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Brief History of West Harwich School

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West Harwich School House (WHSH)

Statement of Significance

The West Harwich School House is likely unknown to many Harwich residents both because it is not located in any discernible town “center” and because it is situated several yards off the beaten path, essentially invisible to the preoccupied motorist.

For those who *do* know where it is, there may be an initial and justifiable lack of curiosity about an abandoned, fairly innocuous, two-story wooden block.

Erected in 1871 on a site just a few yards behind the First Baptist Church and its historic cemetery, the WHSH sits quietly on the northward spur of Depot Street. It is the only municipal building in the portion of the village west of the Herring River, and shares with the church both the geological and symbolic “high ground.”

Furthermore, it is situated almost at the midpoint of the curving path that Route 28 takes for about a half-mile between the Dennisport town line and the Herring River. This stretch of Route 28 — which has come to be called “Captains’ Row” by its residents — is a quietly remarkable run that includes some twenty-four residences that qualify for inclusion into, and one that has already been placed on, the National Register of Historic Places. Additionally the Chase Library has received National Register status.

The WHSH was in service from the days of those who were likely to remember the Civil War down to the Greatest Generation, and was finally closed after the erection of the “new” high school on Sisson Road in the 1930s — at least four generations trod these steps, past one of the oldest church communities on the Cape and in front of a cemetery that contains heroes from the French and Indian Wars, the Revolutionary War, the Civil War and a wide variety of prominent mariners, merchants, and local families who still live in the village.

The WHSH building is also the only schoolhouse in Harwich’s seven villages that remains, by and large, intact. It is an example of the second wave of public school design in the United States on the heels of the reforms of Horace Mann. Here, a two-story structure could house two distinct age groups. Unusual (to our eyes) are the

separate entrances and stairways for the sexes, a distinctively architectural method of ensuring orderly movement and enforcing discipline in the school environment.

Because of its central location in the rich historic vein of Captains' Row distinctive properties, this monument to the productive civic order and cultural legacy of the late 19th and early 20th centuries makes this a vital jewel in the crown of the emerging plan for an historic district.

GOALS OF THE WEST HARWICH SCHOOL INITIATIVE

In addition to the CPC support requested, this proposal integrates and reflects the potential leverage of additional community- and state-based inputs, including but not limited to:

1. One-to-One Matching Grant(s)
2. Utilization of the Cape Cod Tech School Resources
3. Negotiation of Material and Labor Prices
4. Donations of Time and Talent from tradesmen
5. Volunteer efforts

The West Harwich School House (WHSH) is central to a public-private redevelopment effort that will impact both the local "Captains' Row initiative as well as Harwich as a whole.

The overall objective is to accelerate the voluntary resuscitation of a distinctive neighborhood comprised of some two-dozen noteworthy historic homes by intelligently applying private and public capital where it can have the greatest effect. Anticipated components of the redevelopment effort include: a) workforce housing, b) visitor attractions, and c) an increase in both property values and tax revenues, which have been in a secular declining in this neighborhood.

One of the central visitor attractions — a public workshop for the construction of classic wooden boats on the first floor of the WHSH — can be activated within eighteen months of the project start date.

Upon signing of the lease, the WHSH will be self-funding and no additional public money will be required because the revenue model provides for a variety of proven money-generating opportunities.

Operation of the Living Maritime Museum will be a cooperative effort utilizing existing community organizations with experience in both educational, commercial, and maritime ventures.

ESTIMATE FOR WEST HARWICH SCHOOL HOUSE

YEAR 1 — EXTERIOR AND FIRST FLOOR

<u>EXTERIOR</u>	CCT*	Report	Negotiated**
Extend Chimney Through Roof	N	\$5000	\$1000
Roofing and flashing	Y	\$20,000	\$10,000
Remove vinyl siding	Y	\$2,600	\$1500
Remove cedar siding	Y	\$4,200	\$2000
Insulation	N	\$15,000	\$6000
Install new cedar clapboard	Y	\$22,000	\$12,000
Restore existing trim	Y	\$15,000	\$5000
Restore historic windows	Y	\$20,000	\$15,000
Paint siding and trim	N	\$20,000	\$10,000
Brick repair/repaint	N	\$15,000	\$4000
Install Garage type door	N	\$10,000	\$5000
Exterior Doors replacement	Y	\$5000	\$2000
South Stair/Ramp and Foundation	Y	\$10,000	\$5000
ADA Ramp***	Y	NA	\$1200
Outside Pavilion***	Y	NA	\$10,000
New septic system	N	\$30,000	\$12,000

TOTAL		\$194,000	\$101,700

Retail costs cited from SCHEMATIC COST ESTIMATE, included in this packet as Appendix I.

