

Report to the Eastham Community Preservation Committee - April 2019

from the Nauset Fellowship regarding the

Restoration of the Chapel in the Pines

220 Samoset Rd

Nauset Fellowship, Inc received a Community Preservation Act (CPA) grant of \$206,000 for FY 2016-2017 (approved at Town Meeting May 2016) to do restoration work on the Chapel in the Pines, specifically re-shingling the roof with wood shingles, replicating the original roof cresting and steeple cap, and building a handicapped ramp and bathroom to ADA standards. Nauset Fellowship committed \$18,000 of its funds as a condition of receiving this grant.

Architect Peter McDonald was hired to design the restoration, which expanded to include an office, and a remodeled kitchen. The Request For Proposals (RFPs) was put out in May 2017. The process of finding a contractor was delayed as two of the three bidders withdrew because they'd committed to other projects after submitting their bids. In September Nauset Fellowship signed a contract with MJNardone of S. Yarmouth for \$246,000. This included the kitchen installation, but not any of the kitchen components (appliances, cupboards, sinks, etc).

Because the costs and estimates had increased since the project's inception, Nauset Fellowship returned to the CPC in Winter 2017 to request additional funds of \$66,000. A CPC member advised us to ask for \$99,000 and refund any unspent monies. The second request for \$99,000 was approved at May 2018 Town Meeting, which was fortunate as it allowed us to successfully complete the project in the face of unexpected expenses. Nauset Fellowship also did a town-wide appeal by mail in 2017 and held an art auction in December of 2017, in addition to ongoing fundraising. Ultimately, over 400 people donated to the restoration project, and our efforts raised \$91,000., which was also crucial to the project's success.

In March 2018 a system to make payments to vendors was worked out: Nauset Fellowship would make all payments up front, and then request reimbursements from the Town of Eastham. Because the office space was deemed to be not allowable under the grant, Nauset Fellowship agreed to pay 19% of the MJNardone contract and the Town of Eastham would pay 81%.

Construction began in late January 2018 and intermittent progress was made through May. It re-started in mid-July with renewed commitment and energy and was completed-- enough to get an occupancy certificate-- by the second week of September. The steeple was shingled and the copper roof cresting and finials installed in October, 2018 by MJNardone, and landscaper Todd Murphy installed the permeable pavers for the handicapped parking space in November.

As of mid- April 2019, the copper steeple cap has been ordered, and is being fabricated by Cape Cod Copper. This project will be paid by Nauset Fellowship as the 2 CPA grants were used in full by November 2018.

The historic deed restriction was drawn up by architect Eric Dray, and as of today is still in the process of being signed by all those required to do so.

Please refer to the appended spreadsheet for a breakdown of expenditures, and how they were apportioned. Some of the expenses we had not originally foreseen were 1.) The town requiring that the exhaust hood over the stove have an internal fire suppression system (\$7,000, installed); 2.) the need for a larger water heater, and the town requiring a triple sink, a mop sink, and a grease trap under the kitchen sink (\$8400 combined). Line 17 on the spreadsheet reflects these expenses; and 3.) the steeple shingling not being included in the umbrella contract (an additional \$21,000).

Lessons learned: as has been discussed, perhaps the CPC could give small grants for the design work before a large grant has been awarded, so the scope of work and expected costs would be projected more accurately.

Also, it might be helpful to have an independent contractor look over the RFP before it is put out, to look for any omissions or inaccuracies.

Finally, a grantee's non-profit status and goodwill might be leveraged to cut costs with donated materials and/ or pro bono services.

Conclusion: Everyone who visits the Chapel in the Pines seems very impressed with the renovation, as is Nauset Fellowship. We have more light and much better traffic flow, are 100% ADA compliant, and have a kitchen that is functional (and beautiful!). The Chapel is being used regularly for meetings of 3 community groups and the First Encounter Coffeehouse, and occasionally for private gatherings hosted by individuals and organizations, as well as weddings, memorial services and community potlucks.

Nauset Fellowship is extremely grateful to the CPC and its chair Peter Wade, Paul Lagg, Mike Lorenzo, and the people of Eastham for making the restoration possible.

Nancy Munger, Treasurer

Attached: Budget and Pictures