

Contact Information		
City/Town: Old Lyme		
Contact: Alisha Milardo, Director of Roger Tory Peterson Estuary Center, a Regional Center of The Connecticut Audubon Society		
Date June 12, 2019	Phone Number: 8605984218	Email: amilardo@ctaudubon.org
Address: 90 Halls Road		
City: Old Lyme	State: CT	ZIP Code: 06371
Project Information		
Location: 314 Ferry Road, Old Lyme, CT. Across from the CT River and in the vicinity of CT DEEP Marine Headquarters and Old Lyme Town Dock.		
<u>Timeline to Implement:</u> Attach a project schedule or timeline for the requested project. Please see attached timeline.		
Is this project permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No In Process (Explain): Local approvals and Gateway Commission approval required		
What type of Marine Related Service is provided by the facility: Please see answer below.		
Is the project approved by local authorities? (If no, explain): See attached letter of support from Old Lyme First Selectwoman. Approval in process.		
Date of last dredge (month/year) : n/a		
What is the current stage of the project? (e.g. planning, design, construction, etc.): Currently in the planning and design phase.		
Is the project within a Federal Navigation Project or anchorage area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain status of the proposed project with U.S. Army Corps of Engineers:		
Narrative Description of the Current Conditions: <p>In collaboration with the town of Old Lyme, CT, the Connecticut Audubon Society's Roger Tory Peterson Estuary Center (CAS-RTPEC) proposes to develop a one-acre parcel it has acquired, adjacent to the waterfront and open space, to provide marine and maritime related services in support of the CT Port Authorities mission to maximize the states maritime commerce and industry. The CAS-RTPEC's one-acre parcel is adjacent to the open space owned by the town on Ferry Road. It is proposed that a 3,000-4,000 square foot building, the CT River Estuary Science and Research Education Center, be constructed on this property, and, through an arrangement with the Town of Old Lyme, develop maritime educational opportunities such as aquatic field research led by small boat operators, trails highlighting natural areas of the open space (including the approximate 3 acre fresh water pond) linking up to the existing board walk on State of Connecticut property along the Connecticut River leading to the Roger Tory Peterson Estuary and marine and terrestrial invasive species surveys and removal. These are just a few of several examples of how we plan to leverage this location and collaborate with state and local entities to provide many opportunities for marine education and practical learning at the harbor.</p> <p>The Connecticut River is the only principal river in the northeastern United States without a major port, harbor or urban area at its mouth. This is the result of shifting sandbars in Long Island Sound which impede navigation, and this situation has served to preserve the largely rural character of the regional landscape and maintain the river's extraordinary assemblage of natural and relatively undisturbed biotic communities. The lower Connecticut River, beginning near its mouth and continuing upstream for a distance of approximately 58 kilometers (36 miles), contains one of the least developed or disturbed large-river tidal marsh systems in the entire United States, and the most pristine large-river tidal marsh system in the Northeast. From a regional standpoint, there are no other areas in the Northeast that support such extensive or high quality fresh and brackish tidal wetland systems as do those in the Connecticut River Estuary. These tidal river waters</p>		

AUTHORITY

and marshes provide essential habitat, not only for several federally-listed and candidate species, and globally rare species including bald eagle, short-nose sturgeon, piping plover, and Puritan tiger beetle, but also for dozens of state-rare and endangered species. Waterfowl concentrations in this section of the river, especially those of American black duck, are among the highest and most significant in the region. Several important restoration programs for anadromous fish species, including Atlantic salmon and American shad, are underway in the Connecticut River, especially at its mouth and major tributary confluences with the mainstream. This unique setting will support and amplify the goals of the CT Port Authority as well as the mission of CAS-RTPEC.

The Town of Old Lyme currently owns approximately eight acres of open space, a beach and a small dock in the Old Lyme harbor. The State Marine headquarters, a state park and a boardwalk to the Roger Tory Peterson Estuary are adjacent to the property creating leverage of the location of the CT River Estuary Science and Research Education Center. There is no linkage of the areas and very little education material on the marine, maritime and nature and history of the area. Currently there is not a harbor management plan and very little community usage of the harbor due to the lack of public access to the open space and the included pond and wetlands, which is heavily overgrown with invasive species.