*CCT denotes "Cape Cod Tech;" "Y/N" indicates potential areas for CCT participation.

**Negotiated prices represent prices with discounted material, discounts from using Cape Cod Tech labor, as well as volunteer /contributions by local tradesmen. Paint suppliers, lumberyards, and excavating companies have historically (and recently) discounted products and services on related community projects of this sort.

*** ADA Ramp and Outside Pavilion were not included in report, thus no retail price available.

YEAR 1 — BUILDING INTERIOR FIRST FLOOR

<u>INTERIOR</u>	CCT	RETAIL	NEG.
Structural Reinforcement of 1 st Floor	Y	\$13,000	\$5000
New Center Beam	Y	\$3000	\$3000
New Ledger Board and Joint Hangers	Y	\$6500	\$5000
Reinforce roof rafters	Y	\$10,000	\$5000
Stair Upgrade	Y	\$1500	\$1500
Remove 1 st Floor Partition Walls	Y	\$2000	\$2000
Install 1 st Floor Partition Walls	Y	\$5000	\$3000
Restore Window Sill/Trim	Y	\$4000	\$2000
Remove Plaster Ceiling	N	\$5000	\$3000
Install New Gypsum Ceiling	N	\$10,000	\$4000
Remove Bathroom Fixtures	Y	\$1000	\$500
Install New Bathroom Fixtures	Y	\$10,000	\$5000
Bathroom Accessories	Y	\$1000	\$500
Bathroom Ceramic Tiles	N	\$3000	\$2000
Misc. Finish Carpentry	Y	\$5000	\$3000
Interior Painting	N	\$5000	\$3000
Plumbing	Y	\$30,000	\$15,000
Electrical	Y	\$40,000	\$20,000
TOTAL		\$155,000	\$82,500
TOTAL Exterior and interior		\$ 349,200	\$178,700

Notes

Detail of Quantity, number of units and unit price is included in the cost estimate report provided by A.M. Fogarty of February 25,2008.

Report has been reviewed by both Robert Cafarelli the town engineer and Building maintenance. It is the opinion of both these gentleman that the retail prices are consistent with todays prices. The Negotiated prices were revied with Robert Cafarelli who agrees with the Negotiated prices.

Both the Town Engineer agrees after a number of personal inspections that the building is structurally sound and agree with The Coastal Structural Report.

Phase 1 estimated to take 12 to 16 months.

YEAR 2 — SITE WORK

	CCT	RETAIL	NEG
<u>MISC PREP/EARTH WORK</u>			
Site Cuts and Fill	Y	\$3800	\$1000
Site Grading	Y	\$7500	\$2000
Gravel Base Walk & Ramp	Y	\$5000	\$1000
Misc. Earth Work	Y	\$12,000	\$4000
	Y	\$2500	\$500
<u>STORM DRAINAGE</u>			
Drain Manhole	N	\$2500	\$2500
Leaching Catch Basins 2	N	\$8400	\$4000
Drain Line	N	\$13,500	\$8000
<u>PAVING SURFACES</u>			
Concrete walk	N	\$3700	\$1200
Bituminous Drive*	N	\$34,000	\$8000
Berm	N	\$3000	\$2000
Entering curb radius	N	\$800	\$800
Street/sidewalk patch utilities	N	\$3000	\$3000
Parking Striping	N	\$800	\$200
<u>LANDSCAPING</u>			
Protect Existing Trees	Y	\$500	\$500
New Plantings	Y	\$5000	\$2000
Mic. Site Improvements	Y	\$2500	\$2500
<u>ELECTRICAL</u>			
Bollard Lighting @ walk	N	\$3400	\$3400
Post Lighting Parking Lot	N	\$11,000	\$3000
<u>WATER IMPROVEMENTS</u>			
6"Fire Service	N	\$10,000	\$10,000
2"Service	N	\$6000	\$6000
Gate Valve	N	\$2000	\$2000
Street Connection	N	\$4000	\$4000
Total Site Work		\$145,700	\$71,600

Reduction in bituminous due to utilization of permeable material. Ballard lighting reduction due to replacement with lights on building and pavilion.

