs a new roof and other associated waterproofing repairs if it is to be reoccupied or saved for future use. The overgrowth is significant with several good size trees growing too close to the foundations and the building eaves. Although no cracking was observed at the foundation level, the overgrowth has contributed to the accumulated debris on the roof and to the decay of the moldings at the roof line. These trees should be removed if this structure is to be saved.

### **Interior Finishes**

The building has been unoccupied for some period of time and the interior finishes are all in a state of disrepair. The walls appear plumb and the doors are potentially salvageable. Some areas of the second floor interior were showing mildew growth at damp areas where the roofing and gutter system had been compromised. A revitalization of the building would likely include stripping the interior walls and ceilings down to the framing, insulating the wall cavities and the ceiling and installation of new plaster walls and ceilings. Floors would also require new finishes.

### **Handicap Accessibility**

There is no access to the building and there have been no modifications to the building interior to provide access. If this building were to be renovated, then an accessible entrance, accessible door hardware, accessible toilet facilities and accessible kitchen facilities would have to be incorporated into the renovations.



## **Structural**

The abandoned house is a two story wood framed building with full basement. The foundations walls are granite and appear to be straight and level. There does not appear to be significant damage to the building foundation, however if the building were to be revitalized an allowance should be included for foundation maintenance work. The wood framing appears to be substantially intact. The walls are plumb and the building roof ridges are level. There is significant damage to roof and wall sheathing and building eaves and trim. Review of the expose roof framing in the attic indicated that this framing appeared to be intact. The exterior chimney is separate from the building and must be removed or stabilized if the building is to be reused.

## **Plumbing**

Plumbing systems at the building are abandoned and inoperable.

## **Fire Protection**

There is no sprinkler system at the building.

## **HVAC**

### System Description

### Energy Conservation

The building is presently un-insulated. If the building is to be re-activated the exterior envelop should be insulated to meet or exceed the requirements for new construction.

## **Electrical**

### Incoming Service:

The overhead electrical service conductors were broken from the structure and found lying on the ground.

### Lighting

No exterior lighting fixtures were observed on the structure.

### Telephone/Data

The overhead phone lines were broken from the structure and found lying on the ground.

## **Life Safety**

### Fire Alarm

There is no fire alarm system or connection at this building.



Emergency Lighting

There is no emergency lighting at this structure.

Exit Signs

There are no exit signs at this structure.

**Building Summary**

If this property is to be re-occupied it will require a complete rehabilitation effort of all major systems including carpentry repairs and all new roofing, gutters, siding, windows, exterior doors, insulation, interior finishes and plumbing, heating and electrical systems. The building is difficult to reuse because the spaces are small, the ceiling is low, the stairway and corridors to the second floor are narrow and the second floor bedrooms have sloping eaves. The building is best suited as a residence, which was its original function, and without substantial major alteration and reconfiguration the spaces will not provide quality commercial space. There is little financial incentive to rejuvenate this building due to the extent of repairs necessary and the quality of the resultant space unless a suitable use for the building could be arrived at. The value of the building is as a historic home along the streetscape of South Street.

Priority #1 - Immediate Repairs and Maintenance

The following items should be addressed as soon as practical and include general maintenance and safety items:

- Remove overgrowth from entire building perimeter.
- Clean/replace gutters and downspouts and temporarily patch water infiltration points.

Priority #2 – Corrective Work and Improvements

The following items should be considered work to meet code compliance:

- Completely rehabilitate all building systems.

The other option is to demolish this structure.



## **Options and Considerations**

The evaluation of the South Shore Country Club facilities did not include an evaluation of the golf course specifically; however an encompassing consideration of the future of the country club requires review of the entire property as it relates to the Town's interest. The purchase of the property by the Town was presumably for protecting the golf course and open space from development. If it is assumed that the golf course is to remain open and functional, then certain building functions are necessary to support that activity, including Locker Rooms, Pro Shop, Cart Storage, Maintenance Garage and the traditional 19<sup>th</sup> Hole Restaurant/Lounge. Modern golf culture also requires an area for private functions and outings to take place while the course and facilities also remain open to the public. These functions are required for an operating golf enterprise. Other building functions non-related to the golf course operations are optional at this location.

The golf course operations provide a yearly profit which helps sustain the property and importantly maintain this substantial landscape. The revenue from the golf course is a much more significant source than the revenue from the Bowling or Restaurant/catering concession, although the Bowling and catering also pay for building utilities costs reducing the ongoing maintenance costs for keeping the buildings open.

Operation of the course appears to be a viable economic enterprise and benefits the community in a number of ways. Local affordable public access to golf and youth and senior programs enhance the quality of life in the community. The landscape remains undeveloped, which seems to be visually desirable and allows other recreational activities such as sledding and cross country skiing. As we examine the existing facilities abilities to meet the needs of the golf course operations, other program options which may be desirable for the Town to locate and operate at the facility need to be considered.

Although not at the geographic center of Town, the South Shore Country Club is readily accessible and is a unique parcel of land. The location within Town is suitable for an expansion of recreational offerings and there is ample room on the site for new or expanded structures. The building site itself has a dramatic and commanding view of the golf course. The possibilities for development range from limiting the offerings at the facility to only those related to golf to providing a community recreation building with a full range of non golf related facilities. In order to develop recommendations for the property, the program options must be defined.

First, there are two main non-golf related recreational facilities currently provided at the Club, the Bowling Alley and the Swimming Pool. Both of these facilities are aging. The Swimming Pool does not appear to be structurally unsound, however a significant round of concrete maintenance is required at the pool deck and there are problems with the associated Pool House, Pro Shop and Maintenance Building. The Maintenance Building is too small and has inadequate inside and outside equipment storage. It is also located in a highly visible area near the first tee. The Pool House is very spartan by today's standards and its present configuration makes handicap



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accessibility nearly impossible without almost completely rebuilding it. This facility is antiquated and should be replaced.

The Pro Shop is likewise small and is not presently accessible. The Pro Shop is also a considerable distance from the first tee and involves a steep pathway. The Bowling Alley equipment is aging but functioning satisfactorily; however the limited income from the operation does not make this a profitable operation and does not support the future upgrade of the lanes.

The value of these activities needs to be assessed to determine if the replacement is warranted. Activities at the site can both augment the golf experience or be a unique draw to the facility. For example, the pool or bowling alley can be used by children or non-golfers during a golf outing or people may come to the facility specifically for the pool or bowling alley. The pool is well used by the public as witnessed during our site visit during a hot day in the summer. Most people using the pool were children and appeared to be there specifically for the pool. There is no other Town owned pool in Hingham. The outdoor pool seems more suitable than an indoor pool for golf outings and cooling off in the summer; however there would also be value to the Town to have a year round facility capable of holding swimming events. The Bowling Alley is used for leagues, birthday parties and general play and the scale of the facility is suitable for these types of events. Both of the Bowling Alley and the Pool are well utilized, with the Pool experiencing peaks of usage and the Bowling Alley a lower volume of use more evenly distributed throughout the year.

As lifestyles change, different forms of recreation develop. Bowling Alleys are very common in older clubhouse type buildings but may not be included as often in new clubhouse facilities. However, bowling still provides a memorable recreational activity. Many children from Hingham and surrounding communities will remember a bowling birthday held at the club; however there are other facilities that provide this opportunity, although they are in other Towns. There would appear to be fewer options for local swimming pool alternatives.

Today exercise and recreation have become more blended together whereas formerly recreation and leisure were more closely related. The club presently does not have interior facilities for exercising. Expanded offerings in fitness such as aerobics, cardio and weight training or racquetball provide services that are in demand but also commercially available. More importantly, these services, depending on the volume of use, could change the usage patterns of the facility from a seasonal events based usage to a daily usage. This extends and expands the facility use in the "off season" but also places greater demand on infrastructure and staffing. Noise levels associated with certain exercise activities need to be isolated from other building activities which may be adversely affected. If exercise facilities were added, then they could vary in scale from small to serve the needs of staff, town employees and other local residents and golfers, to larger scale to serve the needs of the entire community.

The choice between retaining an enhanced golf and events based pattern of use or developing a year round community recreational facility is affected by the Town's other planning regarding these facilities. There is presently no pool at any of the



Town's public schools and any plans for a pool complex as part of a future school project could affect the decision on what type of pool to construct at the Club. The development of Town property at Bear Cove, across South Street from the club, is also a consideration. The magnitude of the revitalization program and expansion of services is based upon these complex and intertwined factors; however, certain conditions regarding the existing buildings must be addressed independent of these decisions.

The South Shore Country Club facility, to use a letter grading system, has an A+ quality view and site with buildings ranging from B on down. As previously mentioned, the view of the course from the function rooms and the 19<sup>th</sup> Hole is panoramic and visually stunning. The location clearly could support a bigger grander building. Unfortunately the view is completely hidden from the parking lot side of the building and the building elevation along the parking lot lacks focus. The Club House building suffers organizationally from its evolution by addition. The function rooms have well maintained finishes but are poorly laid out and cheaply constructed. The main portion of the building with the Locker Rooms, Offices and Bowling Alley is in the best condition of all the buildings in the complex but is essentially a brick box with applied decoration. The locker rooms are new and well maintained but they may be better located if they could also serve the pool or had direct access to the course. The spaces in this part of the building serve their function but are not extraordinary. The 19<sup>th</sup> Hole Restaurant and Lounge has the most modernized interior. The Bowling Alley and the partially used storage area occupy significant portion of the available area of the building. The Main portion of the building is by comparison the most up to date part of the complex and the building is suitable for continued use. The Function Room portion of the building is outdated visually and functionally and consideration should be given to replacing this feature in the next ten years to assure the needs and expectations of the public can be suitably met.

The Pool House/Pro Shop/Pool/Maintenance Building structure requires substantial repair and is outdated for its purpose in terms of size for the maintenance operations and amenities and accessibility in terms of the Pool House and Pro Shop. Replacement of this structure should be included as an initial part of any long range facility maintenance and operations plan and should be given first priority for substantial new building projects.

The Cart Barn is in good condition but is undersized for the present amount of carts and does not have any capability to handle future increases in the number of carts. The storage yard is cramped and in a highly visible location. A larger cart storage facility is needed, preferably in a less visible location but still convenient to the start of the course. It could be possible to relocate this building, but due to the relatively inexpensive construction systems, it is probably more advantageous to build a new structure to suit the new location and desired program.

The Caretaker's house is in need of routine repairs and could be returned to reasonably good condition; however, it would remain a very modest wood frame dwelling. The scale of the building, the rooms, doors, corridors and the ceiling heights is such that this building is not suitable for a commercial use. As an interim use, it could serve as a maintenance office; however we do not recommend this



building be renovated for a long term use other than as a residence or limited storage building. The usefulness of a Caretaker's residence or storage building on the property needs to be evaluated to see if renovation of this building is worthwhile. The buildings location adjacent to the first tee may be more valuable as a site for new Cart Barn and Maintenance facilities.

Similarly, the Abandoned House on the property is not suitable for a commercial use without substantial alterations. The stairs and second floor corridor are very narrow and the second floor rooms are very small with sloping ceilings. These rooms are not suitable for small offices or non residential occupation. If there were a nonresidential occupancy on the first floor, then the use of these rooms would be limited to storage or mechanical spaces. The first floor rooms are also small and have low ceilings. While there is some historical interest in the central fireplace, the sizes of the rooms surrounding the fireplace do not lend themselves to any significant commercial operation without expanding the building. The distance of this building from the Main Club House is also a factor when considering any use such as a Pro Shop or Lounge facility.

Due to the extensive repairs and complete upgrade of finishes and building systems required, rehabilitation of the Abandoned House is not economically compelling compared with constructing a new building specifically designed for its use. The value of this structure is its place as a component of the historic streetscape along South Street. It appears that the historic district does not include this property; however, it does abut the historic district. The value of this structure to the streetscape should be reviewed with the local historic commission. If it were desirable to retain a caretaker's house on the property, then this building could be renovated for this purpose, which would be a good match of function to design. Otherwise a Pro Shop, as previously mentioned, could be another use option but would require more substantial alterations and most likely include alteration of the building's exterior. Another alternative use could be to relocate a small town office or organization to the building, utilizing the first floor for an office and the second floor for storage. The desirability of mixing these types of uses on site would need to be considered. A decision regarding the future of this house and whether it is to be saved should be made in the next year to prevent further deterioration if it is to be salvaged or to remove a potential liability as soon as possible if it is to be demolished.

Relocation of the Maintenance Building and Cart Barn functions would free area in the vicinity of the first tee for a reorganized Pro Shop and starting area with an expanded starting box. The change in elevation from the parking area, which is at the Main Club House level, down to the first tee location is considerable. Any redesign must consider the path of the golfers from the parking area to the Locker Rooms and then to the Pro Shop and first tee as well as from the parking area to the Main Club House.

Generally, the Maintenance Building and Pool facility needs to be removed at some point in the near future. The Maintenance Building needs to be replaced with a larger facility. The Pro Shop will also require replacement as part of this renovation. Replacement of the pool is an option, but likely. Additional cart storage is desirable.



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The existing facilities which would be removed as part of this effort are all clustered near the first tee and present an opportunity to reorganize this part of the facility. This series of related projects should be addressed as the first phase of the facility improvements. Later phases could include renovation, expansion or replacement of the Main Club House and the kitchen and function facilities. Ideally, the entire complex of buildings would be replaced with new facilities with attractive and modern amenities that capture the unique potential of the site.



**APPENDIX A**  
**COST ESTIMATE**



South Shore Country Club  
Engineering Facility Study  
Cubellis Saivetz Associates

TAKEOFFS, INC.  
PRS & BM  
April 10, 2006  
rev. August 21, 2001

## INTRODUCTION

This estimate was prepared using estimated quantities derived during discussions with the designer and with information from a report entitled "ENGINEERING FACILITY STUDY" dated Dec. 15, 2005, prepared by Cubellis Associates

### The following assumptions have been made:

- The project will be publicly bid with at least four General Contractors submitting bids and at least three subcontractors bidding on each section.
- Unit prices are based upon current construction costs in the Hingham, Massachusetts area.
- All bonds and insurances have been included.
- Labor is based upon prevailing wage rates.
- Construction will begin within one year.

### The following items are not included in the estimate:

- Hazardous material removal or disposal.
- Design fees and expenses.
- Owners project administration.
- Legal fees.
- Permits.
- Construction contingency (for changes in the scope of work).
- Interest expense.
- Printing and advertising.
- Furnishings, fixtures and equipment.
- Technology equipment.
- Moving expenses.
- Testing and inspections.
- Independent structural evaluation.
- Geotechnical construction observation.
- Utility replacement or connections not shown on drawings.
- Escalation beyond the time limit set above.



**Summary**

**Parking Areas and Walkways Summary**

Priority 1 - Immediate Repairs and Maintenance	27,450.00
Priority 2 - Repairs and Improvements	632,980.40
Priority 3 - Future Upgrades - no scope	0.00

**Main Club House**

Priority 1 - Immediate Repairs and Maintenance	156,885.00
Priority 2 - Corrective Work and Improvements	88,550.00
Priority 3 - Replacements and Upgrades	963,700.00

**Pro Shop / Pool / Pool House / Maintenance Building**

Priority 1 - Immediate Repairs and Maintenance	26,000.00
Priority 2 - Corrective Work and Improvements	30,600.00
Priority 3 - Replacements and Upgrades	3,475,000.00

**Cart Storage Facility**

Priority 1 - Immediate Repairs and Maintenance	6,900.00
Priority 2 - Corrective Work and Improvements	2,900.00
Priority 3 - Replacements and Upgrades	400,000.00

**Caretakers House**

Priority 1 - Immediate Repairs and Maintenance	11,000.00
Priority 2 - Corrective Work and Improvements	102,000.00
Priority 3 - Replacements and Upgrades	170,000.00

**Abandoned House**

Priority 1 - Immediate Repairs and Maintenance	8,300.00
Priority 2 - Corrective Work and Improvements	180,000.00



Detailed Estimate

Description	Qty	Unit	Unit Cost	Extended
<b>Parking Areas and Walkways Summary</b>				
<b>Priority 1 - Immediate Repairs and Maintenance</b>				
* Clean grease traps and sewer lines to prevent clogs	3	Days	2,400.00	7,200.00
* Perform crack repair if re-pavement is deferred	2	Days	2,175.00	4,350.00
* Replace the bituminous path from the handicap parking to the Hearthsides Room entrance	100	S.F.	53.00	5,300.00
* Create an accessible path from handicap parking to the Hingham Room entrance	200	S.F.	53.00	10,600.00
				27,450.00
<b>Priority 2 - Repairs and Improvements</b>				
Re-grade handicap parking and provide signage and striping				
* Demolition	1	Day	2,400.00	2,400.00
* Regrading	4	Spaces	2,585.00	10,340.00
* Asphalt	4	Spaces	1,400.00	5,600.00
* Striping and parking symbols	1	Day	1,600.00	1,600.00
* Curb stops	4	Ea.	400.00	1,600.00
* Signage	4	Ea.	350.00	1,400.00
Repave the entire parking area				
* Demolition	24	Day	3,119.60	74,870.40
* Catch basins	3	Ea.	2,400.00	7,200.00
* Drainage pipe	90	L.F.	133.00	11,970.00
* Asphalt	256	Spaces	1,400.00	358,400.00
* Striping and parking symbols	3	Day	1,600.00	4,800.00
* Curb stops	256	Ea.	400.00	102,400.00
* Replace exterior lighting	12	Ea.	4,200.00	50,400.00
				632,980.40
<b>Priority 3 - Future Upgrades</b>				
Provide site improvements in conjunction with major new construction initiatives'		Not yet scoped or budgeted		0.00
<b>Main Club House</b>				
<b>Priority 1 - Immediate Repairs and Maintenance</b>				
* Determine source of water leak in Main Club House & repair	1	LS	15,000.00	15,000.00
* Repair foundation crack and miscellaneous minor masonry re-pointing and repair	2	Day	2,800.00	5,600.00
* Repair deteriorated wood trim	3	Day	2,200.00	6,600.00
* Paint wood siding and trim	1	Week	6,500.00	6,500.00
* Service doors to 19th Hole Restaurant	1	Day	2,200.00	2,200.00
* Replace exit hardware on Bowling Alley door to the exterior	1	Door	800.00	800.00
* Remove kick stop from corridor door near Locker Rooms	1	Door	75.00	75.00
* Replace damaged ceiling tiles	100	S.F.	5.00	500.00
* Adjust doors and upgrade hardware at all Handicap toilets in the Hearthsides and Hingham Rooms	4	Ea.	450.00	1,800.00
* Replace broken handicap seat and hand held shower spray in men's handicap shower	1	Ea.	950.00	950.00
* Provide accessible seating at the 19th Hole Restaurant and the outdoor patio	1	Ea.	1,400.00	1,400.00
* Repair and clean the storm drainage, gutters and downspouts	1	Day	1,400.00	1,400.00
* Properly secure all sinks to wall as noted, and caulk	1	Day	1,200.00	1,200.00
* Seal penetrations in mechanical and electrical equipment closets with fire rated sealant	1	Day	800.00	800.00
* Repair or replace damaged valves, fittings and thermometer on the hot water system in the clubhouse mechanical room	6	Ea.	1,100.00	6,600.00
* Clean diffusers and ductwork	2	Days	1,225.00	2,450.00
* Clean up Mechanical Room of debris	4	Hrs.	75.00	300.00