The current condition of the project property is undeveloped space. The section of the subdivision development plan approved by the town in 2009 is shown on the attached pages. The Connecticut Audubon Society is requesting funding from the CT Port Authority Small Harbor Improvement Projects Program for the CT River Estuary Science and Research Education Center. This project will increase access to and activity in the harbor including science based education, the fostering of maritime and marine biology skills and increase the local economy through job development.

Attach a description of the proposal (e.g. work plan, budget, site map, etc.) and how it relates to the existing conditions and future vision:
[See Attached](#)

Attach a statement of the vision for the future and economic development within port or harbor:
[See Attached](#)

A brief assessment of what is considered to be the most critical hurdle to overcome in order to realize the vision, and to what extent, if any, state's agencies might be needed to facilitate a coordinated solution: The most critical hurdle to overcome will be zoning approval for a special use permit for the proposed facility and then funding for the project. We are confident that these components are part of the process and we will be successful in permitting and fundraising. The environment and hands-on skills development, specifically scientifically based, are key investments that will have a positive ripple effect for the community.

Attach a description of how the proposal will support the state's maritime policies and encourage maritime commerce and industry:
[See Attached](#)

Project Costs (\$): \$2,657,000.

Matching Funds: ☒ Yes ☐ No

Amount (\$): 819,000

Local and Regional Support Actions:

The applicant shall provide evidence of local commitment to advance harbor improvement goals and approval of your specific proposal.

Please see letter of support from Old Lyme First Selectwoman Bonnie Reemsnyder.

The mission of CAS-RTPEC aligns with and amplifies the CT Port Authority goals to create jobs by strategically investing in the state's small harbors to enable each to maximize its own economic potential. Improving the only harbor in Old Lyme is a project the community supports and is invested in.

AUTHORITY

CAS-RTPEC has committed to raising 31% of the matching funds for the project. CAS-RTPEC has developed this plan and is collaborating with other interested groups including community neighbors, Old Lyme Land Trust, town officials and schools to further the CT Port Authority's goal to maximize the economic potential and enhance the environment. It is anticipated that the Old Lyme Harbor Commission will be submitting a complimentary application for the improvement of the town dock. Board members from CAS-RTPEC have reached out to community members in the neighborhood and have received positive feedback and support for the CT River Estuary Science and Research Education Center.

The CT River Estuary is a highly unique natural resource that is celebrated and adored by many towns directly and indirectly adjacent to the river. CAS-RTPEC is thrilled to say we reach over 2,300 students total from 10 towns and schools within a 20 mile radius of the river and hope to expand our impact with this new facility. The CT River is natural resource for curriculum content including: estuarine ecology, marine biology and field research opportunities. The wetlands and waters in the estuarine and tidal river complex of the lower river, with its extensive, high-quality tidal freshwater and brackish marshes and remarkable clustering's of rare and endangered species, waterfowl, and anadromous fishes, is the focus of this site designation under the Ramsar Convention. It is important to recognize this internationally significant area as a single integrated complex comprised of many individual wetlands units, or core sites, and shallow water riverine habitats, all of which are inextricably linked by the tidal waters of the Connecticut River itself. There is a tremendous degree of ecological interaction and interdependence among its tidal waters, tidal wetlands, adjacent uplands, and species populations within an ecosystem or watershed framework.

Leverages Other Funding:

Indicate whether the harbor improvement funds will help leverage other past or future proposed public or private funding to provide a larger economic and development impact.

Funding support from CT Port Authority Small Harbor Improvement Projects will leverage past and future funding made in the area by the Town and the State by adding to the research and education cluster focused on the lower Connecticut River and its estuary. The CAS-RTPEC CT River Estuary Science and Research Education Center project will also leverage the historical and economical investments of Old Lyme along with the future vision and need of the community. CAS-RTPEC has a highly skilled development team and board of directors who are working diligently to secure matching donations for this project. The vision is to cultivate the small harbor into an attraction for future generations to enjoy the beauty of the CT River Estuary, learn about and protect its' rich history and develop maritime skills, such as aquatic field research, small boat scientific monitoring and on-water fun, all while experiencing the beauty and wonder of this amazing natural resource. CAS-RTPEC is committed to matching over 30% of the project costs.