YEAR 3- INTERIOR SECOND FLOOR

<u>ADA COMPLIANCE</u>	CCT	Retail	NEG
Cut in Lift Opening	N	\$1500	\$1500
Reinforce Floor @ Lift Opening	N	\$3000	\$2000
Lift Shaft Wall	N	\$6800	\$3000
MICS Shaft Wall	N	\$4500	\$2000
Mech. Shaft Wall	N	\$4500	\$4500
Elevators and Lift	N	\$45,000	\$45,000
<u>Second Floor</u>			
Reframe floor @Stair Opening	Y	\$1500	\$1000
Frame New Stairway	Y	\$1800	\$1500
New Stair Rails and Trim	Y	\$2500	\$1500
Stair Hall	Y	\$1400	\$2500
Door Trim	Y	\$2200	\$1400
Existing Stair Upgrades	Y	\$1500	\$900
Structural Reinforcement of 2 nd floor	Y	\$10,000	\$5000
Structural Reinforcement of Attic	Y	\$7000	\$2000
Gypsum	N	\$5000	\$3000
Insulate Roof	N	\$4500	\$2000
Remove Partitions	Y	\$5000	\$3000
Plaster Partitions	N	\$3000	\$3000
Refinish Wood Floors	N	\$6000	\$3000
Interior Painting	N	\$6000	\$2000
<u>Fire Protection</u>			
Sprinkler System	N	\$26,000	\$26,000
Plumbing	Y	\$6000	\$4000
<u>HVAC</u>			
Remove Heating System	Y	\$2600	\$2600
New Heating System	Y	\$27,000	\$17,000
Air Conditioning	Y	\$16,000	\$9,000
<u>Interior Operating Storm Windows</u>	Y	\$14,000	NA
Total		\$220,100	\$152,100

Air conditioning provided for finished areas of first floor and entire second floor.

COMPARATIVE COST SUMMARY

SUBTOTALS

YEAR 1- Exterior and Interior	Retail	Total	\$349,200
YEAR 1- Exterior and Interior	Negotiated	Total	\$184,200
YEAR 2 - Site Work	Retail	Total	\$145,700
YEAR 2 - Site Work	Negotiated	Total	\$71,600
YEAR 3 - Interior Second Floor	Retail	Total	\$220,100
YEAR 3 - Interior Second Floor	Negotiated	Total	\$152,100

AGGREGATED TOTALS

YEAR 1 & 2	Retail	Total	\$494,900
YEAR 1 & 2	Negotiated	Total	\$255,800
YEAR 1-2-3 - Exterior and Interior	Retail	Total	\$715,000
YEAR 1-2-3 - Exterior and Interior	Negotiated	Total	\$407,900

NOTES TO THE FINANCIALS

Substantially reduce the \$10,000 for 6" fire service by either seeking support in the form of labor and equipment from the Water Department, Highway Department, or a major private provider of these services, such as Robert B. Our.

Our hope is that CPC will recommend \$200,000 towards this project. The Town has applied for a one-to-one matching State Cultural Grant. Should the grant funds not come to fruition, enough funds would be available from CPC to finish the exterior and first Floor only.

If CPC funds were granted for Year 1 only, and not to complete Years 2 and 3, the upstairs would not be completed and remain closed to the public. The building would still be preserved and wooden boats would be built and displayed on the first floor as well as the outside Pavilion.

The aim of this project is to utilize a volunteer effort similar to the model utilized by Habitat for Humanity. Volunteers' efforts would consist of trades as well as discounts on building materials and in-kind donations of service and labor.

The time frame of Year 1 represents 12 to 18 months.

The time frame of Years 1 and 2 years will take 24 to 36 months.

The time frame of Years 1, 2 and 3 years represents 4 years and 6 months

The amount of funds received shall determine time frame and pace of completion.

Cape Cod Tech has expressed a desire to work on this project and has participated in such projects in the past. They work on a materials-plus-25% cost basis.

The boat building enterprise will not require WSHH project completion; it is anticipated that this program can commence within 18 months of initial funding.

TOOLS AND SUPPLIES NEEDED

Quantity of tools needed will vary .As an example only one planer will be necessary, two table saws and 3 band saws. For some tools up to eight are required. A total of \$5000 will cover the cost and will come from private donations.

