

Application for Community Preservation Act Funding
Town of Chilmark
Regional Project

Application Information:

Date: October 4, 2022

Project Title: Preservation of MVCMA Tabernacle Roof

Applicant/Contact Person: Martha's Vineyard Camp Meeting Association (www.mvcma.org)

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Project Description:

Project Category: Historic Preservation

This project meets the CPA funding criteria of preservation of historic resources. The Tabernacle was built in 1879 and has been a cherished Island landmark for generations. The Martha's Vineyard Camp Meeting Association district was placed on the National Historic Register in 1978 and designated a National Historic Landmark in 2005 (see MACRIS Record, Appendix attachment 3). The original roof was constructed of corrugated iron. In the early 20th century this was replaced with corrugated cement-asbestos. Despite appropriate ongoing maintenance and repair work, the Tabernacle roof has reached the end of its useful life and should be addressed in the next two years.

Funding Scope: *Background:* The Campground is owned by the MVCMA, not by the cottage-owners, who are leaseholders. The Board of Directors of the MVCMA has the responsibility for maintaining the Campground. The current project represents the fifth stage of the Tabernacle restoration that began in 2002. Attachment 2 in the Appendix summarizes the work that has been done. The total cost of the completed work is \$2,364,000. Of this total \$2,095,000 was raised privately and 4 towns contributed \$269,000 total in CPA funds. The total project construction cost over all phases is estimated to be \$8,826,000. The resulting remaining Tabernacle restoration project estimated cost not including 12.5% contingency is \$6,462,000, of which approximately \$4,523,400 represents the cost of the roof replacement.

Initial Capital Budget and proposed schedule of disbursement of funds: Attachment 1 in the Appendix provides the roof condition survey and estimate of probable cost from Hoffmann Architects, Inc. The estimated cost of roof preservation in 2020 was \$2,200,000 including base construction cost as well as the increased labor, material, travel and logistics costs due to the location of the project. The updated cost estimate, provided by DBVW and validated by CHA in July 2021 was \$2,810,124, reflecting increased materials and construction costs and the cost of removal and abatement of the existing asbestos-containing roof in the current economic environment. A copy of the updated cost estimate form DBVW and validated by CHA in February 2022 and the Bid received in public bidding in July 2022. A further breakdown of the estimate is provided in the Appendix (Attachment 5 and 6). *Note: The roofing and flashing sub-bid is limited in scope to materials and limited installation, the General Contractor bid includes removal and asbestos remediation, staging for access to the roof, replacement and sistering of the purlins required to support the roof, and other code required improvements based on the roof installation.

We expect to utilize the CPA funding approved in 2021 and 2022 for roof materials. Funds received in 2023 would be applied to construction costs in 2023 as they are incurred.

In 2020, the MVCMA requested \$1,500,000 total from Community Preservation Act funding with a portion from all six towns, which would be solely dedicated to the roof replacement. All six towns have contributed towards the project with 2020 and/or 2021 CPA Funds.

Other revenue sources: The MVCMA commits to providing the remaining \$4,962,000 for the full phase 5 project through private contributions and reserves.

Thanks in part to the generous support of the towns, the Tabernacle was awarded a \$500,000 Federal Grant “Save America’s Treasures” by the National Park Service (NPS) in partnership with the National Endowment for the Arts, the National Endowment for the Humanities, and the Institute for Museum and Library Services. <https://www.nps.gov/orgs/1207/national-park-service-and-partner-agencies-announce-24-25-million-in-save-america-s-treasures-grants.htm>

Breakdown by Town, apportioned based on the 50/50 calculation :

Town	Percentage of Total	Town Allocation	Awarded in 2020	Awarded in 2021	Requested in 2022
Chilmark	11.48%	\$172,200	\$15,000	\$15,000	\$142,200
Aquinnah	2.84%	\$42,600	\$21,300	\$21,300	\$0
Edgartown	31.96%	\$479,400	\$36,049	\$60,000	\$383,351
Oak Bluffs	21.00%	\$315,000	\$315,000	\$0	\$0
Tisbury	18.33%	\$274,950	\$200,000	\$74,950	\$0
West Tisbury	14.39%	\$215,850	\$110,000	\$105,850	\$0
Project Request		\$1,500,000	\$697,349	\$277,100	\$525,551

Goals: Preservation of the MVCMA Tabernacle by replacement of the existing Tabernacle roof following the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties. A thorough Roof Condition Survey was completed by Hoffmann Architects, Inc. in March of 2020 (see Appendix attachment 1). The scope of the project would involve:

- Abatement and disposal of existing cement-asbestos roofing materials
- Code-required and/or engineering recommended structural enhancements
- Fabrication and installation of new corrugated fiber cement roofing
- Acoustic enhancements*
- Installation of lightning protection system**
- Painting of select roof structural component
- Compliance with State and local building codes, and Massachusetts Department of Environmental Protection (DEP) Asbestos Regulations.

* The Tabernacle functions as a public venue and acoustics are extremely important. The existing roof works well to create an acoustic environment that is beneficial for public meetings and graduations, as well as performances. Thus, it has been recommended that an acoustic engineer be included on the design team.

** The Roof Condition Survey indicates there is currently no functional lightning protection system. This is incorrect; the lightning protection system was inspected and certified in July 2020. Nevertheless, we anticipate that roof replacement would require re-installation or other maintenance.

Due to the severity of the deterioration, the roof will be replaced with new corrugated fiber cement roofing panels designed to be as similar to existing materials in design, color, texture and other visual elements as the wind uplift structural requirements will allow. This will preserve the historic character of the building.

The current project represents the fifth stage of the Tabernacle restoration that began in 2002. Attachment 2 in the Appendix summarizes the work that has been done.

Community need and support:

The Martha's Vineyard Camp Meeting Association (The Campground) is an Island treasure, valued for its history and beauty, and for its role as a community resource. The Tabernacle and surrounding grounds are teeming with energy during the summer season, as a multi-generational gathering place for the entire Island for more than 140 years. In addition to the multi-denominational religious services that are part of the mission of the Martha's Vineyard Camp Meeting Association (MVCMA), the Tabernacle hosts more than 100 free or low cost events each year, including community sings, educational programs, Friday night concert series, musical and theatrical performances, Grand Illumination, the All-Island Art Show and MV Regional High School graduation. As the Island's largest outdoor venue, in 2020 and 2021, the Tabernacle provided the venue for five Town Meetings and church services for four different Island churches. The graduation class of the Edgartown School also chose the Tabernacle to hold the ceremonies. In recognition of its importance, the 2020 Oak Bluffs Master Plan articulated the policy of promoting and protecting the character of the MVCMA area, in partnership with the MVCMA.

The Tabernacle is the largest covered outdoor performance space on the Island, and contributes significantly to tourism and the Island community, ranked as the #1 attraction in Oak Bluffs and a 2022 Traveler's choice by TripAdvisor.

The Campground hosts tens of thousands of visitors each year. Grand Illumination alone brings 6,000-10,000 visitors to the grounds and the Tabernacle. The Campground was one of the few sites that remained open to tourists in the 2020-2021 pandemic season.

According to the Martha's Vineyard Chamber of Commerce, in CY2019 tourism generated more than \$179 million in direct spending and \$279 million in indirect spending resulting in just over \$10.2 million in local taxes to the six towns on Martha's Vineyard.

The Chamber of Commerce reported \$8,244,476 in direct spending in Chilmark in CY2019 from tourism. Put another way, the CPA funds being requested from the Town of Chilmark represent a re-investment of 1.91% of 2019's income received as a result of tourism.

In recognition of the importance of the Tabernacle to the Island, all six Island towns voted in their Town Meetings to support this project. In addition, the MVCMA has reached out to local individuals and community organizations to share with the Community Preservation Committee the impact the Tabernacle has had on the community. Included in the Appendix, attachment 4, are letters of support for this project from:

- Doug West, Chilmark
- Nancy Gardella, MV Chamber of Commerce
- Sara Dingley, MV Regional High School
- Pam Butterick, Island Community Chorus
- Dan Waters, West Tisbury
- Michael Nagle, DMin, Good Shepherd Parish
- Karl G. Buder, Good Shepherd Parish
- Renee Balter, Oak Bluffs

Timing

As required by the State of Massachusetts for building projects estimated to cost \$1.5 million or more, an Owner's Project Manager, CHA Consulting, has been retained for this project. In Spring 2021 a Request for Designer (architectural) Services was issued. Of four firms submitting proposals, the architectural firm Durkee Brown Viveiros and Werenfels (DBVW) was selected.

In June 2022, the project was publicly bid. Due to inflation and other construction cost escalations, there was approximately a 40% increase in cost over the February cost estimates. In order to allow time for additional fundraising and to ensure that the roofing materials would be received on time, the overall timeline for the roof replacement has been extended from that originally proposed. The project will now re-bid in early 2023 with the goal to have the materials ordered and have construction be able to begin in fall of 2023, with the intent to minimize seasonal impact. It has been estimated that once initiated the project would require seven to nine months to complete.

Permits

The Martha's Vineyard Commission determined this was not a DRI. We will need the following approvals/permits:

- MVCMA Certificate of Appropriateness—Approved
- Town building permit - In progress
- Town Conservation Commission - Approved
- Any other permits as required in the process of creating construction documents

Other Information/Appendix

1. Roof Condition Survey with detailed photos, Hoffman
2. Table of Tabernacle Restoration Work
3. MACRIS Registration Record
4. Letters of Support
5. Breakdown of Roof Budget, DBVW/PM&C 2021 and 2022
6. Public Bid Results
7. Tabernacle Existing Site Plan
8. Roof Plan

Roof Condition Survey

The Tabernacle Oak Bluffs, MA

Architect's Project No. 220019

19 March 2020

Martha's Vineyard Camp Meeting Association
80 Trinity Park
Oak Bluffs, MA 02557

Hoffmann Architects, Inc.
2321 Whitney Avenue
Hamden, CT 06518
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Executive Summary

Designed and built in 1879 by Dwight & Hoyt of Springfield, Massachusetts, The Tabernacle is constructed with iron trusses that support a wood roof structure. Three levels of roofs are separated by colored glass window clerestories that extend the perimeter of the building. Recognized as a national historic landmark and included on the National Register of Historic Places in 1979, the Tabernacle's open-air design serves as a public entertainment venue during the summer months.

The roofs at the Tabernacle cover approximately 17,000 square feet. This total area is divided into three roof levels. According to historical research, the original roof covering was corrugated iron sheet, but within the last seventy years this material, likely deteriorated, was replaced with corrugated cement-asbestos sheet which was face fastened to existing wood purlins.

The roofing at the Tabernacle is at the end of its useful life. Physical defects such as cracks and holes were observed throughout the field of each roof level. Many of these defects have been repaired with sealant or sheet metal patches. However, these types of repairs typically have a short lifespan. Corrosion of the original nails that held the roofing sheets to the purlins is common throughout and a re-fastening campaign, undertaken within the last few years, was implemented to enhanced the anchorage of the roof. While metal flashings are generally in good condition, we observed unsupported metal valley liners which are susceptible to damage due to impacts.