CAS-RTPEC is excited to highlight historical significance including maritime transportation and its effect on the fish and plant populations and current day marine happenings such as the resurgence of the sturgeon for present and future generations that will enjoy the waterfront. The history and economics of Old Lyme are tied to the maritime heritage of The Connecticut River and its estuaries. It played significant roles in the early wars establishing the independence of the nascent country, including significant activity around the early phases of the War of 1812 and the British raid on Essex and its boat works. The Old Lyme and Old Saybrook ferry played an important role in the economic development of the lower Connecticut River. It was the only transportation across the lower Connecticut River at the terminus of the railroad, which provided the connection to New Haven and New York City. The estuary and its unspoiled nature became the focus of the Old Lyme art colony, giving birth to American Impressionism. The area on Ferry Road was also a dairy farm and the location of the Ferry Tavern, identified by Life magazine as one of the top five destinations in New England.

AUTHORITY

The Connecticut River is unique as a major river on the eastern seaboard without industrial or significant commercial development at its mouth. The river has many unique characteristics many of which have combined to have the river recognized as one of the most important rivers in the country and the world. In its nomination of the Connecticut River to the United Nations Ramsar Convention, the US fish and Wildlife Service recognized the Connecticut River as one of the great rivers of the United States.

These significant historical pieces may be lost if we do not take the opportunity to enhance this amazing small harbor. The CAS-RTPEC CT River Estuary Science and Research Education Center project will connect the waterfront, environment and local commerce ultimately having a greater impact. This collaboration will enhance the CT Port Authority's goal of "local waters, global solutions" through fostering the passion for the waterfront and environment as students and adults develop maritime skills and deepen their connection to the CT River Estuary.

Economic and Market Viability:

Describe the economic and market viability of harbor improvement in the proposed project area. Include an assessment of the proposed projects potential to progress as envisioned. Provide a market analysis to the best extent possible.

We believe that this project will deliver the stimulus for an environmental and research cluster focused on the lower Connecticut River, its estuary and the interaction with Long Island Sound. This project will leverage state and local resources already located in the area. Improved access to the area, environmental information and education and research capacity will stimulate the cluster and its interaction with the public.

The CAS-RTPEC has already purchased the one acre site and has funds to begin habitat restoration and educational activities. Construction of the facility will be dependent on raising of funds. Obtaining sufficient funds will affect the timing, but not the implementation of the project. A grant from the Connecticut Port Authority would permit the project to move forward on the schedule set forth in this application.

Does your town have a Harbor Management Plan? ☐ Yes ☒ No

If yes, please attach a copy with your submission and include a narrative that explains how the project supports or is compatible with the Plan, with references to specific sections in the Plan.

References

Name:	Address:	Phone:
Bonnie Reemsnyder, Old Lyme First Selectwoman	Old Lyme Town Hall. 52 Lyme St, Old Lyme, CT 06371	(860) 434-1605
Claudia Weicker	PO Box 877, Old Lyme CT 06371	(860) 574 4333

Authorization

Signature of Representative:



Date: June 12, 2019

Where to Apply:

Submit applications and questions – in writing only – to:

**Joseph Salvatore
Connecticut Port Authority
455 Boston Post Road, Suite 204
Old Saybrook, CT 06475**

You may also submit questions, or applications in Portable Document File (PDF) format, via electronic mail to: joseph.salvatore@ct.gov

Milestone Deadlines:

<u>Deadline for Application Submittal</u>	<u>June 12, 2019 (4:00 p.m.)</u>
<u>CPA Deadline-Rating-Selection</u>	<u>June 24, 2019 (CPA Board Meeting)</u>

Attach a description of the proposal (e.g. work plan, budget, site map, etc.) and how it relates to the existing conditions and future vision:

In collaboration with the town of Old Lyme, CT, the Connecticut Audubon Society's Roger Tory Peterson Estuary Center (CAS-RTPEC) proposes to develop a one-acre parcel it has acquired, adjacent to the waterfront and open space, to provide marine and maritime related services in support of the CT Port Authorities mission to maximize the states maritime commerce and industry. The CAS-RTPEC's one-acre parcel is adjacent to the open space owned by the town on Ferry Road. It is proposed that a 3,000-4,000 square foot building, the CT River Estuary Science and Research Education Center, be constructed on this property, and, through an arrangement with the Town of Old Lyme, develop maritime educational opportunities such as aquatic field research led by scientists and college interns (small boat operator certified), trails highlighting natural areas of the open space (including the approximate 3 acre fresh water pond) linking up to the existing board walk on State of Connecticut property along the Connecticut River leading to the Roger Tory Peterson Estuary and marine and terrestrial invasive species surveys and removal. These are just a few of several examples of how we plan to leverage this location and collaborate with state and local entities to provide many opportunities for marine education and practical learning at the harbor.