Detailed Estimate

Description	Qty	Unit	Unit Cost	Extended
* Replace Armaflex pipe insulation on suction line piping of noted RTU's (based on 10 L.F. per unit for 6 units)	60	L.F.	13.00	780.00
* Repair RTU #3 condensate drain			0.00	0.00
Replace missing electrical plate cover on small RTU	1	Ea.	85.00	85.00
* Clear out under brush around A/C units located outside Mechanical Room adjacent to the entry vestibule	1	LS	600.00	600.00
* Kitchen exhaust hoods, exhaust ductwork and grease filters should be professionally cleaned	5	Ea.	325.00	1,625.00
* Clean electrical closets of non-related materials	4	Hrs.	75.00	300.00
* Replace exit signs throughout	50	Ea.	400.00	20,000.00
* Add supplemental emergency lighting	12	Ea.	400.00	4,800.00
* Install GFI receptacles in wet locations	12	Ea.	250.00	3,000.00
* Install cover plates on junction boxes in upstairs office	2	Assumed	85.00	170.00
* Provide emergency lighting and smoke detectors in telephone equipment closet	2	Ea.	325.00	650.00
* Modify the bowling alley for handicap access	1	LS	30,000.00	30,000.00
* Install the required sprinkler system backflow preventors and double detector check valves. Have the system inspected by the Hingham Fire Department	1	Ea.	8,000.00	8,000.00
* Fire Prevention - Install all missing smoke detectors and assure system is working properly in the Caretakers House	6	Ea.	450.00	2,700.00
* Replace fire alarm system	33000	SF	0.91	30,000.00
				156,885.00
<b>Priority 2 - Corrective Work and Improvements</b>				
* Replace the aluminum windows at the course side of the Main Club House	6	Ea.	1,000.00	6,000.00
Repair / maintain the wood windows in the original building at the Hingham Room	1	Day	1,300.00	1,300.00
* Replace the Hearthiside Room handicap lift	1	Ea.	16,400.00	16,400.00
* Install a power operator on the main entrance door	1	Ea.	4,100.00	4,100.00
* Address the floor level change in the Hingham Room	400	S.F.	11.00	4,400.00
* Arrange for miscellaneous wiring on the roof to be corrected and re-routed properly	1	Week	3,500.00	3,500.00
* Redesign leaders and downspouts and install new where needed.	1	Allow	4,000.00	4,000.00
* Install required anti-scalding mixing valves on noted sinks	8	Ea.	300.00	2,400.00
* Repair or replace non-functioning restroom exhaust fans	4	Ea.	0.00	0.00
* Upgrade fire extinguishers throughout	10	Ea.	225.00	2,250.00
* Rebuild the entrance ramp at the Hingham Room	64	L.F.	550.00	35,200.00
* Relocate the main electrical equipment or reconfigure the enclosures	1	Ea.	9,000.00	9,000.00
				88,550.00
<b>Priority 3 - Replacements and Upgrades</b>				
* Replace the boiler, related valves, circulating pumps, and controls in the Clubhouse heating system located in the Mechanical Room adjacent to the Kitchen	33000	SF	20.00	660,000.00
* Design and install a Building Management System to monitor and control all HVAC systems, lighting, hot water, etc.	33000	SF	3.00	99,000.00
* Replace the existing HVAC system (heating, cooling and air handler) serving the bowling alley	7680	S.F.	15.00	115,200.00
* Design modifications to HVAC system to add heating and cooling to the Entrance Vestibule to the Main Dining Hall and adjacent restroom	200	S.F.	50.00	10,000.00
* Several of the existing A/C RTU's should be budgeted for replacement in the next 3 - 5 years	3	EA	6,000.00	18,000.00
* Budget for a new HVAC system to serve the Pro Shop with heating and cooling provided by a simple ductwork distribution	900	S.F.	35.00	31,500.00
* Develop unused storage space	300	S.F.	100.00	30,000.00
				963,700.00

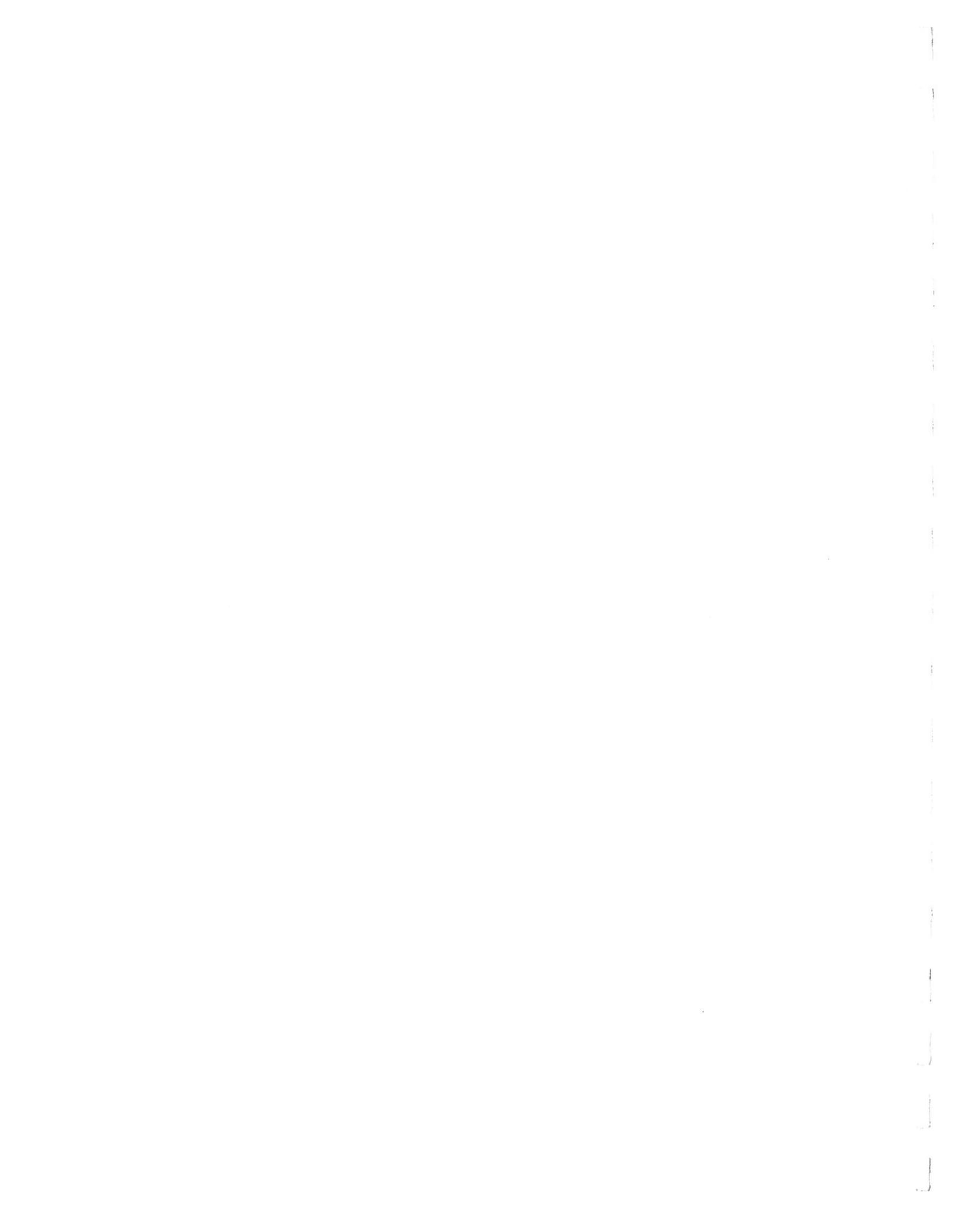


South Shore Country Club  
 Engineering Facility Study  
 Cubellis Associates

TAKEOFFS, INC.  
 PRS & BM  
 April 10, 2006  
 rev. August 21, 2006

Detailed Estimate

Description	Qty	Unit	Unit Cost	Extended
<b>Pro Shop / Pool / Pool House / Maintenance Building</b>				
<b>Priority 1 - Immediate Repairs and Maintenance</b>				
* Provide supplemental emergency lighting	8	Ea.	325.00	2,600.00
* Provide new exit signs at all exit door locations	10	Ea.	400.00	4,000.00
* Patch spalled concrete and repair concrete cracks with silicone injection	3	Day	2,200.00	6,600.00
* Provide additional exterior security lighting	8	Ea.	400.00	3,200.00
* Locate source of water infiltration and seal the leaks	3	Day	2,200.00	6,600.00
* Determine if gasoline pump and underground storage tank system is currently registered, when it was last inspected, and if it is certified. Have the tank tested for leakage.	1	LS	3,000.00	3,000.00
				<u>26,000.00</u>
<b>Priority 2 - Corrective Work and Improvements</b>				
* Replace steel sash windows with new windows if the building is to continue in service	5	Ea.	1,800.00	9,000.00
* Provide a new roofing system if the building is to continue in service	36	Sq.	600.00	21,600.00
				<u>30,600.00</u>
<b>Priority 3 - Replacements and Upgrades</b>				
* Replace the building with a new, larger, modern, up to date facility	13900	S.F.	250.00	3,475,000.00
				<u>3,475,000.00</u>
<b>Cart Storage Facility</b>				
<b>Priority 1 - Immediate Repairs and Maintenance</b>				
* Provide emergency lighting and exit signs	12	Ea.	325.00	3,900.00
* Bring the fire alarm system to the buildings	1	LS	3,000.00	3,000.00
				<u>6,900.00</u>
<b>Priority 2 - Corrective Work and Improvements</b>				
* Install an accessible entrance door	1	Ea.	2,900.00	2,900.00
				<u>2,900.00</u>
<b>Priority 3 - Replacements and Upgrades</b>				
* Replace the building with a new larger facility	3200	SF	125.00	400,000.00
				<u>400,000.00</u>
<b>Caretakers House</b>				
<b>Priority 1 - Immediate Repairs and Maintenance</b>				
* Clear overgrowth from entire perimeter of the building	1	LS	1,200.00	1,200.00
* Replace damaged trim and siding	1	LS	2,200.00	2,200.00
* Replace screen door, stairs and handrails and deck at side door	1	LS	3,500.00	3,500.00
* Re-point and repair masonry chimney	1	LS	4,100.00	4,100.00
				<u>11,000.00</u>

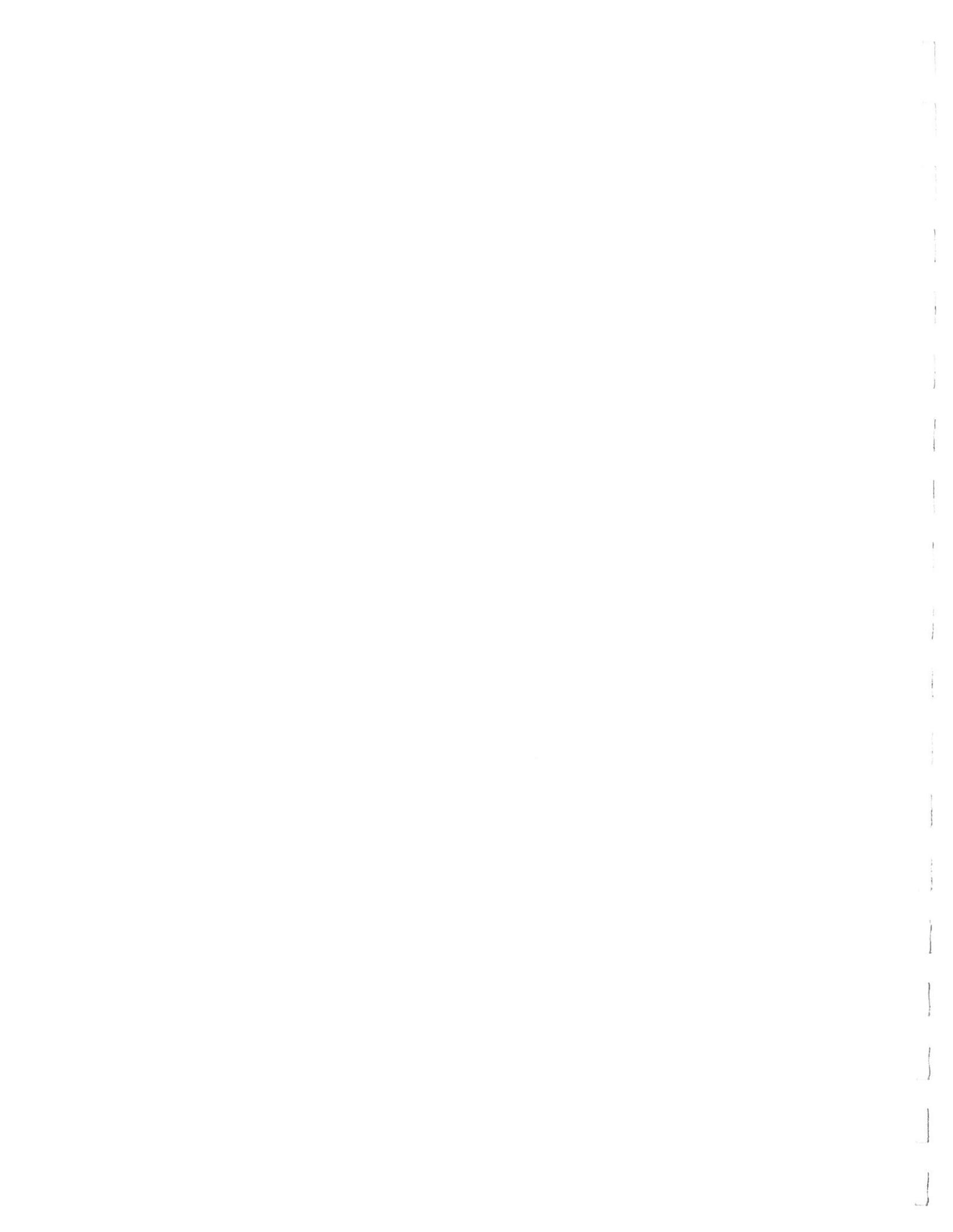


South Shore Country Club  
 Engineering Facility Study  
 Cubellis Associates

TAKEOFFS, INC.  
 PRS & BM  
 April 10, 2006  
 rev. August 21, 2006

Detailed Estimate

Description	Qty	Unit	Unit Cost	Extended
<b>Priority 2 - Corrective Work and Improvements</b>				
* If the building is to continue in service, then a complete interior upgrade should be planned and the uneven floor should be resurfaced	850	SF	120.00	102,000.00
				102,000.00
<b>Priority 3 - Replacements and Upgrades</b>				
* Replace the building with a new facility or eliminate this use and redevelop the area	850	SF	200.00	170,000.00
				170,000.00
<b>Abandoned House</b>				
<b>Priority 1 - Immediate Repairs and Maintenance</b>				
* Remove overgrowth from entire building perimeter	1	Week	3,000.00	3,000.00
* Clean / replace gutters and downspouts and temporarily patch water infiltration points	1	LS	5,300.00	5,300.00
				8,300.00
<b>Priority 2 - Corrective Work and Improvements</b>				
* Completely rehabilitate all building systems	1500	SF	120.00	180,000.00
				180,000.00