14" or better band saw
Circular saw - and a table saw
Random Orbital Sander
Various hand tools - planes, saws, chisels, rasps, scrapers
Lights, extension cords, sawhorses, roller stands, levels/squares, chalk line
Vacuum
Dust Removal system
Stationary Power Planer
Jointer
Dust Masks, respirators, nitrile gloves, earplugs, safety glasses
18v cordless kit with Circular saw, Jig Saw, Grinder and Drill/Driver.
Table saw/sander
7" Sander/Polisher
Work surfaces, Work Benches
50x clamps/cramps, bar clamps and pipe clamps
Flush-cut hand saw

Regular hand saw
Coping saw
Honing stones
Metal vise
Wood vise
Thickness planer A good set of regular drill bits
Set of foster bits
Set of hole saws
Set of Spade bits
Adjustable hole cutter bit
Router
Low angle block plane
Smoothing plane

REVENUE MODEL

Working capital for first boat comes from an individual (Lou) who will prepay the first construction. The profit generated will be \$2,200 — enough revenue to pay instructor and material for *second* wooden boat.

This float will enable a second wooden boat to be built and raffled off to the public. Initial discussions were the director of Habitat for Humanity, which annually raffles off a kayak, revealed that such auctions generate \$35,000 in gross receipts. We propose a revenue-share after the first \$5,000; Habitat would handle sales. We estimate a first-year profit of approximately \$10,000 for the Maritime Living Museum.

Using individual donations from boating enthusiasts and residents interested in historic preservation, we expect to raise an additional \$5,000 over eighteen months. These funds shall be used to acquire small hand tools, etc.

We estimate building two boats per year for those who wish to have a sleek, traditional wooden boat reminiscent of the past and supporting our efforts. This would generate \$4,000 annually.

We estimate 900 visitors during the first complete summer season, and anticipate voluntary donations to the Maritime Living Museum to generate approximately \$1,000.

Build your boat with friends or family and enthusiasts. A program geared towards local residents where 8 individuals would work with expert craftsmen and pay \$500 each. And could generate \$4,000 per year. A drawing of straws would determine which person would own the boat. Cape Cod Tech has expressed interest in this Adult Education aspect of the program.

We further anticipate a component of subsequent revenue will be secured from rental of a number of these classic boats on the Herring River. One boat rented three days per week could generate \$150 per day at \$75 per four-hour rental; generating \$450 per week. A twelve-week season would raise \$5,500 per boat. We anticipate ultimately renting five boats for \$22,500 in gross rental revenue. Cost of this endeavor is estimated for one employee, eight hours per day for twelve weeks, about \$5,000, plus insurance of \$5,000, representing a total of \$10,000.

Related fund raising efforts, including classes on building and sailing wooden boats, re-issuing a local cookbook with period recipes, are also in development.

REVENUE AVAILABLE FOR OPERATING COSTS \$19,000

OPERATING COSTS

Insurance	\$2000 PER YEAR
Electricity	\$2500 PER YEAR
Gas	\$1500 PER YEAR
Maintenance fund	\$2000 PER YEAR
TOTAL OPERATING COSTS	\$8000 PER YEAR

Excess capital shall be utilized for materials and labor for interested students from the Monomoy School District and Cape Cod Tech through “Wooden Boat Clubs.”

Students would build a boat during a six-week summer program. The finished boat would belong to the living museum to be displayed and/or rented.

Additionally, Cape Cod Tech shall offer hands-on boat building classes at the Living Maritime Museum.

WHO HAS THE RESPONSIBILITY FOR CONSTRUCTION?

Harwich Town Administration plans to coordinate the revitalization of the West Harwich School House into a Living Maritime Museum. This will be a learning center and local museum focusing on the cultural, architectural, and maritime history of West Harwich and with special attention paid to the local sea captains and notable citizens, many of whose families still reside in the immediate area and in the same homes.

The administration will use the town engineer to coordinate the construction consistent with the CPC application. The town engineer will employ available time to coordinate and integrate volunteer effort. For example, the town engineer may need to “bid out” for a certified contractor for certain jobs. If the interior of the building needs painting this work could be coordinated with volunteers to complete. The town engineer has already reviewed this proposal and is fully aware of the scope of work.

If CPC funds are allocated to this project the primary oversight and direction of the construction effort will be done by the town engineer to ensure that CPC funds are used in a diligent manor consistent with the project scope and applicable bid laws. Town Administration strongly believes that there is significant value to establishing these community partnerships with interested groups to improve town assets and the town in general.