Work Plan

CAS-RTPEC is requesting funding from the CT Port Authority to will pull together the environment and research resources located on Ferry Road and begin the creation of a research and education cluster focused on the lower Connecticut River and its estuary. The proposal will leverage investments already made in the area by the Town and the State. The vision is that this site will become the entrance to the area and provide the public with information concerning the river, the estuary, the surrounding environment, the history and the importance of the area to the state and Long Island Sound. This information could also include real time information on weather, tides, fish and bird migration and habitation and current research projects.

Planning and Design Phase: This phase includes the creation of the designs by the architect and landscape expert, community outreach, fundraising and zoning permitting and approvals. June 2019 – August 2019. \$589,000 total budget.

The CAS-RTPEC CT River Estuary Science and Research Education Center will serve as a public focal point for the natural area, including administrative space for the RTPEC, research and educational facilities, a public viewing area over the surrounding forest and pond and educational display areas highlighting the environment and history of the Old Lyme Harbor. The facility will provide a welcoming point for those desiring to utilize the beach and dock and provide basic weather, tide and other safety information. Cooperating with the town, the CAS-RTPEC will remove the invasive species that have overtaken this area which was once pastureland and replant with appropriate native species. The architect will create the preliminary site plan complete with the estimated dimensions and overall design concept. CAS-RTPEC will review the site plan, based on established deadlines, and provide any feedback or requested changes. Upon approvals from requisite commissions and agencies, the RTPEC will restore the town open space to remove invasive species, restore native species, and add educational boards concerning flora, fauna, geography and history surrounding this location.

The CAS-RTPEC has engaged an architect, reached out to the community and nearby neighbors receiving positive feedback. We are dedicated to raising the funding for this project and are requesting \$318,840 from the CT Port Authority's Small Harbor Improvement Projects Program in support of the planning and design phase of this project.

Engineering and Environmental Impact Phase: September 2019 –January 2020. \$268,000 total budget.

The second phase for the project will combine the engineering and environmental components. This project is in direct alignment with the CT Port Authority's mission and goals to leverage resources and enhance the overall development of the state's maritime commerce and industries, specifically promoting the development of the state's ports and harbors.

The CAS-RTPEC team will work together with the architect and engineers to formalize the project requirements, conduct a site survey, review local building codes and meet with local planning commissions. Structural, electrical and mechanical requirements as well as interior design, landscaping and lighting are all detailed to create the construction estimates and specifications of the build. It is imperative to bridge specific goals to stay on time and budget. Therefore, during every step of the process, engineers will consistently evaluate project components with regard to cost, schedule, and quality to ensure efficient coordination of requirements for site preparation, building design, civil infrastructure and internal specifications for services such as electrical and plumbing. CAS-RTPEC is requesting \$170,000 for the engineering and environmental impact phase of this project.

Construction and Operational Phase: February 2020 through May 2021. \$1,800,000 total budget.

CAS-RTPEC will work in close partnership with the construction team to be sure we stay on time and budget target. This phase includes procurement of labor, materials, finalization of budget and erecting of the facility. Monitoring of the project including continuation of preparation and documentation by all professional service contractors, changes to drawings or specifications, periodic reviews including: check of the accuracy and quality of work and testing of the equipment. All project management will be conducted by CAS-RTPEC board and staff with other reviews conducted by official entities such as the state fire marshal. CAS-RTPEC is requesting \$1.35 million to complete the construction phase of this project.