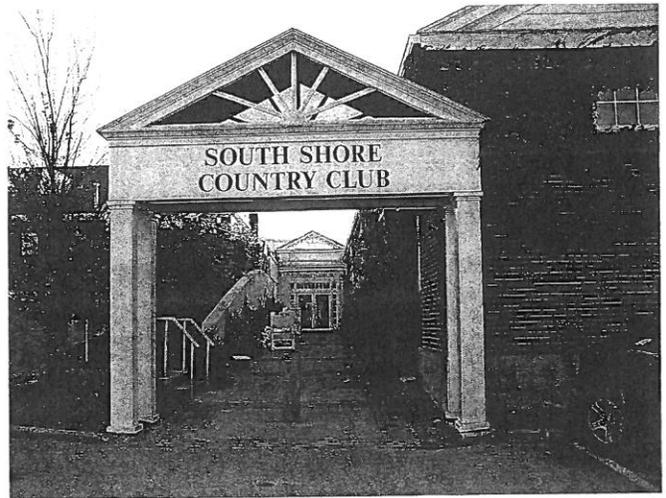


**APPENDIX B**  
**PHOTOGRAPHS**





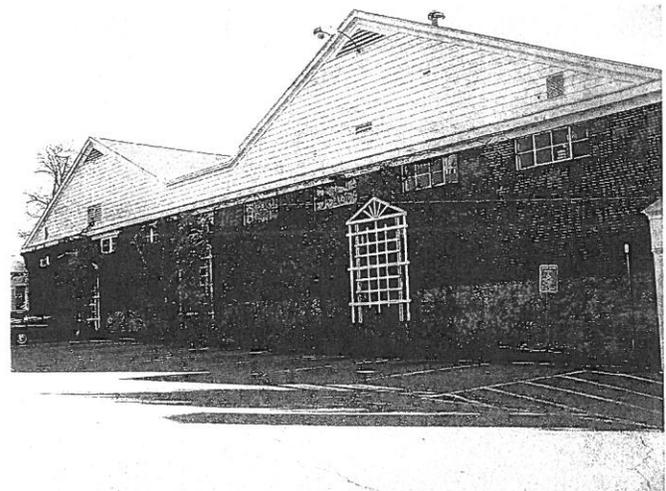
SIGNAGE AT SOUTH STREET



COUNTRY CLUB ENTRANCE



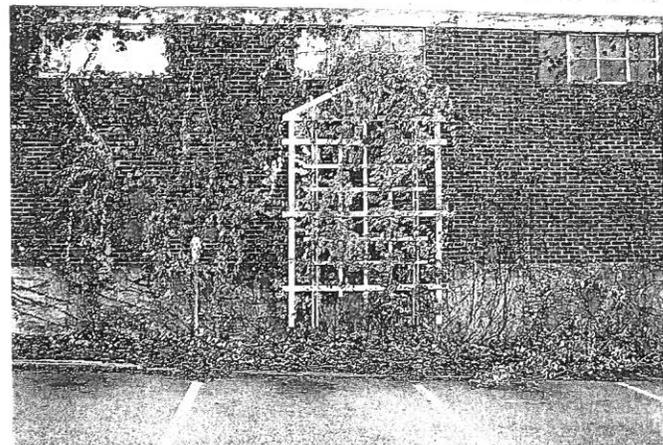
MAIN ENTRANCE TO HINGHAM ROOM FROM PARKING



MAIN CLUBHOUSE PARKING ELEVATION



ENTRANCE TO THE HINGHAM ROOM



LANDSCAPED ENHANCEMENT

MAIN CLUB HOUSE  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS

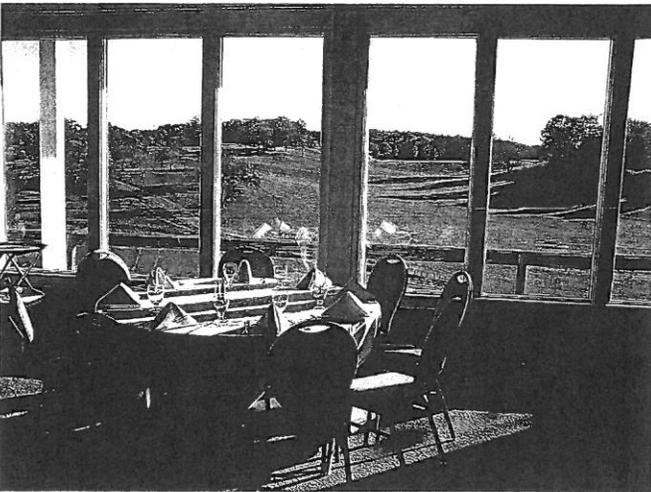




19<sup>TH</sup> HOLE RESTAURANT AND LOUNGE



19<sup>TH</sup> HOLE RESTAURANT AND LOUNGE



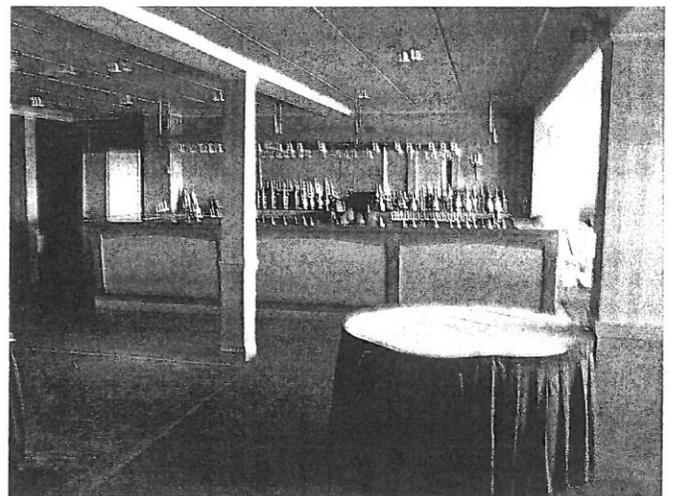
HEARTHSTONE ROOM - VIEW OF GOLF COURSE



HINGHAM ROOM - VIEW OF GOLF COURSE

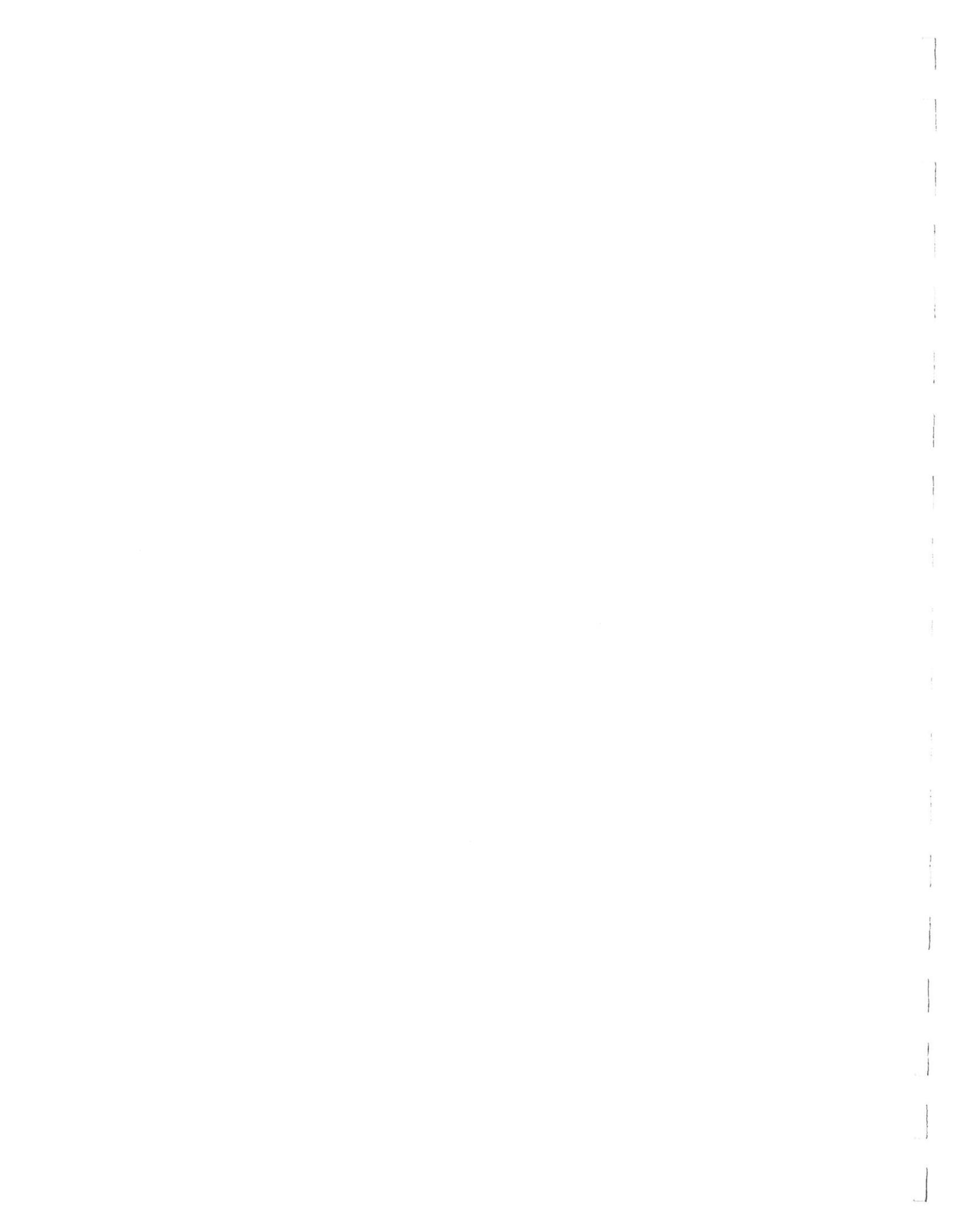


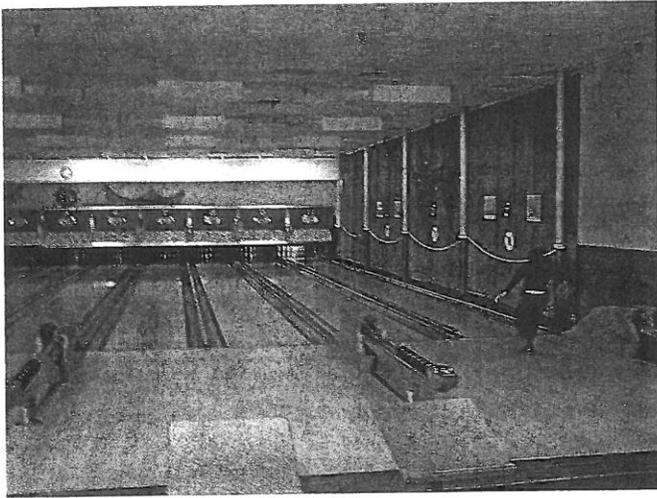
HINGHAM ROOM LEVEL CHANGE



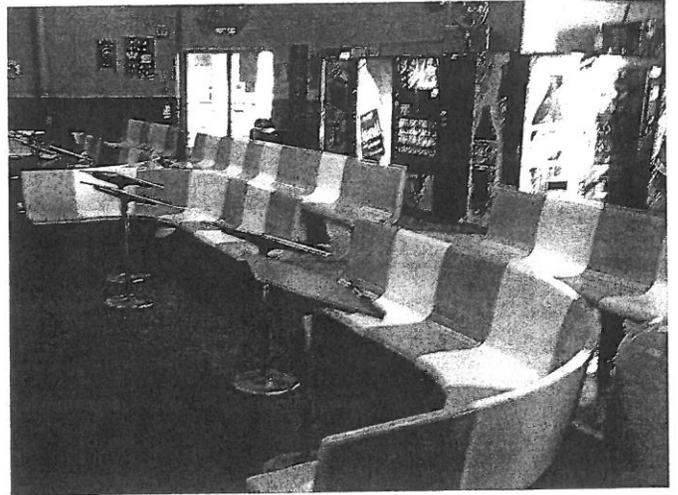
HEARTHSTONE ROOM LOUNGE

MAIN CLUB HOUSE  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS

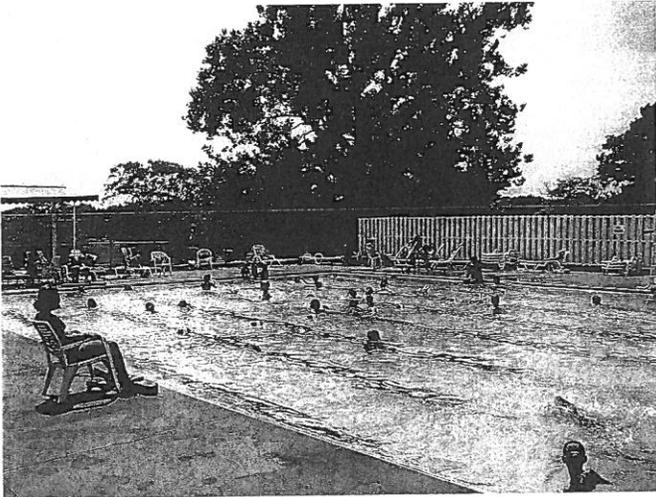




BOWLING ALLEY



BOWLING ALLEY SEATING



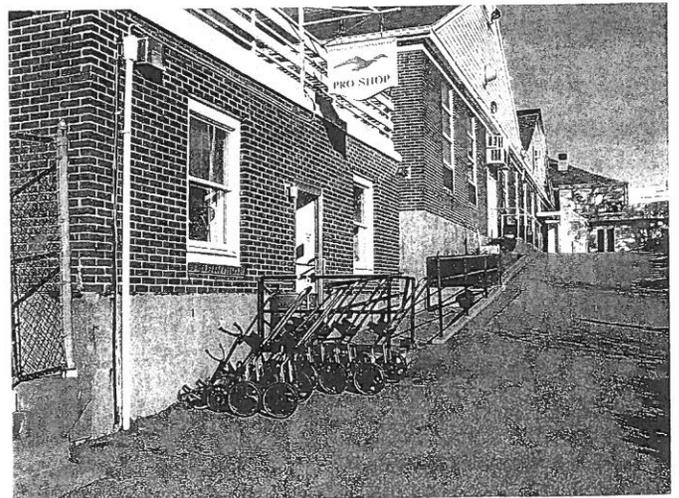
POOL DECK



OUTDOOR PATIO

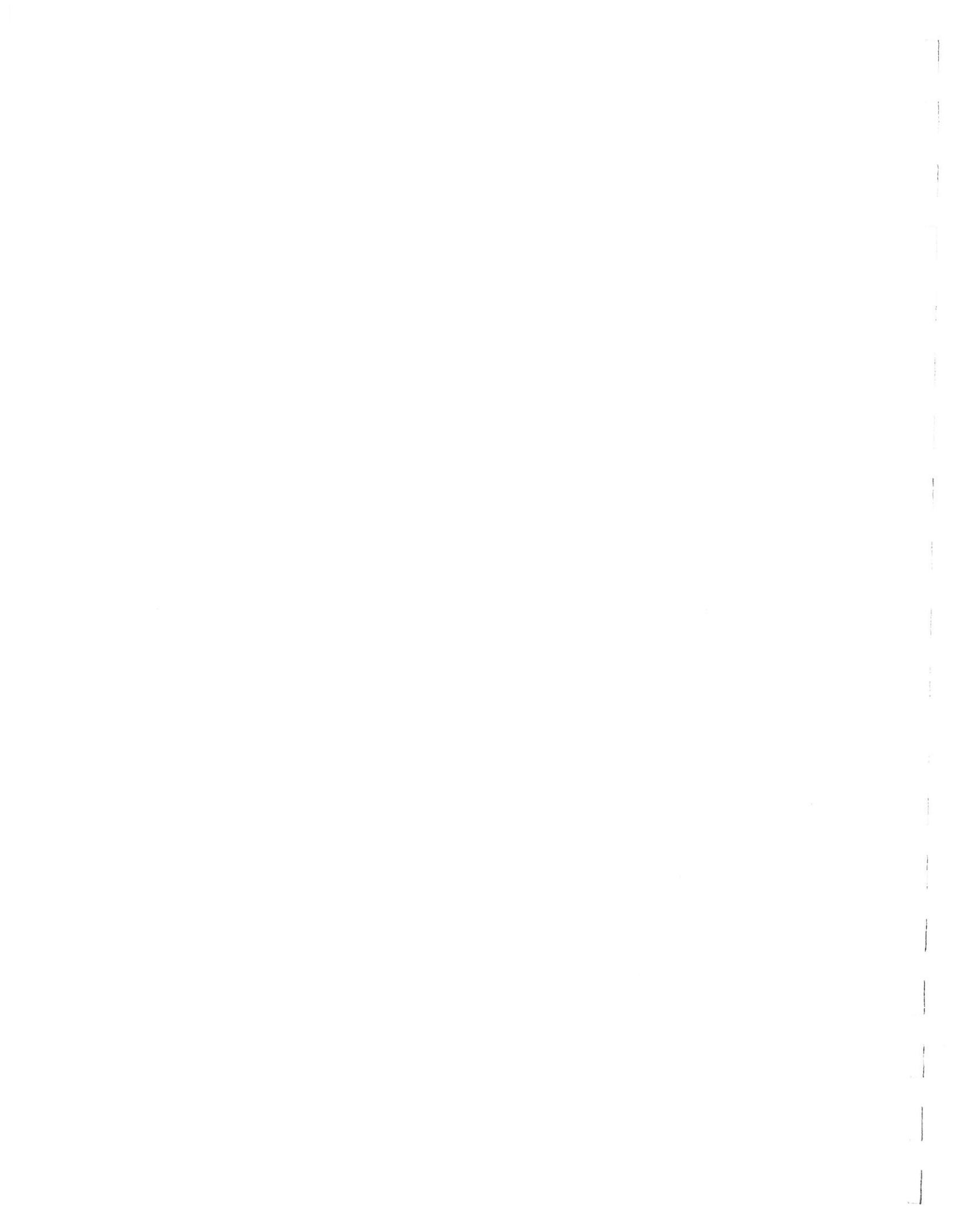


PRO SHOP



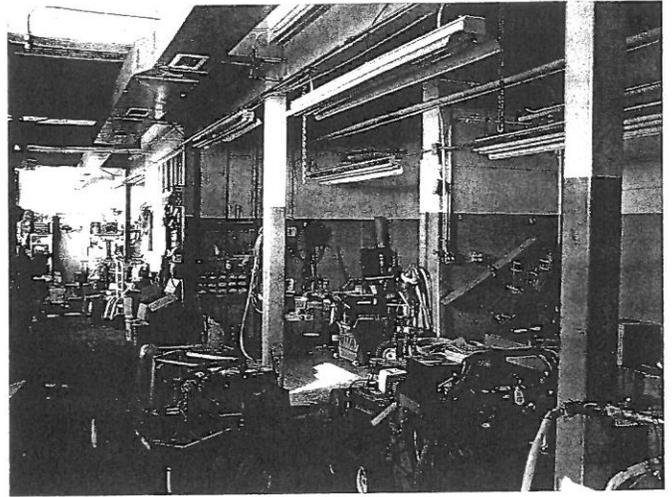
LEVEL CHANGES COURSESIDE

BOWLING ALLEY, POOL AND PRO SHOP  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS

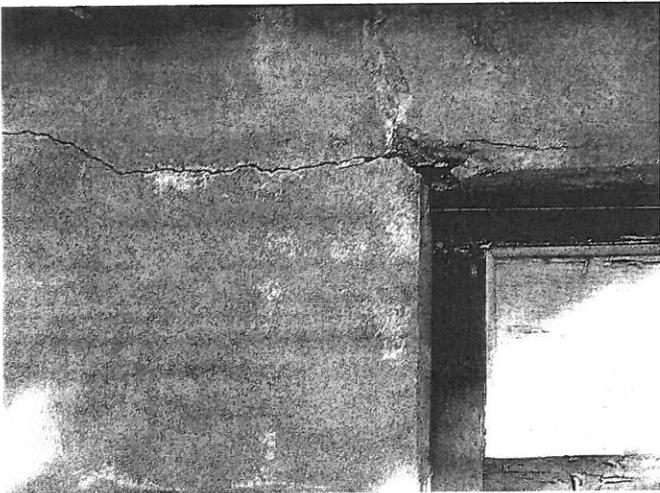




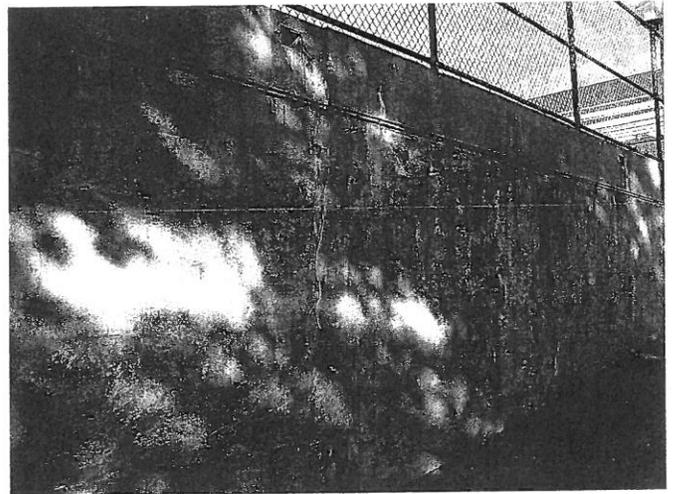
STORAGE YARD ELEVATION



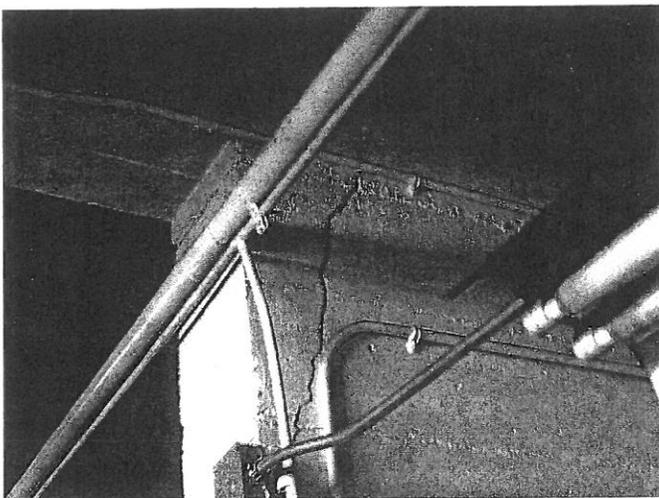
BUILDING INTERIOR WITH SUPPLEMENTAL STEEL FRAMING



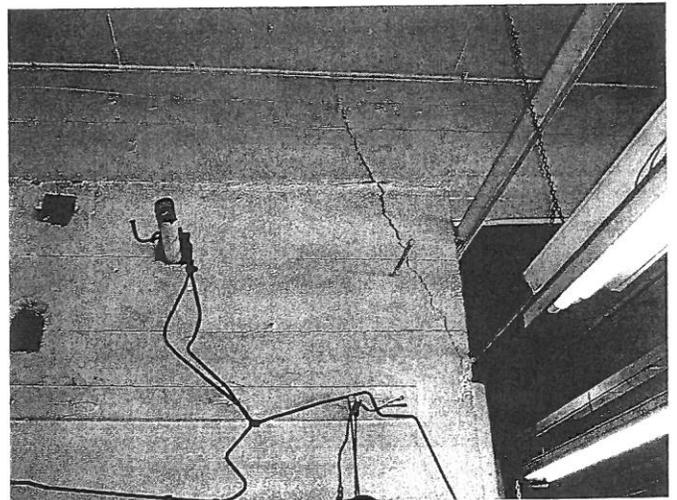
EXTERIOR CRACK IN EXPOSED CONCRETE WALL



EXTERIOR CRACK IN END WALL



INTERIOR CRACKS IN CAST-IN-PLACE CONCRETE FRAME



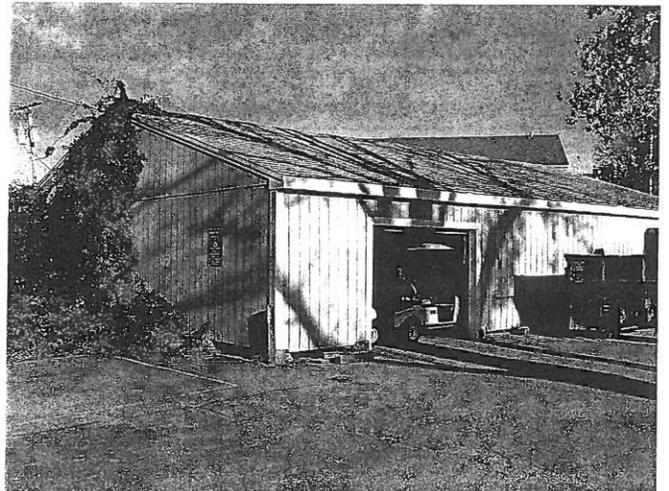
INTERIOR CRACKS IN CAST-IN-PLACE CONCRETE FRAME

MAINTENANCE BUILDING  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS

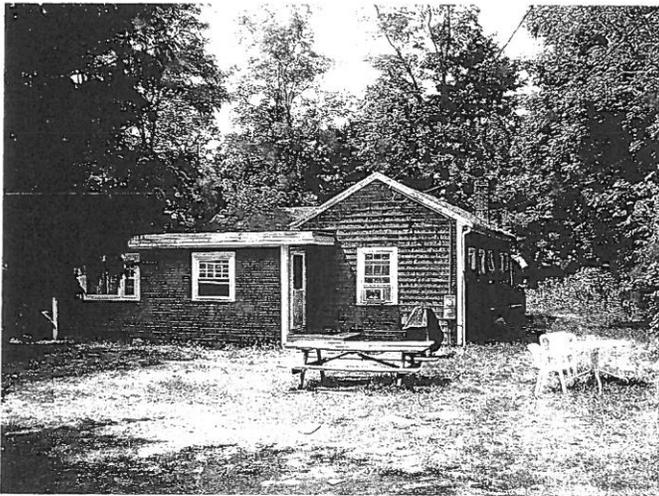




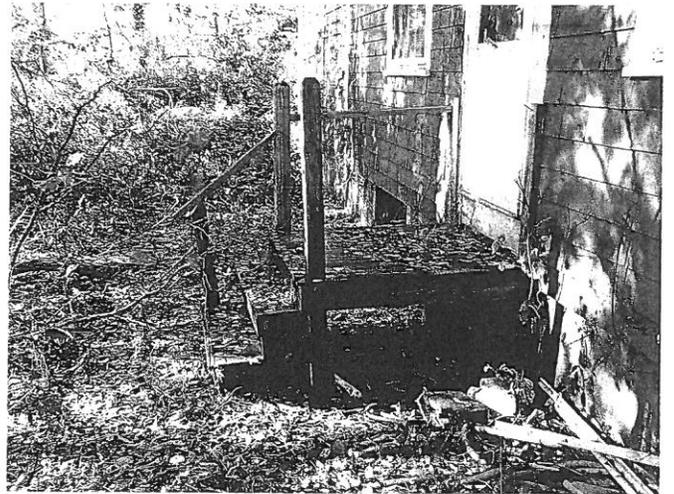
CART STORAGE BUILDING FACING CART YARD



CART STORAGE BUILDING FACING FIRST GREEN



CARETAKER'S HOUSE



CARETAKER'S HOUSE SIDE STAIR WITH MISSING RAILINGS

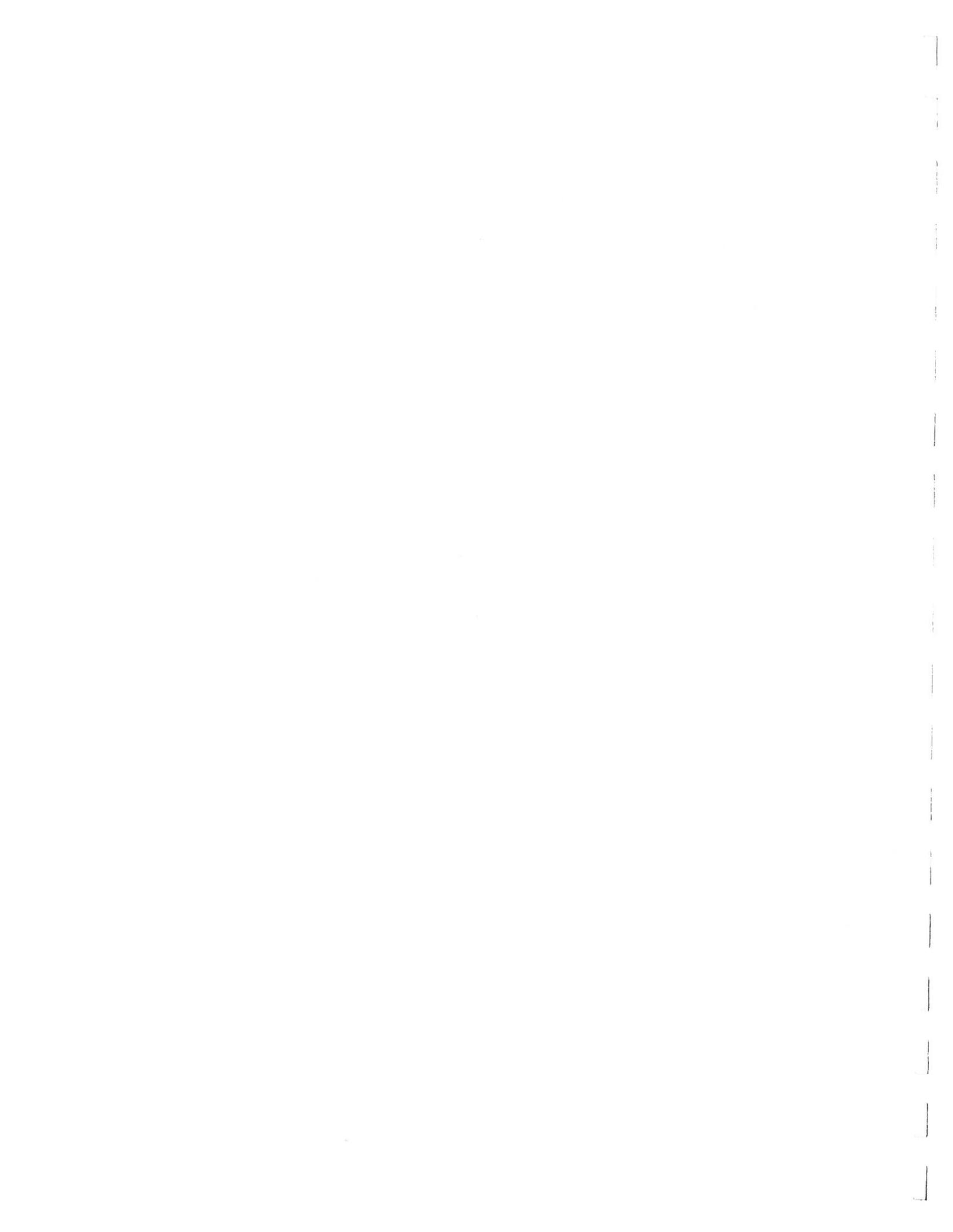


CARETAKER'S HOUSE SPLIT SIDING AND OUTDOOR OIL TANK



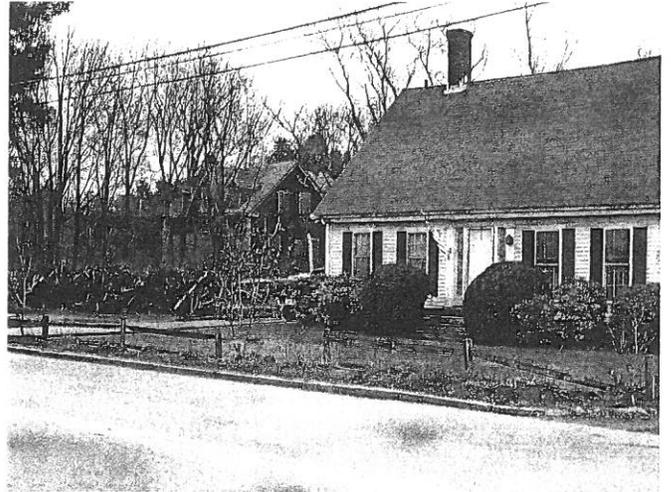
CARETAKER'S HOUSE INTERIOR

CART STORAGE      CARETAKER'S HOUSE  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS





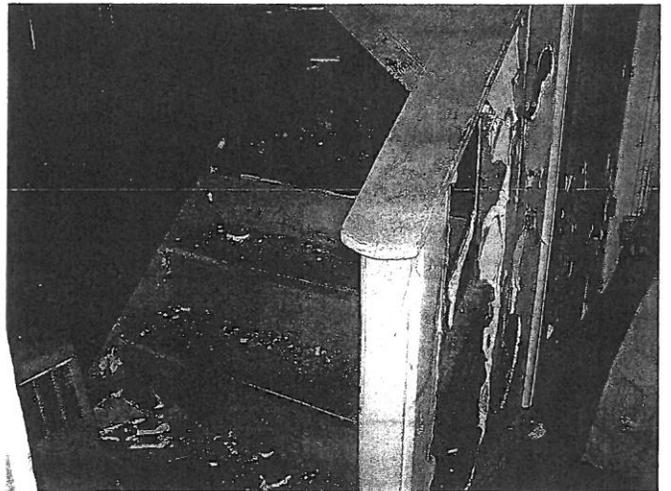
VIEW FROM SOUTH STREET



HISTORIC STREETScape CONTEXT



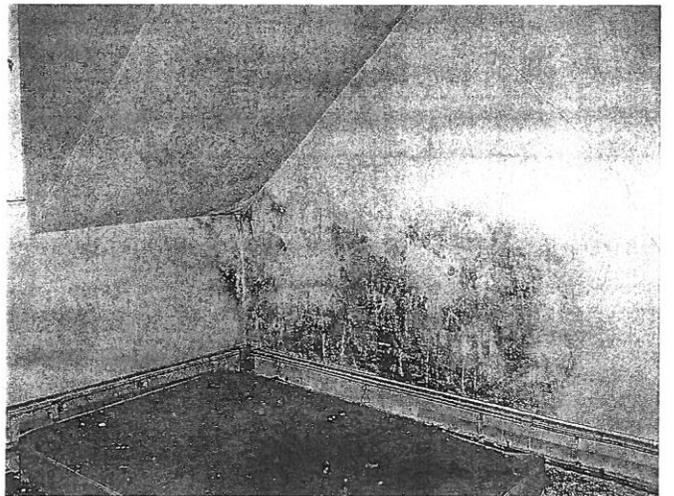
FIRST FLOOR INTERIOR



FIRST FLOOR STAIRWAY



SECOND FLOOR INTERIOR



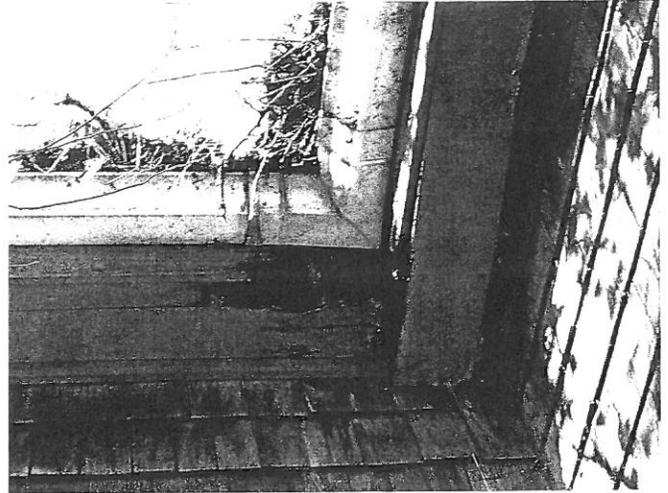
SECOND FLOOR BEDROOM WITH MILDEW GROWTH

ABANDONED HOUSE  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS





OVERGROWTH IN LATE SUMMER



DETERIORATE ROOFING EAVE AND TRIM



OVERGROWTH CLOGGING GUTTERS AND ROOF VALLEYS



TREES GROWING TOO CLOSELY TO BUILDING



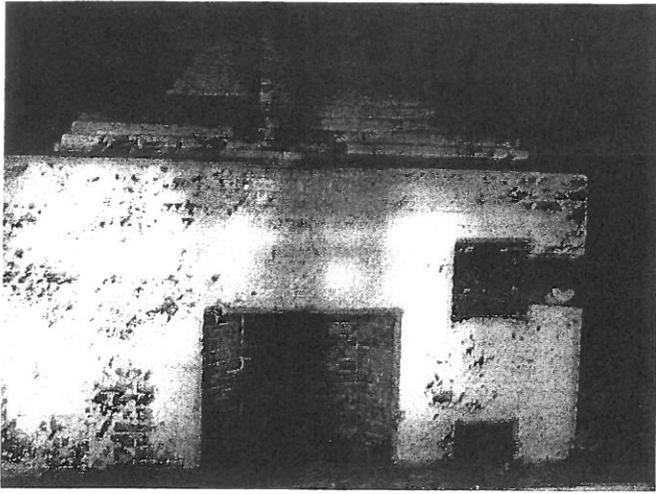
TREES GROWING IN CLOSE PROXIMITY TO FOUNDATION



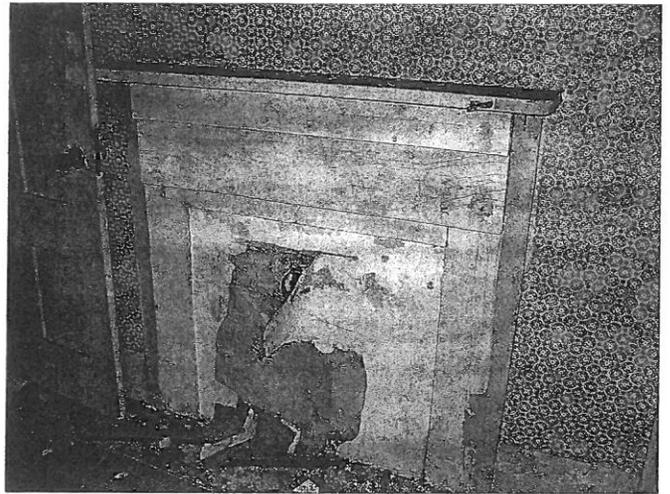
FOUNDATION GRANITE APPEARS LEVEL AND STABLE