Biological growth on the roof surface, moss and lichens, is common throughout the field of each roof level. This growth is especially thick on the north side, lowest level. Moss and lichen growth are indicative of high moisture content within the cement-asbestos roof panels. Once moss is established on a surface, it will soak up and store water. Moss will root into the surface of the roof and cause the roofing material to remain wet, eventually causing failure of the cement-asbestos roofing panels.

Hoffmann Architects recommends roof replacement using materials similar in appearance to the existing cement-asbestos sheeting. Replacement of the existing roof should be implemented in the next three years; this project should follow the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.

There are several factors to be carefully contemplated pertaining to roof replacement, such as hazardous materials abatement, building code implications, historic significance and installation of modern materials, acoustics, and lightning protection. In addition to the base costs for this project, we have also considered increased labor, material, travel, and logistics costs due to the project location. With these factors in consideration, Hoffmann Architects' opinion of the probable cost of construction for roof replacement is \$1,975,000.

Introduction

Designed and built in 1879 by Dwight & Hoyt of Springfield, Massachusetts, The Tabernacle is constructed with iron trusses that support a wood roof structure. Three levels of roofs are separated by colored glass window clerestories that extend the perimeter of the building. Recognized as a national historic landmark and included on the National Register of Historic Places in 1979, the Tabernacle's open-air design serves as a public entertainment venue during the summer months.

Hoffmann Architects was retained in February 2020 by The Martha's Vineyard Camp Meeting Association (MVCMA) to survey the condition of the roof at The Tabernacle. The roof material is corrugated cement-asbestos sheet which is face fastened to wood purlins. We were told that the roof is thought to be approximately seventy years old. The cement asbestos cladding replaced the original corrugated iron sheet roof dating to the 1879 construction.

MVCMA retained M.C. Clements Tree Service from Tisbury, MA, who provided an aerial lift for Hoffmann Architects' use during the investigation on 4 and 5 March 2020. The lift was a seventy-two foot articulating boom with a one-person basket. Hoffmann Architects was able to review the lowest two roof levels from the lift, however, the upper-most level was beyond the reach of the boom. This portion of the roof was reviewed with telephoto photography. M.C. Clements operator, Mike, drove the base unit around the perimeter of the building at Hoffmann Architects' direction. Mr. Benjamin Robinson, Senior Architect with Hoffmann Architects, operated the lift and reviewed the condition of the roof.



Photo 1 - View of articulating boom lift provided by M.C. Clements Tree Service.

Observations

The roofs at the Tabernacle cover approximately 17,000 square feet. This total area is divided into three roof levels. The uppermost hip roof is square in footprint. In the center of this roof, an octagonal cupola structure rises approximately twenty-five feet and is capped with a lead coated copper clad dome.

The intermediate roof level is also square in footprint. However, the corners are radiused; five hips are created at each corner. At the west side, a projecting gable covers the west entrance while at the east, a flat roof, finished in EPDM rubber membrane, covers the east entrance.

The lower level roof is essentially a ring-shape. Projecting gables at the north and south create the south entrance and cover the stage at the north. There are five hips at this level as well which allow for a radius corner.



Photo 2 - Aerial view of the Tabernacle.

The roof structure is comprised of full-dimension wood purlins which are connected to an iron truss system. Corrugated cement-asbestos sheet roofing is directly applied to the wood purlins. As this is an open-air structure, no roof insulation or vapor barrier system is present.



Photo 3 - Interior view of roof structure. Note: Iron truss (red arrow), Wood purlin (blue arrow), cement asbestos roof panel (yellow arrow).

Cement-asbestos sheets are installed from the eave up to the ridge, sheet courses overlap one another. Sheets are face fastened to the wood purlins below.



Photo 4 - View of Cement-Asbestos sheet roofing. Note: face fasteners.

Within the last ten years, existing cement-asbestos sheets were re-fastened to the wood structure. Stainless steel wood screws with neoprene gaskets were installed through custom made, radius washers at approximately two-feet on center in each direction.



Photo 5 - View of roof fastening pattern. Note: red circles indicate new stainless steel fastener pattern.

Adjacent to new screw locations, we noticed daubs of tan sealant applied to the roof surface. These daubs cover over old fastener heads. Further investigation at the underside of the deck revealed that the majority of the old fasteners are corroded and some are corroded through. Water staining at fastener locations is typical.

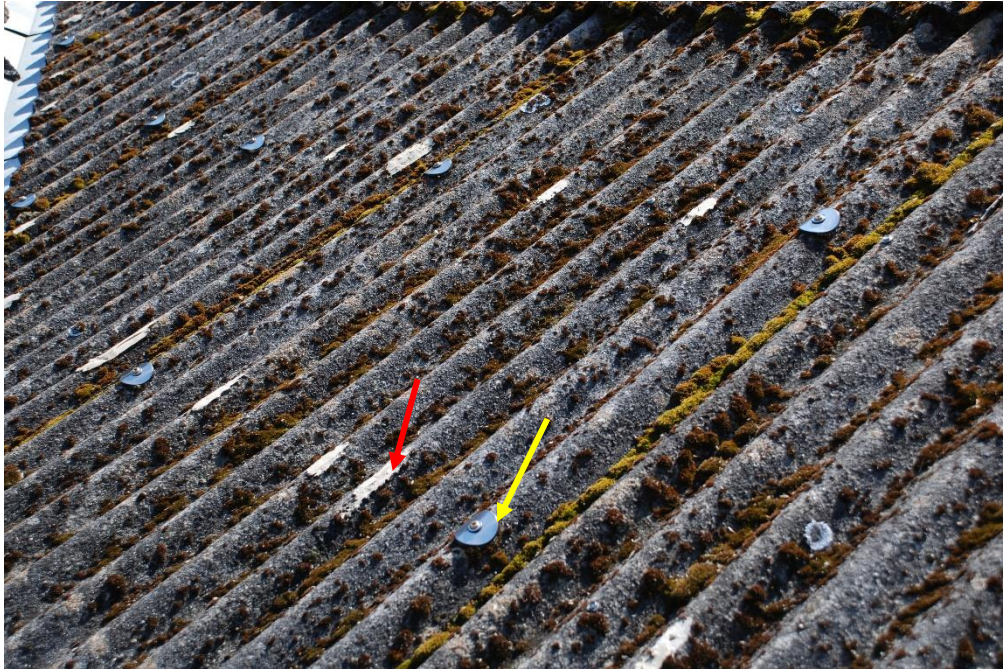


Photo 6 - View of old fastener location (tan sealant). New fastener: yellow arrow.



Photo 7 - View of roof fasteners at underside of deck. Note: corroded and broken fasteners.

At select locations, water infiltration is significant as evidenced by algae growth on the underside of the roof.



Photo 8 - View of underside of roof at apparent leak location. Note: algae growth.

We observed several defects throughout the field of the roof including holes, cracks at the underside and cracks at the exterior side of the roof. These defects have been repaired by either infilling the hole or crack with sealant or installing a larger corrugated metal patch.



Photo 9 - View of crack at underside of cement-asbestos panel.



Photo 10 - View of sealed crack at exterior side of cement-asbestos panel.

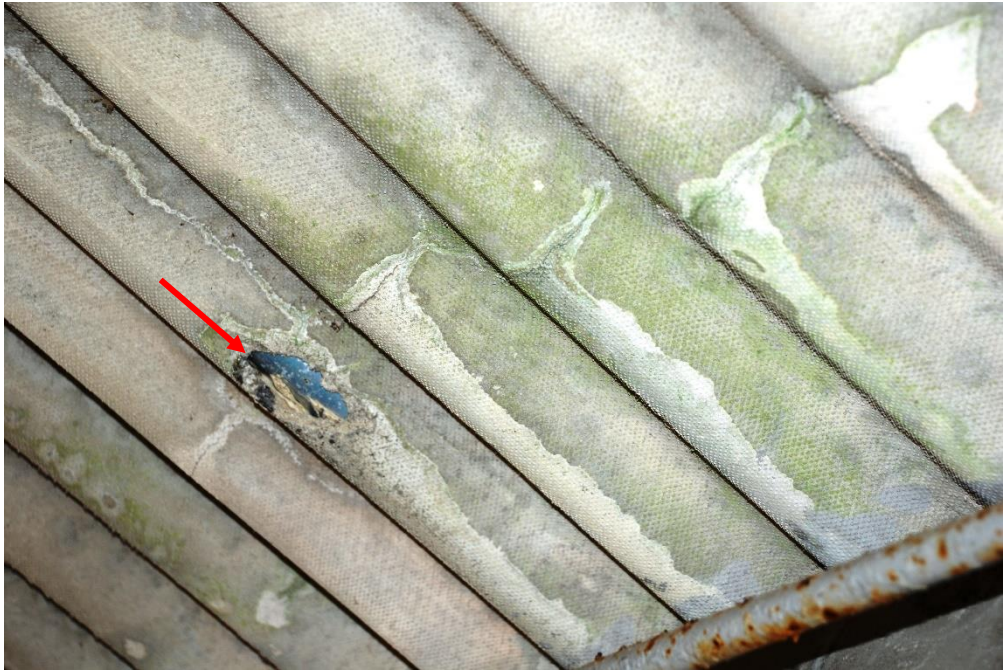


Photo 11 - View of hole in cement-asbestos panel (underside).



Photo 12 - View of patch covering hole in cement-asbestos panel (exterior side).

Hips and ridges are capped with a cement-asbestos roll cover. Covers are face fastened with stainless steel wood screws with neoprene gaskets through custom made, radius washers. Screws penetrate the hip cover into wood hip or ridge poles below. These wood elements are secured to the iron truss framing. Old fastener heads are typically covered with sealant in the same manner as old fasteners throughout the field of the roof.



Photo 13 - View of typical roof hip cover. Note face fastener.

The downhill ends of roof hips are finished with a painted wood fascia blocks which are fastened into the ends of the hip poles with nails or screws. Many of these blocks are loose and several are missing.



Photo 14 - View of wood fascia block at hip.



Photo 15 - View of missing wood fascia block at hip. Note: rotted hip pole.

At select hips and all ridge locations, sheet lead flashing is placed under the hip/ ridge cover and extends onto the field of the corrugated roof panel. The sheet lead is bent to conform to the corrugations of the roof panels.

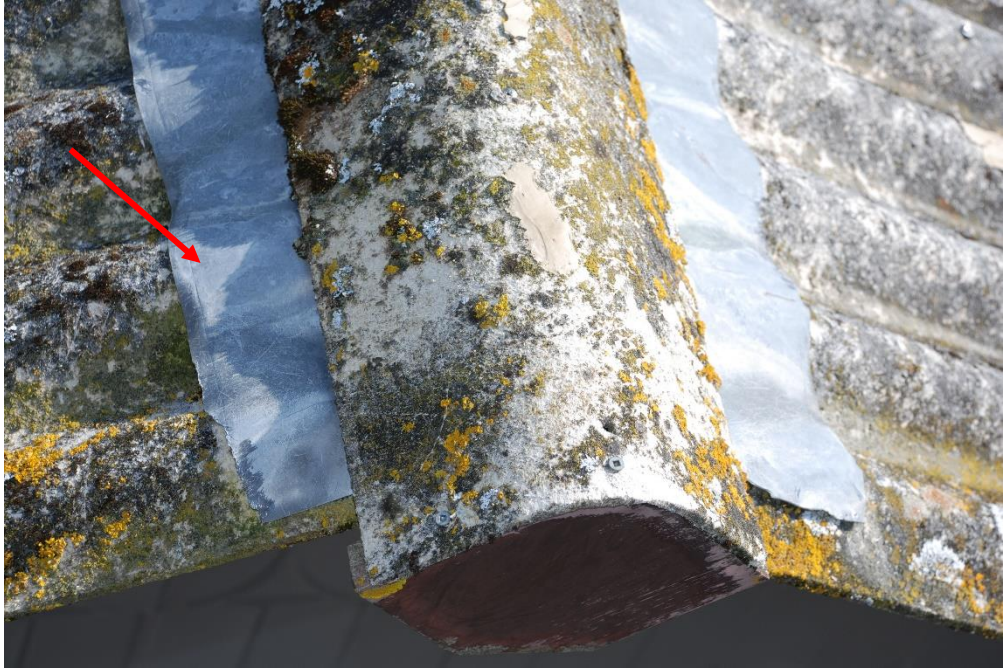


Photo 16 - View of ridge cover. Note: lead flashing extends onto the field of the roof.

