



# Community Preservation Committee

## FINAL APPLICATION

### Due Date: October 4, 2019

**Office use:**

Applicant Participated in Preliminary Process?

 Y N

DATE RECEIVED IN CPC OFFICE:

Have you reviewed the CPC Process Manual located on our Town's website?

Yes

No

**Project Name:**

TOWN OF HINGHAM / SOUTH SHORE COUNTRY CLUB POOL PROJECT

**Project Description: (attached separate sheet)**

RELOCATION/CONSTRUCTION OF A NEW TOWN POOL

Project Total Cost: \$ 7,600,000

CPA Request: \$ 3,050,000

**Project Information:**

Project Site Address: 274 SOUTH STREET, HINGHAM MA 02043

Project Site Assessors Map/Parcel: 70/14 Project Site Deed Book/Page: 8357/27

Current Owner: TOWN OF HINGHAM

Do you intend to seek additional grants/funding from the Town, State or any other organization?

 Yes /  No

**PRIVATE OWNERS: Have you submitted the necessary documents from the "Private Owners seeking CPA funds"? (see CPC Manual on the Town's website)**  Yes /  No

**Is this project time sensitive? If so, explain:**

YES - While aggressive, the goal is to bring this project to the upcoming 2020 Town Meeting in order to immediately begin the construction process. The pool facility has continued to deteriorate, closing indefinitely at the end of this summer season 2019 due to its compromised structure, rendering it beyond reasonable repair.

**Contact Person:**

Name: CHRISTINE SMITH

Email: PFCTSMITH@VERIZON.NET

Phone: 781-424-8681

## On a separate document, please include the following:

**Project Summary:** Attach detailed description of the Project using the following categories:

1. Project Scope, including the property involved and its proposed use
2. Key Steps for Implementation with a timeline and associated estimated costs (Note: Projects must be completed within two years of receipt of the grant award unless an extension is given for good cause.)  
**It is highly recommended that you include 3 estimates with your cost evaluation.**
3. List of Stakeholders and their respective Needs or Requirements
4. Professional Oversight and Ongoing Project Management Responsibility
5. Anticipated Maintenance after project completion and Responsibility for Ongoing Maintenance
6. Benefit(s) to the Town of Hingham
7. Criteria to determine Success of Implementation
8. Additional Information (if not covered in the categories above)

**Control of Site:** Attach a statement indicating whether the applicant owns or has a purchase agreement for the property in the Project. If the property is under agreement describe the agreement, including timing and conditions. If the applicant does not have site control, please explain.

**Feasibility:** List all further actions or evaluations that will be required for completion of the Project, such as environmental assessment, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any known or potential barriers to moving forward.

**Additional attachments:** Include the following with ALL applications (if applicable)

- Assessor's map showing location of the Project
- Photographs of the site and any existing structures located on the site
- Architectural plans and specifications (for new construction or rehabilitation/renovation)
- Maps, renderings, etc.
- Historic structures report, existing conditions report
- Names and addresses of project architects, contractors and consultants
- Other information useful for the Committee to consider the project

<b>TIMING</b>	<b>Estimated Date for Beginning of Project:</b>	<b>Estimated Date for Completion of Project:</b>
	June 2020	June 2021

If the proposed project is a phase of a larger project, describe the overall project and timeline. Describe the major milestones and when the project will be completed. Include an estimate of when the CPA funds requested will be needed.

**Budget** – Using a separate document, outline the total budget for the project and how CPA funds will be spent. Break down the project by year of expenditure. Describe all funding sources. Where applicable, describe how much of the proposed CPA funding should be designated to each of the four CPA purposes. **Make sure to consider any administrative expenses required to complete the project (appraisals, environmental assessments, bidding requirements, copying, legal notices, etc.) and explain how they have been accounted for in this budget. This is particularly necessary for construction and land acquisition projects and can include up to any 10% of the budget. PLEASE NOTE: Non-Profit Organizations should also include a current financial statement.**

\* Other Sources of Funding Available:

Source of Funding	Amount Requested	Status	Timing Considerations	Contingent on CP Funding?

**Submit to:**

**Return application & required documents (1 Original, 10 copies and email PDF) to:**  
 CPC / Engineering Office c/o Carol Costello  
 25 Bare Cove Park Drive, Hingham, MA 02043  
 CPCAdmin@hingham-ma.gov / Questions: 781 804-2306

## **SOUTH SHORE COUNTRY CLUB - POOL PROJECT**

### **1. PROJECT SCOPE:**

The Country Club Management Committee (CCMC) is requesting funding for construction dollars for the relocation and construction of Hingham's Town Pool Facility, located on the South Shore Country Club site. The pool facility has continued to deteriorate, closing indefinitely at the end of this summer season 2019 due to its compromised structure, rendering it beyond reasonable repair. Having served our community for over 60 years, it is time to move forward with a new facility that will serve future generations. In keeping with the spirit of survey data received from the Bargmann Hendrie and Archetype (BH&A) 2018 Feasibility Study, an outdoor pool with a seasonal bubble for year round use is envisioned. Friends of the SSCC plan to raise \$450k for the design/construction of the pool, along with half of the cost of a seasonal bubble ( $\$600k/2 = \$300k$ ).

For the past 12 months with a New Executive Director and Chair, the CCMC and Friends of the SSCC researched and explored alternative options including a land lease. Based upon that research, the CCMC has determined that the previously identified indoor pool project needs to be scaled down and relocated within the confines of the entire Club for the following reasons:

1. Lack of fundraising, due to restrictions on funds raised with no promise of moving the project ahead, disallowing access to previously approved CPC funding
2. A better understanding of the clubs existing cash flow
3. Revenue earned through the newly minted outdoor learning center (pitch, putt, driving range) would be lost because the indoor pool site would have displaced the majority of that space
4. Acknowledgement that most residents want to swim OUTSIDE in the summer. (A pool with a seasonal bubble will allow for outdoor summer swimming, whereas an indoor pool would not)
5. Realization that the entire facility required capital infusion beyond what can be reasonably attained

This scaled down facility has been explained to the Board of Selectmen and they are onboard with this new direction. As part of this new plan, the CCMC returned the 2018 Town Meeting approved \$300K as we were unable to meet the requirements for its release. We have added this \$300k back to the \$2.75MM Preliminary CPC Application for a total of \$3,050MM. The Budget is explained later in this application.

The Maintenance Facility that supports the golf course operation is located beneath the compromised pool structure and needs to be addressed as soon as possible as it cannot function at full capacity in its current state. As the golf course provides the vast majority of SSCC revenue, the CCMC plans to design, build and pay for a new "Turf Care Center" to be located proximate to its current site. It should also be noted that the SSCC services all of the athletic playing fields in Town, being compensated only for time/materials. The club recently purchased \$450k of equipment to service the golf course and town fields, with the burden being solely supported by its operations. The CCMC is confident, based upon close review, its operations can service up to \$3MM in debt service which is equivalent to the estimated cost of a new Turf Care Center and club improvements.

As part of this process, the CCMC intends to also pay for a Master Plan/Facility Assessment in an effort to obtain confirmation that the identified Pool and Turf Care locations are viable and sound. This review will also assess the remainder of the facility, including costs associated with eventually tearing down the existing pool facility, a relocated tennis court, and the newly minted "Outdoor Learning Center" which includes the putting, pitching and driving range.

The expense of pool construction will need to be supported by CPC funding, private fundraising, and Town monies obtained through a separate Warrant Article at Town Meeting. We will continue to partner with Hingham Recreation as they currently have programmatic responsibility for the pool.

### **The New Plan:**

1. A new 8 lane outdoor pool (allows for better programming) with splash pad, bathroom/locker facilities and spectator area, built to accommodate a year 'round bubble. Estimated cost: \$7,000,000 plus \$600,000 bubble
2. The pool facility will be relocated to the current tennis court site. Those courts will be moved toward the front of the facility
3. The existing pool site / maintenance facility will be demolished and repurposed as part of the Master Plan for the entire Club
4. The SSCC operation will finance construction of a new "Turf Care Center"
5. Town Meeting will be asked to finance the construction of the pool facility via a Town Meeting Warrant Article and Community Preservation dollars
6. Fundraising: \$750,000 goal expected to be allocated as follows:
  - \* \$450,000 design/construction documents by Town Meeting 2020
  - \* \$300,000 toward cost of year round structural bubble

**2. IMPLEMENTATION / TIMELINE / ESTIMATED COSTS:**

As the town is currently without a municipal pool, time is of the essence to put forth a feasible project that can be completed in a reasonable time frame. The fundraising goal of \$450k (\$130k raised to date) for design/construction document is expected to be realized by Town Meeting 2020, allowing for a Vote on the remaining construction project dollars.

The Town of Canton recently approved a similar project at their Spring 2019 Town Meeting (documents included in this packet). The \$6.3MM Bolivar Pool Project timeline includes a 3 month procurement process, with 9-12 months expected for project construction/completion. The demolition of our existing pool facility can be completed at a later date, so this process does not factor into the timeline for construction of the new facility.

CPC dollars would be used exclusively for the pool facility in the context of a larger SSCC project.

**ESTIMATED COSTS:**

<b>Pool:</b>	<b>\$7,000,000 (\$450,000 design/const docs included)</b>
<b>Bubble:</b>	<u>600,000</u>
<b>Total Pool:</b>	<b>\$7,600,000</b>
<b>Maintenance/Demo:</b>	<b>\$2,000,000</b>
<b>Tennis Court:</b>	<b>500,000</b>
<b>Main Building:</b>	<u>500,000</u>
<b>Total SSCC:</b>	<b>\$3,000,000</b>
<b>TOTAL SSCC PROJECT:</b>	<b>\$10,600,000</b>

**3. STAKEHOLDERS:**

Hingham's only town pool is located at its municipal golf course, the SSCC. It is managed by a 5 member appointed CCMC board who are selected by the Selectmen and Town Moderator. The Executive Director is responsible for all aspects of the facility, reporting directly to Tom Mayo, Town Administrator. Hingham Recreation currently manages the pool in partnership with the CCMC. Purchased over 30 years ago for \$7.5MM with Town and State funding, this municipal country club is assessed at approximately \$18MM today with minimal capital investment and all obligations paid as agreed.