ABANDONED HOUSE  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS

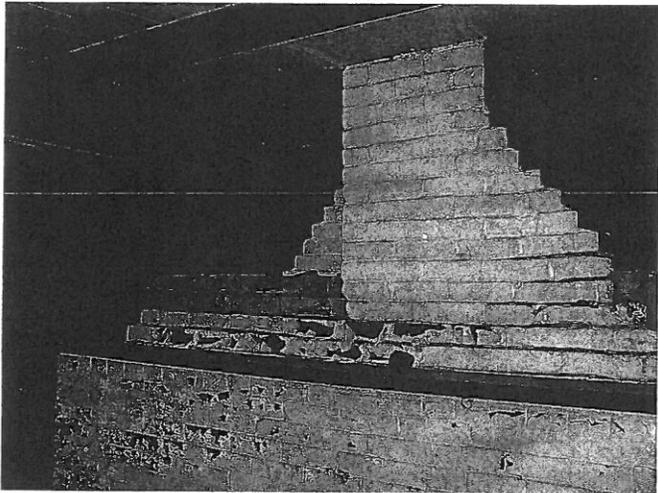




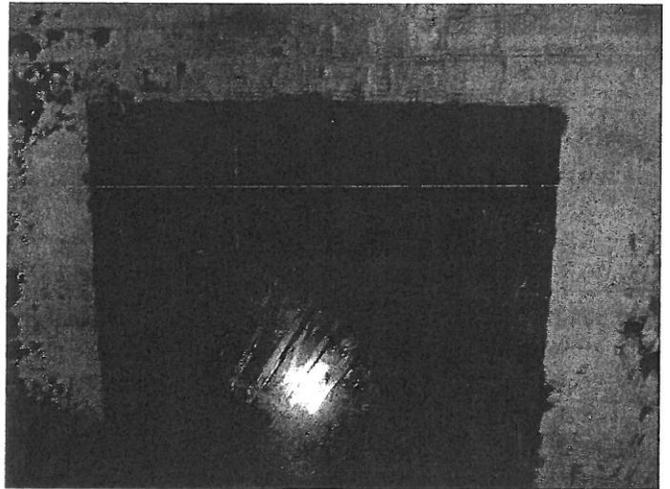
FIRST FLOOR FIREPLACE – OVERALL VIEW



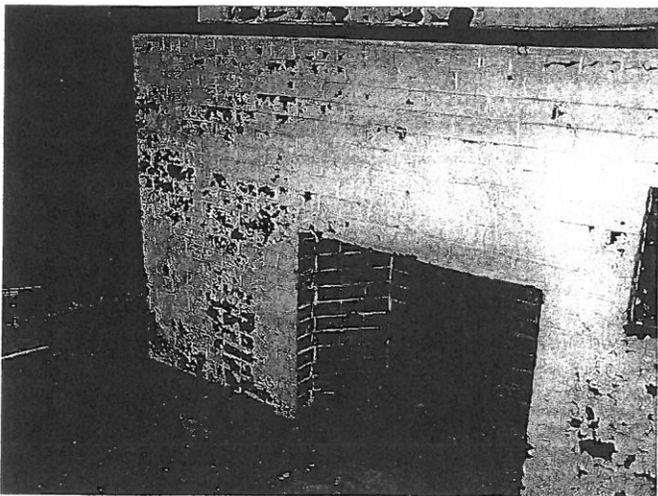
SECOND FLOOR MANTLE



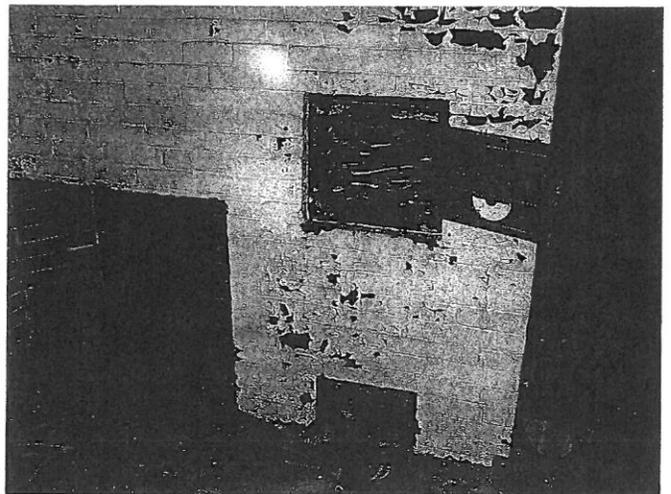
FIRST FLOOR FIREPLACE – DETAIL TOP



FIRST FLOOR FIREPLACE – MAIN HEARTH

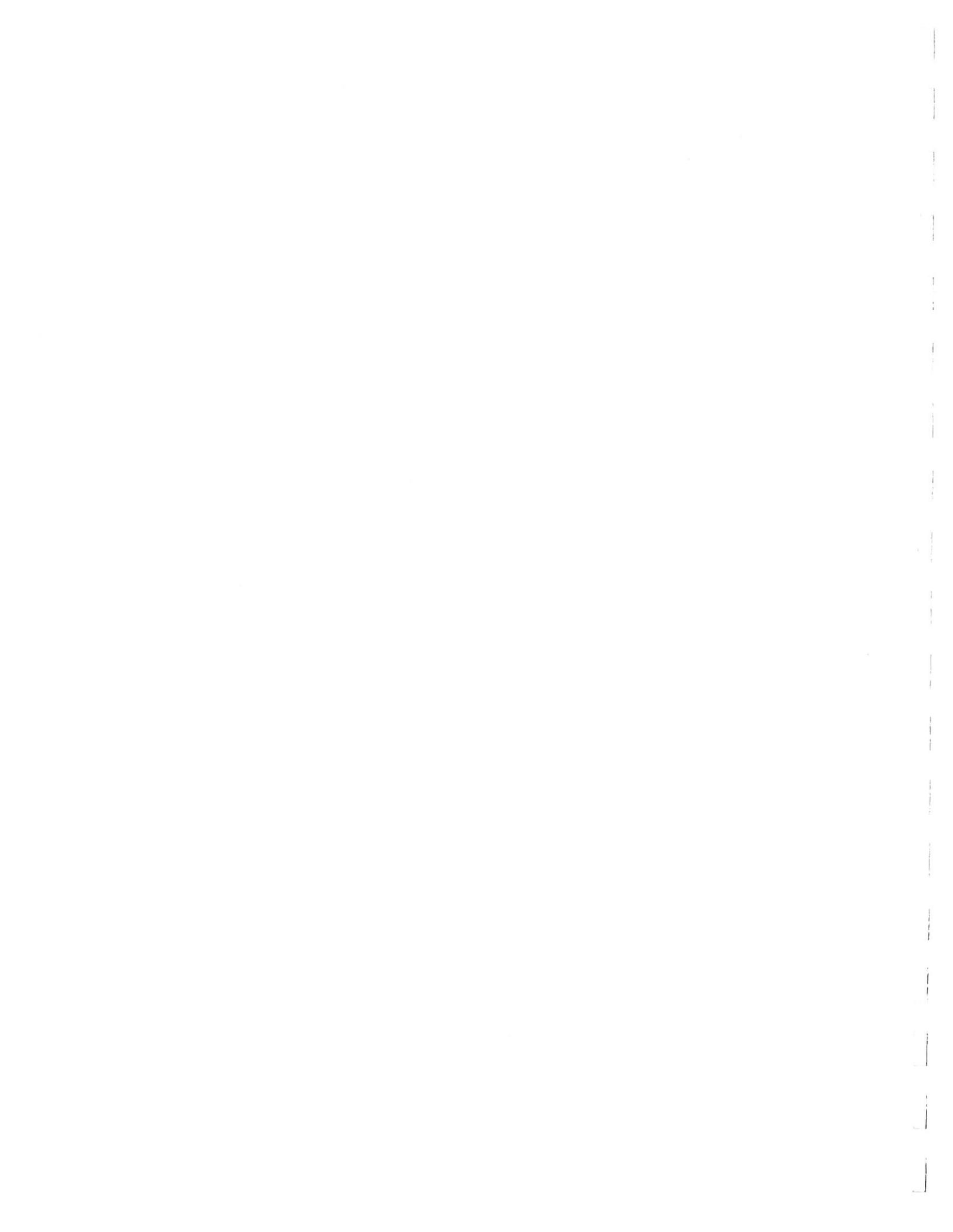


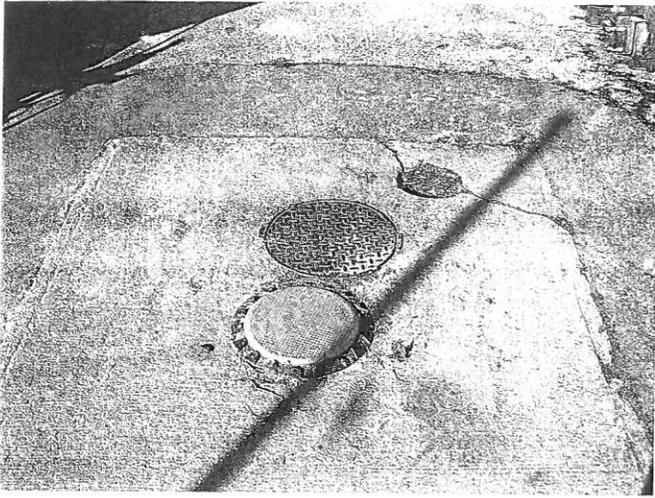
FIRST FLOOR FIREPLACE – DETAIL LEFT



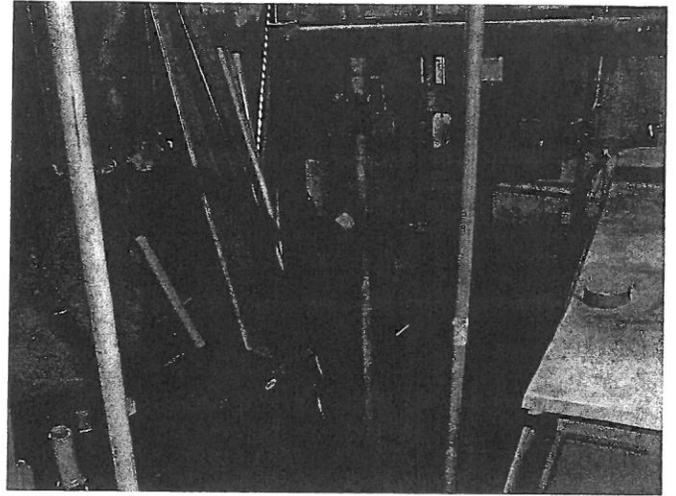
FIRST FLOOR FIREPLACE – DETAIL RIGHT

ABANDONED HOUSE  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS

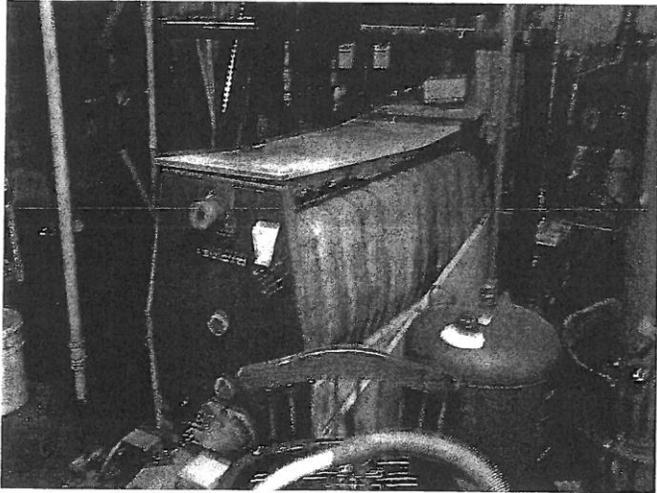




UNDERGROUND GASOLINE STORAGE TANK



BOILER - HEAT ZONE CONTROLS



MAIN BOILER - CLUB HOUSE



WATER HEATER - CLUB HOUSE



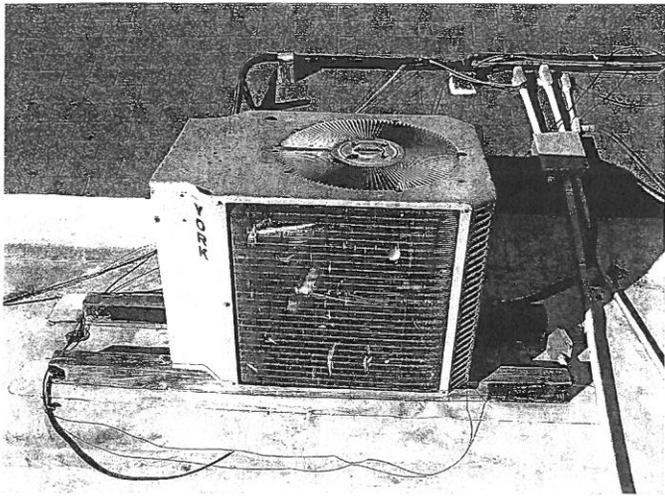
AIR CONDITIONER CONDENSING UNITS



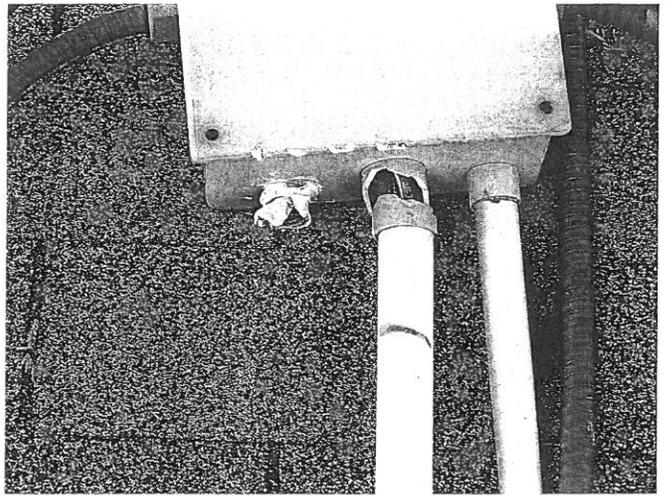
ROOF DRAIN

MECHANICAL EQUIPMENT  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS

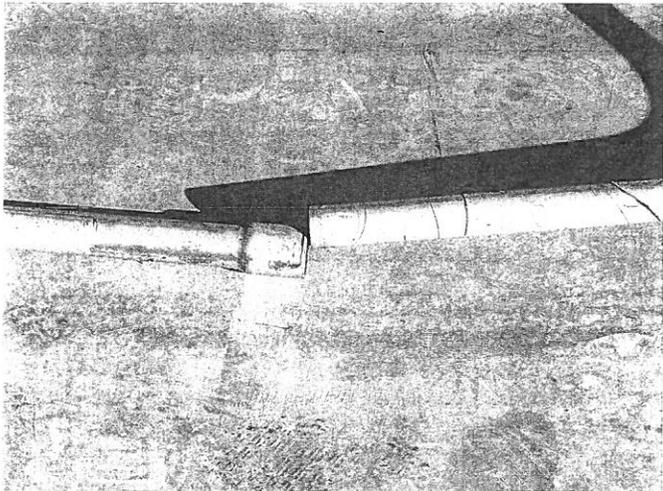




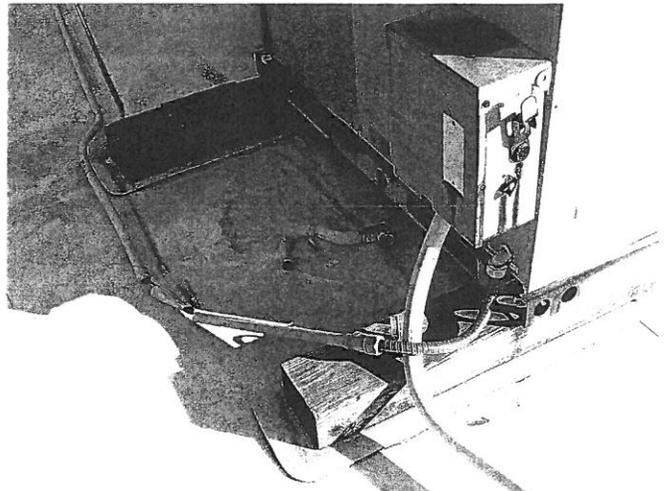
MISCELLANEOUS ELECTRICAL



DAMAGED ELECTRICAL FEED



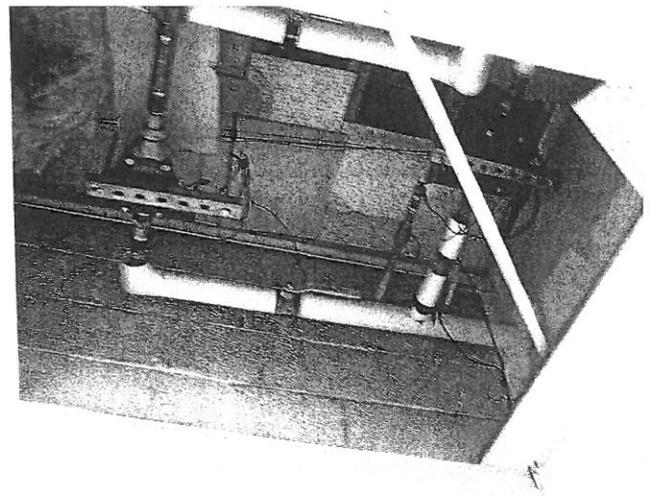
BROKEN ELECTRICAL CONDUIT



DAMAGED ELECTRICAL AND CONDENSATE DRAIN



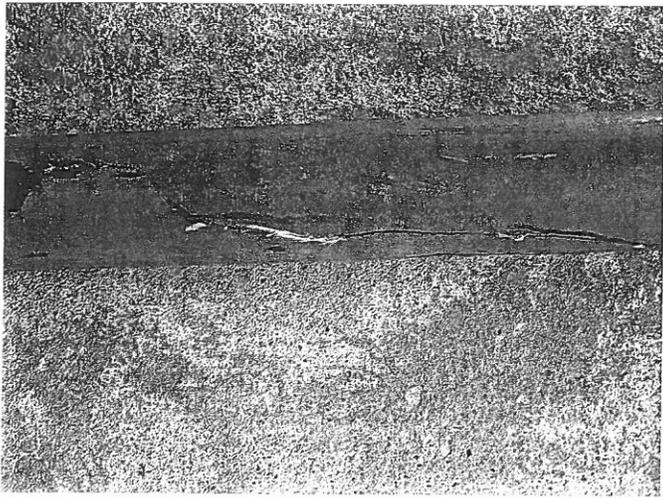
GAS METERS



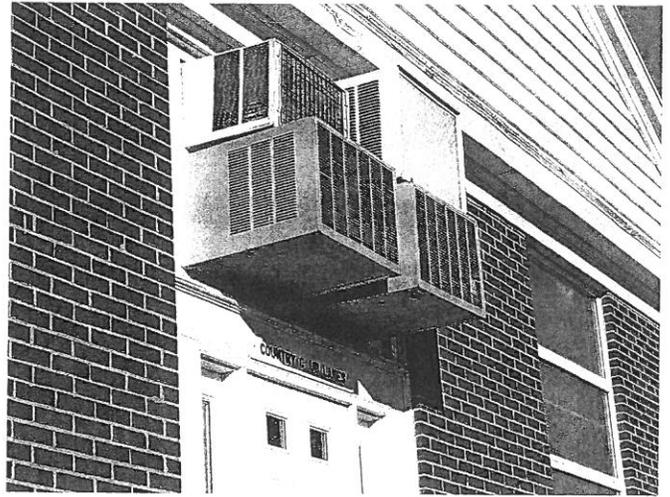
WATER METERS

MECHANICAL EQUIPMENT  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS

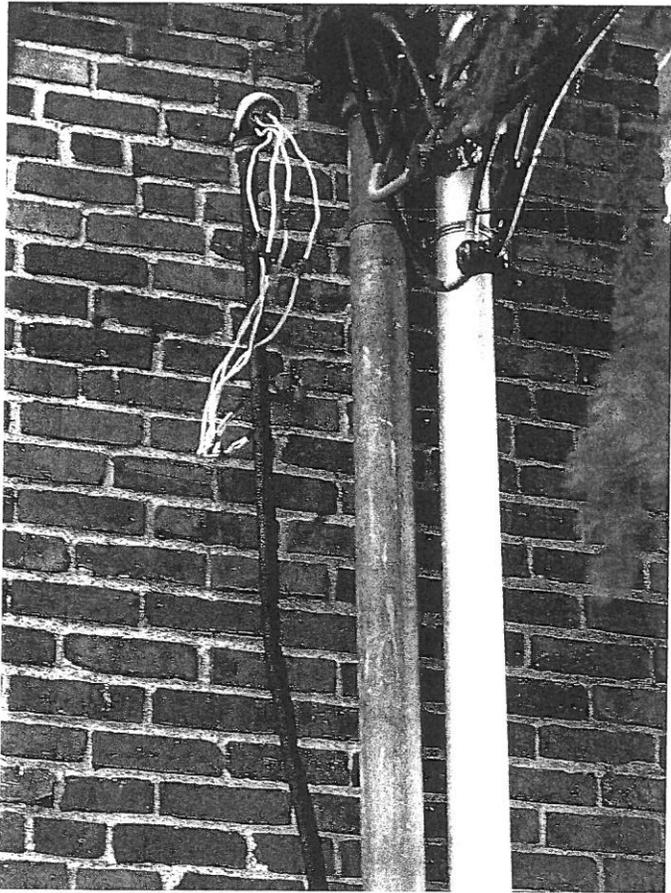




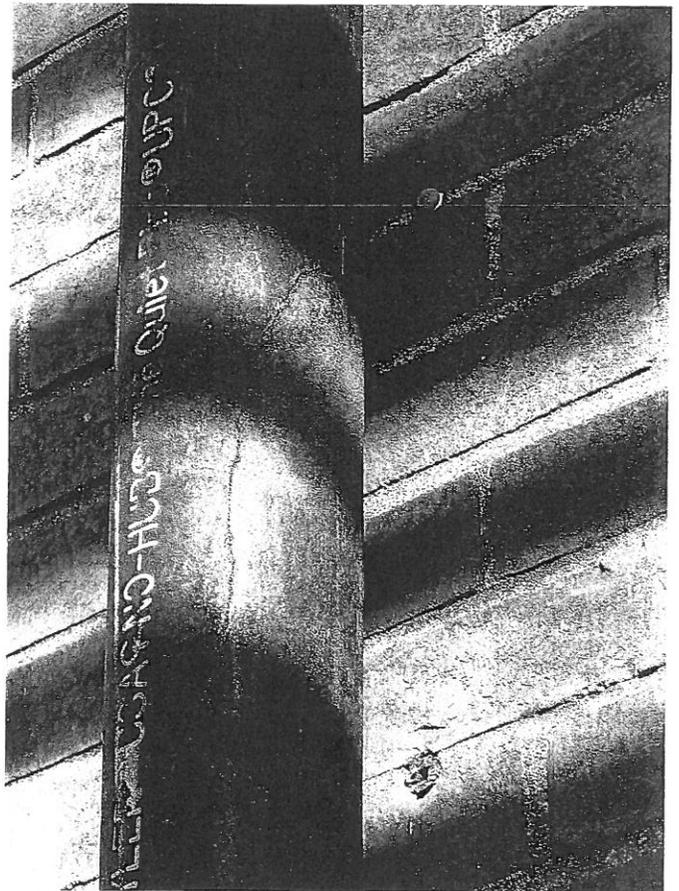
DAMAGED ROOF DRAIN



SUPPLEMENTARY AIR CONDITIONING AT BOWLING ALLEY



ABANDONED TELCO SERVICE



DAMAGED ROOF DRAIN

MECHANICAL EQUIPMENT  
SOUTH SHORE COUNTRY CLUB  
HINGHAM, MASSACHUSETTS



**APPENDIX C**

**MECHANICAL EQUIPMENT INVENTORY**

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## MECHANICAL EQUIPMENT INVENTORY

### Domestic Hot Water

#### Mechanical Room adjacent to Kitchen

- Boiler  
Manufacturer – “Thermific Boiler” by Patterson – Kelley Co.  
Natural Gas fired  
Model # - D-700  
Serial # - 0298034P  
700,000 BTU's Input / 534,000 BTU's output
- Storage Tank  
Manufacturer – Wessels Company  
Model # - GA 200 VJC  
200 gallon capacity

The unit is in good condition overall; however, there were several fittings and valves observed to be badly corroded or broken. The water temperature (thermometer) at the related mixing valve was broken and missing.

#### Storage Room (adjacent to Conference Room)

- Water Heater  
Manufacturer – A. O. Smith  
Model # - BT 80 230  
Serial # - MA94 – 0316645 – 230  
75,000 BTU's / Hr.  
Natural Gas fired.

The unit is in good condition.

### Heating and Cooling

Observed systems:

#### Mechanical Room adjacent to Kitchen

- Primary Boiler  
Manufacturer – Pensotti  
Model # - R3 – 164  
Serial # - 1530118

#### Air Handler and Heating system in Bowling Alley portion of building



**South Shore Country Club**  
Engineering Facility Study  
Mechanical Equipment Inventory

The air conditioning (2 zones) condensing units are located on the roof and are discussed below. In addition, there are four window air conditioning units mounted through the wall above the exit doors near the counter.

- Air-Handler:  
Manufacturer – Trane  
Dated 1986
  
- Duct Furnace:  
Manufacturer – Trane  
Model # - GSNC040CEC10H20  
Serial # - A89B07270  
208 v / 1 phase                      Natural gas fired  
400,000 BTU's input / 304,000 BTU's output

The unit appeared to be in fair condition.

Storage Room behind bar – first floor

- Air Conditioning Unit – Unit # 13  
Manufacturer - Carrier  
Model # - FB4ANF060  
Serial # - 1301A73936  
208 / 230 v / 1 phase  
Refrigerant - R-22

