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For Administrative Use Only

#### TOWN OF HARWICH - COMMUNITY PRESERVATION COMMITTEE 2020 CPA <u>PROJECT FUNDING REOUEST</u> <u>APPLICATION</u> FISCAL YEAR 2021-2022

Submission Date: October 30, 2020

#### **APPLICANT INFORMATION**

Applicant: David Spitz, Chair

Town Committee, Board or Organization: Brooks Academy Museum Commission (BAMC)

Legal Mailing Address: <u>80 Parallel Street, Harwich, MA 02645</u>

Phone: 802-922-6773 Email Address: davidhspitz@comcast.net

Project Manager: same as above

Legal Mailing Address:	
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Phone:\_\_\_\_\_Email Address: \_\_\_\_\_

Second Contact Person: Peggy Rose, Vice Chair

Legal Mailing Address:

Phone: <u>508-364-5256</u> Email Address: <u>peginharwich@gmail.com</u>

#### **PROJECT INFORMATION**

PROJECT TITLE: Brooks Academy Structural Improvements

PROJECT AMOUNT REQUESTED: <u>\$785,000</u>

PROJECT DESCRIPTION: See attached Project Description

ESTIMATED START DATE: July 1, 2021

ESTIMATED COMPLETION DATE: July 1, 2022

Three years from the release of funds (July 2021) funds may be rescinded automatically; waivers may be sought.

#### **CPA CATEGORY**

#### APPLICANTS PLEASE TAKE NOTE \*\*please check boxes for all that apply\*\*

□ **Open Space:** This application is for the "acquisition, preservation, rehabilitation and/or preservation of open space".

**X** Historic: This application is for the "acquisition, preservation, rehabilitation and/or restoration of historic resources". Please provide the date on which the HDHC reviewed and endorsed this application.

- □ **Community Housing:** This application is for the "acquisition, creation, preservation and/or support of community housing".
- □ **Recreation:** This application is for the "acquisition, creation, preservation, rehabilitation and/or restoration of land for recreational use".

#### How does this project fit into Harwich's Local Comprehensive Plan and/or other Plan?

Brooks Academy is an important town-owned historic building located in a historic district. It is described on the Town website as "a striking Greek revival building with its bright white façade and massive fluted doric columns, dating from 1844". Additionally, "today the Brooks Academy building houses the Harwich Historical Society and within its walls can be found the history of Harwich in exhibits, books, programs and archives". It is critical to preserve this icon of Harwich history.

How does this project benefit the citizens of Harwich? If appropriate, has the application sought public opinion or input? If not, why? Brooks Museum is seasonally open to the public, and any historic work will benefit visitors and other users of the building. The Brooks Academy Museum Commission has actively overseen this project, and we have coordinated all efforts with the Harwich Historic Society. We will be seeking comment and approval from the Harwich Historical Commission shortly.

#### Please list other Commissions/Boards/Committees/Organizations that may have involvement, jurisdiction, partnering:

Commissions/Boards/Committees/Organizations	Please have them initial here after their review
Harwich Historical Commission	

#### Describe their response, or provided written comments/input:

We have requested a meeting with the Harwich Historical Commission and hope to appear before them in November or December.

**PROJECT BUDGET:** Attach a dated and detailed line item project budget estimate for your funding request. If the request involves a Town-owned asset, provide the project's projected operating expenses, including maintenance.

COST ESTIMATE(S): <u>1,263,290 (see attached Cost Estimate)</u> Attach cost estimates or firm quotes (if available) for all projects.

LAND and/or BUILDING ACQUISITION PROJECTS: The following must also be submitted, as applicable:

- □ Surveys and/or plot plans for the property
- □ Appraisals and agreements, if available.
- □ Name of present owner and attach copy of deed conveying property unto present owner.
- □ Property address, Harwich Assessor's property identification (Map#, Parcel #).
- □ For proposed Open Space land purchases, be prepared to discuss public access with the Committee.

By signing below, the Applicant represents and warrants that all the information included is true and correct to the best of the signer's knowledge and belief. Further, the Applicant acknowledges in the event that the Community Preservation Committee agrees to grant funds to Applicant (and subject to Town Meeting approval), this application together with any Terms and Conditions shall constitute a binding agreement, between the Applicant and the Community Preservation Committee. Further, Applicant acknowledges and agrees to execute any additional grant agreements should the Community Preservation Committee so request.

#### ATTESTATION: I HEREBY ATTEST THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature - Chief Executive Officer or Board Chair	Title
David Spitz	Chair
Printed Name David Spitz	Date <u>October 30, 2020</u>

#### APPLICATIONS MUST BE RECEIVED BY OCTOBER 30, 2020 NO LATER THAN 4 PM

Must submit eight (8) paper copies and if possible, a thumb drive (USB memory stick) containing a digital copy of the Application in a PDF file format.