The uphill ends of the hip covers terminate at a wood building wall. The underlying sheet lead flashing extends underneath the wood fascia and turns up vertically at the interior. The hip covers are not sealed to the wood fascia. However, evidence of old black sealant exists at many locations.



Photo 17 - View of uphill end of hip cover. Note: old black sealant residue.

At the radius corners of the intermediate roof, there are four hips that converge at one location on the uphill end. At these four locations, the hip covers are held away from the building wall and a custom made sheet lead flashing is installed to cover the entire roof area between the hip covers and the building corner and is fully soldered to metal wall cladding. This flashing fabrication is a relatively new repair.

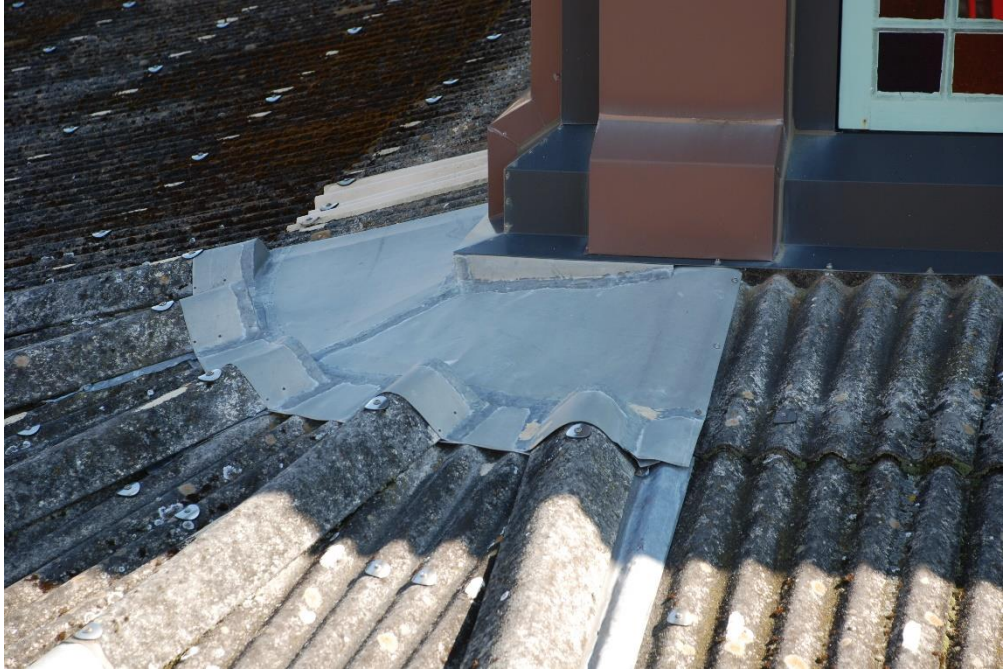


Photo 18 - View of sheet metal cover at convergence of five hip covers.

We observed defects throughout the hip and ridge covers at the Tabernacle roof. Holes and cracks have been repaired by covering the defect with sheet lead or filling cracks and holes with sealant.



Photo 19 - View of sheet metal patch at hip cover.



Photo 20 - View of sealed crack in hip cover.



Photo 21 - View of sealed crack in hip cover.

Valleys exist where gables project out from a shed roof. Each valley is lined with a metal liner that extends underneath the cement asbestos roofing on each side of the valley. Lengths of these liners are approximately ten feet and are overlapped in the downhill direction. Where cement asbestos panels are cut at the valley line, panel corrugations are open. In some cases, these openings are filled with black sealant which is displaced at select locations.

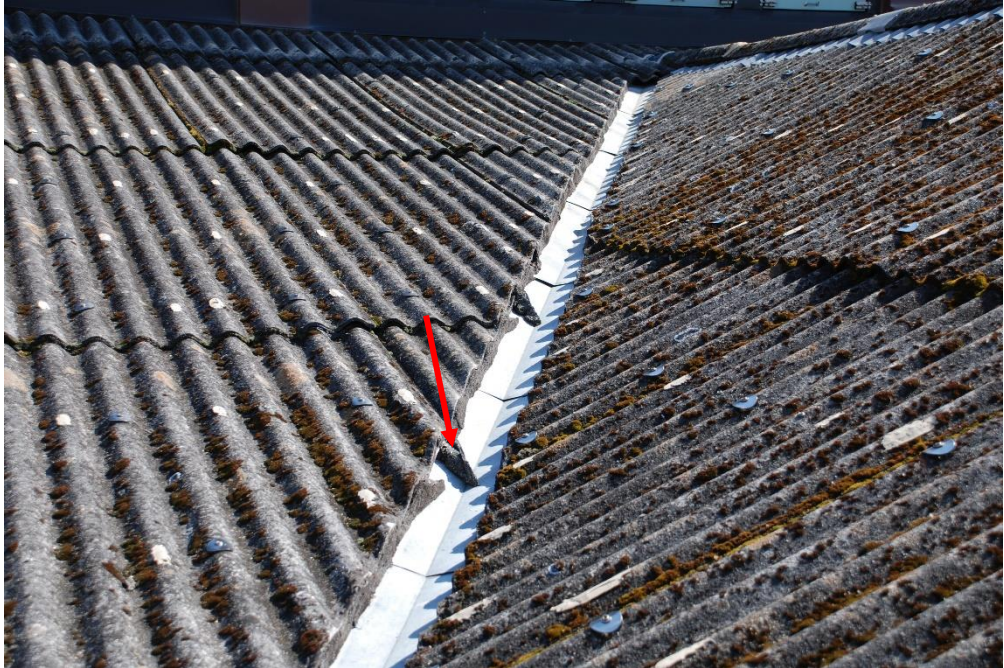


Photo 22 - View of exposed metal liner at roof valley. Note: black sealant falling out cement-asbestos panel openings.

At the underside of a valley, the metal liner is exposed and is not fully supported by roof deck or sheathing.



Photo 23 - View of unsupported metal valley liner at interior.

Where building walls project vertically from the face of the roof, metal base flashings provide the roof to wall seal. These metal liners extend underneath metal wall siding and onto the surface of the cement asbestos roofing panels.



Photo 24 - View of base flashing at vertical wall to roof interface.

Lichen and moss growth on the cement-asbestos roof panels is prevalent throughout the field of each roof level. At the upper roof, lichen growth is most prevalent while at lower roofs, both lichen and moss growth is common, especially in shadow lines. Moss growth on the north side of the lower roofs is very thick.



Photo 25 - View of moss covering lower roof at northeast corner.

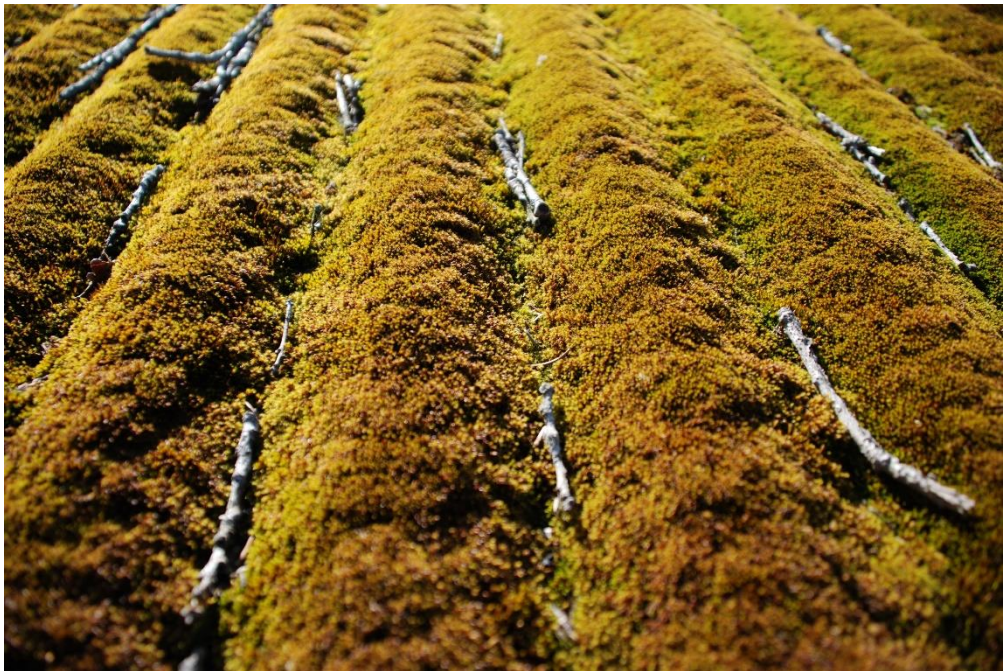


Photo 26 - Closeup view of heavy moss growth. Moss is wet to the touch.



Photo 27 - View of lichen growth.

We did not observe a functioning lightning protection system at any of the roof levels at the tabernacle. There are two aerials on the roof, but no cabling is attached to them. There is no cabling anywhere on the roof.



Photo 28 - View of old lightning protection aerial.

Evaluations

The Tabernacle, at the center of Trinity Park in Oak Bluffs, Massachusetts was constructed in 1879 and is an historic landmark on the National Register of Historic Places. Covering 17,000 square feet, the roofs at the Tabernacle are finished in corrugated cement-asbestos sheeting with metal flashings. Roof sheets are face fastened to the wood structure below.

Cement-asbestos roofing products were widely used in the United States beginning in the 1920s until asbestos was outlawed in 1978. This product was considered to be durable and fire resistant. It is unknown exactly how old the cement-asbestos roofing is at the Tabernacle, however, we were told that it is approximately seventy years old.

The roofing at the Tabernacle is at the end of its useful life. Physical defects such as cracks and holes were observed throughout the field of each roof level. A re-fastening campaign, undertaken within the last few years enhanced the anchorage of the roof to the structure as the original fasteners are deficient due to corrosion. Corrosion of the original nails that held the roofing sheets to the purlins is due to age, fastener material, and the salt air environment. Ferrous metals corrode and the rate of corrosion increases in seaside environments. While re-fastening of the roof to the structure was likely necessary, this solution does not meet current building code requirements for roofing. However, as a repair project, refastening is acceptable.