Unit appeared to be in good condition.

Closet near front entry vestibule – main dining hall

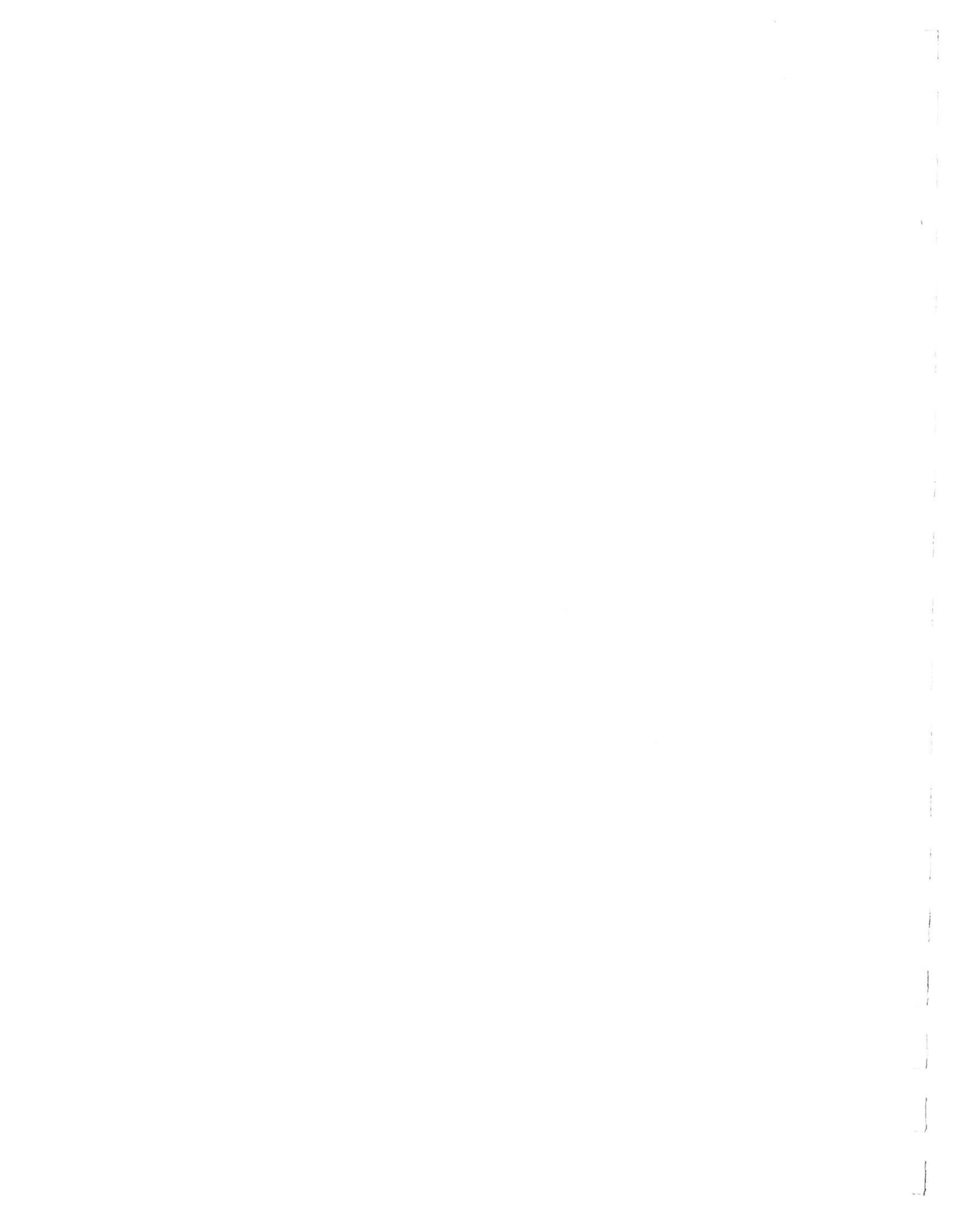
- Air Conditioning Unit – Unit # 12  
Manufacturer - Carrier  
Model # - 40QB062300  
Serial # - 3088H00091  
208 / 230 v / 1 phase  
Refrigerant - R-22

Unit appeared to be in good condition.

Closet in coat storage – adjacent to upstairs lobby

- Air Conditioning Unit – Unit # 2  
Manufacturer - York  
Model # - N2AHD – 20A066  
Serial # - MHVS 411641  
208 /230 v / 1 phase  
Refrigerant - R-22

Unit appeared to be in good to fair condition.



**South Shore Country Club**  
Engineering Facility Study  
Mechanical Equipment Inventory

There are several roof top mounted or outdoor Air Conditioning units (RTU's) located on the premises:

Two RTU's located at the side of the building outside of the Mechanical Room.

- Air Conditioning Unit – Condensing Unit  
Manufacturer – Carrier  
Model # - 38TGO60510  
Serial # - 2589E61859  
208 / 230 v / 3 phase  
Refrigerant - R-22

The unit appeared to be in good condition.

- Air Conditioning Unit – Condensing Unit  
Manufacturer – Carrier  
Model # - 38CKC060520  
Serial # - 1501E28230  
208 / 230 v / 3 phase  
Refrigerant - R-22

The unit appeared to be in good condition.

RTU – 3 located on roof above entry vestibule of main dining hall

Manufacturer - York  
Model # - tag not legible

Unit appeared to be in fair condition, condensate drain was broken off, and T-stat wiring and conduit was broken and laying on roof. Armaflex pipe insulation needs replacement.

Two small RTU's located on front portion of flat roof above dining hall

Manufacturer - York  
Model # - tags not legible

Units appeared to be in fair condition with T-stat wiring and misc. power wiring and conduit broken lying on the roof near the units. Armaflex pipe insulation needs replacement.

Two RTUs located on the upper flat roof over the dining hall

Manufacturer - York  
Model # - tag not legible

Unit appeared to be in fair condition; however, the thermostat wiring is lying on the roof and is in poor condition.

Small RTU located on flat roof over entrance door to lounge, adjacent to kitchen loading area.

No Manufacturer tag on unit, looks like a Carrier



**South Shore Country Club**  
Engineering Facility Study  
Mechanical Equipment Inventory

Model # - 593CJ018 – B  
Serial # - 3494E10495  
208 / 230 v / 1 phase  
Refrigerant - R-22

Unit appeared to be in good condition. The cover plate for the electric service switch is missing and the Armaflex pipe insulation needs replacement.

RTU – 1 located on lower flat roof above lounge

Manufacturer - Lennox  
Model # - CHA15 – 653 –3Y  
Serial # - 5489C02172  
208 / 230 v / 3 phase  
Refrigerant - R-22

Unit appears to be in good condition.

RTU located on ledge of lower roof above lounge

Manufacturer - Carrier  
Model # - 38TG060510  
Serial # - 3189E15837  
208 / 230 v / 3 phase  
Refrigerant - R-22

Unit appears to be in good to fair condition. The wiring is in poor condition and the Armaflex pipe insulation needs replacement.

RTU on flat roof (valley) over offices and locker rooms

Manufacturer - Trane  
Model # - Tag not legible

Unit appears to be in good condition.

Two RTU's on flat roof (Valley) over offices and Locker Rooms (at front of building)

1<sup>st</sup> Unit - Manufacturer - Trane  
This unit appears to be serving Bowling alley air handler in attic.  
Model # - Tag not legible

Unit appears to be in good condition.

2<sup>nd</sup> Unit -Manufacturer - Trane  
This Unit is located at front of building  
Model # -TT A060C300A0  
Serial # - L3057W5FF  
208 /230 v / 3 phase  
Refrigerant - R-22

Unit appears to be in good condition.