All Hingham taxpayers are stakeholders along with residents of surrounding communities who fund the operation of the club via seasonal memberships and daily admissions fees.

Vista Verde (dba) The Greenside Grille operates a restaurant and function facility under their 20 year lease with the Town. This is currently their only location and they continue to invest in our plant beyond the minimum required.

As the SSCC operates as an Enterprise Fund, it's required to manage its own operations and expenses in a prudent manner. It should be noted that the SSCC provides an abundant amount of uncompensated resources to the Town on a regular basis. Examples of these stakeholders include :

**\* Town Departments:**

- \* Mowing /field maintenance (no capital cost to other departments)
- \* Weather Alert System

**\* Partnership with Hingham Recreation: Pool Operators**

- \* Pool Hours 6.30am -7.30pm Daily
- \* Only public pool serving all 21,000+ residents
- \* Open swim serving hundreds of families daily
- \* Swim Team - 73 kids
- \* Swim Lessons- 134 kids
- \* Summer employment for 35+ - Counselors, lifeguards, managers
- \* Recreation Camp - 310 kids visiting pool / bowling
- \* Pool Membership -207 families, 42 Individuals
- \* Employs 35 summer lifeguards/managers
- \* Sports Camp - 8 weeks
- \* Golf Lessons
- \* Haunted Hayride / Kite Day

**\* Partnership with SNAP Program :**

- \* Summer Camp includes 32 participants with 1 to1 staff
- \* Employs Hingham residents, mostly teenagers
- \* Provides programatic space, including bowling

**\* Club Activities:**

- \* Home to Hingham High Girls/Boys Golf Team - Free of Charge
- \* Home to Notre Dame Academy Golf -
- \* Junior Golf Memberships - 75

- \* Employs over 20 Hingham College and High Schoolers
- \* Works with Veteran's Agent to employ several Hingham Veterans
- \* Wednesday Ladies Night Golf - over 120 participants this year
- \* Selectmen's Cup Golf Tournament - benefits 4th of July Parade
- \* 7 Bowling Leagues - primarily senior citizens throughout the year
- \* Golf Simulators - augment seasonal nature of golf
- \* Home of the Greenside Grille

**\* Friends of the South Shore Country Club:**

- \* Organized 501c3 in 2017 to support capital project identified by CCMC
- \* Collected \$52k+ in cash donations and \$66k+ pledges to date- Over 75% of those contributors responded positively to contributing to next phase
- \* Received commitments from HSP and South Shore SNAP for \$7,500 each for phase 1 funding, in addition to funding for organization/creation of website

**4. PROFESSIONAL OVERSIGHT:**

Kevin Whalen, Executive Director, with oversight and direction from the CCMC, the Town Engineering Office and professional advisory workgroup, will handle the oversight of the project and its assumed Operating Project Manager (OPM). It is anticipated the Town Engineer will also assist the CCMC in the RFP procurement process for the construction documents and OPM. An OPM is typically a requirement for public construction projects, representing the Town, overseeing the architect, engineers and construction contractor. The OPM would be involved in plan preparation through completion of the project, so it's anticipated that those costs would be included in the overall construction budget.

**5. ANTICIPATED MAINTENANCE / RESPONSIBILITIES:**

The SSCC and Hingham Recreation staff will be responsible for ongoing daily maintenance once the facility is complete. It is anticipated that a reserve fund will need to be accumulated to provide monies for ongoing capital investment.

**6. BENEFITS TO THE TOWN OF HINGHAM:**

This is the only municipal pool in our ocean front community, providing an essential service to thousands of children and families. Swimming skills provide the necessary foundation for many popular water sports and activities such as rowing, competitive swimming, sailing, paddle boarding, fishing and kayaking. While our harbor offers swimming opportunities during mid to high tide, the

extensive tidal flats that exist during low tide limit activities. With over 150 acres of open space, the SSCC continues to provide intrinsic value to all residents, and one that young families appreciate and value when considering moving to Hingham.

As discussed in Stakeholders, the pool is universally used by residents and non-residents. The SSCC is one of the only revenue producing assets in Hingham, attracting non-resident dollars similar to the meals tax.

The existing pool and maintenance facility need to be demolished due to their unsafe condition. Should the Town not move forward with a pool replacement project, Hingham will not own a functional public pool facility, and residents will be forced to pursue more expensive options elsewhere.

#### **7. CRITERIA TO DETERMINE SUCCESS OF IMPLEMENTATION:**

1. \$750,000 Fundraising : Successful fundraising collection of \$450k as soon as possible to begin the design process/construction documentation. The remaining \$300k will need to be collected to support the purchase/implementation of the seasonal bubble to provide a year round swimming facility
2. A positive Town Meeting in support of both CPC Funding and a Warrant Article
3. The opening of a new pool facility as early as 2021, or for the Summer of 2022 in anticipation of the SSCC Centennial. (This timeline aligns with the recent Town of Canton Bolivar Pool Project, approved Spring 2019 with expected opening Summer of 2020)
4. Net Zero Project - The pool design will attempt to minimize operating costs and maximize green initiatives by including solar and other appropriate features

#### **8. ADDITIONAL INFORMATION:**

The SSCC received a report from our Safety Engineer at Apex Engineering on September 2, 2019 indicating that the pool and portion of the maintenance facility underneath will need to close indefinitely due to the continued delamination of the concrete and erosion of rebar supporting the structure. While we will seek any remedies available, we are not confident that the Town Pool will be open next summer, and we need to immediately address the maintenance facility in order to service our recently purchased fleet.

This information, combined with the upcoming 100th Anniversary of the SSCC in 2022, creates a heightened sense of urgency to address these infrastructure issues. This application, for one of the only revenue producing, town-owned properties meets the criteria of both recreation/open space, and preservation of historic resources.

As we anticipate submitting a Warrant Article for Town Meeting consideration, the dollar amount being requested is also a function of the committed availability of CPC, State and fundraising monies.

**CONTROL OF SITE:**

The site is owned by the Town of Hingham and will require continued monitoring

**FEASIBILITY:**

Successful completion of the project will depend on obtaining all necessary consents and permits, the cooperation and participation of several departments, committees, commissions and elected and appointed town officials and the development of an action plan that accurately reflects and identifies the funding requirements and sources of revenue required to construct and operate a swimming pool facility, that is supported by the residents of the Town of Hingham. It should be noted that this proposed site already contains a permitted tennis court.

The CCMC has already collected information and is working with the Town's Planning and Conservation Officer. The possibility of State funding is also being researched by Joan Meschino, Hingham's State Representative.

**TIMING:**

While aggressive, the goal is to bring this project to the upcoming 2020 Town Meeting in order to immediately begin the construction process according to the timeline offered earlier under Implementation.

**BUDGET:**

**\$7.6MM Pool Project**

<b>Sources:</b>	
<b>CPC:</b>	<b>\$3,050,000</b>
<b>Town of Hingham:</b>	<b>3,800,000</b>
<b>Fundraising:</b>	<b><u>750,000</u></b>
<b>SUBTOTAL:</b>	<b>\$7,600,000</b>
<b>\$3MM SSCC Operations:</b>	<b><u>3,000,000</u></b>
<b>TOTAL :</b>	<b>\$10,600,000</b>

The September closing of the existing pool has resulted in a compressed timeframe to compile information. The Bolivar Pool Project in Canton has been sited as a comparable project (details included in the packet) in terms of scope, cost and timing. We have contacted BH&A, the firm hired to complete our Feasibility Study, to help with our compressed timeframe to meet Town Meeting expectations.

# PROJECT MEMO



*Apex*  
*Engineering*  
2510 Cranberry Hwy.  
Wareham, MA 02571  
(508) 763-2752  
www.apexengcoinc.com

**To:** Michael Clancy, Building Commissioner  
Town of Hingham Inspectional Services  
**From:** Scott Orlowski  
**Job No.** 16-021  
**Re:** South Shore Country Club  
274 South Street  
Hingham, MA  
**Date:** 08/30/2019

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On August 27, 2018, per the request Mr. Kevin Whalen, Director of Operation for the South Shore Country Club, Scott Orlowski of this office performed an inspection of the cracks and crack monitors at 274 South Street. The findings and recommendations of this office are summarized below.

There was water weeping through the elevated slab above the third bay from the north end of the building (first bay in the mechanical room), as well as the walls behind. It is the recommendation of this office that the pool is to be shut down and the water removed indefinitely.