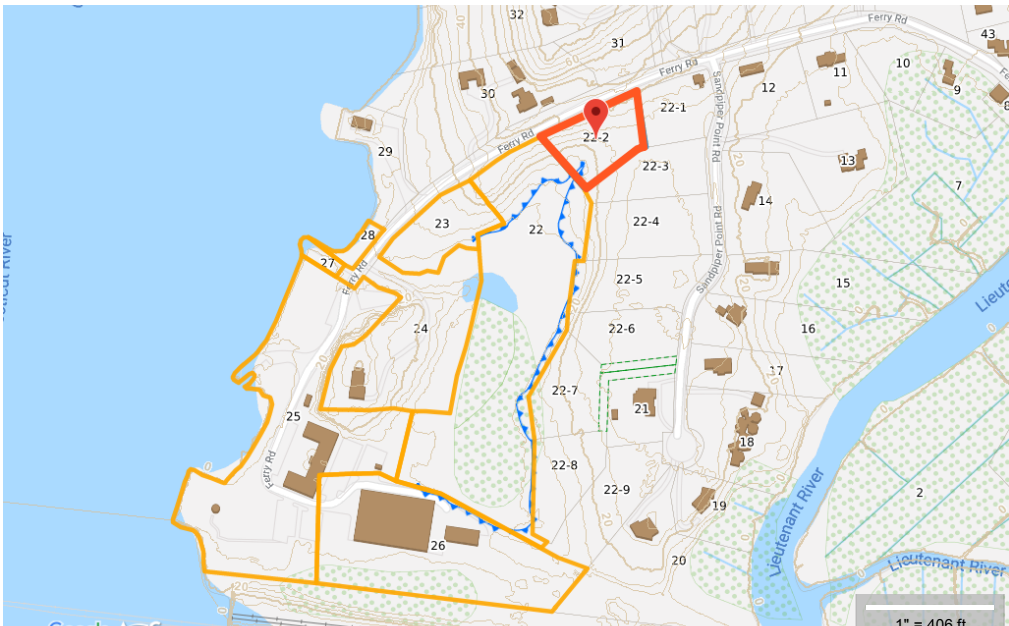
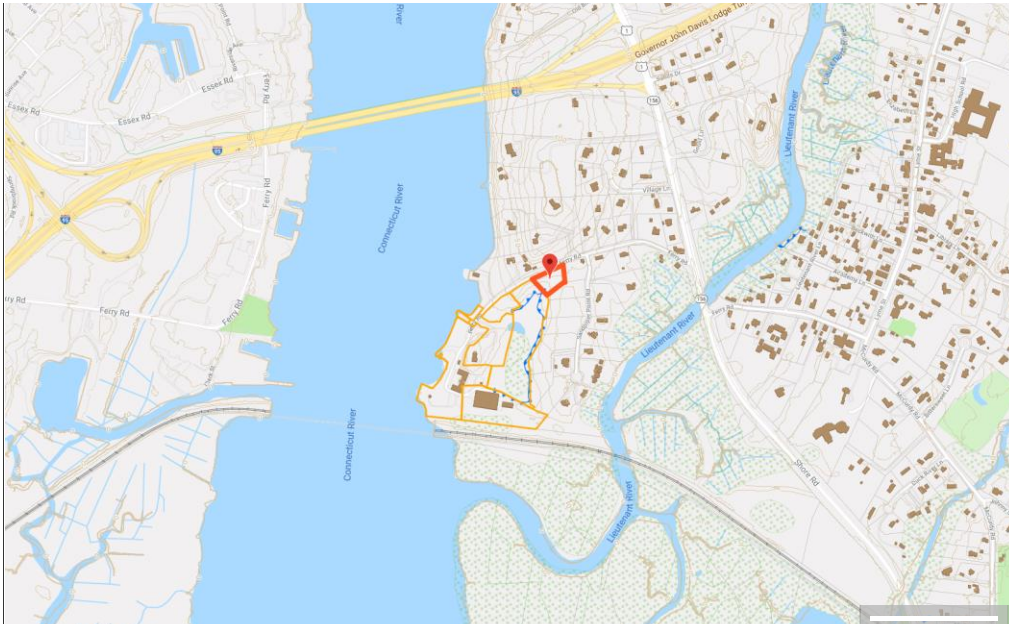
Project Timeline:

We are operating on an aggressive timeline due to our current rented space terminating in the summer of 2021. We have been able to adhere to the tight timeframe thus far and are requesting funding for the CT River Estuary Science and Research Education Center from the CT Port Authority to help us reach our May 2021 Grand Opening goal.