**Exhaust Hoods**



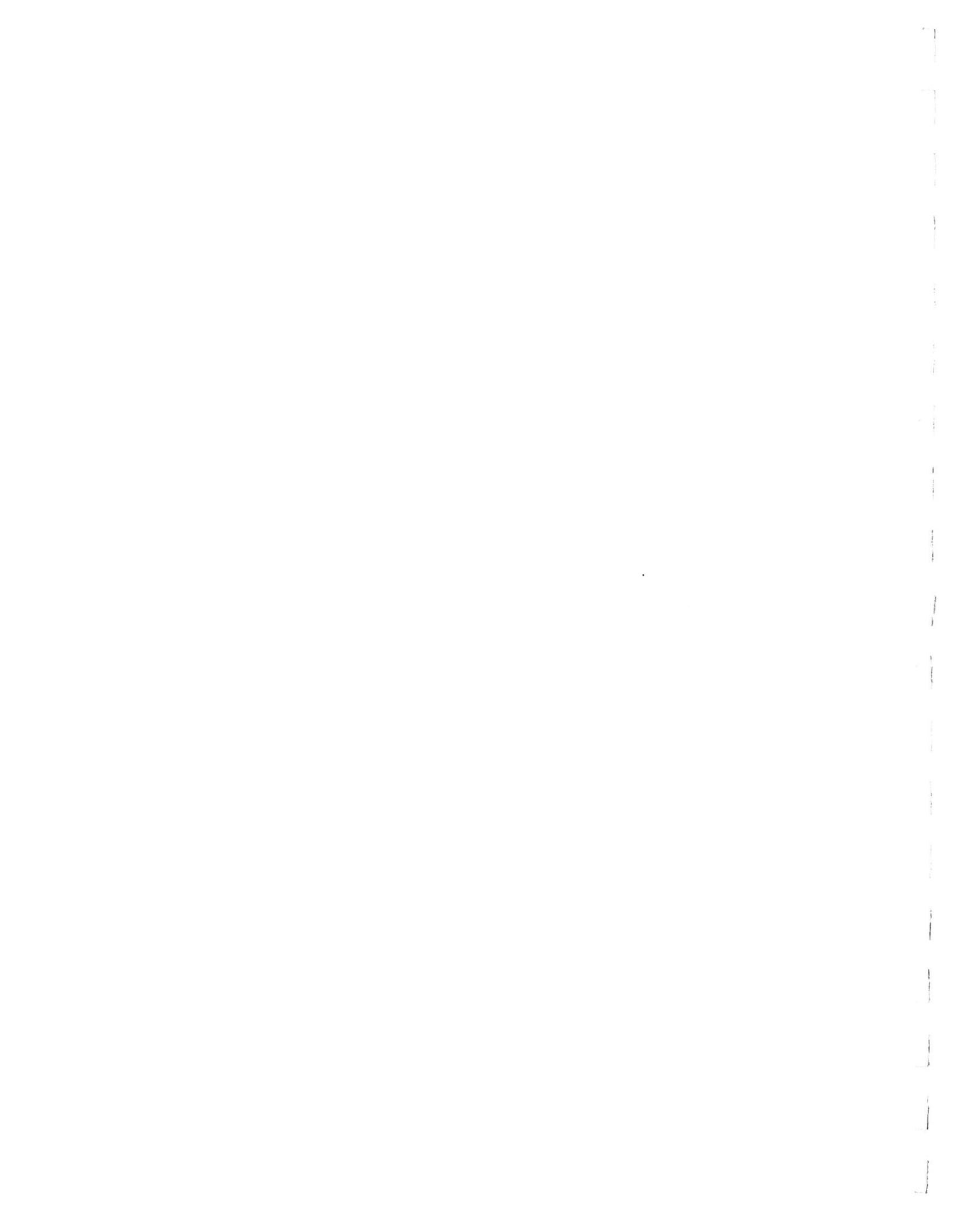
**South Shore Country Club**  
Engineering Facility Study  
Mechanical Equipment Inventory

Kitchen Exhaust Hood – Seidman  
Equipped with Ansul fire suppression system  
Last inspected - 3/30/05  
Last serviced – Sept. 05

Kitchen Exhaust Hood – Captive Air  
Equipped with Ansul Fire suppression system  
Last inspected – 3/30/05  
Last serviced – Sept. 05

Grill Exhaust Hood (located in Dining hall)  
Equipped with Ansul Fire suppression system  
Last inspected – 3/30/05  
Last serviced – Sept. 05

Note: Exposed wiring should be cut back and capped off properly.



**APPENDIX D**

**TOWN RECORD DOCUMENTS**



complets + Return with

070-014

\$ 3.00

TOWN OF HINGHAM

ck. def  
5/5/70

BOARD OF SEWER COMMISSIONERS  
7 East Street, Hingham, Mass.

APPLICATION FOR SEWER CONNECTION  
By Licensed Drainlayer

274  
South  
St

House Number, 274 Lot Number, ..... South ..... Street

Between, ..... St. and, ..... Street

Owner, ..... Quina Corporation

Address, 274 South ..... St. Hingham ..... City

PLEASE CHECK ITEMS BELOW:

New Sewer Connection <input checked="" type="checkbox"/>	Repair or Replacement of old Sewer Connection <input type="checkbox"/>
Sidewalk to be Broken <input type="checkbox"/>	
Tunneled <input type="checkbox"/>	
Kind of sidewalk Concrete <input type="checkbox"/>	Grass Other..... Specify
Street Pavement to be Broken <input checked="" type="checkbox"/>	Tunneled <input type="checkbox"/> Undisturbed <input type="checkbox"/>
Kind of Pavement Oil <input type="checkbox"/>	Bit. Conc. <input checked="" type="checkbox"/> Other.....

Work to start... May 4, 1970 ..... Work to be completed, May 15, 1970 .....  
(date) (date)

If a street or sidewalk opening is necessary, applicant must comply with provisions of Town By-Laws governing STREET OPENINGS (note requirements re barricades, lanterns, backfilling, and surface restoration).

Apply at Selectmen's Office for permit to open Town Way. Apply at Massachusetts Department of Public Works office at Middleboro for permit to open State Highway.

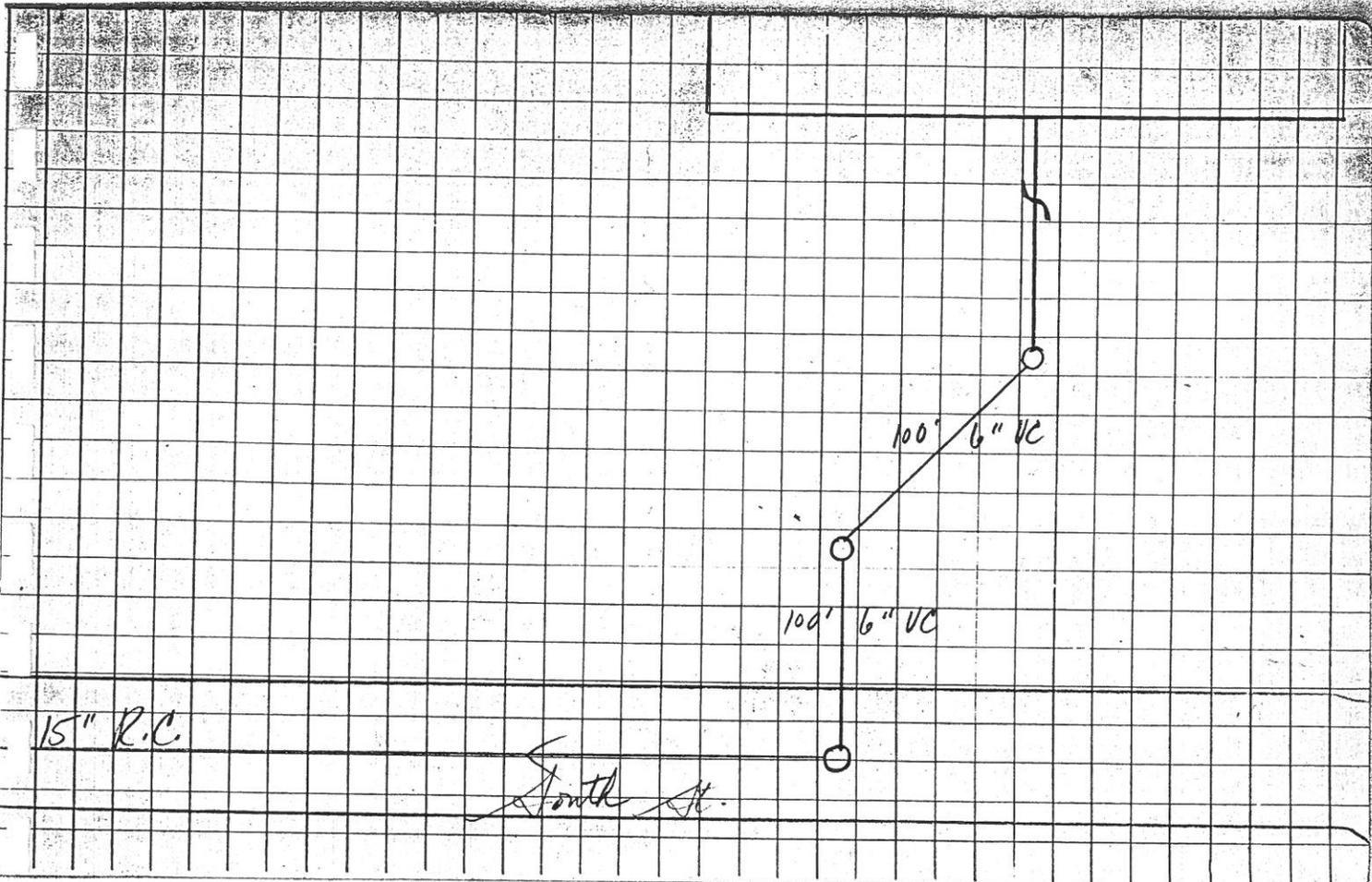
I will have all work inspected by an authorized representative of the Board of Sewer Commissioners

Signature, Edward S. Klyger, Jr. ..... License No. ....  
Licensed Drainlayer

Address, 55 Elmwood Park, E. Braintree, Mass., 02184

Business Telephone, 843-1111 ..... Home Telephone, 335-4014







# TOWN OF HINGHAM

OFFICE OF THE SEWER COMMISSION

FYI  
COPY

John M. Brandt  
Michael A. Salerno  
Mark N. White



To: South Shore Country Club  
274 South Street  
Hingham, MA 02043  
Re: Sewer back-up on June 4, 2003

June 19, 2003

During routine inspections, it was discovered that the manhole on the Country Club property located along the side of South Street that connects the Country Club to the municipal sewer system was completely blocked with grease.

You were notified of a similar instance in the same location on September 22, 2000 and were advised of the importance of using and maintaining your grease recovery unit the way that it was designed.

You were also advised that due to the number of sewer connections in Hingham, the Sewer Department assumes responsibility at the street line.

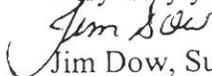
Any work that needs to be done, other than work in the street or to the street line, is the responsibility of the property owner.

We performed the work necessary to alleviate the problem the last time; this time we were unable to clear the obstruction ourselves and were forced to call in an outside contractor. I have enclosed the bill for your payment.

I would also like to be provided with a copy of the manifest slip from the last time the grease recovery unit was emptied and/or cleaned.

If you have any questions regarding this or any other issue, feel free to contact this office.

Very truly yours,

  
Jim Dow, Supervisor  
Hingham Sewer Dept.

enclosed: copy of letter dated 9/22/2000

CC: Hingham Conservation Commission  
Hingham Board of Health

R:/Jims/letters/SSCC 6-19-03





# TOWN OF HINGHAM

## OFFICE OF THE SEWER COMMISSION



John M. Brandt  
Michael A. Salerno  
Mark N. White

To: South Shore Country Club  
274 South Street  
Hingham, MA 02043  
Re: Sewer back-up on Sept. 19, 2000

September 22, 2000

After receiving a telephone call at the office on Tuesday from the resident at 262 South Street, I went to investigate a sewer odor in the area.

Upon arrival, I observed liquids overflowing from the sewer manhole in the front left yard of the Country Club near the big pine trees.

I then checked the manhole downstream, which is located along the side of South Street. The entire manhole, including the line that connects the Country Club to the municipal sewer system was completely blocked with grease.

We removed two 5-gallon pales full of grease from the manhole before we used our gasoline drain-cleaning machine to break through a tough grease blockage approximately 12 feet from the manhole, on the Country Club property.

Please understand how important it is to use and maintain your grease recovery unit the way that it was designed. Not operating the unit or not cleaning the recovery basket regularly could cause your unit to malfunction and lead to the same type of problem that occurred on Tuesday.

You should also understand that due to the number of sewer connections in Hingham, the Sewer Department normally assumes responsibility at the street line. Any work that needs to be done, other than work in the street or to the street line, is normally the responsibility of the property owner. Due to the location of the flooding in relation to access to the Town Brook, we performed the line maintenance and cleaning Tuesday so the situation wouldn't become any worse while waiting for a private contractor to come to do the task.

To prevent this type of incident from happening again within the Town, the Sewer Department will be conducting periodic grease recovery unit inspections. You may also be asked to provide a copy of the manifest slip from the last time the recovery unit was emptied or cleaned.

If you have any questions regarding this or any other issue, feel free to contact this office. Very truly yours,

Jim Dow, Foreman  
Hingham Sewer Dept.

CC: Hingham Conservation Commission  
Hingham Board of Health

R:/Jims/letters/SSCC 9-22-00





Aquarion Water Company  
of Massachusetts  
200 Cordwainer Drive  
Suite 200  
Norwell, MA 02061  
www.aquarionwater.com

781.982.7555 phone



**AQUARION**  
Water Company

Quality Water for Life®

November 16, 2004  
621

Mr. Roger Jackson  
Town of Hingham  
Water Supply Committee  
40 Garrison Road  
Hingham, MA 02043

Re: Sample from South Shore Country Club, Hingham, MA

Dear Mr. Jackson:

Attached please find the results of a recent water sample collected from an irrigation well at the South Shore Country Club. The recent Rivers' report evaluation of the Free Street #4 pump test, stated on Page 3 that "There is a tidal influence in wells at the Country Club due West of the Free Street Wells which indicated that seawater and freshwater in this region are in close hydraulic connection." William Shrader asked me to find out if there was any data to support this statement from the golf clubs. Boston Golf and Black Rock report that no levels of sodium above fresh water levels are found in any of their irrigation wells. The South Shore Country Club did not have any data so we obtained a sample from them, ran it for specific conductance and total dissolved solids, (what gives a gross indication of mineral content and found a level of 284  $\mu$ mhos/cm and a total dissolved solid level of 184 mg/l. As a reference, ocean water has specific conductance levels of about 40,000  $\mu$ mhos/cm and total dissolved solids of 35,000 mg/l.

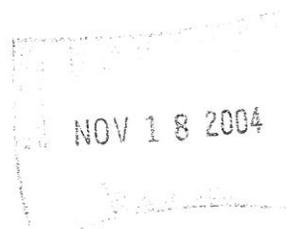
Sincerely,

  
Eileen Commene  
Manager-Utility Operations

EC/ah

Attachments

cc: Conservation Commission  
Board of Health ✓  
Tim Handrahan, South Shore Country Club