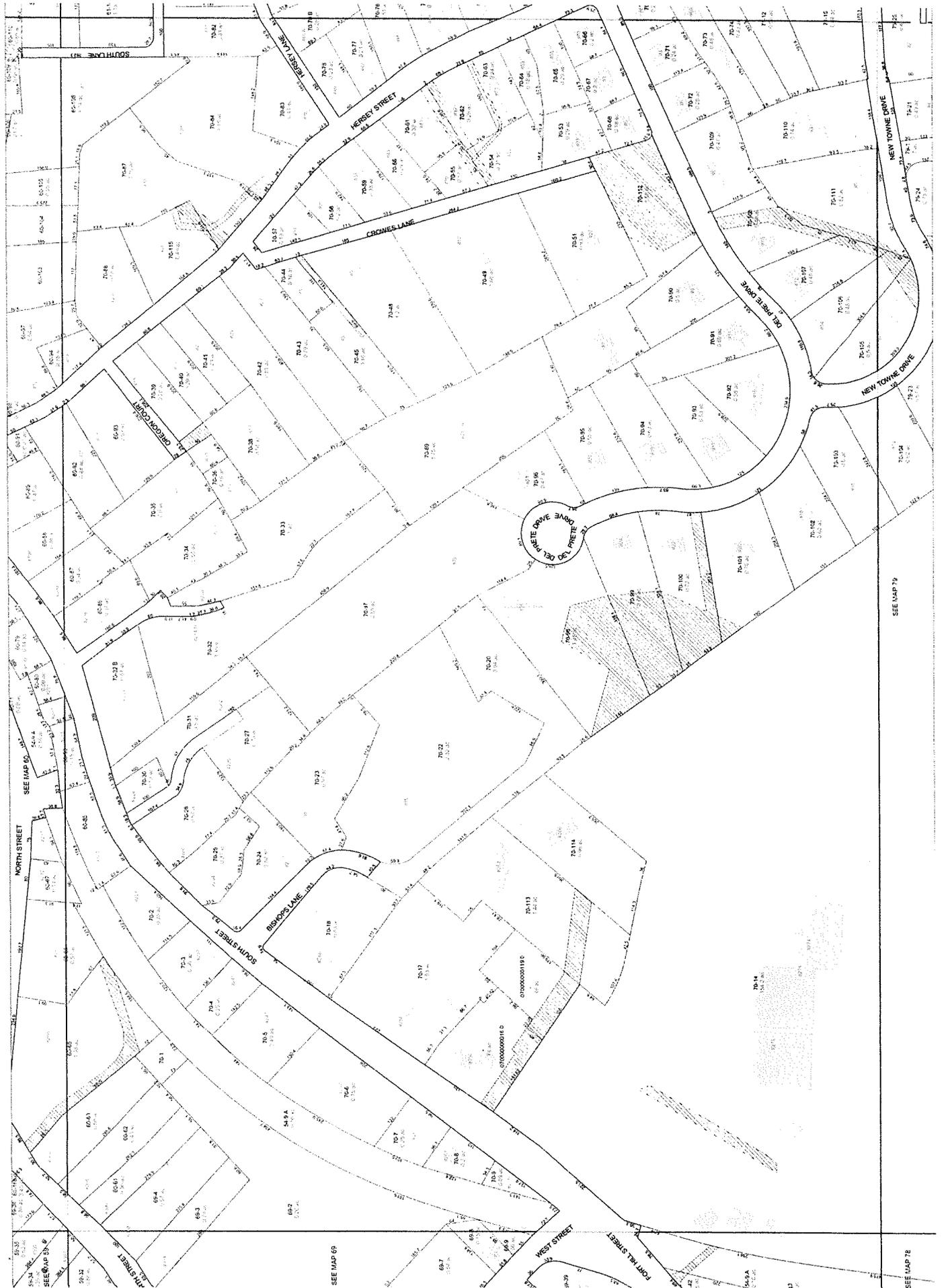
Delamination of the concrete slabs above the third and fourth bays was observed. This not only decreases the capacity of the slab, but creates a falling hazard for the occupants below therefore no one should be allowed in these two bays until the extent of delamination is determined and a repair is made.

Additionally, due to the corrosion of rebar, a chunk of concrete spalled off from the beam above the middle garage door. Although this bay may remain open for the time being, this door is to remain permanently closed until repairs can be made.

There was insignificant movement in the crack monitors in the remainder of the building, therefore this office sees no reason the maintenance facility cannot remain open with the afore mentioned limitations, provided that ongoing monitoring continues.

Scott R. Orlowski, P.E.  
President

16-021. SSCC - Str memo-17.docx  
cc: 16-021  
K. Whalen (Director of Operation for SSCC)