The use of sealant to repair cracks and holes and cover over old fastener heads is an acceptable practice. However, sealants are generally considered to have a short in-service life. With age and ultraviolet light exposure, plasticizers in sealants, which is what make sealants elastic, will leach out and leave sealant joints brittle, dry and cracked. Once compromised, these sealant repairs will permit water infiltration. Sheet metal patches covering holes and cracks are more long-term repairs, but they are unsightly.

Several painted wood fascia blocks at the ends of roof hips are missing. These blocks are nailed to wood hip poles which reside underneath cement-asbestos hip covers. The hip poles are severely deteriorated and therefore do not adequately hold nails in place allowing the fascia blocks to fall off.

Metal valley liners are in good condition. However, we observed that valleys are unsupported by roof structure at several locations. Impacts from snow, ice or a falling tree branch could displace the valley liner and cause a substantial leak at the interior of the building. Additionally, sealant material covering the open ends of corrugated panels at valleys is falling from its intended position which creates potential for water flowing down the metal valley to enter the building.

Moss and lichen growth is indicative of high moisture content within the cement-asbestos roof panels. Shade from trees and directional orientation of the roof fosters this biological growth. Once moss is established on a surface, it will soak up and store water. Moss will root into the surface of the roof and cause the roofing material to remain wet. During freeze and thaw cycling micro-cracks in the roofing material will eventually cause failure of the cement-asbestos roofing panels and prolonged wet roofing material will cause fasteners to rust at an accelerated rate.

There is no lightning protection installed at the roof of the Tabernacle. Lightning protection systems provide a path to ground for a lightning strike and mitigate damage to the building and fire.

Recommendations

The cement-asbestos sheet roofing installed at all roof levels of the Tabernacle at Trinity Park in Oak Bluffs, Massachusetts, has reached the end of its service life. Replacement of the existing roof should be implemented in the next three years. There are several factors to be carefully considered when contemplating roof replacement.

Hazardous Materials

Asbestos is a naturally occurring mineral that was widely used in building materials until it was banned in 1978. Removal and disposal of asbestos is regulated by both the United States Environmental Protection Agency (US EPA) and the State of Massachusetts Department of Environmental Protection (MA DEP). These organizations require notification and work practices to avoid asbestos fiber release during demolition of asbestos containing materials. After removal from the roof, the hazardous roofing material is classified as “special waste” and will require specific handling and transportation to a landfill that accepts this material.

Hoffmann Architects recommends that an environmental engineer be included in the project team at the time of roof replacement design. The environmental consultant will provide work plans, abatement specifications, and air and site monitoring services to the project team.

Building Code Implications

Where roofing materials are removed from more than 50 percent of the roof diaphragm or section of a building located where the ultimate design wind speed, V_{ult} , determined in accordance with Figure 1609.3(1) of the International Building Code, is greater than 115 mph or in a special wind region, as defined in Section 1609 of the International Building Code, roof diaphragms, connections of the roof diaphragm to roof framing members, and roof-to-wall connections shall be evaluated for the wind loads specified in the International Building Code, including wind uplift. If the diaphragms and connections in their current condition are not capable of resisting at least 75 percent of those wind loads, they shall be replaced or strengthened in accordance with the loads specified in the International Building Code.

The Commonwealth of Massachusetts building code, 780 CMR – Ninth edition is based on the 2015 International Building Code (2015 IBC) which also includes the 2015 International Existing Building Code (2015 IEBC). This code places the Tabernacle in the 154-mph wind zone.

The Commonwealth of Massachusetts building code also requires that a licensed design professional design roof replacement projects. Depending on the results of the roof diaphragm analysis, an engineered roof fastening system, and an enhanced anchorage of the wood purlins to the iron structure may be required in order to resist the significant wind uplift in Oak Bluffs. Design documentation, in the form of sealed project drawings and specifications in conjunction with construction control documentation will be required by the local code official.

Historic Significance and new Materials

The Tabernacle was included on the National Register of Historic Places in 1979. Roof replacement should follow The Secretary of the Interior’s Guidelines for the Treatment of Historic Properties. Specific to roofing, the design for the new roof should retain the decorative and functional features of the roof as well as the material, color and patterning of the existing roof.

While corrugated fiber cement roofing (non-asbestos containing) would be the most desirable material to replace the existing roof, this material is not available in The United States. It is commonly used in Europe on agricultural buildings and it may be possible to import the product to the U.S., but significant performance testing would be required prior to being accepted by the design team and building official.

Hoffmann Architects recommends roof replacement using materials similar in appearance to the existing cement-asbestos sheeting and acceptable for use in The United States. This will satisfy the requirements outlined in The Secretary of the Interior's Guidelines for the Treatment of Historic Properties.

Rheinzink, a global manufacturer of zinc cladding for walls and roofs, in conjunction with a national producer of aluminum products, Centria, has the capability to fabricate corrugated zinc sheet roofing to match the existing size and profile of the existing roof. This product is available in "pre-patina" and will be a dull gray in appearance. Zinc is corrosion resistant and therefore can be expected to have a seventy to one-hundred-year life span if detailed, installed, and maintained properly. Zinc also inhibits moss growth. Rain running down the roof will carry zinc ions which creates an unsustainable environment for moss and lichens.

Acoustics

The Tabernacle serves as a public entertainment venue during the summer months. The building is equipped with a sound and lighting system. We were told that the existing cement-asbestos roofing seems to adequately absorb sound and helps to create an environment that is beneficial for performances. New, metal roofing may have a different acoustical effect. For this reason, acoustics should be considered during the roof replacement design process. Hoffmann Architects recommends that sound engineer be included on the design team.

Lightning Protection

There is no lightning protection installed at the roof of the Tabernacle. Lightning protection systems provide a path to ground for a lightning strike and mitigate damage to the building and fire. While there is a cost associated with system design and installation, reductions in insurance premiums may offset the costs. Hoffmann Architects recommends that a lightning protection system be designed and installed as part of the roof replacement project.

Opinion of Probable Cost of Construction

The scope of work for roof replacement includes, but is not limited to the following major components:

- Roof access;
- Abatement and disposal of existing roofing materials;
- Code required structural enhancements;
- Fabrication and Installation of new corrugated zinc roofing;
- Acoustic enhancements;
- Installation of lightning protection system;
- Painting of select roof structural components;
- Reconfiguration of select electrical components.

In addition to the

Hoffmann Architects opinion of the probable cost of construction for roof replacement at The Tabernacle is \$1,975,000. Included with these base costs, we have considered increased labor, material, travel, and logistics costs due to the project location.

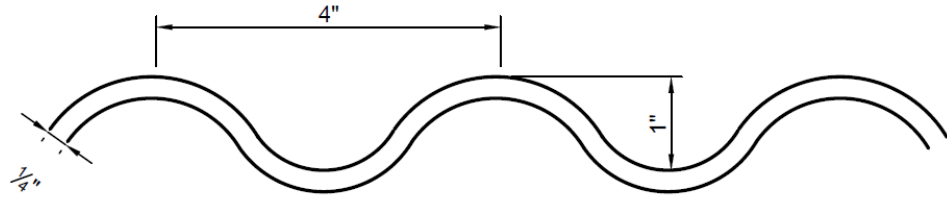
Temporary Repairs

Hoffmann Architects recognizes that a targeted fundraising campaign is likely needed to raise necessary funds for roof replacement at the Tabernacle. Should this effort take several years, we recommend temporary repairs to the roofs. Temporary repairs, however, are not inexpensive. The scope of work for temporary roof repairs includes, but is not limited to the following:

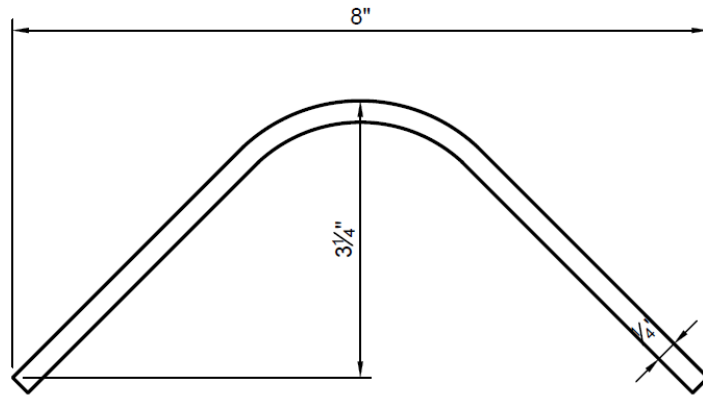
- Moss and lichen removal;
- Patching of deteriorated roofing
- Topcoating of entire roof with an elastomeric coating

Hoffmann Architects opinion of the probable cost of construction for temporary roof repairs at The Tabernacle is \$175,000.

Drawings – Existing Corrugated Roofing Profiles



ROOF SHEETS ARE 40" WIDE BY 96" LONG



HIP COVER

General Information

- Construction Costs** Statements of opinion of probable construction costs given in this report do not include professional fees for consultants concerning repair procedures, preparation of construction documents, assistance with bidding, construction contract administration, or on-site observation of construction. Construction costs projected in this report represent our opinion as to what the probable costs, in today's dollars, might be to implement the recommendations. They are based on our experience supplemented by published cost estimating sources. They reflect preliminary data and have not been derived from accurate quantities, drawings, details, or specifications. Actual construction costs may therefore vary from the costs in this report.
- Duplication Restrictions** This report is for the sole use of the party for whom the report was prepared. Use of its contents by third parties shall only be with written permission of Hoffmann Architects. Unauthorized use is prohibited and shall release Hoffmann Architects from any and all liability associated with such use. Reproduction of this document, except by the party for whom it was prepared for its own internal use, shall be by written permission of Hoffmann Architects only.
- Construction Use Notice** This report is not intended for any purpose other than to report on conditions observed. Its language and recommendations are not sufficiently detailed or specific enough, nor have any drawings been provided, that could serve as a basis for securing proposals for or executing the recommended work. This survey does not represent that unseen problems may not exist. No representation is made or intended that implementation of our recommendations will place the property in a condition wholly free of all defects or hazards.

