



# MANCHESTER-BY-THE-SEA

HARBORMASTER • TOWN HALL

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11/24/2020

TO THE COMMUNITY PRESERVATION COMMITTEE,

The Town of Manchester is requesting funding to enhance and expand the public access docking facility at Tuck's Point including the installation of an ADA compliant ramp. The town docking facility at Tuck's Point suffered a catastrophic failure during the October of 2019 gale and was subsequently condemned by Foth Engineering. The docks were first permitted in 1896 and have been part of the Manchester waterfront ever since. Manchester was in the process of updating the permitting of this facility in 2019.

When the facility was condemned the town decided to redesign the facility to better accommodate all users. Tuck's Point has long been used by residents to access vessels, pick up and drop off passengers, view the harbor, teach young children how to net crab and appreciate the beauty of the harbor. In recent years both fishing and sailing charter companies began utilizing the docks as a drop off and pick up zone creating a greater impact. The Manchester Sailing Association (MSA) also uses the docks for pick up and drop off purposes as well as storing some of their student vessels on two of the docks. The MSA docks will be included as part of the permitting, the goal here is to help ensure the ongoing availability of community sailing in Manchester. It is also the dinghy tie-up facility for better than one hundred mooring holders.

Completion of this project will provide an additional seventy-five feet of vessel tie up space. Access to and from the historic Tuck's Pt. Rotunda and community park will be an eighty (80) foot long ADA compliant ramp.

The COMMUNITY PRESERVATION ACT General Laws Chapter 44B  
(including all amendments through July 2019) Section 2-

**"Rehabilitation", capital improvements, or *the making of extraordinary repairs, to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community***

**housing functional for their intended uses, including, but not limited to, improvements to comply with the Americans with Disabilities Act** and other federal, state or local building or access codes; provided, that with respect to historic resources, “rehabilitation” shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68; and provided further, that with respect to land for recreational use, “rehabilitation” shall include the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use.

Long term maintenance and care of the facility has traditionally fallen to the harbor department, this will remain the case. In recent years the harbor department completed a rehabilitation project on all town docks including Tuck’s Pt. All the existing docks are in good condition and will be integrated into the new facility. As always new docks will be constructed by the harbor department. This program has saved the community tens of thousands of dollars in construction costs. Seasonal storage is also the domain of the harbor department again saving tens of thousands of dollars in outside contract costs.

Costs for this project were provided by FOTH Engineering. Foth has completed the engineering portion of this project and are in the permit phase. Applications have been submitted to the Army Corps, DEP, CZM and the Town of Manchester. Foth will also oversee the bid and construction phases of this project.

<b>Action</b>	<b>Total Cost</b>	<b>Funding Source</b>	<b>Status of Funding Source (secured or unsecured)</b>
Feasibility	\$73,011	Municipality	Paid
Const. Phase Eng.	\$103,890	Municipality	Unsecured
Permitting	\$6,906 / \$3,034	Municipality / SEC	Unsecured
Design/Engineering	\$30,539	Municipality	Unsecured
Construction	\$797,000	SEC	Unsecured

<b>Milestone</b>	<b>Start Date</b>	<b>End Date</b>
Feasibility	7/2020	10/2020

Survey		
Permitting	9/2020	2/2021
Design/Engineering	7/2020	9/2020
Bid/Contract	2/2021	3/2021
Start Construction	4/2021	
25% Construction	4/2021	4/2021
50% Construction	4/2021	4/2021
75% Construction	5/2021	5/2021
100% Construction	5/2021	5/2021
Punch List	6/2021	6/2021

THANK YOU FOR CONSIDERING THIS IMPORTANT PROJECT. I WOULD BE PLEASED TO PROVIDE ANY OTHER INFORMATION NEEDED TO HELP IN YOUR DELIBERATIONS.

SINCERELY,  
 BION PIKE  
 MANCHESTER HARBORMASTER