SEE MAP 68

SEE MAP 69

SEE MAP 70

SEE MAP 71

SEE MAP 72

SEE MAP 73

SEE MAP 74

SEE MAP 75

SEE MAP 76

SEE MAP 77

SEE MAP 78

SEE MAP 79

SEE MAP 80

SEE MAP 81

SEE MAP 82

SEE MAP 83

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SEE MAP 94

SEE MAP 95

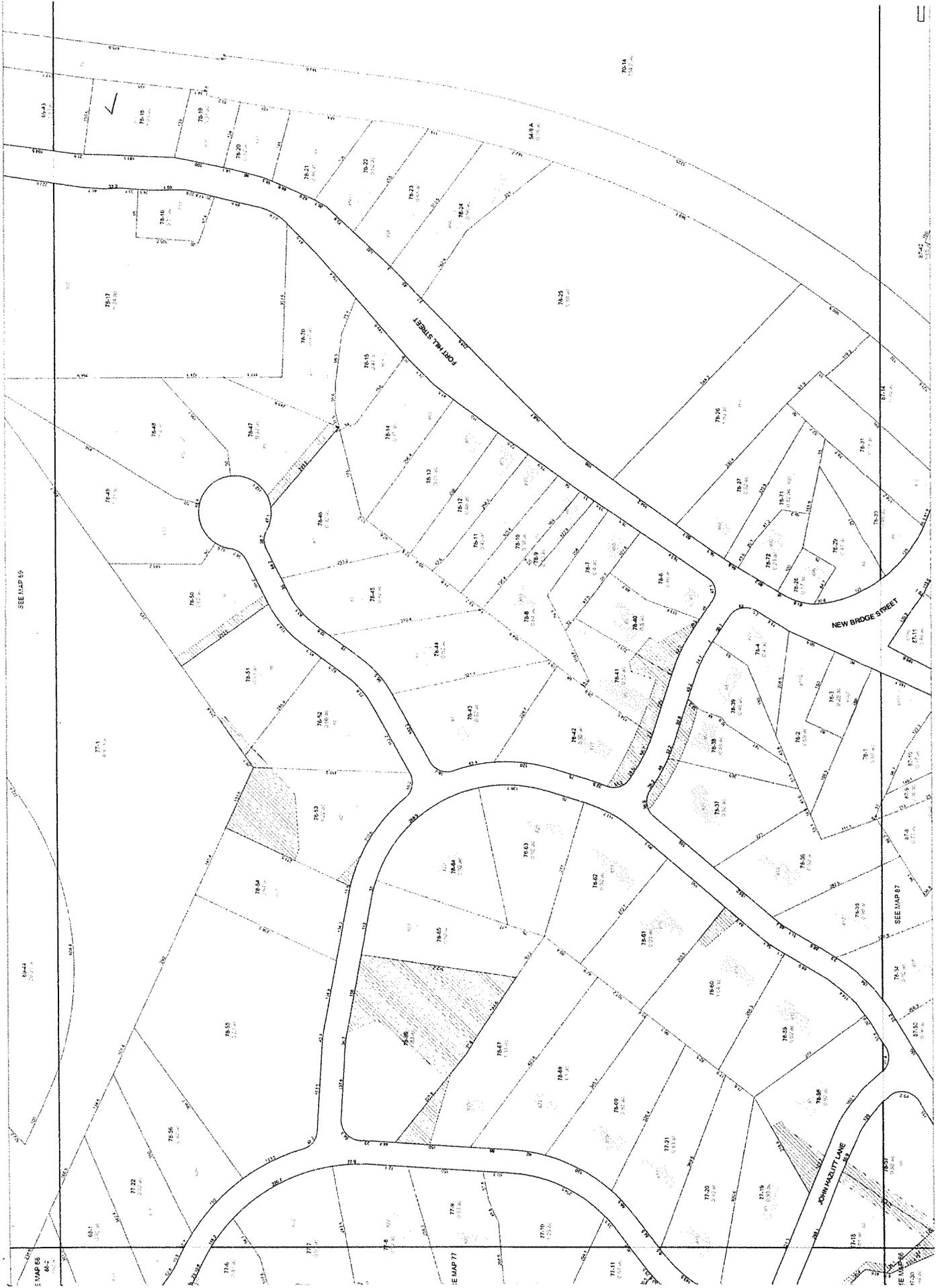
SEE MAP 96

SEE MAP 97

SEE MAP 98

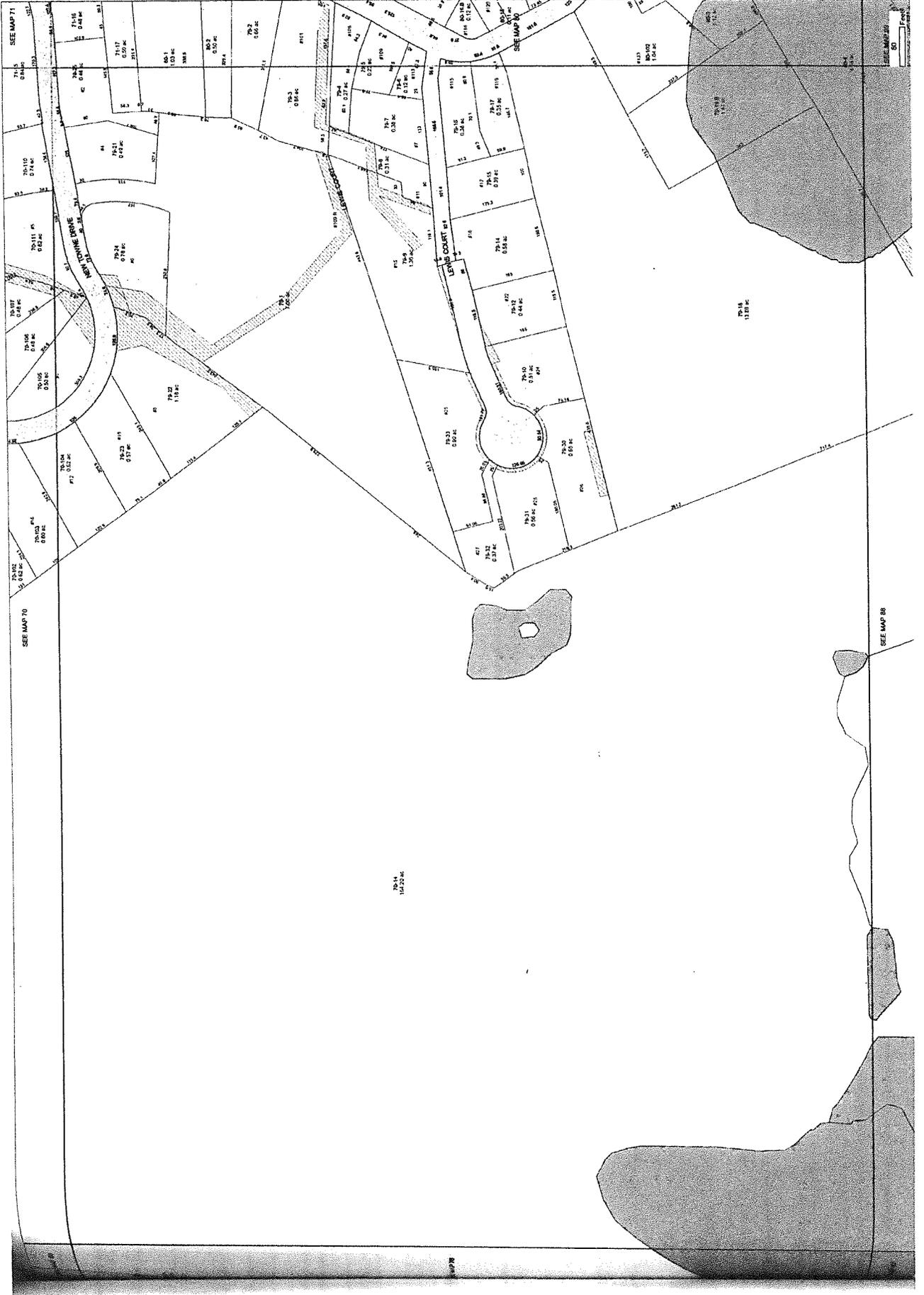
SEE MAP 99

SEE MAP 100





1	2	3	4
5	6	7	8



SEE MAP 70

SEE MAP 71

SEE MAP 88

SEE MAP 80



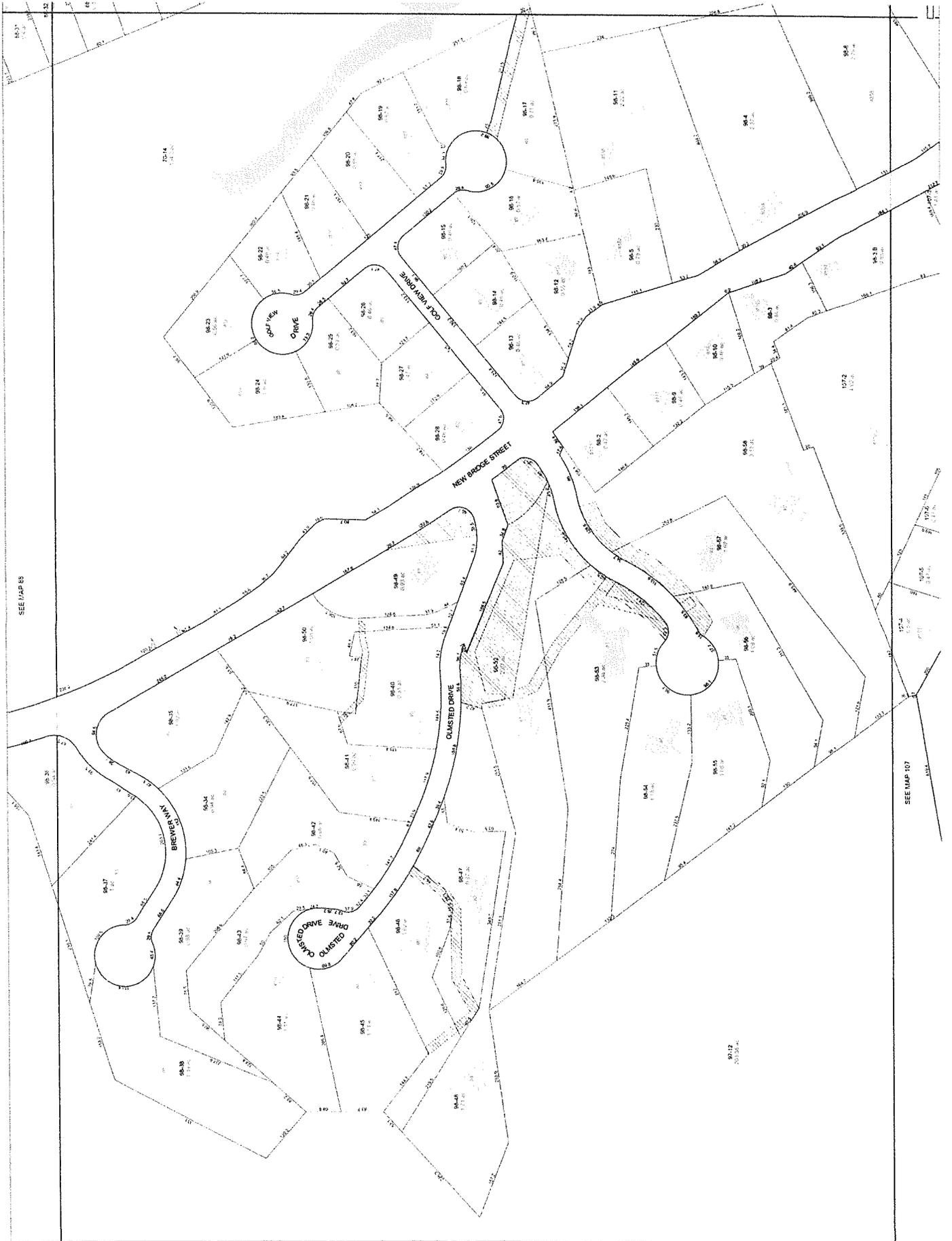
SEE MAP 78

SEE MAP 99

SEE MAP 76

SEE MAP 97

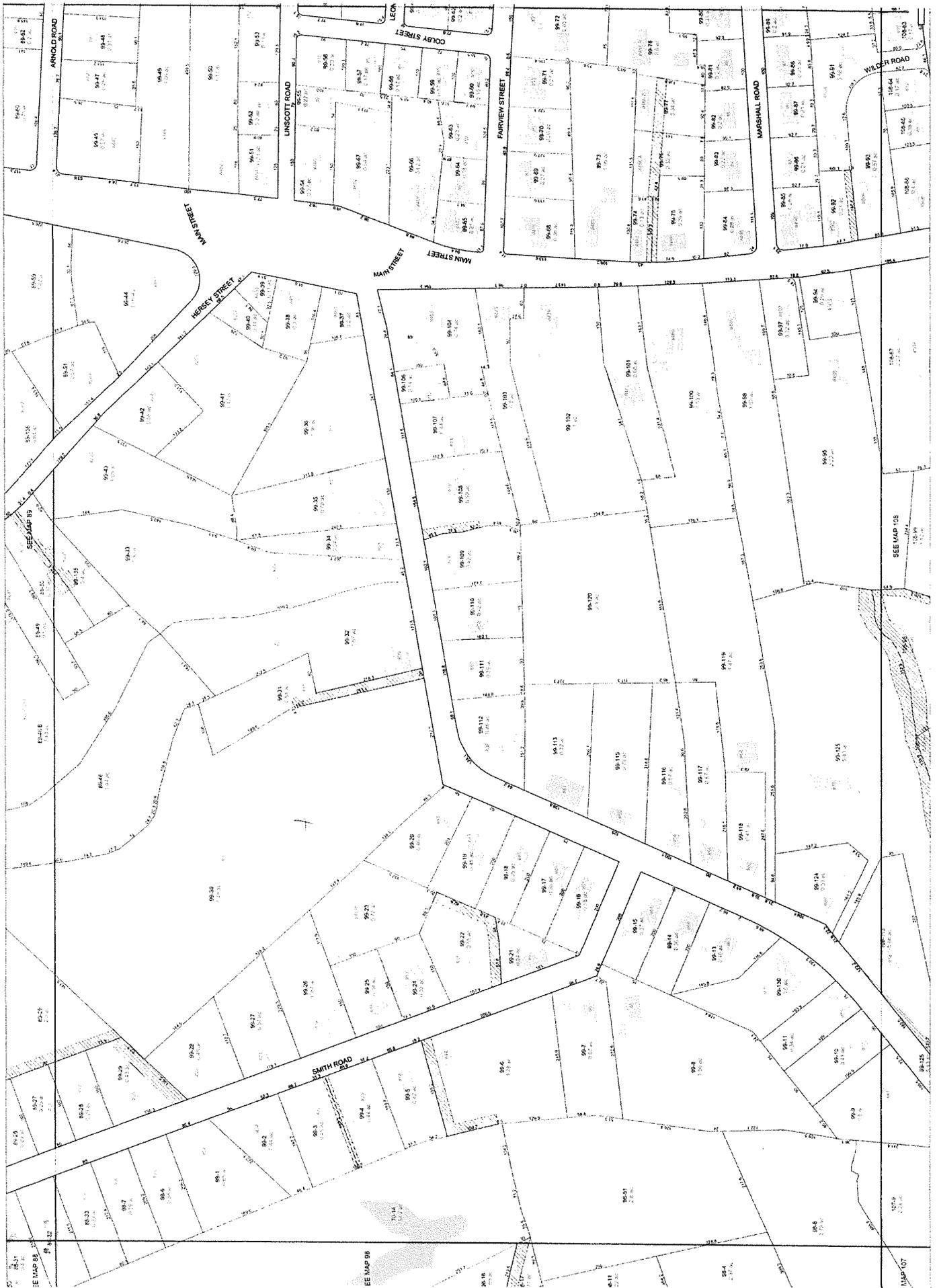
SEE MAP 97



SEE MAP 87

SEE MAP 97

SEE MAP 105



# 274 SOUTH STREET

**Location** 274 SOUTH STREET

**Mblu** 70/ 0/ 14/ /

**Acct#** 1310700000000140

**Owner** TOWN OF HINGHAM

**Assessment** \$17,601,100

**Appraisal** \$17,601,100

**PID** 3357

**Building Count** 6

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$4,101,100	\$13,500,000	\$17,601,100
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$4,101,100	\$13,500,000	\$17,601,100