Tabernacle Restoration Plan

Updated 09/25/2022

<p>Phase 1 (begun 2002) <i>General Contractor:</i> Stand Corporation Warwick RI Cost: \$340,000</p>	<p><u>Completed Work:</u></p> <ul style="list-style-type: none"> • Installation of concrete footings at 4 center columns • Installation of concrete footings at 16 outer perimeter columns • Installation of concrete footings at 16 inner perimeter columns • Installation of reinforcing plates at 22 perimeter wrought iron arches 	<ul style="list-style-type: none"> • Installation of braces at 4 wrought iron truss locations • Installation of 24 clamps at outer perimeter columns • Installation of truss clamps for cross bracing • Installation of removeable armored cable cross bracing and anchor assembly
<p>Phase 2 (begun 2004) <i>General Contractor:</i> Consigli Construction Milford MA Cost: \$500,000</p>	<p><u>Completed Work:</u></p> <ul style="list-style-type: none"> • Installation of concrete footings at 8 inner perimeter columns • Installation of concrete footings at 8 outer perimeter columns • Removal of paint—interior wrought iron 	<ul style="list-style-type: none"> • Painting of interior wrought iron & wood roof purlins • Wrought iron repairs • Installation of 16 lantern lights at 4 main columns • Wood bench repairs • Reconfiguration of removable cross bracing system
<p>Phase 3 (begun 2008) <i>General Contractor:</i> Crocker Architectural North Oxford MA Cost: \$635,000</p>	<p><u>Completed Work:</u></p> <ul style="list-style-type: none"> • Reconfiguration of cupola based upon historic photos • New zinc-tin coated copper roof at cupola with roof hatches • Installation of new galvanized steel wall cladding over new wood framing • Installation of new louvers at cupola (one hinged louver for access) 	<ul style="list-style-type: none"> • New carbon fiber cross with tether • Installation of external cross and cupola lighting • Installation of new metal covers at 4 corners of cupola • Painting of wrought iron at cupola interior • Installation of new u-bolts at 4 corners of cupola • New lightning protection system
<p>Phase 4 (begun 2009) <i>General Contractor:</i> Crocker Architectural North Oxford MA Cost: \$500,000</p>	<p><u>Completed Work:</u></p> <ul style="list-style-type: none"> • Restoration of wood window sash at upper clerestory • Restoration of wood sash at arched window at main entrance and triple window at stage • Painting at back side of wrought iron members facing upper clerestory windows 	<ul style="list-style-type: none"> • Installation of new hardware at center 4 windows at each side of upper clerestory • Installation of new galvanized steel wall cladding over new wood framing including cornice, pilasters and base • Installation of new metal covers at 4 corners of upper clerestory
<p>Phase 5 (begun 2014) <i>General Contractors:</i> LLS Enterprises Corp Lakeville, MA Southwest Construction, Inc Vineyard Haven MA In progress</p>	<p><u>Completed Work:</u></p> <ul style="list-style-type: none"> • Restore iron trusses • Restore benches and chairs • Rebuild stage 	<p><u>Anticipated Work:</u></p> <ul style="list-style-type: none"> • Replace corrugated asbestos roof • Add internal lighting at clerestories • Add accessory structure at east side of Tabernacle

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	OAK.E
Historic Name:	Wesleyan Grove - Martha's Vineyard Camp Meeting Association
Common Name:	Martha's Vineyard Campground Historic District
Address:	
City/Town:	Oak Bluffs
Village/Neighborhood:	Oak Bluffs
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Camp; Other Religious; Residential District
Significance:	Architecture; Community Planning; Landscape Architecture; Recreation; Religion
Area(s):	
Designation(s):	Nat'l Register District (12/14/1978); Nat'l Historic Landmark (04/05/2005)
Building Materials(s):	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, October 1, 2020 at 10:31 AM

NR 12.14.78 OAK E

FORM A - AREA SURVEY

Form numbers in this area A-1 through L-313 325	Area no. E
---	---------------

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

1. Town Oak Bluffs NHL-415105

Name of area (if any) The Campground

2. Photo (3x3" or 3x5")
Staple to left side of form
Photo number _____

3. General date or period Mid 19th century

4. Is area uniform (explain):

in style? yes

in condition? yes

in type of ownership? yes

in use? yes

5. Map. Use space below to draw a general map of the area involved. Indicate any historic properties for which individual reports are completed on Forms B thru F, using corresponding numbers. Show street names (including route numbers, if any) and indicate north. Indicate with an "x" existing houses not inventoried on Form B.

see attached

Note: individual inventory forms are in dead storage

DO NOT WRITE IN THIS SPACE
USGS Quadrant _____

MHC Photo no. _____

6. Recorded by Hollis Engley

Organization Oak Bluffs Hist. Survey

Date 5/22/78

(over)

87-41-51 501

OAK.E

7. Historical data. Explain the historical/architectural importance of this area.

The formation of the Wesleyan Grove Camp-Meeting in the 1830's marked the beginning of Martha's Vineyard's rise as a summer resort. Meeting first in William Butler's sheep pasture, within a grove of oak trees in 1835, the Methodist campmeeting soon expanded from a few hundred worshippers to tens of thousands in the 1850's. In 1855 there were over 200 tents in the 36 acre grove, arranged either in circles or parks, an arrangement which persists to this day to provide a sense of community for the campers.

Life in the Campground was necessarily public with communal dining tents, water pumps and sanitary facilities. In addition, to open tent flaps provided passers-by with a clear view of the home life within the family tents. In 1858, as tent sites became more permanent, people began adding wooden sides and ends to the tent platform. Eventually, many of these platforms were roofed over and the distinctive "wooden tent" style of construction was born.

By 1859 the Martha's Vineyard Campmeeting had become so big that it became necessary to construct an Association Building to house records and shelter business meetings. This building still stands today. The construction of the Association Building also marked the change to a full two-month season of July and August.

In 1864 the first cottage was brought over to Wesleyan Grove, having been prefabricated in Rhode Island. The cottage still stands on Trinity Park and is today owned by Mr. and Mrs. Edwin Scott. Thereafter, carpenters were busy in the Grove, and in the off-season of 1870 there were over 60 carpenters working there full-time. The distinctive Camp-ground Cottage is one and one-half stories in height with a front balcony on the second level. The building typically has minimal internal framework. The tongue and groove, long-leaf yellow pine boards (see continuation

8. Bibliography and/or references such as local histories, deeds, assessor's records, sheet) early maps, etc.

-Henry Beetle Hough, Martha's Vineyard, Summer Resort

-Charles E. Banks, History of Martha's Vineyard, Volume II

-Charles Mead, local architectural expert

- ELLEN WEISS - "THE WESLEYAN GROVE CAMPGROUND" ARCHITECTURE PLUS
1973

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

DAVE

Community: Oak Bluffs	Form No: E A1-L313
Property Name: The Campground	

Indicate each item on inventory form which is being continued below.

7. HISTORICAL DATA:

which make up the walls provide the support for the 2nd floor and lightly framed roof. According to local architecture expert Charles Mead, these houses were probably the first extensively pre-fabricated buildings in this area. The light, but stable, construction allowed these houses to be moved easily by horse-drawn wagon. They were never placed on a foundation but were supported by brick piers. Many of the houses now located outside the Campground were moved to their present locations as people bought and moved houses at will.

These houses were built during the advent of machine woodworking, which allowed carpenters great freedom of decoration. The resultant ornate "gingerbread" festooned the cottages from the peak to the porch in limitless variety. Neighbor vied with neighbor to see who could apply the greatest quantity of ornate "frosting" to his home and the fantastic "Carpenter Gothic" style reached its height. Much of this gingerbread survives.

The windows and doors of many of these cottages were in either the Northern or Southern Gothic arched style. Many of the Northern Gothic windows made use of red or blue etched Sandwich glass inserts at the peak, many of which survive today. In addition, the first floor double doors imitated the tent-flap openings of earlier times allowing passers-by to view the main front family room. Eventually over 300 cottages were built in Wesleyan Grove, most of which still stand in good repair.

As the Campmeeting grew and the word spread along the East coast, more and more people came to participate in the revival and the summer "picnic spirit." In 1870 a great canvas tabernacle was raised, using 4,000 yards of sailcloth and having a capacity of 4,000 worshippers. This tent sufficed until 1879, when the present open tabernacle was built. This is a cast iron structure built of 2-inch to 3-inch diameter T-irons, angle irons and pipe with wooden rafters supporting a corrugated metal roof. The upper structure consists of three tiers of roofs surmounted by a tower rising to a height of 100 feet at the top. The Tabernacle is 130 feet across and its main arches span 61 feet. It is one of the largest cast iron struc-

Staple to Inventory form at bottom

tures in the U.S.,

(continued on back)

and was designed by J.W. Hoyt of Springfield, Mass.

Adjacent to the Tabernacle, within Trinity Park, stands Trinity United Methodist Church, built in 1878 to serve the spiritual needs of Cottage City's year-round populace. The design and original ornamentation of the church reflected the Campground style, and while much of the ornamentation has been removed, the basic style is still apparent.

As the Campmeeting gained in popularity, it spurred more secular development outside the confines of the former grove. The first large concern to take advantage of the summer boom was the Oak Bluffs Land and Wharf Company which bought much of the acreage outside the Campground and developed into what is now most of the downtown area of Oak Bluffs. Sunset Heights, Bellevue Heights, Lagoon Heights, Ocean Heights, Ellenwood Heights, and Vineyard Grove were some of the land developments that were created as a result of the "picnic spirit" growing out of the Methodist Campmeeting.

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(Continued on page 2)



DOUGLAS M. WEST
3 Tennis Lane
Chilmark, Massachusetts 02535

October 10, 2020

Community Preservation Committee
Town of Chilmark
401 Middle Road
Chilmark, MA 02535

Dear Chilmark CPC Members,

I write in favor of the Martha's Vineyard Camp Meeting Association's application for Chilmark CPC funds in support of its Tabernacle Restoration Project. Specifically, I understand that the requested funds would be applied to one of the final and most essential elements of the restoration, replacement of the Tabernacle's roof which is now well beyond the term of its useful life. Significant restoration has been accomplished over the last 20 years; the restored roof will be critical to its long term preservation.

Although my wife and I are year round residents of Chilmark, our Vineyard roots are in the Camp Ground. Our MVCMA history traces to the summer of 1954 and the family cottage we still hold and cherish. So, the Tabernacle always has been central to my Vineyard experience. From 2003 to 2005 I chaired the MVCMA's Tabernacle Restoration Fund campaign and in 2004 chaired the Tabernacle's 125th anniversary celebration.

In urging your CPC support I emphasize the historical and future significance of the Tabernacle to the heritage of the Island and the lives of so many Islanders. Indeed, in 1979 the Tabernacle gained recognition in the National Register of Historic Places. Over decades it has served as a community place for spiritual, social and civic gatherings and celebrations of every sort. High school graduations, Illumination, community sings, the All island Art Show, the Boston Pops, ecumenical worship services, town meetings, James Taylor, and visiting Presidents – just a few of the many enriching Tabernacle experiences that come to mind. The Tabernacle is woven deeply into the fabric of Martha's Vineyard.

Thank you for considering my appeal for your support of this Island treasure.

Sincerely,

A handwritten signature in black ink, appearing to read 'DM West', with a long horizontal flourish extending to the right.

cc: CJ Rivard, MVCMA



28 September 2020

I am writing to urge you to strongly consider authorizing CPA funds for the Tabernacle roof replacement. The Chamber of Commerce believes it is the kind of Historic Preservation project the CPA legislation was created to assist.

The MVCMA is the #1 thing to do on Martha's Vineyard according to TripAdvisor and was named a Travelers' Choice for 2020. This is one of the Vineyard's top tourist destinations and the Tabernacle is a valuable island asset. It is an attraction that drives visitors to the Island. The programming, keeps people here. From an economic standpoint, time is money – the longer people stay, the higher the spending. Our Island depends on this spending: the jobs created and the tax revenue generated.

In calendar year 2018, Rooms Tax collections were \$2,083,696 and Meals Tax collections were \$534,895. These figures pre-date the approval of the short-term rental tax. Tourism generated more than \$178 million in direct spending and nearly \$278 million in indirect spending on Martha's Vineyard. Visitors spending supports thousands of jobs and returned more than \$10.1 million in local tax revenue to Island municipalities and \$7.2 million in tax revenue to the Commonwealth. Tourism is the primary industry on the beautiful Island of Martha's Vineyard and the 3rd largest industry in Massachusetts.