- Approval to submit offer - March 2019 - Complete
- Submit offer - March 2019 - Complete
- Negotiate and close purchase - April 2019 - Complete
- Engage architect - May 2019
 - Qualifications document - Complete
 - Solicit recommendations from Board - Complete
 - Develop preliminary building requirements – Complete
 - Ask for indication of interest from identified architects – Complete
 - Provide documentation on timeline, building programming, site and architect qualifications – Complete
 - Receive architect proposals – Complete
 - Down-select, interview and select desired architect – Complete
 - Engage selected Architect - Complete
 - Develop zoning application, including schematics and elevations – In Process
- Neighborhood Outreach – Complete
- Submit zoning application for Special Use Permit for an RU-40 zone - June 2019
- Begin architect's design and build construction package - June 2019
- Receive zoning approvals - October 2019
- Complete construction package and release for bids - September 2019
- Receive bids for and negotiate construction contract - October 2019
- Submit architect package for building permits and other associated Town approvals - October 2019
- Receive building permit and other approvals - December 2019
- Engage State and Town in development of trails, education and other property use - February 2020
- Begin site development and construction - February 2020
- Have enclosed structure - June 2020
- Complete construction and site development - February 2021
- Fit out facility and complete trail development - March 2021
- Grand opening - May 2021

Budget: Please see attached.

Site Map-Property location & Neighboring Properties. Images: MapGeo, Old Lyme GIS