#### PROJECT DESCRIPTION AND COST ESTIMATE

#### BROOKS ACADEMY STRUCTURAL IMPROVEMENTS

As directed last year by the Community Preservation Committee and supported by a voted article at 2019 Town Meeting, the Brooks Academy Museum Commission (BAMC) has proceeded with a structural evaluation of the Brooks Academy building. With assistance from Sarah Korjeff, Historic Preservation Specialist, at the Cape Cod Commission, we hired John Wathne of Structures North Consulting Engineers in Salem, MA to evaluate the building. Mr. Wathne has experience with a number of historical buildings on Cape Cod. He visited Brooks Museum on September 17, 2020 and verbally reported that the building was generally in good condition but that there were issues with the foundation under the original portion of the building. The most noticeable visual evidence was a bulging area in the bricks along the eastern foundation wall.

Based on the above, the Town hired Structures North to do a Preliminary Design Study of the building foundation. The preliminary results of that report are attached. As requested by BAMC the report considered three alternatives: (1) a baseline project consisting only of replacement of the existing fieldstone/brick foundation walls with 4 foot concrete walls (and brick facing), (2) partial basement digout under approximately half of the remaining building and (3) full basement digout. The BAMC Board has voted to pursue the full basement alternative via CPC funding and/or outside grants. BAMC feels that the additional basement area is justified by the extensive storage needs for historic town documents and artifacts and that it is cost effective to do excavation while the foundation work is being done.

Structures North also retained a Cape Cod contractor to provide a preliminary construction estimate of the three alternatives. That estimate also is attached. The Town Engineer has briefly reviewed the report and recommends that contingency funds should be added in the amount of 20% for Architectural/Engineering design and 25% for Construction.

The following cost estimates are from the Construction Proposal along with the Town Engineer's contingencies:

Alternative #1, Foundation Repair Unexcavated:	Construction Cost – \$378,858 With Contingencies - \$568,287
Alternative #2, Partial Basement Dig-out:	Construction Cost - \$597,593 With Contingencies - \$896,390
Alternative #3, Full Basement Dig-out	Construction Cost - \$842,193 With Contingencies - \$1,263,290

After completion of preliminary design work, we anticipate approximately \$115,000 to remain from Year 2019 Article #41. We request that this balance be applied to our new funding request. For this year we request funding in the amount of \$785,000 to cover all costs associated with Alternative #2. However, Alternative #3 remains our strong preference, and we will seek outside grants or future year CPC approval to complete the funding needed for that alternative.

### BROOKS ACADEMY MUSEUM FOUNDATION IMPROVEMENTS PRELIMINARY DESIGN STUDY DATE: 10-27-2020

CONSULTANT: STRUCTURES NORTH CONSULTING ENGINEERS, INC. 60 Washington St, Salem, MA 01970

> OWNER: BROOKS ACADEMY MUSEUM 80 Parallel St, Harwich, MA 02645

> > CLIENT: Town of Harwich, MA





#### FIRST FLOOR STRUCTURE (OVER BASEMENT)

![](_page_6_Figure_2.jpeg)

![](_page_6_Picture_3.jpeg)

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![](_page_7_Figure_0.jpeg)

![](_page_8_Figure_0.jpeg)

#### FIRST FLOOR STRUCTURE (OVER BASEMENT)

![](_page_8_Figure_2.jpeg)

JMW/ 10-27-2020

![](_page_9_Figure_0.jpeg)

![](_page_9_Figure_2.jpeg)

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## HARWICH MUSEUM **BASEMENT DIG-OUT** ADADEMY BROOKS PARTIAL

![](_page_10_Figure_0.jpeg)

#### FIRST FLOOR STRUCTURE (OVER BASEMENT)

![](_page_10_Figure_2.jpeg)

Structures North EDEM

A M HARWICH **BROOKS ADADEMY MUSEUM BASEMENT DIG-OUT** PARTIAL

JMW/ 10-27-2020 P2

![](_page_11_Figure_0.jpeg)

Structures North and managemeters, INC. CONSULTING ENGINEERS, INC. 60 Washington Street, Salem, MA 01970 978-745-6817 / www.structures-north.com

## DIG-OUT BASEMENT FULL

![](_page_12_Figure_0.jpeg)

![](_page_12_Figure_1.jpeg)

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![](_page_12_Figure_2.jpeg)

Structures North In Structures inc. 60 Washington Street, Salem, MA 01970 978-745-6817 / www.structures-north.com

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HARWICH

**BROOKS ADADEMY MUSEUM** 

FULL BASEMENT DIG-OUT

JMW/ 10-27-2020

![](_page_13_Figure_0.jpeg)

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![](_page_13_Figure_1.jpeg)