The MVCMA is accessible to all demographics of visitors, is visually appealing and easy for visitors to get to by tour bus, on foot and by public transportation. It can be enjoyed in its entirety at no cost. Thousands of visitors plan their vacations around events such as Grand Illumination, and images of the MVCMA are iconic to Martha's Vineyard. The fact that Martha's Vineyard had this free, open and walkable attraction during the pandemic this year, along with our beaches and other amenities, gives people a reason to choose to travel to Martha's Vineyard and support our local economy.

The Chamber's goal is to inspire year-round, sustainable tourism to Martha's Vineyard to continue to support small businesses and drive our Island economy. Replacement of the Tabernacle roof preserves an Island treasure which is critical to this goal. Thank you for your consideration.

Sincerely,

Nancy Gardella
Executive Director

MARTHA'S VINEYARD CHAMBER OF COMMERCE

PO Box 1698, 24 Beach Road • Vineyard Haven, MA 02568 • ph 508.693.0085 • fax 508.693.7589
Email info@mvy.com • www.MVY.com



Martha's Vineyard Regional High School

100 Edgartown Road PO Box 1385 Oak Bluffs MA 02557

Phone: (508) 693 – 1033 Fax: (508) 696-7743 Website: www.mvrhs.org



Sara Dingley, Principal

Matthew D'Andrea, Superintendent

October 7, 2020

Dear Members of the Community Preservation Committee,

I am pleased to submit a letter of support for the Tabernacle in its effort to secure CPC funds for a roof replacement. This year, when the school was tasked with reimagining our graduation ceremony in the time of COVID, I learned that the tradition of having that special ceremony at the Tabernacle runs incredibly deep. I heard over and over again how students dream about that day in June, having grown up seeing and experiencing the beauty and inclusivity of the ceremony at this beautiful venue.

Few places on this island can offer what the Tabernacle does. It provides history, gravitas, and the freedom of open walls with the security of a roof above heads should the weather prove uncooperative. It is a natural and willing hub for community events, such as the regional high school's graduation. In my years speaking to our graduating class from the podium, I have been in awe at the community support that—quite literally—surrounds and celebrates the graduates on that day in June. Alongside faculty, family members and friends of the graduates, tourists stumble upon the ceremony as they visit the gingerbread cottages, and deep rooted islanders come out in force to applaud the latest generation. I sincerely believe that the venue itself, an open air gathering space in the center of an historical island treasure, has shaped this special ceremony.

MVRHS is so grateful to the MV Camp Meeting Association for allowing us to use the Tabernacle to host graduation for 50 years. We hope that the CPC supports this roof project so that we can continue to hold it there for many more years in the future.

Sincerely,

A handwritten signature in cursive script that reads "SDingley".

Sara Dingley, Principal
Martha's Vineyard Regional High School



Martha's Vineyard Regional High School

100 Edgartown Road PO Box 1385 Oak Bluffs MA 02557

Phone: (508) 693 – 1033 Fax: (508) 696-7743 Website: www.mvrhs.org



Sara Dingley, Principal

Matthew D'Andrea, Superintendent

Island Community Chorus

Peter Boak | *Music Director*
Garrett Brown | *Accompanist*

October 2, 2020

To the Community Preservation Committee:

As the current President of the Island Community Chorus, and a member of the Chorus for the past 18 years, it is with great joy and enthusiasm that I write this letter to urge you to consider the Martha's Vineyard Camp Meeting Association and The Tabernacle with great generosity when you decide the distribution of Community Preservation grant monies.

Although known for years as being the beautifully designed and constructed open air edifice that it is, and used historically for church services, this building is so much more than that.

Beyond Community Sings, beyond so many Grand Illuminations, and a site for many local band concerts over the years, the Tabernacle has also hosted The Boston Pops, many pop singers including James Taylor, and performances by opera stars. Boston's Landmark Orchestra has played there, and swing bands, for dancing, with the chairs cleared away. Touring Gilbert and Sullivan productions have delighted island wide audiences. Every year since 1969, it has hosted the MVRHS Class night and Graduation ceremonies. Now during COVID, it has provided a safe area to host several town meetings as well as church services for many denominations. And these are all within my own memory span!

It is vital that the island communities support the preservation of this invaluable, historic and beautiful structure. The MVCMA has been most generous in allowing varied use of this historic building over decades. Representing Peter Boak and the Island Community Chorus, I ask you to be generous in considering the Tabernacle for financial support reflecting its value to the community, and I most sincerely thank you.



Pam Butterick
President, Island Community Chorus

From: Daniel Waters
P.O. Box 595, West Tisbury, MA 02575
508-693-1551

To: Martha's Vineyard Community Preservation Committees

Re: The MVCMA application for CPC funding to restore the Tabernacle roof

28 September 2020

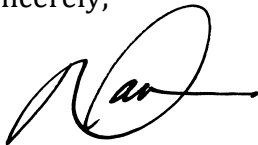
Dear CPC:

I am writing in my capacity as Town Moderator for the Town of West Tisbury. This year, the Coronavirus pandemic made it impossible for West Tisbury to hold our Annual Town Meeting in the town's school gymnasium, where it is traditionally held each spring. As the months wore on into summer, we considered many fresh-air options, none of them perfect. However, it was imperative that this meeting occur before the end of the year (June 30) in order that the budget be established so that the town could continue to function.

When we approached the Martha's Vineyard Camp Meeting Association (MVCMA), their board did not hesitate to make the Tabernacle available to West Tisbury and its voters, even though the meeting would happen on June 23 when many Camp Ground residents would be living in their cottages. The MVCMA could not have been more helpful, welcoming, and forthcoming — and their generosity included their excellent sound and slide projection system. I should mention that use of the Tabernacle came to the town free of charge, with never any discussion of rental. As I write this, we are preparing to hold a Special Town Meeting on October 6 — again at the Tabernacle, and again for free.

The Oak Bluffs Tabernacle is a resource that truly extends beyond town boundaries to help tie Martha's Vineyard together as a unified and sharing community. I know that West Tisbury's town leaders share my gratitude to the MVCMA for their unstinting hospitality and open-heartedness. I hope you will take this into consideration when reviewing their application for CPC funding.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Waters', with a large, stylized initial 'D'.

Dan Waters



Good Shepherd Parish

PO Box 1058
Vineyard Haven, MA
02568
508 693 0342
508 693 8517 fax
www.goodshepherdmv.com

September 29, 2020

Camp Meeting Association
PO Box 1685
Oak Bluffs, MA. 02557

To Whom It May Concern,

When people come to Martha's Vineyard, they often feel that have found a hidden treasure. Among those treasures is the Camp Meeting Association's Tabernacle. For decades this building has been used for the good of the entire Vineyard Community for education, social gathering, town meetings and religious services. The Tabernacle is in need of a new roof, which is a costly endeavor. I urge everyone to do what they can to support this project to prolong the life of the Tabernacle and their ability to contribute to the welfare of our Island.

Fraternally yours in Christ,

Rev. Michael R. Nagle, D.Min.
Pastor

"Keep a clear eye towards life's end. Do not forget your purpose and destiny as God's creature. What you are in God's sight is what you are and nothing more. Do not let worldly cares and anxieties or the pressures of office blot out the divine life within you or the voice of God's Spirit guiding you in your great task of leading humanity to wholeness. If you open yourself up to God and God's Plan printed deeply in your heart, God will open God's self up to you..." St. Francis of Assisi



Good Shepherd Parish

PO Box 1058
Vineyard Haven, MA
02568
508 693 0342
508 693 8517 fax
www.goodshepherdmv.com

Martha's Vineyard Camp Meeting Association
P.O. Box 1685
Oak Bluffs, MA 02557

To Whom It May Concern,

There are few organizations or institutions on Martha's Vineyard that impact virtually every segment of our island community. Certainly, the Martha's Vineyard Camp Meeting Association is one of those entities and the Tabernacle is at the heart of their considerable efforts for all six island towns. I have experienced this in my own life. At the Tabernacle I have attended musical concerts, religious gatherings of all types and secular public meetings. I have lectured there on biblical topics. The high school graduations of my two sons were conducted there.

The Tabernacle is unique and vital to our community and, as such, deserves every consideration in its preservation and restoration. A price tag simply cannot be placed on a treasure so integral to our community as the Tabernacle.

God's Blessings,

Deacon Karl G. Buder

Renee Balter
4 Gorham Avenue
P.O. Box 106
Oak Bluffs, MA 02557

September 25, 2020

I am writing this letter to support the request made by the Martha's Vineyard Campmeeting Association to fund repairs needed for the Tabernacle.

As a member of the Oak Bluffs Historical Commission, Acting President of the Oak Bluffs Association and one of the authors of the Cottage City Historic District bylaw in Oak Bluffs in 2003, I can certainly attest to the enormous significance of this important historic structure. Not just for Oak Bluffs, but for the entire Island Community.

The island has many wonderful attributes that draw visitors from around the globe and we are most fortunate to have a great variety of attractions, vistas, activities and a life style that is very special. The Tabernacle has been at the center of many splendid and truly unique events. Anyone who has ever attended an Illumination Night will never forget the feeling of magic and enlightenment created within and around this magnificent building.

Over the years, millions of Visitors have marveled at this stunning landmark. It has served As a gathering place of worship, celebration, art exhibits, graduation, and yes, even Town Meetings.

I would urge all of us to support and celebrate and maintain and be thankful for this incredible and truly beautiful monument to a culture that deserves preservation.

Sincerely,

A handwritten signature in cursive script that reads "Renee Balter". The signature is written in black ink and is positioned above the printed name.

Renee Balter



Martha's Vineyard Camp Meeting Association

28-Jun-21

Tabernacle - Phase V

Oak Bluffs, MA

Schematic Design Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
PHASE 1 - Roof Replacement				
	Nov-21			
ROOF REPLACEMENT				\$1,574,138
REMOVE HAZARDOUS MATERIALS; ALLOWANCE		18,666	\$25.00	\$466,650
LANDSCAPING REPAIRS ALLOWANCE				\$2,500
SUB-TOTAL				\$2,043,288
ESCALATION	1.9%			\$38,822
DESIGN AND PRICING CONTINGENCY	10.0%			\$204,329
SUB-TOTAL				\$2,286,439
GENERAL CONDITIONS/REQUIREMENTS	10.0%			\$228,644
BOND	1.0%			\$22,864
INSURANCE GL/PL	2.15%			\$49,158
PERMIT	\$6.50 per \$1,000			\$14,862
OVERHEAD + PROFIT	8.0%			\$208,157
TOTAL OF ALL CONSTRUCTION				\$2,810,124



Martha's Vineyard Camp Meeting Association
 Tabernacle - Phase V
 Oak Bluffs, MA

03-Feb-22

50% Construction Document Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
Base Project - Roof Replacement & Addition				
	May-22			
ROOF REPLACEMENT AND ADDITION				\$2,913,446
REMOVE HAZARDOUS MATERIALS; ALLOWANCE		18,666	\$25.00	\$466,650
LANDSCAPING REPAIRS ALLOWANCE				\$7,500
SUB-TOTAL				\$3,387,596
ESCALATION	2.50%			\$84,690
DESIGN AND PRICING CONTINGENCY	5.0%			\$169,380
SUB-TOTAL				\$3,641,666
GENERAL CONDITIONS/REQUIREMENTS	10.0%			\$364,167
BOND	1.0%			\$36,417
INSURANCE GL/PL	2.15%			\$78,296
PERMIT	\$6.50 per \$1,000			\$23,671
OVERHEAD + PROFIT	8.0%			\$331,537
TOTAL OF ALL CONSTRUCTION				\$4,475,754

ALTERNATES - values include mark-ups

1. New structural wood roof blocking in the existing Tabernacle - bids 09/2022	ADD	\$164,654
2. New addition/accessory structure pergola - bids 09/2022	ADD	\$55,408
3. Sound booth improvements	ADD	\$158,957

Company Information

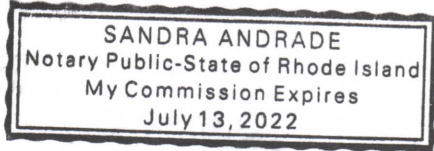
Vendor Number	2076	Type of entity	Corporation
Company Name	TRAC Builders, Inc.		
Address	28 Wolcott Street		
City/Town	Providence		
State	Rhode Island	Zip Code	02908
Phone	(401) 943-3800	Fax	(401) 943-3822

By signing and notarizing this document you certify that all information provided is accurate. You also acknowledge that you have read, and understand all the terms and conditions associated with electronic bidding. Your signature on this form authorizes you to submit electronic bids on behalf of the vendor identified on this form.