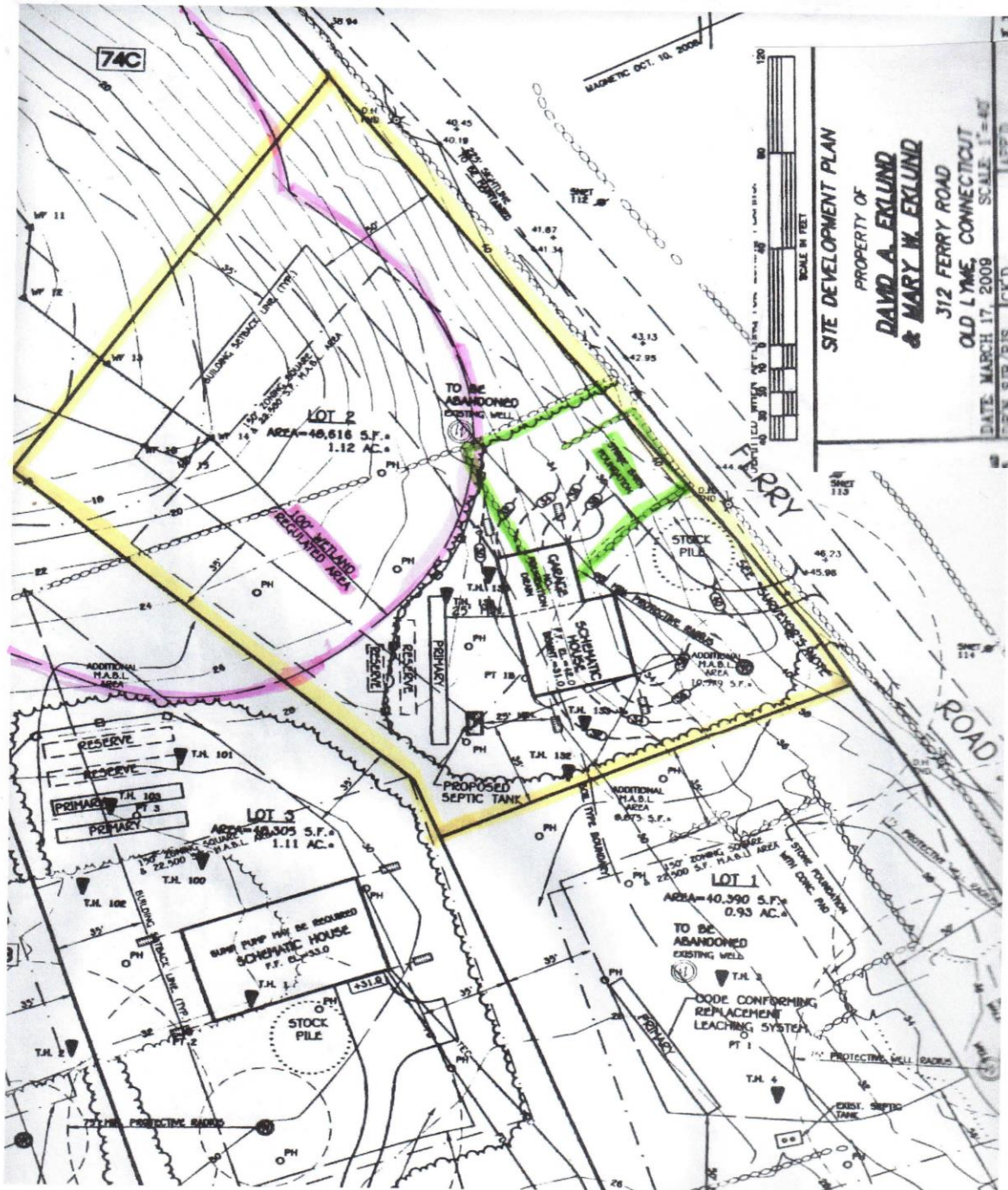


Parcels 23, 25 and 26 owned by the State of Connecticut

Parcels 22, 27 and 28 owned by the Town of Old Lyme

Parcel 22-2 is owned by Connecticut Audubon Society, RTPEC

The current condition of the property is undeveloped space overgrown with invasive species. The section of the subdivision development plan approved by the town in 2009 is shown on the attached page. The yellow outline is the property boundary for 314 Ferry Road. The pink curve represents the 100-foot wetland regulated zone.



A concept for the development of property is shown below, but is subject to change once architect schematics are created and the necessary approvals are obtained. There will be pervious parking and walking paths on the property. It is anticipated that there will be teaching areas on the property which may consist of a pollinator garden, explanations of natural and invasive species, wetland, freshwater pool habitat, rain water gardens and other conservation and ecology management areas connecting to the town-owned open space.



Attach a statement of the vision for the future and economic development within port or harbor:

The vision for the Old Lyme Marina is a vibrant environmental location bringing together the expertise of the CAS-RTPEC, Old Lyme Town resources on the CT River, existing commercial marina, the state park, estuary boardwalk and CT DEEP Marine Headquarters to attract a wide variety of users. The area will bring together those interested in the ecology of the river from artists to scientists to naturalists and historians increasing the cultural appeal and economy. The CAS-RTPEC CT River Estuary Science and Research Education Center project has 3 main objectives: enhance the environment, establish an educational and community resource supporting the local economy, and providing access to the waterfront for visitor education and enjoyment.

Positive Economic Impact:

The RTPEC will have 3 full-time employees, a number of part-time educators who will teach STEM education and marine science at schools in southeastern Connecticut, and many volunteers to provide information to visitors of the area as well as maintenance of trails and educational assets. A few trails for the public will be developed and maintained by the RTPEC and include panels or access to web information (through QR codes or similar) to describe the unique nature of the Connecticut River, the estuaries and Long Island Sound. The CAS-RTPEC CT River Estuary Science and Research Education Center will supply information about the area such as maritime happenings, marine education as well as information on Roger Tory Peterson and his contributions to conservation and preservation in the Connecticut River Estuary and throughout the United States.

Improved Access and Preserved Environment:

With an improved dock area and collaboration with the neighboring commercial marina, new and enhanced access to the natural area on the eastern side of the Connecticut River would be established. The access would also enhance the research opportunity and capability at the mouth of the Connecticut River and its relationship to Long Island Sound and its ecology. The opportunity for education of all citizens about the importance of the river would lead to a respect for the ecology of the area and an understanding of the regional and global importance of the Connecticut River.

Community Collaborations & Leveraged Impact:

The Connecticut DEEP Marine Headquarters is proposed as the site for the National Estuarine Research Reserve (NERR) location for the Connecticut River. Development of this proposal would provide a local link and anchor for the development of research activity to supplement the NERR and its mission. Collaboration is the cornerstone of the CAS-RTPEC CT River Estuary Science and Research Education Center. We believe that partnering with local and regional organizations will strengthen the resources of the community and create a deeper connection to the local environment.

Attach a description of how the proposal will support the state's maritime policies and encourage maritime commerce and industry:

The CAS-RTPEC CT River Estuary Science and Research Education Center project will provide an opportunity for the public to understand how the CT River, without a port or industrial development, is indeed one of the great rivers of the United States and will cultivate the research to substantiate why its characteristics should be preserved and enhanced.

The project will align with the CT Maritime Policy, specifically the economic development focus, in 3 direct ways:

- 1) Creating research opportunities. The CAS-RTPEC will host scientists for field collections and analysis of the CT River Estuary. Currently the RTPEC provides an annual submerged aquatic vegetation study and participates in an annual swallow murmuration study.
- 2) Employment in a CT small harbor. We will hire for multiple positions including part time naturalists and small boat operators which will have a lasting impact on the environment and the local community.
- 3) Access to and Education about the waterfront. The maritime industry is rich with both biological and historical educational concepts that link into the environmental science curriculum we teach.