#### FOUNDATION REAIR WITH NO BASEMENT

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**BROOKS ADADEMY MUSEUM, HARWICH,** WALL SECTIONS

Street, Salem, MA 01970 www.structures-north.com

60 Washington 978-745-6817 / 1

JMW/ 10-27-2020

![](_page_14_Figure_0.jpeg)

![](_page_14_Picture_1.jpeg)

FREE DRAINING BACKFILL

![](_page_14_Picture_6.jpeg)

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![](_page_15_Figure_0.jpeg)

![](_page_15_Figure_1.jpeg)

![](_page_15_Figure_2.jpeg)

![](_page_16_Figure_0.jpeg)

#### SECOND FLOOR PLAN

![](_page_16_Figure_2.jpeg)

![](_page_16_Figure_3.jpeg)

# **BROOKS ADADEMY MUSEUM, HARWICH, MA ARCHITECTURAL FLOOR PLANS**

![](_page_16_Picture_5.jpeg)

![](_page_17_Picture_0.jpeg)

Fraser Construction, INC 31 Bowdoin Rd. Mashpee, MA 02649 Email:<u>office@fraserccc.com</u> <u>www.fraserconstructioncapecod.com</u> PHONE 1-508-428-2292 HICL#194717 CS#97668

#### **CONSTRUCTION PROPOSAL**

Date	10/29/20
Name	Town of Harwich, MA
	(Brooks Academy Museum)
Email	davidhspitz@comcast.net
	jwathne@structures-north.com
Phone	(802) 922-6773
Job Address	80 Paralell St. Harwich, MA 02645

**FRASER CONSTRUCTION** proposes to provide all permits, materials and labor to complete renovations specified by Structures North. This document is solely for estimation purposes, based on design plans provided by Structures North Consulting Engineers dated 10/27/20. Contractor not to be held responsible for hidden/unknown conditions.

Pricing is based upon (3) different options provided in plans. Landscape restoration is included as site rough grade and clean up only.

#### **Option 1:**

Provide chain link construction fencing with (2) gate sections throughout construction. Excavate around building at specified plan locations for frost depth foundation replacement. Remove existing wooden handicap ramp and concrete ramp below. Temporarily support existing wood structure and remove existing brick foundation by section. Install new footing around perimeter with rebar per plan. Construct 12" CMU block wall below grade and transition to 8" CMU block wall above grade. Shim existing structure at appropriate locations (TBD) and fill in remaining gaps with cement block and mortar. Install new red brick façade on 8" exposed section of exterior foundation. Backfill and rough grade entire site, wash and broom clean parking lot and street.

#### Permit/transfer/supervision:

- 1. Provide permit from Town of Harwich. (\$1,488)
- 2. Provide onsite dumpster and transfer fees. (\$1,500)
- 3. Provide supervision throughout inspection process. (\$1,500)
- 4. Provide construction fencing. (\$6,000)
- 5. Provide temporary toilet with handwashing station. (\$1,200)

#### Permit/transfer/supervision total- \$11,688

#### Site work:

- 1. Excavate and remove materials as needed for new foundation. (\$33,500)
- 2. Removal of concrete handicap ramp structure. (\$8,335)
- 3. Temporarily support and remove existing foundation. (\$116,665)
- 4. Provide new poured concrete strip footing. (\$21,000)
- 5. Install new 12" lower CMU wall. (\$63,335)
- 6. Install new 8" upper CMU wall with brick veneer. (\$50,000)
- 7. Disposal of concrete/brick. (\$8,335)
- 8. Backfill/clean-up. (\$6,000)

#### Site work total- \$307,170

#### **Carpentry:**

- 1. Install new handicap ramp per current code requirements. (\$40,000)
- 2. Install shims as required at bearing points for existing beams. (\$20,000)

Carpentry total- \$60,000

#### Total estimated investment for option 1- \$378,858

#### **Option 2:**

Provide chain link construction fencing with (2) gate sections throughout construction. Remove existing wooden handicap ramp and concrete ramp

below. Temporarily disconnect and reconnect existing plumbing, electrical and HVAC systems. Temporarily support existing wood structure. Excavate around building at specified plan locations for frost depth foundation replacement and full depth foundation replacement and remove existing brick foundation by section. Install new footing around perimeter with rebar per plan. Construct 12" CMU block wall below grade and transition to 8" CMU block wall above grade. Shim existing structure at appropriate locations (TBD) and fill in remaining gaps with cement block and mortar. Install new red brick façade on 8" exposed section of exterior foundation. Install new 5" thick concrete slab with new steel pipe columns and concrete footings. Underpin existing basement. Provide required construction support (installation of required framing and finish) for Lula installation company. Backfill and rough grade entire site, wash and broom clean parking lot and street.