## Owner of Record

**Owner** TOWN OF HINGHAM

**Sale Price** \$7,500,000

**Co-Owner** SOUTH SHORE COUNTRY CLUB

**Certificate**

**Address** 210 CENTRAL STREET  
HINGHAM, MA 02043

**Book & Page** 8357/0277

**Sale Date** 03/29/1988

**Instrument** 1E

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TOWN OF HINGHAM	\$7,500,000		8357/0277	1E	03/29/1988

## Building Information

### Building 1 : Section 1

**Year Built:** 1923

**Living Area:** 16,512

**Replacement Cost:** \$1,240,252

**Building Percent** 52

**Good:**

**Replacement Cost**

**Less Depreciation:** \$644,900

**Building Attributes**

STYLE	Country Club
MODEL	Commercial
Grade	Average
Stories:	2
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	None
Heating Type	Hot Water
AC Type	None
Use Type	Of/Md/Bnk/Gt
Bldg Use	Recreation
Total Rooms	0
Total Bedrms	0
Total Baths	0
Lighting	Average
Class	Class C
1st Floor Use:	
Heat/AC	Average
Frame Type	
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil & WI
Rooms/Prtns	Average
Wall Height	12.00
% Comn Wall	

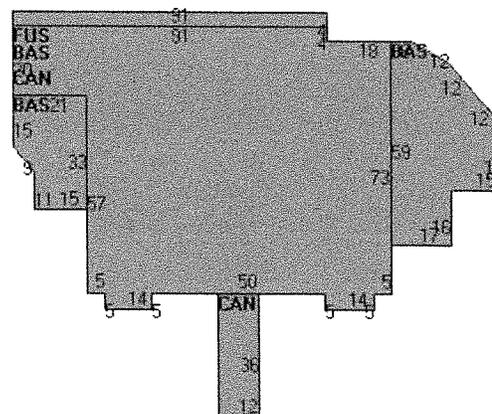
### Building Photo



274 SOUTH STREET

(<http://images.vgsi.com/photos2/HinghamMAPhotos//\00\00\62\>)

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,248	9,248
FUS	Finished Upper Story	7,264	7,264
CAN	Canopy	796	0
		17,308	16,512

### Building 2 : Section 1

**Year Built:** 1950  
**Living Area:** 16,512  
**Replacement Cost:** \$1,240,252  
**Building Percent Good:** 52  
**Replacement Cost Less Depreciation:** \$644,900

Building Attributes : Bldg 2 of 6	
Field	Description

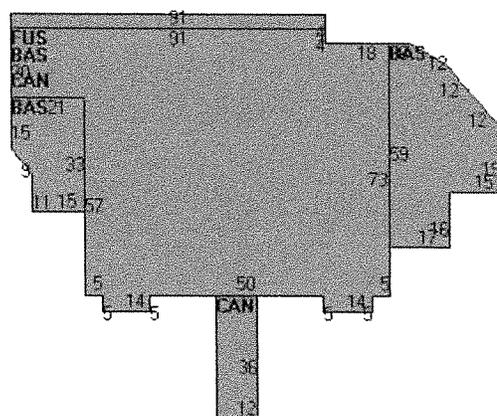
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	None
Heating Type	Hot Water
AC Type	None
Use Type	Of/Md/Bnk/Gt
Bldg Use	Recreation
Total Rooms	0
Total Bedrms	0
Total Baths	0
Lighting	Average
Class	Class C
1st Floor Use:	
Heat/AC	Average
Frame Type	
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil & WI
Rooms/Prtns	Average
Wall Height	12.00
% Corn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/HinghamMAPhotos//default.jpg>)

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,248	9,248
FUS	Finished Upper Story	7,264	7,264
CAN	Canopy	796	0
		17,308	16,512

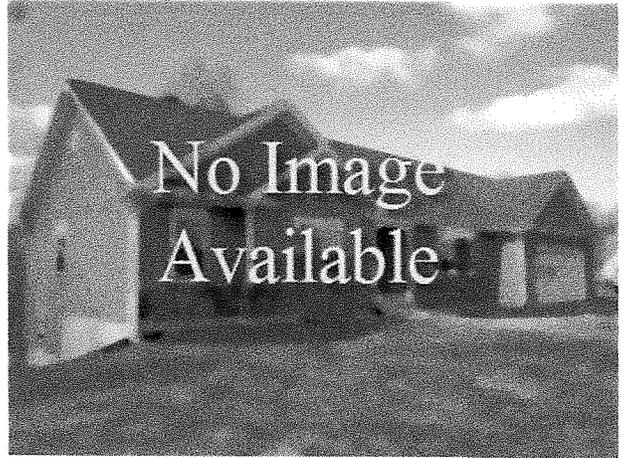
### Building 3 : Section 1

**Year Built:** 1970  
**Living Area:** 16,512  
**Replacement Cost:** \$1,240,252  
**Building Percent Good:** 65  
**Replacement Cost Less Depreciation:** \$806,200

Building Attributes : Bldg 3 of 6	
Field	Description
STYLE	Country Club

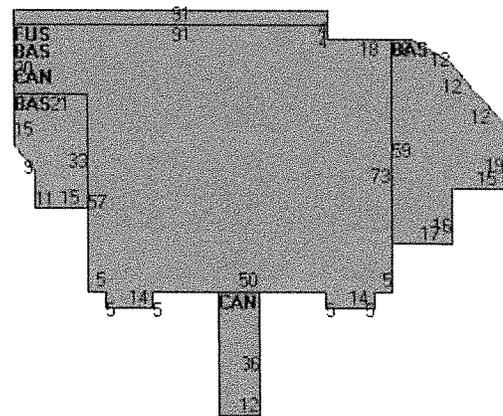
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	None
Heating Type	Hot Water
AC Type	None
Use Type	Of/Md/Bnk/Gt
Bldg Use	Recreation
Total Rooms	0
Total Bedrms	0
Total Baths	0
Lighting	Average
Class	Class C
1st Floor Use:	
Heat/AC	Average
Frame Type	
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil & WI
Rooms/Prtns	Average
Wall Height	12.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/HinghamMAPhotos//default.jpg>)

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,248	9,248
FUS	Finished Upper Story	7,264	7,264
CAN	Canopy	796	0
		17,308	16,512

### Building 4 : Section 1

**Year Built:** 1950  
**Living Area:** 16,512  
**Replacement Cost:** \$1,170,400  
**Building Percent Good:** 52  
**Replacement Cost Less Depreciation:** \$608,600

Building Attributes : Bldg 4 of 6	
Field	Description
STYLE	Country Club

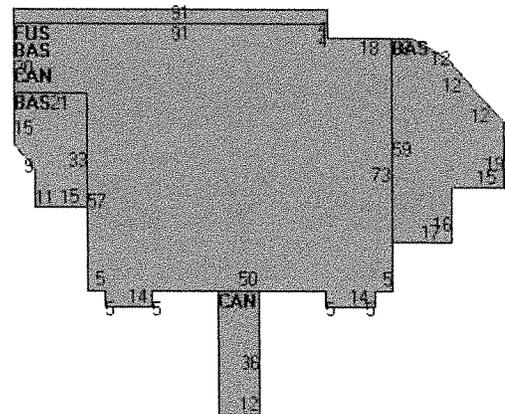
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	None
Heating Type	Hot Water
AC Type	None
Use Type	Of/Md/Bnk/Gt
Bldg Use	Recreation
Total Rooms	0
Total Bedrms	0
Total Baths	0
Lighting	Fair
Class	Class C
1st Floor Use:	
Heat/AC	Average
Frame Type	
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Walls
Rooms/Prtns	Light
Wall Height	12.00
% Comn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/HinghamMAPhotos//default.jpg>)

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,248	9,248
FUS	Finished Upper Story	7,264	7,264
CAN	Canopy	796	0
		17,308	16,512

### Building 5 : Section 1

**Year Built:** 1950  
**Living Area:** 16,512  
**Replacement Cost:** \$1,170,400  
**Building Percent Good:** 52  
**Replacement Cost Less Depreciation:** \$608,600

Building Attributes : Bldg 5 of 6	
Field	Description
STYLE	Country Club



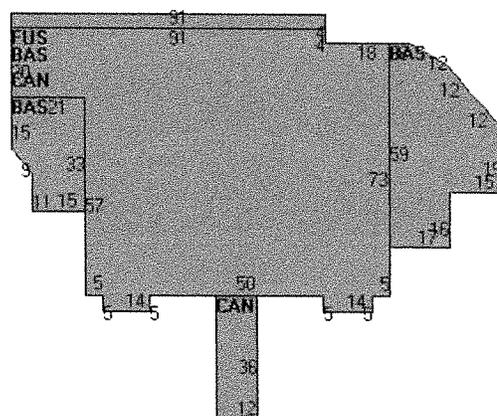
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	None
Heating Type	Hot Water
AC Type	None
Use Type	Of/Md/Bnk/Gt
Bldg Use	Recreation
Total Rooms	0
Total Bedrms	0
Total Baths	0
Lighting	Fair
Class	Class C
1st Floor Use:	
Heat/AC	Average
Frame Type	
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Walls
Rooms/Prtns	Light
Wall Height	12.00
% Corn Wall	

### Building Photo



(<http://images.vgsi.com/photos2/HinghamMAPhotos//default.jpg>)

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,248	9,248
FUS	Finished Upper Story	7,264	7,264
CAN	Canopy	796	0
		17,308	16,512

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
CNP	Canopy Attd	286.00 SF	\$0	1
ELV1	Elevator-Pass	1.00 Stops	\$0	1

### Land

#### Land Use

#### Land Line Valuation

<b>Description</b>	Recreation	<b>Frontage</b>	81
<b>Zone</b>	XX	<b>Depth</b>	
<b>Neighborhood</b>	108	<b>Assessed Value</b>	\$13,500,000
<b>Alt Land Appr</b>	No	<b>Appraised Value</b>	\$13,500,000
<b>Category</b>			

### Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	Ing Pool - Good			3690.00 SF	\$69,200	1
FGR1	Garage - 1 Story			1872.00 SF	\$35,100	1
PAV1	Paving - Asphalt			40000.00 SF	\$75,000	1

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$4,101,100	\$13,500,000	\$17,601,100
2018	\$4,101,100	\$13,500,000	\$17,601,100
2017	\$3,910,400	\$14,175,000	\$18,085,400

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$4,101,100	\$13,500,000	\$17,601,100
2018	\$4,101,100	\$13,500,000	\$17,601,100
2017	\$3,910,400	\$14,175,000	\$18,085,400

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# Pool at the South Shore Country Club

## Seasonal Pool Memberships

Registration for Summer 2019 Pool Memberships is now available.