State of Rhode Island County of Providence On this 29 day of MARCH 2019 before me, the undersigned notary public, SANDRA ANDRADE personally appeared, proved to me through satisfactory evidence which were William Tracey to be the person whose name is signed on the preceding document in my presence
NOTARY SEAL Notary Public: My Commission expires:

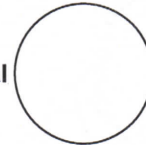
Signature must be by individual listed above and done in blue ink only. Please sign within the box below.

Name William Tracey
Title President



TRAC Builders, Inc., William Tracey - President
Mar 29, 2019

Corporate seal



Once the document has been signed and notarized send the original copy to BidDocs ONLINE no later than 3 business days prior to the bid date. This form must be sent via a delivery service that can trace the delivery to BidDocs ONLINE. An electronic bid may not be submitted unless this form is returned directly to BidDocs ONLINE.

BidDocs ONLINE
P.O. Box 51, 61 Skyfields Drive, Groton, MA 01450 - Phone: (978) 888-3350 - Fax: (978) 449-0469
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TRAC Builders, Inc., William Tracey - President
Jul 06, 2022 10:17:28

FORM FOR GENERAL BID

TO THE AWARDING AUTHORITY:

- A. The undersigned proposes to furnish all labor and materials required for **Tabernacle Restoration Phase V [BDO #5699]**
- B. This bid includes addenda numbered: 1, 2, 3
- C. **The proposed contract price is:**

Six million four hundred sixty-two thousand dollars \$ 6,462,000.00

For alternate No 1	Add \$ 295,000.00	Subtract \$.00
For alternate No 2	Add \$ 188,000.00	Subtract \$.00
For alternate No 3	Add \$ 181,000.00	Subtract \$.00

- D. The subdivision of the proposed contract price is as follows:

ITEM 1. The work of the general contractor, being all work other than that covered by **ITEM 2.**

TOTAL OF ITEM 1 \$ 4,496,731.00

ITEM 2. Sub-bids as follows:

Sub-trade	Name of Filed Sub-bidder	Sub-Bid Amount	Bond Required
Roofing and Flashing	Capeway Roofing Systems, Inc.	\$1,397,800.00	Yes
Waterproofing, Dampproofing and Caulking	The Waterproofing Company	\$30,800.00	No
Tiling	Roman Tile Co.	\$123,800.00	No
Resilient Floors	Massfloors Inc	\$18,369.00	No
Painting	Dandis Contracting	\$295,000.00	No
Fire Protection	Rustic Fire Protection	\$99,500.00	No

TOTAL OF ITEM 2 \$ 1,965,269.00


 TRAC Builders, Inc., William Tracey - President
 Jul 06, 2022 10:17:28

The undersigned agrees that each of the above named sub-bidders will be used for the work indicated at the amount stated, unless a substitution is made. The undersigned further agrees to pay the premiums for the performance and payment bonds furnished by sub-bidders as requested herein and that all of the cost of all such premiums is included in the amount set forth in Item 1 of this bid.

The undersigned agrees that if he is selected as general contractor, he will promptly confer with the awarding authority on the question of sub-bidders; and that the awarding authority may substitute for any sub-bid listed above a sub-bid filed with the awarding authority by another sub-bidder for the sub-trade against whose standing and ability the undersigned makes no objection; and that the undersigned will use all such finally selected sub-bidders at the amounts named in their respective sub-bids and be in every way as responsible for them and their work as if they had been originally named in this general bid, the total contract price being adjusted to conform thereto.

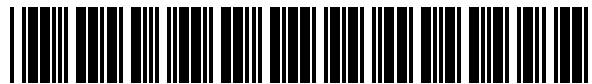
- E. The undersigned agrees that, if he is selected as general contractor, he will within five days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the awarding authority, execute a contract in accordance with the terms of this bid and furnish a performance bond and also a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the Commonwealth and satisfactory to the awarding authority and each in the sum of the contract price, the premiums for which are to be paid by the general contractor and are included in the contract price; provided, however, that if there is more than 1 surety company, the surety companies shall be jointly and severally liable.

The undersigned hereby certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work; that all employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and who shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and that he will comply fully with all laws and regulations applicable to awards made subject to section 44A.

The undersigned further certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity. The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the Commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

TRAC Builders, Inc.

NAME OF BIDDER



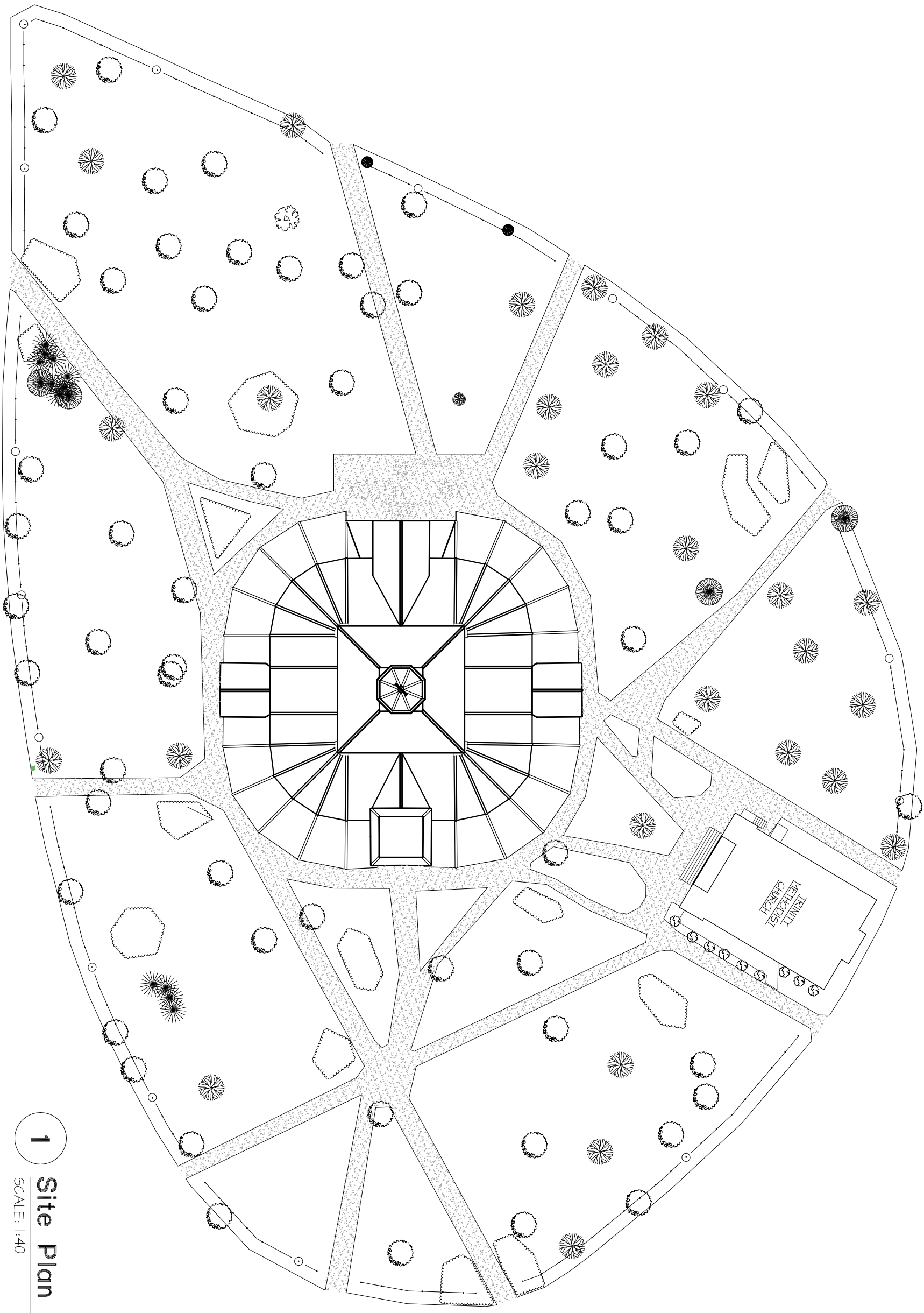
TRAC Builders, Inc., William Tracey - President
Jul 06, 2022