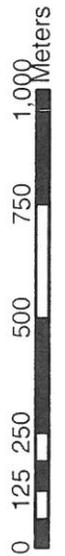


Free Street





South Shore Country Club  
Hingham, Massachusetts



Cubellis Saivet  
Associates

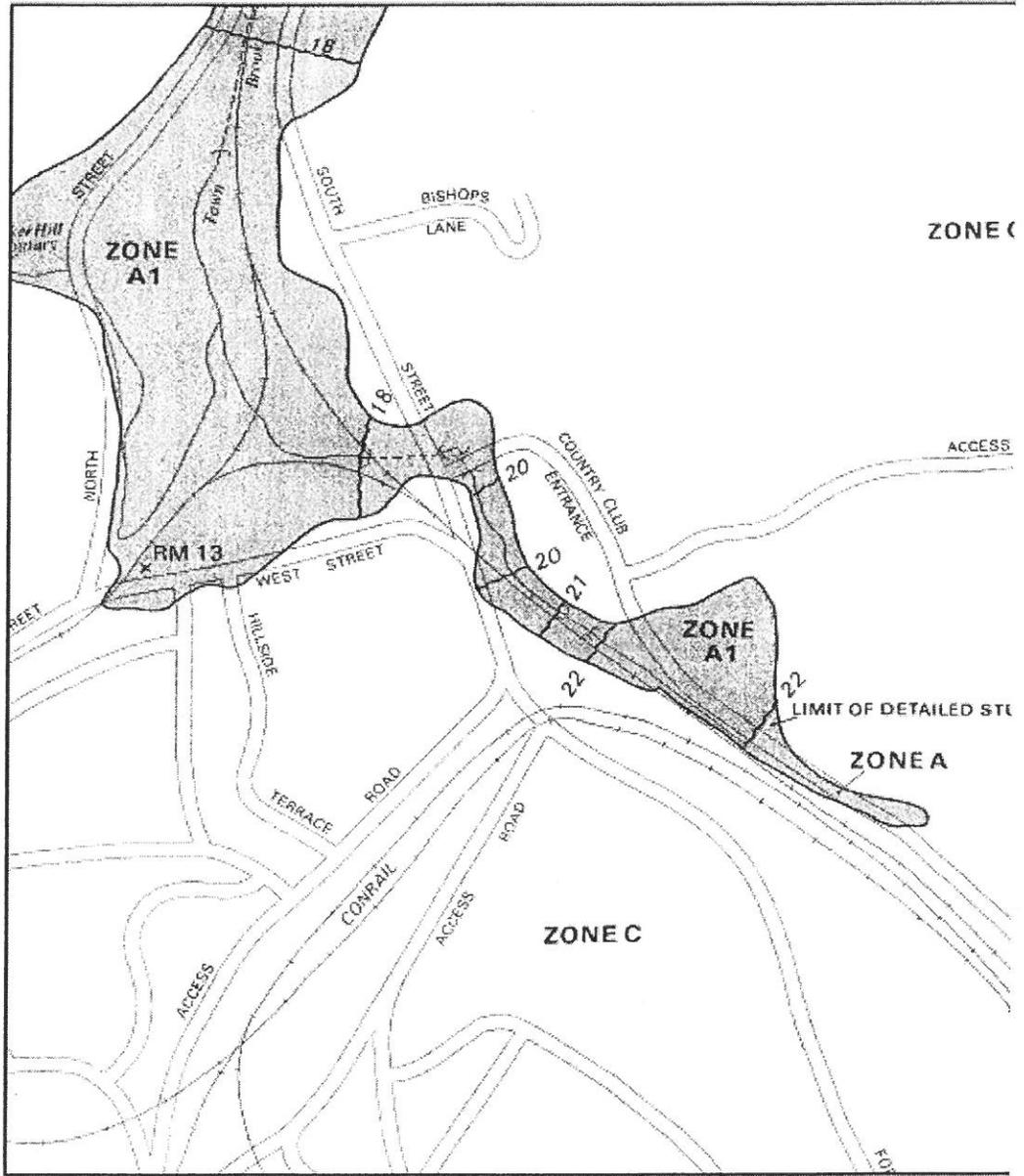


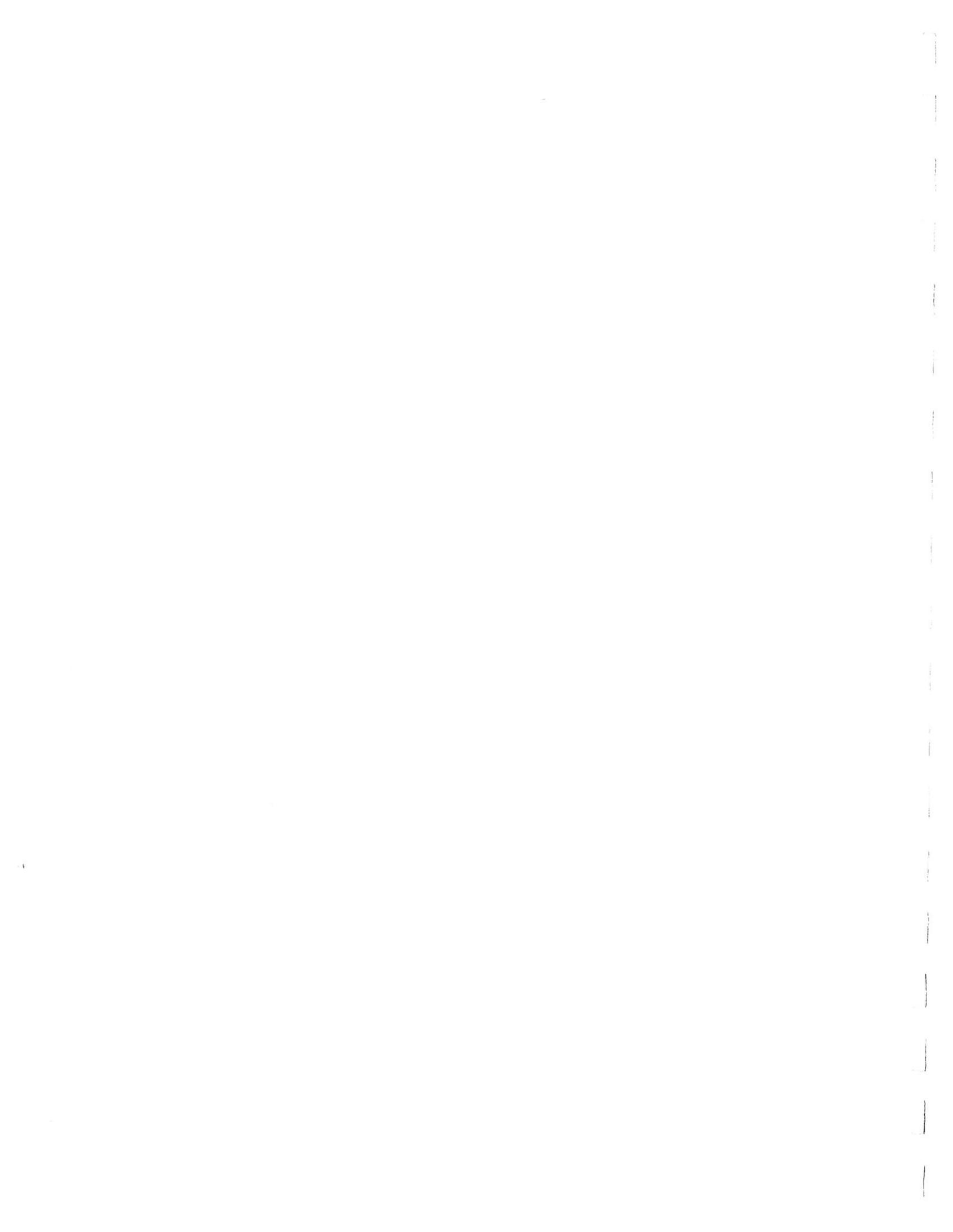
A Division of  
Cubellis Associates Inc.



FEMA MSC Viewer

Save your FIRMette  
Back

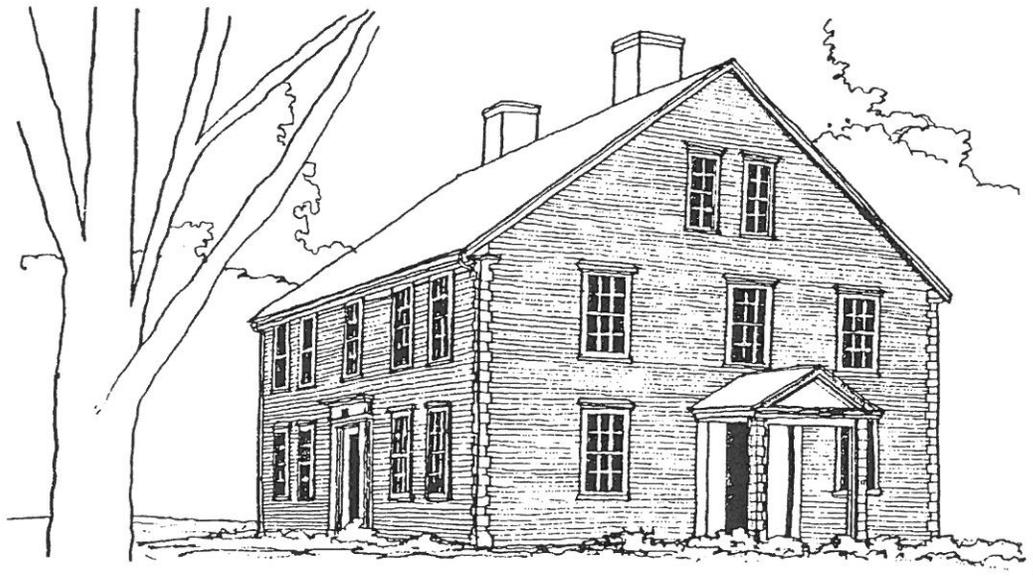




## Where the Historic Districts are Located

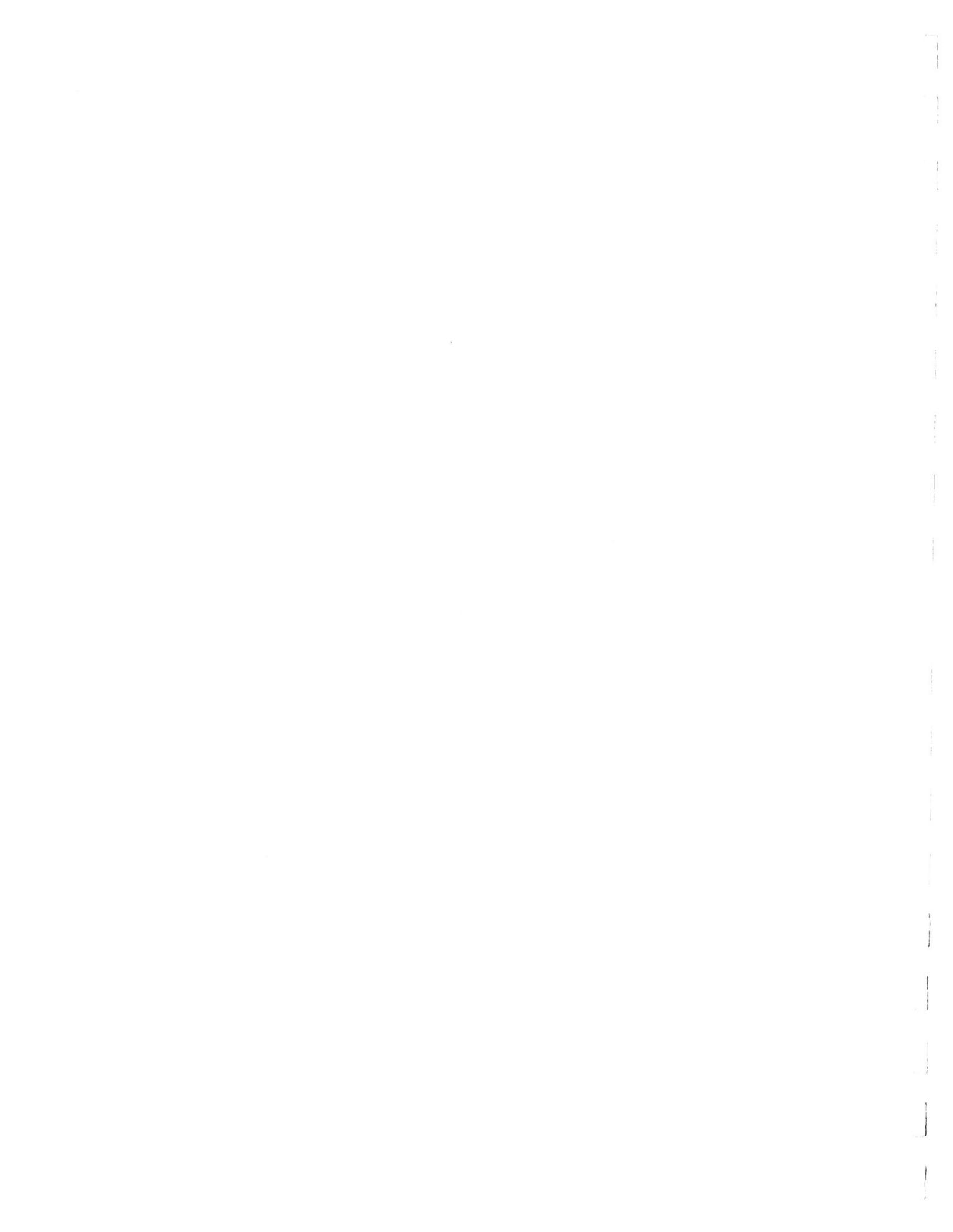
Hingham's six historic districts include many of the town's loveliest streetscapes and most interesting homes. Taken together, they comprise virtually a living museum of Hingham history from mid-seventeenth century until the present.

- **The Lincoln Historic District** (established 1966; extended 1988 and 1989). The original boundaries of the Lincoln District included 18 structures around Fountain Square, also called the Lincoln Green, and on nearby parts of North Street and Lincoln Street. Among them were the General Benjamin Lincoln Homestead (1664), a National Historic Landmark; the Old Ordinary (1688) and the New North Church (1807). Phase I of a three-part extension, approved at the 1988 Town Meeting, continued the district along North and South Streets as far as the intersection of Thaxter and Hersey Streets. Voters at the 1989 Town Meeting adopted two further extensions. Lincoln Phase II carried the district westward along North and South Streets up to and including West Street. Phase III extended the district in an easterly direction, including Cottage Street, Ship Street, Miles Road and portions of Lincoln Street, Fearing Road and North Street to the harbor, past the Rev. Ebenezer Gay House (1728) and other eighteenth-century homes and taverns.



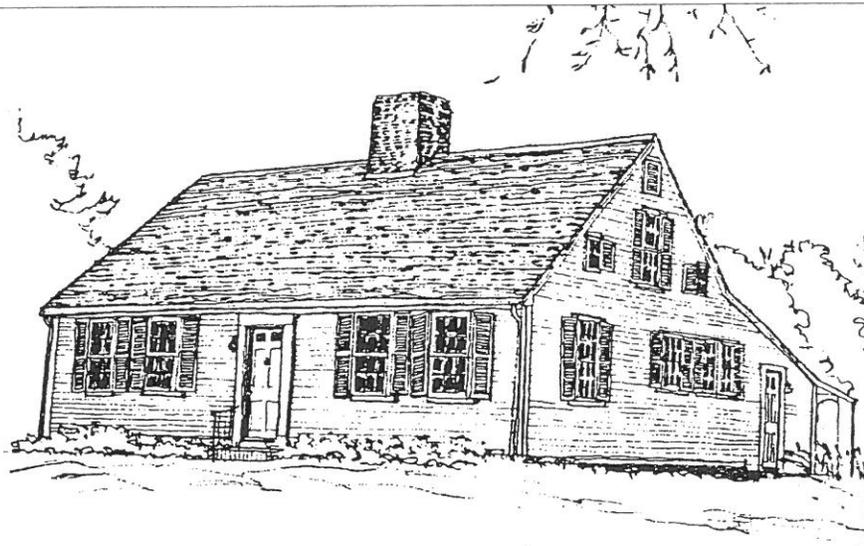
*CUSHING TAVERN (18<sup>th</sup> Century Colonial, 1746) 757 Main Street*

- **The Glad Tidings Historic District** (1975) runs along both sides of Main Street from the Second Parish Church (1742) to Cushing Street, the area commonly known as Glad Tidings Plain. The district is rich in history, folklore and architectural



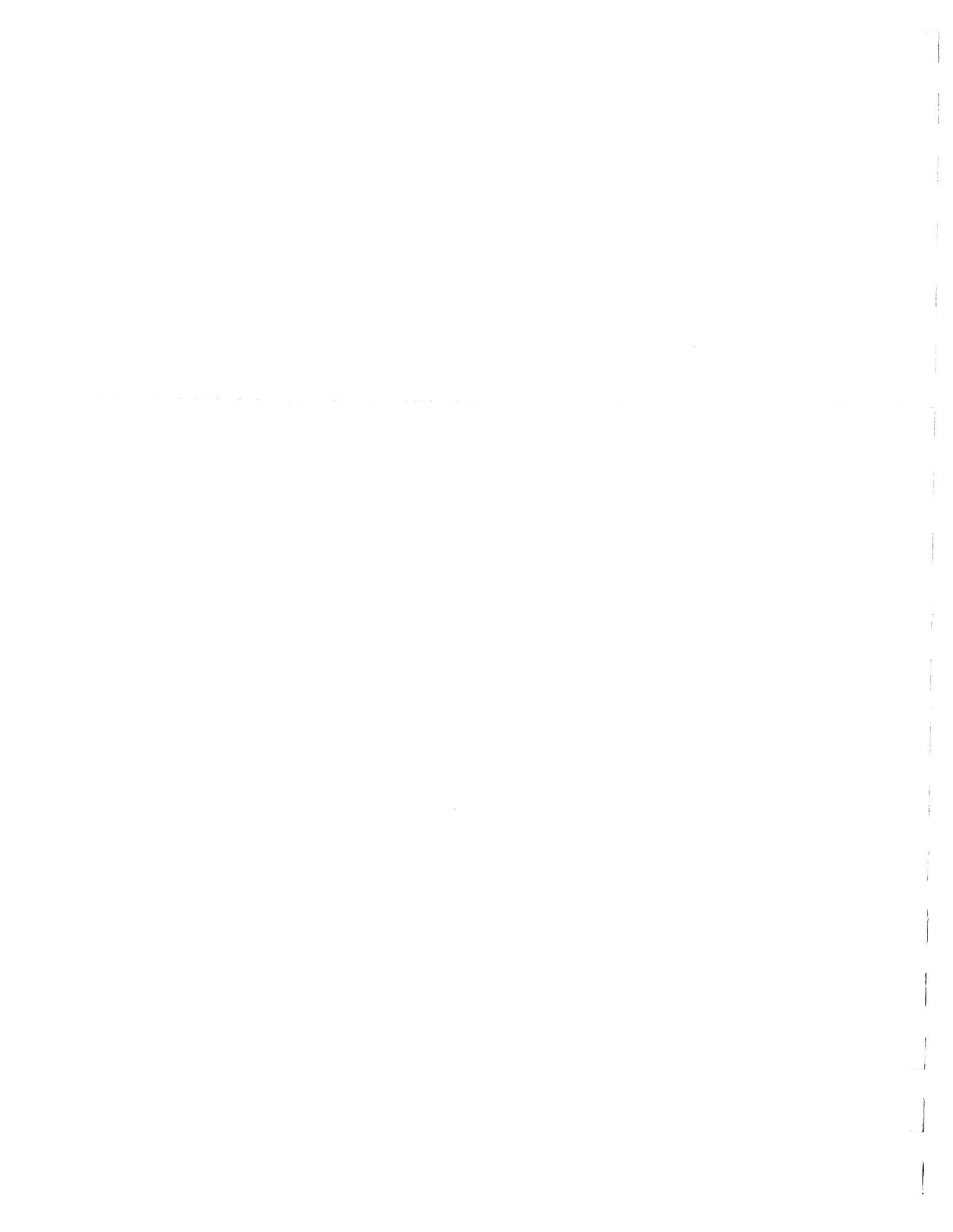
interest. Three-quarters of the structures date from the seventeenth, eighteenth and early nineteenth centuries, including the Theophilus Cushing House (1687), the Rev. Daniel Shute House (1745) and the Cushing Tavern (1746).

- **The Tower-Wilder Historic District** (1987 and 1988) abuts the Glad Tidings District at the Second Parish Church and follows Main Street north past Wilder Memorial Hall, over Wilder's Bridge, past the famed Rainbow Roof House and across the Tower Brook to the Tower Homestead (1664). It takes its name from two of Hingham's earliest families, whose descendents continue to occupy homes within the district.
- **The Liberty Plain Historic District** (1988) helps to preserve a significant portion of Main Street in South Hingham. To the north it begins at the intersection of Prospect and Main Streets and includes numerous homes of the Gardner, Loring and Whiton families from the eighteenth and early nineteenth centuries. It ends to the south at the Enoch Whiton House (1680). The district includes the Liberty Plain Cemetery, where many of the early settlers are buried.



*THOMAS GARDNER HOUSE (Cape Cod, 1754) 995 Main Street*

- **The Bachelor's Row/Pear Tree Hill Historic District** (1988) embraces several Hingham landmarks and stately homes from the eighteenth and nineteenth centuries. Beginning at Old Derby Academy (1818), the district continues southerly along Main Street past the Old Ship Church (1681), a National Historic Landmark, to the intersection of Garrison Road at Hingham Centre. Along the way it includes the First Baptist Church (1829), the Church of St. John the Evangelist (1919) at the intersection of Water Street and frontage on the historic Home Meadows.



- **The Hingham Centre Historic District** (1990) is roughly triangular in shape, bounded westerly by Main Street, from Garrison Road to the intersection of Pleasant Street, southerly by Pleasant Street, and easterly by Middle Street. It included, in addition to numerous eighteenth and early nineteenth-century homes, the historic Hingham Common, or Training Field, where the 17<sup>th</sup>-century militia, or "Train Band" gathered. Other prominent buildings are the Evangelical Congregational Church (1848), the G.A.R. Hall (1888) and the Hawkes Fearing House (1784).

The task of the designating major local historic districts is nearly complete. Much of the downtown area, including the Lincoln and Bachelor's Row/Pear Tree Hill Districts, has been included in a National Register Historic District, the Lincoln National Register District. The South Hingham National Register Historic District overlays both the Tower-Wilder and Glad Tidings Local Historic Districts. In addition, several other National Register Eligible historic districts have been identified. Many other homes and structures will, of course, be recognized by inclusion in the town's inventory of historic assets, protected by the Demolition Delay By-Law and listed in either the State or the National Register of Historic Places.



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