#### Permit/transfer/supervision:

- 1. Provide permit from Town of Harwich. (\$1,488)
- 2. Provide onsite dumpster and transfer fees. (\$1,500)
- 3. Provide supervision throughout inspection process. (\$2,250)
- 4. Provide construction fencing. (\$6,000)
- 5. Provide temporary toilet with handwashing station. (\$1,200)
- 6. Temp disconnect and reconnect of required systems. (\$40,000)

#### Permit/transfer/supervision total- \$52,438

#### Site work:

- 1. Excavate and remove materials as needed for new foundation. (\$50,250)
- 2. Removal of concrete handicap ramp structure. (\$8,335)
- 3. Temporarily support and remove existing foundation. (\$175,000)
- 4. Provide new poured concrete strip footing. (\$21,000)
- 5. Install new 12" lower CMU wall. (\$88,735)
- 6. Install new 8" upper CMU wall with brick veneer. (\$67,500)
- 7. Install new interior slab, footings and columns. (\$32,000)
- 8. Disposal of concrete/brick. (\$13,335)
- 9. Backfill/clean up. (\$9,000)

#### Site work total- \$465,155

#### Carpentry:

- 1. Install new handicap ramp per current code requirements. (\$40,000)
- 2. Install shims as required at bearing points for existing beams. (\$20,000)
- 3. Install required framing and finishes for Lula lift. (\$20,000)

Carpentry total- \$80,000

Total estimated investment for option 2- \$597,593

#### **Option 3:**

Provide chain link construction fencing with (2) gate sections throughout construction. Temporarily disconnect and reconnect existing plumbing, electrical and HVAC systems. Remove existing wooden handicap ramp and concrete ramp below. Temporarily support existing wood structure. Excavate around building at specified plan locations for full depth foundation replacement and remove existing brick foundation by section. Install new footing around perimeter with rebar per plan. Construct 12" CMU block wall below grade and transition to 8" CMU block wall above grade. Shim existing structure at appropriate locations (TBD) and fill in remaining gaps with cement block and mortar. Install new red brick façade on 8" exposed section of exterior foundation. Install new 5" thick concrete slab with new steel pipe columns and concrete footings. Underpin existing concrete footings in floor area a specified. Excavate pit for Lula lift in existing basement. Provide required construction support (installation of required framing and finish) for Lula installation company. Backfill and rough grade entire site, wash and broom clean parking lot and street.

#### Permit/transfer/supervision:

- 1. Provide permit from Town of Harwich. (\$1,488)
- 2. Provide onsite dumpster and transfer fees. (\$1,500)
- 3. Provide supervision throughout inspection process. (\$3,000)
- 4. Provide construction fencing. (\$6,000)
- 5. Provide temporary toilet with handwashing station. (\$1,200)

6. Temp disconnect and reconnect of required systems. (\$60,000)

#### Permit/transfer/supervision total- \$73,188

#### Site work:

- 1. Excavate and remove materials as needed for new foundation. (\$67,000)
- 2. Removal of concrete handicap ramp structure. (\$8,335)
- 3. Temporarily support and remove existing foundation. (\$233,330)
- 4. Provide new poured concrete strip footing. (\$21,000
- 5. Install new 12" lower CMU wall. (\$126,670)
- 6. Install new 8" upper CMU wall with brick veneer. (\$100,000)
- 7. Install new interior slab, footings and columns. (\$64,000)
- 8. Disposal of concrete/brick. (\$16,670)
- 9. Backfill/clean up. (\$12,000)

#### Site work total-

#### \$649,005

#### Carpentry:

- 1. Install new handicap ramp per current code requirements. (\$40,000)
- 2. Install shims as required at bearing points for existing beams. (\$60,000)
- 3. Install required framing and finishes for Lula lift. (\$20,000)

Carpentry total- \$120,000

Total estimated investment for option 3-

\$842,193

#### PAYMENTS ARE DUE IMMEDIATELY AFTER JOB COMPLETION.

Payments accepted are: CASH – CHECK

**Possible Extra** – Any rotted or otherwise deteriorated trim boards, plywood sheathing, lead flashing, or other carpentry needing replacement will be done and charged for as an extra at the rate of \$75.00 per hour, plus 20% mark-up materials.

Any deviation or alteration from above specification will be executed upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays are beyond our control. Owner should carry fire, tornado and other necessary insurance upon the above work. We, if not accepted within thirty days may withdraw this proposal.

Work Permit – I \_\_\_\_\_\_ (Sign Name) give Fraser Construction permission to pull a work permit for the work at \_\_\_\_\_\_ (Address)

FRASER CONSTRUCTION, LLC: Carries Workman's Compensation and Public Liability Insurance on the above work, certificate available upon request.

DATE OF ACCEPTANCE:

Homeowner

**Fraser Construction, LLC**