Not a member? The pool is open to the public. The daily drop-in rate is \$10 per person (resident or non-resident). Children 3 and under are free, as they must be accompanied by an adult in the water at all times.

## Swim Lesson Registration

Register for Summer 2019 Swim Lessons and Swim Team.

When registering, these search terms will help pull up all the lessons in a certain category:

- For Parent Tot lessons, search Parent Tot
- For Water Babies lessons, search Water Babies
- For Young Tot lessons, search Young Tot
- For Youth lessons, search the level you are looking for-- ex.

Level 2, Level 3, etc.

- For Swim Team registration, search Swim Team
- For Private Lessons, search Private Swim Lesson

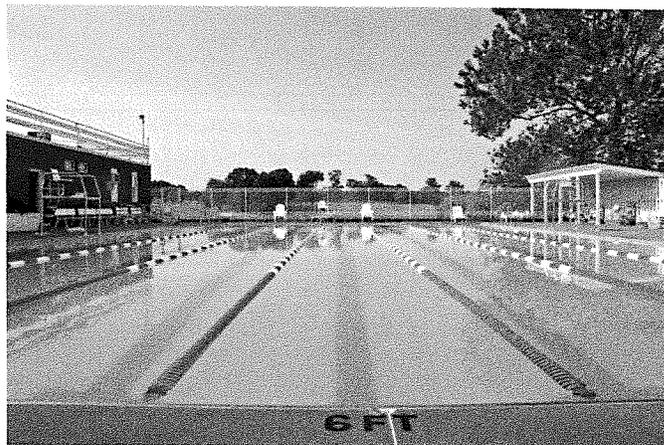
## Summer Volunteer Opportunities

We are now accepting applications for our volunteer swim instructor aides. This is a great opportunity for a child over age 14 who has at least a level 5 swim ability. Please fill out the application and return it to the Rec office by Thursday, June 7th at 5:00pm.

Download an [Application](#)

## Questions?

Call 781-741-1464 prior to June 24th and 781-



## Open Swim:

- Monday-Thursday 1:00pm-6:25pm
- Friday 1:00pm-7:30pm
- Saturday 10:00am-7:30pm
- Sunday 10:30am-7:30pm

## Lap Swim

- Monday-Friday 7:00am-8:00am
- Monday-Wednesday 6:30pm-7:15pm (Two Lanes During Swim Team)
- Saturday 7:30am-8:15am (Two Lanes During Swim Team)

# Membership Rates

Online Registration begins February 15th. Early Bird Rates valid through April 1st.

## 2019 Season Pass - Standard Rate

<b>Pass</b>	<b>Fees</b>
Early Bird Family Membership (up to 5 people)	\$285
Early Bird Individual Membership (Age 10+)	\$85
Family Membership (up to 5 people)	\$340
Individual Membership (Age 10+)	\$125
Daily Drop-In Rate (Per Person- NOTE: Children 3 and Under are Free)	\$10

-Please note that the Family Membership can include one full time caregiver or nanny in addition to the immediate family members. For families larger than 5 people, please call us at 781-741-1464 and we can assist you with a family pass at no additional cost.

- A senior discount is available on the Individual Membership rate for those 65 and older. Call us at 781-741-1464 for details.

- Part-time care givers should take advantage of our Daily Drop-in rate.

- Children under 10 must be under a family membership, or an individual membership may be sold in conjunction with an individual membership of an adult.

- Children under 10 must be accompanied by adult.

- Children who cannot swim comfortably in the shallow end or require flotation to swim (IE: Puddle Jumper or Lifejacket) must have a parent in the water with them within arms reach.

# Hours of Operation

The South Shore Country Club Pool is now open daily for the 2019 season.

## Open Swim

Day	Time
Monday - Thursday	1:05pm - 6:20pm
Friday	1:05pm - 7:30pm
Saturday	10:00am - 7:30pm
Sunday	10:30am - 7:30pm

## Lap Swim

Day	Time
Monday - Friday	7:00am - 8:00 am
Monday - Wednesday	6:30pm - 7:15pm
Saturday	7:30am -8:15am

Paper pool schedules are available in the pool office if you would like to pick one up. For more information call 781-741-1464 before 6/23 or 781-740-2750 after 6/23.

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[FAQs](#)

[Helpful Links](#)

**Hingham Town  
Hall**

210 Central Street  
Hingham. MA

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## Young Tot Lessons (Ages 3 - 5)

### **2 Week Lessons (4 days per week)**

- Monday - Thursday 9:45am-10:15am

### **8 Week Lessons (1 day per week)**

- Sunday 9:45am 9:25am-9:55am

## Youth Lessons Levels 2 - 6 (age 6+)

### **2 Week Lessons (4 days per week)**

- Monday - Thursday 9:00am-9:40am

### **8 Week Lessons (1 day per week)**

- Sunday 8:40am-9:20am

## Parent Child Swim Lesson Schedule and Prices

\$55 Members

\$75 Non-Members

4 classes scheduled per session

## Water Baby Lessons (Age 6 months - 18 months )

### **2 Week Lessons (4 day per week): 9:45am-10:15am**

- Session 1: June 24th - July 5th (No Class on July 4th; Make Up on July 5th)

- Session 2: July 8th - July 18th

- Session 3: July 22nd - August 1st

- Session 4: August 5th - August 15th

### **8 Week Lessons (1 Day Per Week): 9:25am-9:55am**

- Beginning June 30th

## Parent Tot Lessons (Age 18 months - 3 Years)

### **2 Week Lessons (4 days per week): 9:45am-10:15am**

- Session 1: June 24th - July 5th (No Class on July 4th; Make Up on July 5th)

- Session 2: July 8th - July 18th

- Session 3: July 22nd - August 1st

- Session 4: August 5 - August 15th

### **8 Week Lessons (1 Day Per Week): 9:25am-9:55am**

- Beginning June 30th

## Private Lesson Schedule & Prices

1/2 hour lesson

\$40 Private

# Swim Lessons

**South Shore Country Club Swim Lessons are directed by the Hingham Recreation Department**

Registration for Swim Lessons will begin March 4th.

## Important Dates

Official Opening: Saturday, June 22nd

Check back for additional swim times before June 22nd.

## Questions

Call 781-741-1464 prior to June 22nd, and 781-740-2750 after June 22nd.

## Youth and Young Tot Swim Lesson Schedule and Prices

\$90 Members

\$130 Non-Members

8 classes scheduled per session

## Session Dates

### **2 Week Lessons (4 days per week)**

- Session 1: Week of June 24th - July 5th\*

- Session 2: Week of July 8th - July 18th

- Session 3: July 22nd - August 1st

- Session 4: August 5th - August 15th

\*No Class on Thursday July 4th, Make Up on July 5th

### **8 Week Lessons (1 day per week: Sundays)**

Registration: June 22nd

What level is right for your child?

- [Swim Lesson Flow Chart](#)

South Shore Country Club Pool  
Brochure Coming Soon

## Youth Swim Lesson Levels

- [Youth Levels](#)

# Swim Team

A great introduction to competitive swimming, building a strong foundation while having a great time in a low key summer setting. Our summer swim team is a great alternative for when kids have graduated from the swim program or are bored of the standard swim lesson format. They will still get to work on technique and endurance while also learning strategies to enhance speed.

Swimmers will be grouped by like ability into three different levels. Each group has 4 practices a week, but we do understand that some children may not make it to all practices or will have vacation weeks planned.

June 24th - August 17th For Ages 7 and up

## Fees

\$160 Member

\$220 Non-Member

## Swim Levels

### Intro Group

Can swim a full length of the pool freestyle and backstroke. Minimum Level 5 swimmer.

Practice: Mondays and Wednesdays: 8:00am - 8:45am; Thursdays: 6:30pm - 7:15pm; Saturdays 9:00 - 9:45am.

### Intermediate Group

Can swim 2 full lengths of the pool freestyle and backstroke, and can also swim 1 length of breaststroke or butterfly

Practice: Tuesdays and Thursdays: 8:00am - 8:45am; Wednesdays: 6:30pm - 7:15pm; Saturdays: 8:15am - 9:45am



## Advanced Group

Can swim 4 full lengths of the pool freestyle and backstroke, and can also swim 2 lengths of breaststroke and butterfly

Practice: Mondays and Tuesdays: 6:30pm-7:15pm; Fridays: 8:00am-8:45am; Saturdays: 7:30am - 8:15am.

## Swim Meets

Swimmers will have the chance to compete in mock meets, and dual meets at SSCC and around the South Shore. We hope to have at least two meets each month.