SIGNATURE & TITLE OF PERSON SIGNING BID

28 Wolcott Street, Providence, RI 02908

BUSINESS ADDRESS

TRAC Builders, Inc., William Tracey - President
Jul 06, 2022 10:17:28



1 Site Plan
SCALE: 1:40

Martha's Vineyard Camp Meeting Assoc.
P.O. Box 1178, Oak Bluffs, MA 02557

Tabernacle
Oak Bluffs, Massachusetts

SCALE: 1:40

Site Plan

FILE: _____

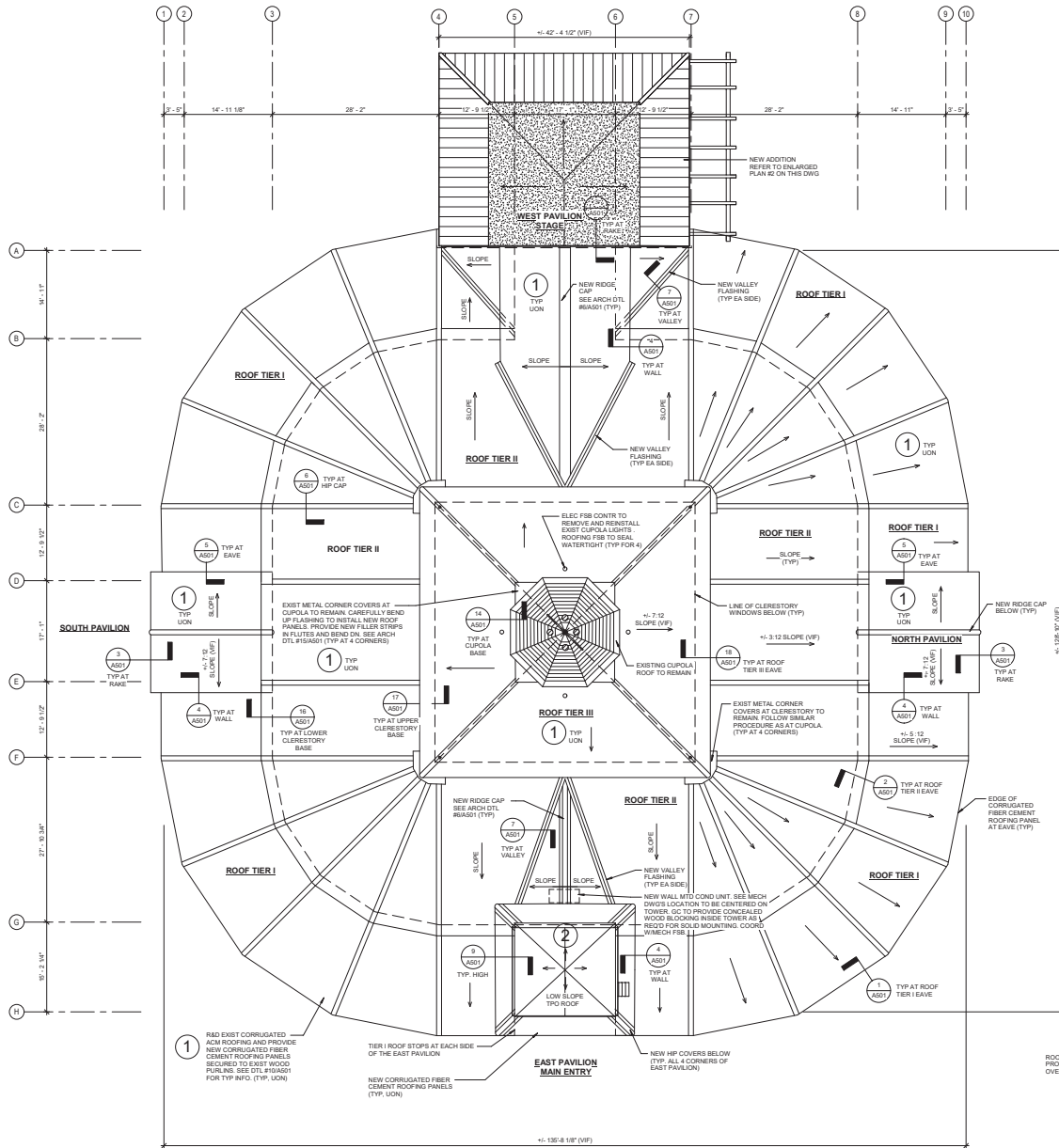
ISSUED FOR: _____

DRAWN: _____

DATE ISSUED: _____

JOB NO.: _____

REVISION DATE: _____



1 ROOF PLAN
1/8" = 1'-0"

ROOF DEMOLITION NOTES

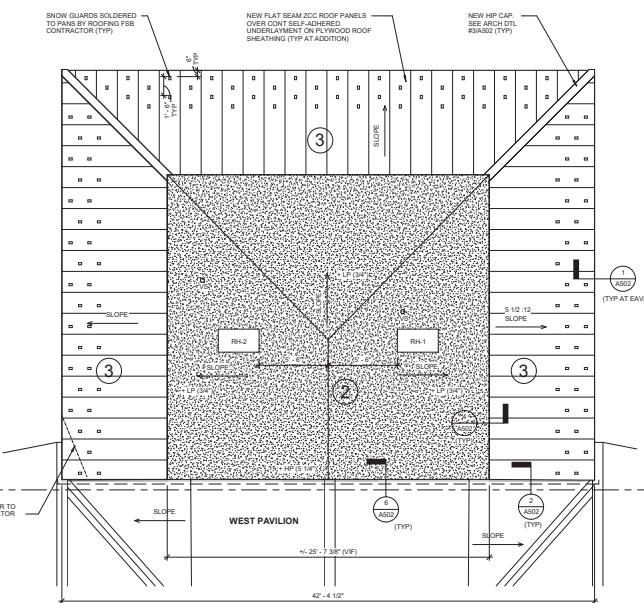
- HAZARDOUS MATERIALS ARE PRESENT IN THE ROOF. REMOVE AND DISPOSE OF EXISTING CORRUGATED ACM ROOF PANELS, ANCHORS, ASSOCIATED FLASHINGS, ETC. IN THEIR ENTIRETY UNLESS OTHERWISE INDICATED. REFER TO THE HAZARDOUS MATERIAL REPORT AND ABATEMENT PLAN INCLUDED IN DIVISION 00 SPECIFICATION SECTION "ENVIRONMENTAL" FOR ADDITIONAL INFORMATION. ROOFING PANELS MUST BE REMOVED ONE SECTION AT A TIME TO ENSURE STRUCTURAL STABILITY OF EXISTING BUILDING IS MAINTAINED. A VISUAL INSPECTION PERFORMED BY A MAJORS LICENSED ASBESTOS PROJECT MONITOR IS REQUIRED PRIOR TO NEW ROOFING MATERIALS BEING INSTALLED.
- RECYCLE ALL METAL MATERIALS BEING REMOVED.
- GC MUST VERIFY AND MAINTAIN ALL UTILITIES AND INFRASTRUCTURE UNLESS OTHERWISE INDICATED.
- PRIOR TO DEMOLITION, GC TO CONDUCT A FINAL WALK THROUGH WITH THE OPM, OWNER AND NECESSARY SUBCONTRACTOR.
- SAVE HISTORIC ITEMS DESIGNATED TO BE REPLICATED OR "MATCH EXISTING" FOR USE AS PATTERNS FOR NEW WORK. ITEMS MAY BE LEGALLY DISPOSED AFTER WORK IS ACCEPTED AND COMPLETE. TURN OVER SAMPLES TO OWNER IF REQUESTED. (APPLIES ONLY TO NON HAZARDOUS MATERIALS)

ROOF TYPES

- CORRUGATED FIBER CEMENT ROOFING PANELS SECURED TO WOOD FURLINS.
- FULLY ADHERED TPO MEMBRANE ROOF SYSTEM ON 1/4" TH PROTECTION BOARD OVER TAPERED RIGID INSULATION (1/4" PER FT SLOPE, UON) ON CONT. LAPOR BARRIER OVER R/WOOD ROOF SHEATHING ON WOOD STRUCTURE.
- FLAT SEAM ZCC ROOF PANELS ON SELF-ADHERED ROOF UNDERLAYMENT OVER R/WOOD ROOF SHEATHING ON WOOD ROOF STRUCTURE.

ROOF PLAN NOTES

- FIELD VERIFY QUANTITY AND LOCATION OF PLUMBING VENTS, ROOF CONDUITS, HVAC EXHAUST, HVAC INTAKE, HVAC REF. ROOFERANT LINES AND CABLES. FLASH IN ACCORDANCE W/ MANUFACTURER DETAILS AND SPECIFICATIONS.
- SIZE AND LOCATIONS OF EXHAUST FANS, MECHANICAL UNITS, VENT STACKS, AND OTHER ROOF PENETRATIONS OF ROOF MOUNTED ITEMS ARE DIAGRAMMATIC. COORD. W/ MEP DRAWINGS AND REQUIREMENTS.
- CONTRACTOR SHALL VERIFY IN FIELD AND CONFIRM ROOF DECK SLOPES INDICATED ON THE DRAWINGS ARE ACCURATE. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING ROOF WORK.
- ALL WOOD BLOCKING IN ROOF ASSEMBLIES SHALL HAVE JOINTS STAGGERED A MINIMUM OF 4 INCHES.
- WOOD BLOCKING SHALL BE SECURELY ANCHORED TO ROOF DECK AND/OR STRUCTURE TO RESIST A FORCE OF 350 POUNDS PER LINEAR FOOT IN ANY DIRECTION (TYP).
- PROVIDE WOOD BLOCKING AS REQD TO ENSURE CONTINUOUS COPING DIMENSIONS FOR EACH INDIVIDUAL LOW SLOPE ROOF AREA. FORMER BLOCKING TO ALIGN WITH HIGH POINT OF INSULATION AT ALL CONDITIONS TO MAINTAIN A CONSTANT HORIZONTAL ELEVATION. (TYP)
- NO NEW EQUIPMENT REQUIRING SERVICING SHALL BE LOCATED WITHIN 10'-0" OF ROOF EDGE. (TYP, UNLESS OTHERWISE INDICATED)
- SEE DRAWINGS A500 AND A501 FOR TYPICAL ROOF DETAILS.
- STAGGER JOINTS BETWEEN LAYERS OF ROOF INSULATION (TYP)
- NEW ROOF CURBS SHALL BE SET WITH A LEVEL TOP WHERE PLACED IN SLOPED ROOF AREAS.
- NEW ROOF LAPOR BARRIER MUST REMAIN CONTINUOUS. SEAL ALL PENETRATIONS AND TEAKO AIR/WATER BARRIER AT WALLS (TYP)
- TAPERED INSUL. SHALL HAVE A CONTINUOUS BASE LAYER.
- GC TO INCLUDE 10% REPLACEMENT OF THE EXISTING WOOD ROOF FURLINS. (BASE REQD FOR UNIFORM DETRIMENTATION; REFER TO STRUCTURAL DWGS FOR EXTENT OF NEW FRAMING AND OTHER REPAIR WORK)
- GC TO INCLUDE 20% REPLACEMENT OF THE EXISTING WOOD FASCHS AND TRIM. (BASE REQD FOR UNIFORM DETRIMENTATION; REFER TO ARCH DETAILS FOR ADDITIONAL INFORMATION)
- ALL ROOFING WORK SHOWN ON THIS DRAWING IS THE RESPONSIBILITY OF THE ROOFING FIELD SUBROOF CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.
- NEW CORRUGATED ROOFING MUST BE DONE IN CONJUNCTION WITH ABATEMENT WORK, ONE SECTION AT A TIME, TO ENSURE STRUCTURAL INTEGRITY OF EXISTING BUILDING IS MAINTAINED.
- PRE-DRILL ALL NEW FASTENERS INTO EXISTING WOOD ELEMENTS (TYP, UON)
- NEW GUARD SPACING, NUMBER AND LAYOUT TO BE CONFIRMED BY SNOW GUARD MFG. AND THIRD-PARTY ENGINEER.



2 NEW ADDITION ROOF PLAN
1/4" = 1'-0"

NOTE: REFER TO COPPER DETAILS #11, 12, AND 13 ON DWG A501 FOR ADDITIONAL ZCC ROOF INFO

TABERNALE
PHASE V
80 TRINITY PARK
OAK BLUFFS, MA 02557
MARTHAS VINEYARD
CAMP MEETING ASSOC.

NO.	DATE	DESCRIPTION

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DBVW ARCHITECTS, INC.
DRAWING/CONSTRUCTION USE IS PROHIBITED
DATE: 5/29/2022
DRAWN BY: JAM
JOB NO: 2117
SCALE: As Indicated

ROOF PLAN
A202
BD AND CONSTRUCTION