ENTITY LEASING BUILDING UPON COMPLETION

A 501 will be established and that Non-Profit will lease the building from The Town of Harwich.

Preliminary discussions have been held with Town Administrator and both parties envision a lease similar to the South Harwich Meeting House.

A lease similar to the one contemplated is provided herewith:

LICENSE AGREEMENT BETWEEN THE TOWN OF HARWICH AND FRIENDS OF THE SOUTH HARWICH MEETINGHOUSE, INC.

This LICENSE AGREEMENT (hereinafter "License") is executed this _____ day of _____, 2004 by and between the INHABITANTS OF THE TOWN OF HARWICH, acting by and through its Board of Selectmen (hereinafter referred to as the "Town") and FRIENDS OF THE SOUTH HARWICH MEETINGHOUSE, INC., a Massachusetts nonprofit corporation having its principal business address at 237 South Street, Harwich, MA 02645 (hereinafter "Licensee").

The TOWN is the owner of record of land shown on Town of Harwich Assessor's Map 34 as Parcel N3-1, located on 270 Chatham Road, Harwich, Barnstable County Registry of Deeds in Book 16566, Page 196 (hereinafter "Premises"). Premises is shown on the attached sketch plan.

The TOWN hereby grants such entry and license to use the Premises to the LICENSEE, subject to the following terms and conditions:

I. USE, PURPOSE, TERM

Entry and use are limited to the so-called South Harwich Meetinghouse Hall (the "Meetinghouse") located on said Premises and containing _____ square feet, more or less, and such additional portions of the Premises as is necessary to carry out the Plan and Program as hereinafter defined.

Entry and use are specifically, but not exclusively, granted to the LICENSEES, its contractors, agents, representatives, employees, invitees, permittees and licensees, solely for the purpose of carrying out the restoration and preservation of the Meetinghouse, per the Commissioned Historic Structure Report dated May 7, 2004 (The "Report") and the operation of a cultural arts, education and community use program (the "Program") upon completion of the restoration process. A use policy will be established jointly by the Board of Selectmen and Friends of the South Harwich Meetinghouse.

Such entry and use by the LICENSEE, its contractors, agents, representatives, employees, invitees, permittees and licensees, shall be exercised from the date of the execution of this license and shall continue until _____, 2007, unless sooner terminated in accordance with the provisions of Section X below. Such entry and use shall be further limited by the provisions of Section VIII. The LICENSEE expressly agrees to maintain the Meetinghouse as consistent with its use and purposes and to return the Meetinghouse in broom clean condition upon the termination of the rights granted hereunder. The License term may be extended by written agreement of the parties.

II. CONDITIONS

The consideration for this License shall be \$1.00 and the payment of all costs and expenses associated with the exercise of the rights granted hereunder, together with the observation and performance by the LICENSEE of all the obligations and covenants set forth within the agreements to the reasonable satisfaction of the Town.

III. IMPROVEMENTS

- a. The LICENSEE may make structural or non-structural alteration to the Premises provided, however, that the LICENSEE shall first obtain the TOWN's prior written consent thereto. All such allowed alterations or additions shall be at LICENSEE's expense, and shall be done in compliance with the Commissioned Historic Structure Report dated May 7, 2004 and an approved plan of restoration and preservation (the "Plan"). LICENSEE shall not permit any mechanic's liens or similar liens to remain upon the Premises for labor and materials furnished to LICENSEE in connection with work of any character performed at the direction of the LICENSEE and shall cause any such lien to be released of record without cost to the TOWN.
- b. The LICENSEE shall procure all necessary permits before undertaking any work on the Premises, and shall cause all such work to be performed in a good and first-class workmanlike manner and in accordance with the requirements of insurers, employing new materials or prime quality and shall defend, hold harmless, exonerate and indemnify the TOWN from all injury, loss or damage to any person or property occasioned by such work. The LICENSEE agrees to employ responsible contractors for such work and shall require such contractors to carry workers' compensation insurance in accordance with statutory requirements and comprehensive public liability insurance and automobile liability insurance covering such contractors on or about the Premises in amounts reasonably acceptable to the TOWN and agrees to submit certificates evidencing such coverage to the TOWN prior to commencement of and during the continuance of such work.
- c. All structural alterations and additions made by LICENSEE shall become the exclusive property of the TOWN upon completion. All non-structural alterations and additions made by LICENSEE shall remain the exclusive property of the LICENSEE. The LICENSEE may, at any time, at its sole option, remove any such non-structural alterations or additions and restore the Premises to the same conditions as prior to such alteration or addition, reasonable wear and tear and damage by fire or other casualty only accepted.
- d. The LICENSEE shall meet with the Board of Selectmen, the Harwich Historic Commission and the Harwich Cemetery Commission no later than twelve (12) months from the date hereof, to report on the progress and implementation of the Plan and to provide an accounting of funds raised to support the Plan.