## Swim meet results

[Select Language](#)

### Contact

**Hingham Town Hall**  
210 Central Street  
Hingham, MA  
02043  
**Phone:** 781-741-1400

**Hours of Operation:**  
M-W-Th 8:30 am  
- 4:30 pm  
Tues 8:30 am  
- 7 pm  
Fri 8:30 am  
- 1 pm

### FAQs

[Where can I find genealogy information?](#)  
[Where can I find information on area lodging and hotels?](#)  
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[Where can I obtain a Hingham Transfer Station/Recycling Facility Sticker?](#)

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web site: [www.hinghamrec.com](http://www.hinghamrec.com)  
email: [info@hinghamrec.com](mailto:info@hinghamrec.com)

### **Financial Forecast: New Seasonal Pool**

#### Pool Fee Structure

- Family Membership: \$375 (\$299 Early Bird Special)
- Individual membership: \$150 (\$125 Early Bird Special)
- Drop In rate: \$10
- Swim Lessons: \$90 member rate / \$130 non-member rate
- Private Swim Lessons: \$40 per lesson
- Swim Team: \$160 member rate / \$220 non-member rate

#### Revenues:

##### Memberships:

- Family Memberships: 245 (155 X \$299 / 90 X \$375) = \$80,095
- Individual Memberships: 65 (30 X \$125 / 35 X \$150) = \$9,000

Drop Ins: 950 X \$10 = \$9,500

Group Lessons: 125 (40 X \$90 / 85 X 130) = \$14,650

Private Lessons: 115 (40 X 115) = \$4,600

Swim Team: 75 (30 X \$160 / 45 X 220) = \$14,700

Total Projected Revenue: \$132,545

**Financial Forecast: New Seasonal Pool**

## Expenses:

Hours of Operation: 91 hours per week

- Monday – Sunday 6:30 AM – 7:30 PM

## Recreation Pool Personnel

Position	Grade	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
Summer Administrator	X-7	\$19.73	\$20.92	\$22.12
Pool Manager	X-27	\$16.65	\$17.48	\$18.35
Assistant Pool Manager	X-26	\$14.04	\$14.66	\$15.33
Life Guards	X-24	\$12.33	\$13.37	\$13.59
Swim Instructor	X-25	\$13.37	\$13.96	\$14.32

## Payroll:

Summer Administrator: (1) 40 hours x 12 weeks x \$22.12 =	\$10,618
Pool Manager: (1) 40 hours x 16 weeks x \$18.35 =	\$11,744
Assistant Manager: (2) 35 hours x 12 weeks x \$15.33 =	\$12,877
Life Guards: 323.50 hours x 12 weeks x \$13.59 =	\$52,756
Swim Instructors: (4) 21 hours x 8 weeks x \$14.32 =	\$9,623

## Total Payroll:

\$97,618

## Operational Costs:

Water	\$4,200
Pool Chemicals	\$3,500
Locker Room Supplies	\$2,500
Pool Equipment	\$4,000
Power Washing	\$1,500
Office Supplies	\$1,000
Plumber	\$1,500
Marketing	\$2,500
Guard / Swim Team Apparel	\$2,000
Opening and Closing	\$3,000
Utilities	\$2,500
 Total Operational Costs	 \$28,200

Total Expenses = \$130,629

---

<b>Bid Title:</b>	Bolivar Aquatic Complex for the Town Pool
<b>Category:</b>	Finance Department
<b>Status:</b>	Open

---

**Description:**

## TOWN OF CANTON

### Invitation to Bid

### Bolivar Aquatic Complex for the Town Pool

The Town of Canton, through the Canton Building Renovation Committee ("BRC"), invites qualified contractors to bid the Bolivar Aquatic Complex for the Town Pool at 199 Bolivar St in Canton, MA in accordance with the terms, conditions and specifications outlined in the Invitation To Bid ("ITB").

The Project consists of pool building replacement, pool reconstruction, mechanical systems, deck and splashpad installation, parking lot reconfiguration, and associated utilities and sitework. Work to be complete summer 2020. A pre-bid conference will be held Monday, September 9, 2019 at 10:00 a.m. at 199 Bolivar Street, Canton, MA. It is imperative that prospective bidders have a representative in attendance.

The project is being electronically bid, hardcopy bids will not be accepted. The bids are to be prepared and submitted at [www.biddocsonline.com](http://www.biddocsonline.com), instructions are included in bid documents to register as electronic bidder.

ITB will be available online at [www.biddocsonline.com](http://www.biddocsonline.com) beginning 8/29/2019 or at Nashoba Blue, Inc. 433 Main Street, Hudson, MA 01749, with a plan deposit of \$150/set (maximum of 2 sets) payable to BidDocs Online Inc.; shipping available for additional fee.

Filed Sub-bids for the masonry, roofing/flashing, waterproofing/damproofing/caulking, painting, plumbing, HVAC, and electrical will be received at [www.biddocsonline.com](http://www.biddocsonline.com) until Wednesday September 18, 2019 at 2:00 p.m. and publicly opened, forthwith online.

General Bids will be received at [www.biddocsonline.com](http://www.biddocsonline.com) until Wednesday, October 2, 2019 at 2:00 p.m. and publicly opened, forthwith online.

All bids submitted in response to the Invitation To Bids shall be accompanied by a bid deposit of not less than 5% of the greatest possible bid amount (considering any alternates). All bids will be evaluated and awarded in accordance with the provisions established under Massachusetts General Law Chapter 149. Vendors will be required to abide by the guidelines established under this statute. These contracts are subject to Massachusetts Prevailing Wage Rates, OSHA Certification and DCAMM Certification.

A contract will be awarded to the responsive and responsible bidder offering the lowest bid price. The Town of Canton reserves the right to reject any or all bids or take whatever action is in the best interest of the Town.

**Town of Canton - Bolivar Pool Facility**  
Schematic Design Cost Estimate - Revision 2

Location Summary

GFA: Gross Floor Area  
Rates Current At April 2019

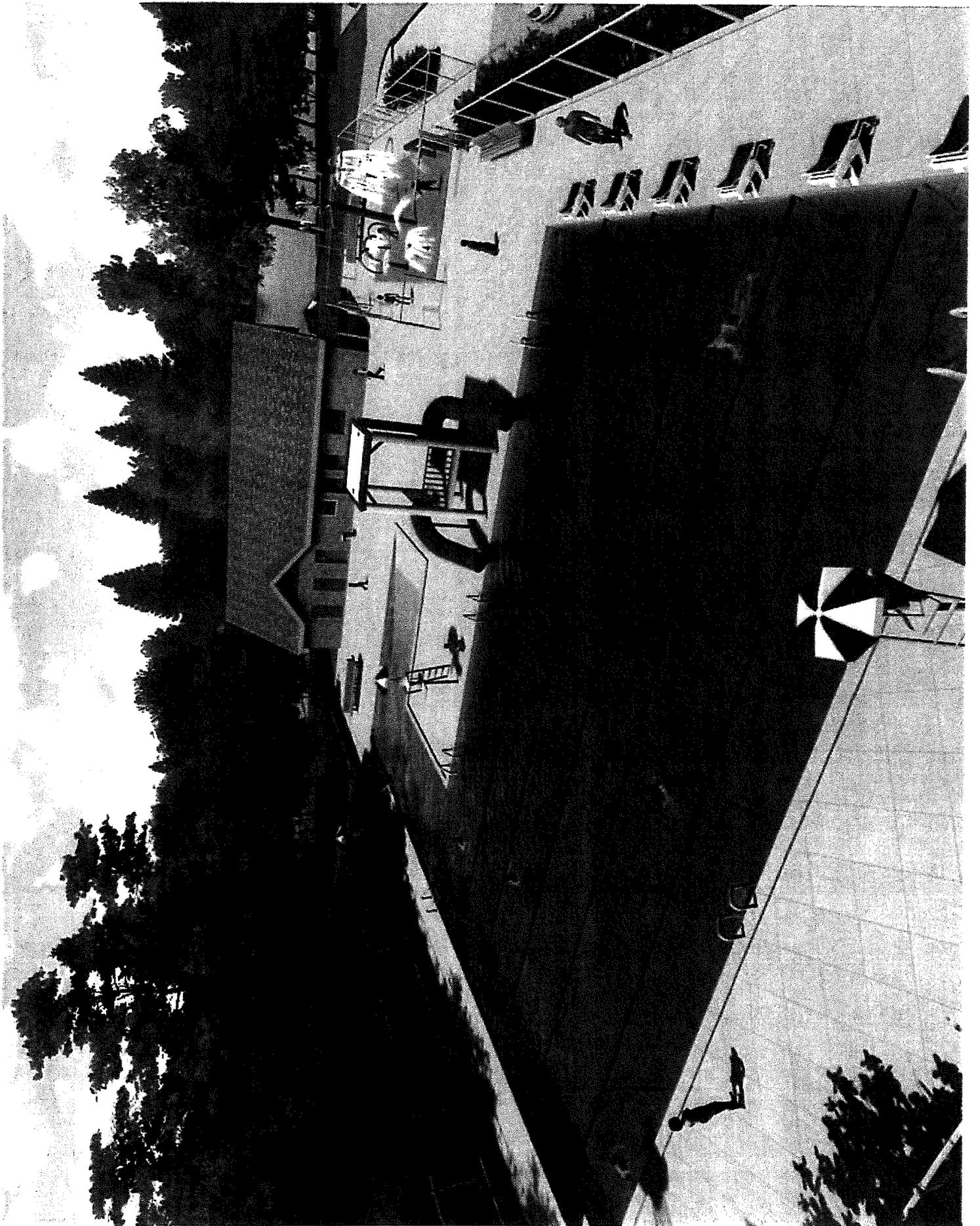
Location	GFA SF	Cost/SF	Total Cost
<b>BD BASE DESIGN</b>			
A Site Demolition			110,556
B Aquatic			2,980,959
C Pool Deck			375,509
D Bathhouse	2,238	505.72	1,131,792
E Site Improvements			547,823
<b>BD - BASE DESIGN</b>			<b>2,238 \$2,299.66 \$5,146,639</b>
<b>ALT ALTERNATES</b>			
E1 Alt 1 - Asphalt paving ILO Gravel Parking Lot			126,959
E2 Alt 2 - Soft surface to Splashpad			53,134
E3 Alt 3 - Main pool Starting Blocks			41,219
E4 Alt 4 - Shade Structure			30,138