In support of the CT maritime policies and CT Port Authority's mission, CAS-RTPEC will be fortunate to host many community members and students to work with our staff to provide critical support with projects such as coastal marine debris removal, maritime education, repairing and refurbishing marine equipment and scientific estuarine studies. We have designed The CAS-RTPEC CT River Estuary Science and Research Education Center to serve as a pathway for students and adults to discover first-hand the amazing career and volunteer options, including: summer counselors-in-training, part-time naturalist, interns, summer camp counselors, high school internships during school and future environmental educators and neighborhood advocates that we strive to create. We will enable students, scientists and adults to grow with CAS-RTPEC and to give back to the Old Lyme community and the CT River Estuary. In conclusion, the CAS-RTPEC CT River Estuary Science and Research Education Center will celebrate and enhance the quality of life we so much enjoy in Connecticut through funding from the CT Port Authority Small Harbor Improvement Projects Program. We anticipate long-term positive outcomes from this project.

Thank you to the CT Port Authority for allowing us to submit this proposal.





THE CONNECTICUT
Audubon
SOCIETY

Roger Tory Peterson Estuary Center

CAS-RTPEC, CT Port Authority Harbor Improvement Projects Program Budget Narrative: Connecting Connecticut's Waterfront Communities Through Economic Development, Environmental Education and Harbor Habitat improvement.

Total Project Amount: \$2,658,015
Project Match Amount: \$819,175
Requested amount: \$1,838,840

	CT Port Authority Funds	RTPEC/CAS MATCH (NON - CT Port Authority Funds)	Project Total
Total Project Costs & Justification			
A. Property Acquisition Costs:			
The RTPEC/CAS the board of directors unanimously approved the purchase of the land at 314 Ferry Road, Old Lyme, CT. Ms. Milardo (RTPEC Director) will devote 5% of her time to the project each year. Ms. Milardo will be in charge of overall project management, supervision and evaluation. RTPEC Board of Directors will match their time to the project. CT Port Authority funding received will help leverage RTPEC private funding to provide a larger economic and development impact.			
Land Acquisition		\$200,000	\$200,000
Property Purchase approval, offer submission, negotiation and closing.	\$0	\$4,750	\$4,750
<i>sub total: professional costs</i>	<i>\$0</i>	<i>\$204,750</i>	<i>\$204,750</i>
B. Professional Costs (Architects, Engineers, Contractors, Etc.)			
The RTPEC/CAS has engaged a team of local professionals including an architect, project lawyer and landscape designer, all on a contract-base who will be directly involved in the planning, engineering and construction phases of the program. The architect designated for this project will develop schematics to maximize the property for best use by the community and highlight the harbor and maritime connection. The Site Development team will design the landscape and property improvement including: invasive species removal, habitat restoration and beautification. (15% matched from RTPEC/CAS). The builder and engineers will be responsible for project execution, safety and management of all subcontractors. The RTPEC/CAS small harbor improvement project will provide opportunities for maritime student researchers to collect data on water quality, river flow, coastal erosion collection etc.. and specifically will engage the community in maritime exploration of the Old Lyme Harbor and CT River Estuary further supporting and amplifying the CT Port Authorities mission.			
Planning Phase: Architect and lawyer will dedicate their time to town planning and zoning laws, design schematics and habitat improvements.	\$318,840	\$66,425	\$385,265
Site Development and Engineering Phase: Landscape design and improvement including: invasive species removal, habitat restoration and beautification.	\$170,000	\$30,000	\$200,000
Building Construction Phase: (4,000sq.ft @450/sq.ft)	\$1,350,000	\$450,000	\$1,800,000
Project Management. RTPEC/CAS staff and board will be responsible for the project management for the full term of the project. The project management will be matched 100% by CAS/RTPEC.		\$68,000	\$68,000
<i>sub total: professional costs</i>	<i>\$1,838,840</i>	<i>\$614,425</i>	<i>\$2,453,265</i>
C. Other: no other costs are associated with this proposal			
D. Total Direct Charges:	\$1,838,840	\$819,175	\$2,658,015
E. Indirect Charges: (0%)			\$0
F: Totals:	\$1,838,840	\$819,175	\$2,658,015
NOTE : RTPEC/CAS is committed to matching 31% of project costs. These costs will be secured through on-going fundraising including public and private donations.		RTPEC Match %	
		31%	