IV. INSURANCE

The LICENSEE shall maintain public liability insurance, including coverage for bodily injury, wrongful death and property damage, in an amount of \$_____ and in an amount sufficient to support the

obligations of the LICENSEE under the terms of this agreement to indemnify, defend and hold harmless the TOWN.

Prior to entering upon the Premises, and thereafter on or before January 1 of each year of the term of this License, LICENSEE shall provide the TOWN with a certificate of insurance, in each case, indicating the TOWN as an additional insured on the policy and showing compliance with the foregoing provisions. LICENSEE shall require the insurer to give at least thirty (30) days written notice of termination, reduction or cancellation of the policy to the TOWN.

LICENSEE, or its agents, shall maintain worker's compensation insurance during any construction, maintenance or repair of the Premises, as required by law. LICENSEE agrees that any contractor performing work on behalf of the LICENSEE at the Premises shall carry liability insurance in amounts satisfactory to the TOWN, and shall name the TOWN as an additional insured party. Prior to any construction performed by LICENSEE or any contractor on behalf of LICENSEE at the Premises, LICENSEE shall provide TOWN with a copy of the contractor's insurance certificate indicating liability insurance coverage as herein specified, and copies of any approvals, including any building permits necessary or obtained to conduct said construction.

The TOWN shall continue to insure the building for fire and casualty under the TOWN's existing insurance program, and maintain its own public liability coverage.

V. INDEMNIFICATION

LICENSEE agrees to release, indemnify, defend and hold harmless the TOWN from and against any and all claims, demands, suits, actions, costs, judgments whatsoever, including reasonable attorney's fees, which may be imposed upon, incurred by, or asserted the TOWN by reason of any failure on the part of the LICENSEE to comply with any provision or term required to be performed or complied with by LICENSEE under this agreement.

VI. RISK OF LOSS

LICENSEE agrees that it shall use and occupy the Premises at its own risk, and the TOWN shall not be liable to LICENSEE for any injury or death to persons entering the Premises pursuant to the License, or loss or damage to vehicles, equipment or other personal property of any nature whatsoever of the LICENSEE, or of anyone claiming by or through LICENSEE, that are brought upon the Premises pursuant to the License.

VII. CONDITION OF THE PREMISES

LICENSEE acknowledges and agrees that it accepts the Premises in "AS IS" condition for the purpose of this License, and that the TOWN has made no representation or warranty regarding the fitness of the Premises.

VIII. CONDUCT

During the exercise of the rights hereby granted, the LICENSEE shall at all times conduct itself so as not to unreasonably interfere with the operations of the TOWN, and observe and obey applicable laws, statutes, ordinances, regulations and permitting or licensing requirements.

All improvements constructed on the Premises shall be in accordance with the Report and Plan approved by the Board of Selectmen.

IX. LIMITATION OF LIABILITY

Notwithstanding anything else contained herein to the contrary, the TOWN agrees that any liability of the LICENSEE hereunder shall be limited to the LICENSEE in its corporate capacity and shall not extend to any individual, member, director, officer, agent or servant of the LICENSEE.

X. TERMINATION and REVOCATION

This license shall be revocable by either party upon written notice of revocation at least sixty (60) days prior to the termination date stated within said notice.

In the event that this license is terminated by revocation of either party pursuant to this section, then the LICENSEE, at its own expense, shall remove all its personal property from the Premises and deliver the Premises in broom clean condition, reasonable wear and tear excepted. This obligation shall survive the termination of this License.

XI. MODIFICATION and AMENDMENTS

Modification or amendments to this License shall be in writing and duly executed by both parties hereto to be effective.