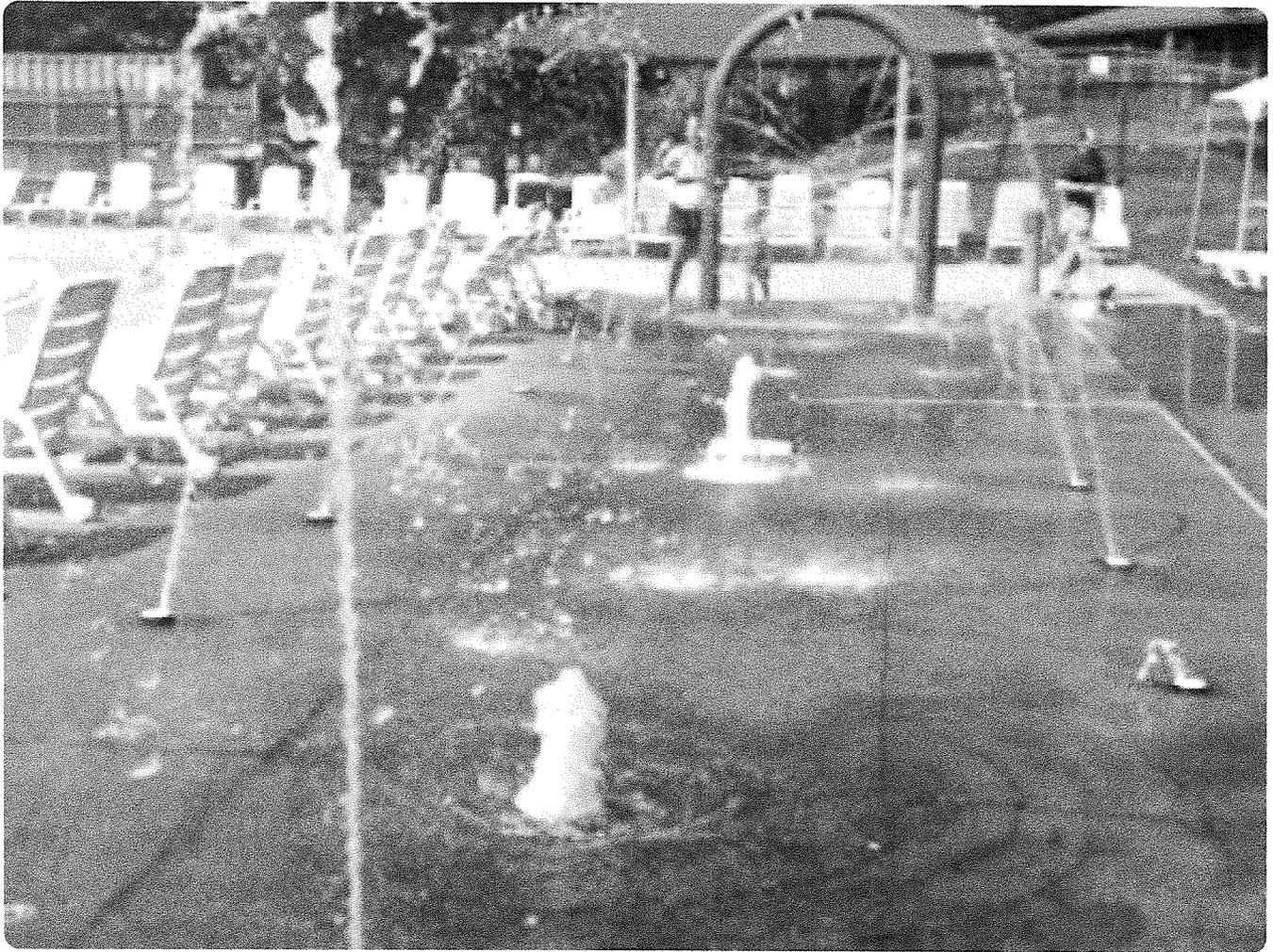
**Canton Bolivar Pool**

**TOTAL PROJECT BUDGET STATUS REPORT**

**DRAFT - 4/1/19**

DESCRIPTION	Project Budget		
	Original	Revised	Current
<b>01 CONSTRUCTION / HARD COSTS</b>			
01-001-01 4/1/19 RLB Estimated Construction Cost Rev2	\$ 5,146,639	\$ -	\$ 5,146,639
<b>Subtotal ECC</b>	\$ 5,146,639		\$ 5,146,639
<b>TOTAL CONSTRUCTION / HARD COSTS</b>	\$ 5,146,639	\$ -	\$ 5,146,639
<b>02 SOFT COSTS</b>			
<b>OPM Services</b>			
02-001-01 OPM Services - Pre-Town Meeting	\$ 69,930	\$ -	\$ 69,930
02-001-02 OPM Services - Post-Town Meeting	\$ 136,240	\$ -	\$ 136,240
02-001-03 OPM - Independent Cost Estimator (budget hold number)	\$ 15,000	\$ -	\$ 15,000
02-001-04 OPM - Reimbursable Expenses (budget hold number)	\$ 1,500	\$ -	\$ 1,500
<b>Subtotal OPM Soft Cost</b>	\$ 222,670	\$ -	\$ 222,670
<b>Designer Services</b>			
02-002-01 Design Services - Feasibility/Programming/Schematic Design	\$ 47,700	\$ -	\$ 47,700
02-002-02 Design Services - Design Development	\$ 70,150	\$ -	\$ 70,150
02-002-03 Design Services - Construction Documents	\$ 101,600	\$ -	\$ 101,600
02-002-04 Design Services - Bid/Award	\$ 9,800	\$ -	\$ 9,800
02-002-05 Design Services - Construction Administration/Project Closeout	\$ 85,000	\$ -	\$ 85,000
02-002-06 Design Services - Site Surveys	\$ 8,500	\$ -	\$ 8,500
02-002-07 Design Services - Geotechnical Investigation Services	\$ 17,550	\$ -	\$ 17,550
02-002-08 Design Services - HazMat - Investigation/Testing/Reporting	\$ 15,400	\$ -	\$ 15,400
02-002-09 Design Services - HazMat - Abatement Design (budget hold number)	\$ 5,000	\$ -	\$ 5,000
02-002-10 Design Services - Aquatics Permitting - Department of Health	\$ 4,850	\$ -	\$ 4,850
02-002-11 Design Services - Site Permitting - Resource Area/Wetlands Delineation	\$ 2,500	\$ -	\$ 2,500
02-002-12 Design Services - Site Permitting - Soil Evaluation for Stormwater	\$ 4,000	\$ -	\$ 4,000
02-002-13 Design Services - Site Permitting - Site Plan Permit Set	\$ 4,500	\$ -	\$ 4,500
02-002-14 Design Services - Site Permitting - Stormwater Mgmt System Design Engr Report	\$ 5,500	\$ -	\$ 5,500
02-002-15 Design Services - Site Permitting - Draft Stormwater Poolution Prevention Plan	\$ 6,900	\$ -	\$ 6,900
02-002-16 Design Services - Site Permitting - Permit Application Coord & Permit Processing	\$ 5,000	\$ -	\$ 5,000
02-002-17 Design Services - Graphics Rendering	\$ 4,500	\$ -	\$ 4,500
02-002-18 Design Services - FF&E Coordination	\$ 5,500	\$ -	\$ 5,500
02-002-19 Design - Reimbursable Expenses (budget hold number)	\$ -	\$ -	\$ -
<b>Subtotal Designer Soft Cost</b>	\$ 403,950	\$ -	\$ 403,950
<b>Other Anticipated Owner Soft Costs</b>			
02-003-01 Utility Back charges (budget hold number)	\$ 20,000	\$ -	\$ 20,000
02-003-02 Environmental Remediation (budget hold number)	\$ -	\$ -	\$ -
02-003-03 Construction Testing (budget hold number)	\$ 10,000	\$ -	\$ 10,000
02-003-04 Owner's Insurance (budget hold number)	\$ 10,000	\$ -	\$ 10,000
02-003-04 Pre-Construction Permit Fees (BRC has said all Town permit fees will be waived)	\$ -	\$ -	\$ -
02-003-05 BidD Document Management (budget hold number)	\$ 3,000	\$ -	\$ 3,000
02-003-06 Pre-Condltion Survey (budget hold number)	\$ 5,000	\$ -	\$ 5,000
<b>Subtotal Other Anticipated Owner Soft Costs</b>	\$ 48,000	\$ -	\$ 48,000
<b>SOFT COSTS TOTAL</b>	\$ 674,620	\$ -	\$ 674,620
<b>03 FF&amp;E</b>			
<b>FF&amp;E</b>			
03-001-01 FF&E (budget hold number; has not been vetted with Rec Dept)	\$ 50,000	\$ -	\$ 50,000
<b>Subtotal FF&amp;E</b>	\$ 50,000	\$ -	\$ 50,000
<b>TOTAL FF&amp;E</b>	\$ 50,000	\$ -	\$ 50,000
<b>04 CONTINGENCIES</b>			
04-001-01 Owner's Construction Contingencies (7.5% of ECC) (budget hold number)	\$ 385,998	\$ -	\$ 385,998
04-002-01 Owner's Soft Cost/ FF&E (10% of Soft Costs/FF&E) (budget hold number)	\$ 72,462	\$ -	\$ 72,462
<b>Subtotal Contingencies</b>	\$ 458,460		\$ 458,460
<b>TOTAL CONTINGENCIES</b>	\$ 458,460	\$ -	\$ 458,460
<b>SUMMARY</b>			
01 Construction Cost/Hard Cost	\$ 5,146,639	\$ -	\$ 5,146,639
02 Soft Costs	\$ 674,620	\$ -	\$ 674,620
03 FF&E	\$ 50,000	\$ -	\$ 50,000
04 Contingencies	\$ 458,460	\$ -	\$ 458,460
<b>Estimated Project Budget Total</b>	\$ 6,329,719	\$ -	\$ 6,329,719





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