

CUSHING CENTER

The Board of Directors of the Cushing Center are pleased to submit our annual report of activities for 2006 to the residents of Norwell for review and consideration.

The Cushing Town Hall was re-dedicated the Cushing Memorial Hall in June of 1987. Since that time the facility has provided an attractive, affordable and convenient location for countless events including weddings, bridal showers and all manner of special celebrations. Norwell has been able to use the hall as a very comfortable and attractive setting for many special events. For the first year since that re-dedication our operating costs exceeded the revenue we were able to take in. This was primarily due to the un-anticipated spike in cost for heating oil that we all incurred. Additionally, because we were working on some improvements to the building, we were not able to rent the function hall to its fullest capacity.

A brief overview of our revenues and expenses is as follows:

REVENUES:	Office and Hall rentals	\$39,916.00	
EXPENCES:	<u>Payroll and Operating costs</u>	<u>\$41,872.96</u>	
	Sub total expense		(\$ 1,956.56)

NET COST TO NORWELL \$ 1,956.56

The good news is that the future looks very bright. We have received projections for our fuel costs with our new heating system and it looks to be a fairly significant savings. In addition to that, the building is fully air conditioned and we anticipate increase revenue as our function hall will be far more attractive during those hot summer months. We have also re-structured our fees for office space rental. The last piece of good news is that the function hall is now rented out each and every Sunday. As directors it has always been our goal to provide an attractive, affordable facility to Norwell, and its residents, and at the same time return a modest profit to the Town in the process. We continue to work towards that goal.

The renovation and improvement projects are coming along well. The new heating, ventilation and air conditioning system has been installed. Some "bugs" are being worked out, but overall we are quite happy, and exited about the new system. Having heard so many horror stories about the process of working within the confines of municipal bid requirements we had prepared ourselves for the worse. We are quite happy to report that for us, the process was in fact quite successful. The contract for engineering was awarded to McKinnell, McKinnell and Taylor of Norwell. The contract for the installation of the actual system was awarded to Healthy Air Solutions of Norwell. We found both companies to be responsive, thorough and accommodating at every juncture. I think both companies took extra pride in the fact that they were working on an improvement to such an important landmark in their hometown. A critical component of the success of this phase of the project was the assistance that we received from the Permanent Building and Maintenance Committee, in particular Lee McKenny. Their concern for the project, and knowledge of the process is commendable. With the HVAC system installed complete, we can now turn our attention to the exterior of the building. We are in the process of securing pricing for the storm windows and painting repairs portion of the project.

As always, as we prepare this report to the town, we are reminded how important the Cushing staff is to us. Mary Lou O'Leary, Patrick MacKenna and Diane Townsend continue to amaze us with their commitment and dedication to the Cushing Hall. This year, in addition to all their regular duties and responsibilities they had to deal with dust, dirt, construction, and scheduling conflicts. They tackled every issue, never complained and for that we are so very grateful.

For the Board of Directors
Jef Fitzgerald