XII. NOTICE

For the purposes of this License, the parties shall be deemed duly notified in accordance with the terms and provision thereof, if written notices are mailed to the following addresses:

Town: Board of Selectmen	Licensee: President
Town Hall	Friends of the South Harwich Meetinghouse, Inc.
732 Main Street	P.O. Box 786
Harwich, MA 02645	Harwich, MA 02645

XIII. NO ESTATE CREATED

This License shall not be construed as creating or vesting in the LICENSEE any estate in the Premises, but only the limited right of possession as hereinabove stated.

XIV. EXHIBITS and ATTACHMENTS

Any and all reports, exhibits and attachments referenced herein or attached hereto, are duly incorporated within this agreement.

XV. SURVIVAL of TERMS and PROVISIONS

All appropriate terms and provisions relating to the restoration of the property affected hereby shall survive the termination of this License.

IN WITNESS WHEREOF, the parties hereto have caused the License Agreement to be executed as a sealed instrument and signed in duplicate by their duly authorized representatives on the date first indicated above.

TOWN OF HARWICH
By its Board of Selectmen

FRIENDS OF THE SOUTH HARWICH
MEETINGHOUSE, INC.

INTENDED USE OF BUILDING

The interior of the building will have a warehouse look incorporating a majority of the space on the first floor. The entrance, stairs, restrooms and visitor space will have a finished look.

The first floor will house a small space for the Harwich Chamber of Commerce to provide information on Historical, Cultural and Recreational attractions throughout Harwich.

The main use is the building of classic wooden boats. In good weather months the work will be done outside in clear view of the public, in a covered Pavillion. In the winter months the building effort would move inside the building.

Wooden boats will be built from existing plans or readily available kits. Examples are presented separately.

Classes on wooden boat building are anticipated as well as the building of model boats for display in the museum.

The second floor intended use is for a museum featuring the maritime contributions of Harwich and the History of sea captains whose houses will be incorporated into the National Register District of "Captains Row"

WHERE WILL THESE WOODEN BOATS BE BUILT?

An outdoor pavilion during the good weather months, the work would be done in clear view of the public. In the winter months the building effort would move inside the building.

WHO IS EXPECTED TO PARTICIPATE IN THE BUILDING OF THESE BOATS

The target markets are boating enthusiasts, woodworkers, and school aged children starting in 7th grade to graduating seniors. The love of wooden boats can be seen from the many visitors stopping on the Herring river bridge to admire and take pictures of "Hero".

HAVE ANY PARTIES EXPRESSED INTEREST

Over the past year support has been sought and given by residents of West Harwich. The Captains' Row group has taken to leveraging social media to gauge the demand for this project. Since being launched four months ago, the Captains' Row Facebook page is now followed by almost TEN TIMES the number of residents who own property in the proposed historic district. The most recent post, discussing a photo taken before the stretch was paved in 1908, has received well OVER THREE THOUSAND VIEWS in the course of a single week. We believe these metrics — combined with an informed and sensible approach to renewing the innate splendor of these natural and cultural assets — provides clear evidence of ample public approval of the overall vision, and the focal and institutional center which is the West Harwich School House."

In Addition:

Harwich Historic Commission
Monomoy School
Cape Cod Tech
Recreation Department
Chamber of Commerce

Are experts available to oversee building boats?

Numerous individuals working in boat yards and living in Harwich have expressed interests in participation. In addition, the Hyannis Maritime Museum would participate though providing boat building experts. Cape Cod Tech has expressed interest in participating by providing wood working teachers who have boat building experience .

What is worst-case scenario?

The worst case should the project be funded and no interest exist for Classic boat building. While this is always a possibility in future years it should be of minimal concern based on initial discussions with various educational institutions, sailing clubs and individuals who have shown interest. Also, there is high confidence in the rental of these boats to offset costs associated with the maintenance of the building.

Worst case Scenario for CPC funds requested?

CPC funds entire project without grants , discounted material, Tech school or volunteers participating.

Best-case Scenario?

CPC funds \$203,950 and Cultural grant received.

Contingency

The BOS has asked for interested parties in the community who may have a use for this building to Complete an RFI .We will be submitting our RFI and it is our hope our proposal is chosen. Funds from CPC and the Cultural grant are contingent on this group winning the RFI.

APPENDIX

Appendix 1 –Coastal Structural Report

Appendix 2 –A.M. Fogarty Coast Estimate

Appendix 3 – Massachusetts Historical Commission Data Base/information on schoolhouse

Appendix 4 - Chesapeake light Craft/CLC boats .com

Thank you. If you are reading this you are finished. Congratulations.

