

Application # \_\_\_\_\_

*For Administrative Use Only*

**TOWN OF HARWICH - COMMUNITY PRESERVATION  
COMMITTEE 2020 CPA PROJECT FUNDING REQUEST  
APPLICATION  
FISCAL YEAR 2021-2022**

Submission Date: December 7, 2020 (Amended)

**APPLICANT INFORMATION**

**Applicant:** Town of Harwich, Joe Powers Interim Town Administrator

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

Legal Mailing Address: 732 Main Street, Harwich, MA 02645

Phone: 508-430-7513 Email Address: jpowers@town.harwich.ma.us

**Project Manager:** David Spitz, Chair BAMC

Legal Mailing Address: \_\_\_\_\_

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

**Second Contact Person:** Peggy Rose, Vice Chair

Legal Mailing Address: \_\_\_\_\_

Phone: 508-364-5256 Email Address: peginharwich@gmail.com

**PROJECT INFORMATION**

PROJECT TITLE: Brooks Academy Structural Improvements

PROJECT AMOUNT REQUESTED: \$1,150,000 (Amended)

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**Three years from the release of funds (July 2021) funds may be rescinded automatically; waivers may be sought.**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”.
- ☒ **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:**

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

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

(amended) The Harwich Historical Commission voted in support of this application at its November meeting.

**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):** \$ 1,263,290 (see attached Cost Estimate)

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** December 7, 2020 (amended)

**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

(Amended description with ~~strike-outs~~ and *new comments*)

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 dig-out under approximately half of the remaining building and (3) full basement dig-out. 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.~~

*At our review with the Harwich Historical Commission in November, the Commission strongly urged us to apply for all necessary funds to complete full basement excavation. Subsequent conversations with the Town Administrator confirmed this approach. An application for a \$250,000 Massachusetts Cultural Facilities Capital Grant is currently being prepared for submission by January 15, 2021. While we will have a strong application, there is no guarantee that we will receive that grant.*

*We hereby amend our CPC application to \$1,150,000 to allow completion of all funding repairs along with full basement excavation. If we are successful in obtaining one or more State grants, we will be able to reduce CPC funding at that time.*

*We also have now received the structural engineer's final report detailing foundation and additional repairs that are needed for Brooks Museum. That report is attached. If the Community Preservation Committee would like to hear from the structural engineer directly, we can arrange his remote attendance at an upcoming meeting.*

*At our last meeting with CPC, we were encouraged to prepare a Capital Plan detailing multi-year maintenance needs for the building. We have now begun that process. The plan will address, at a minimum, lead paint removal, roof replacement and windows. While the Plan likely will not be complete before CPC makes recommendations on this year's applications, we will make every effort to complete it in advance of 2021 Town Meeting.*





# **BROOKS ACADEMY MUSEUM FOUNDATION IMPROVEMENTS PRELIMINARY DESIGN STUDY**

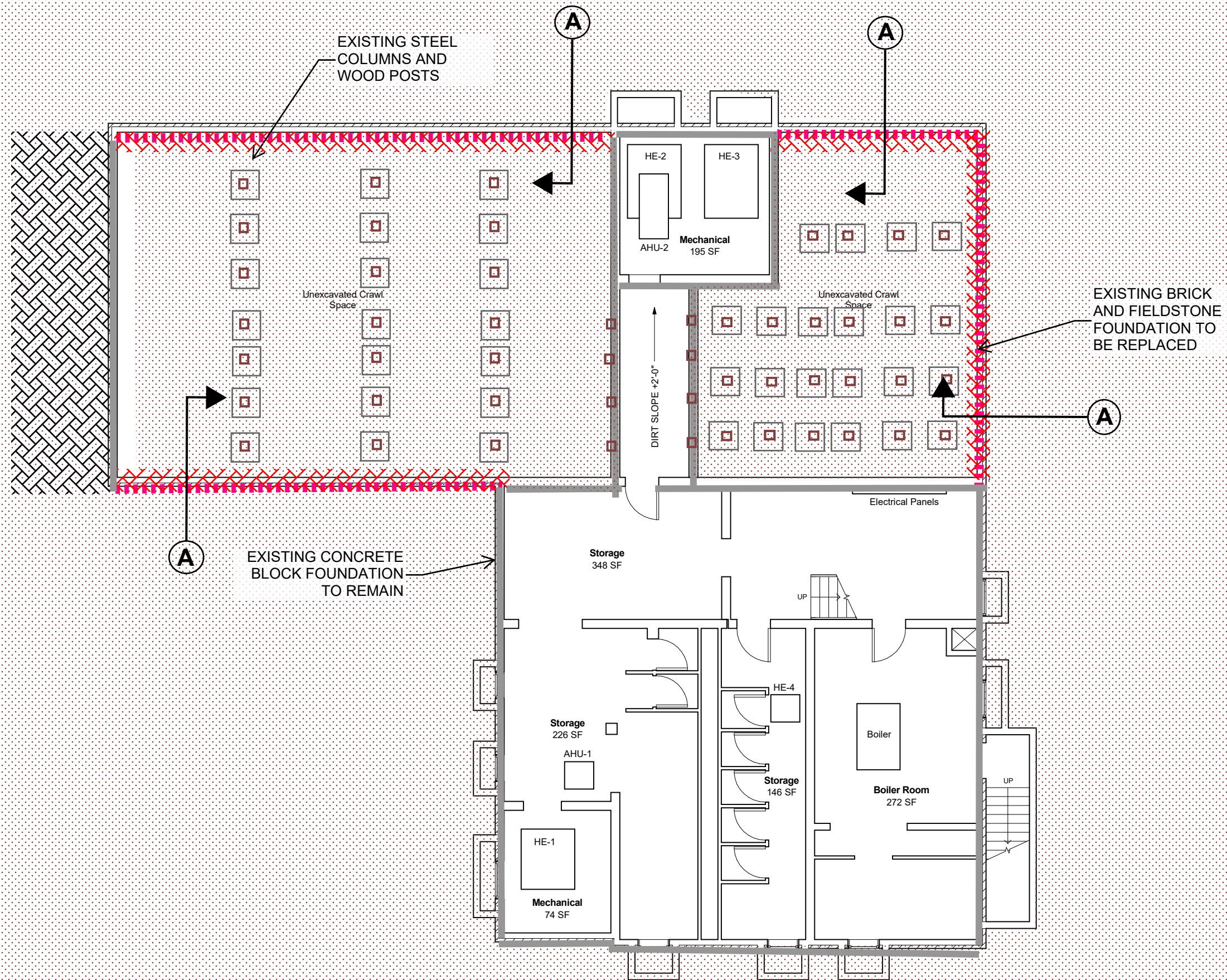
**DATE: 10-27-2020**

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

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

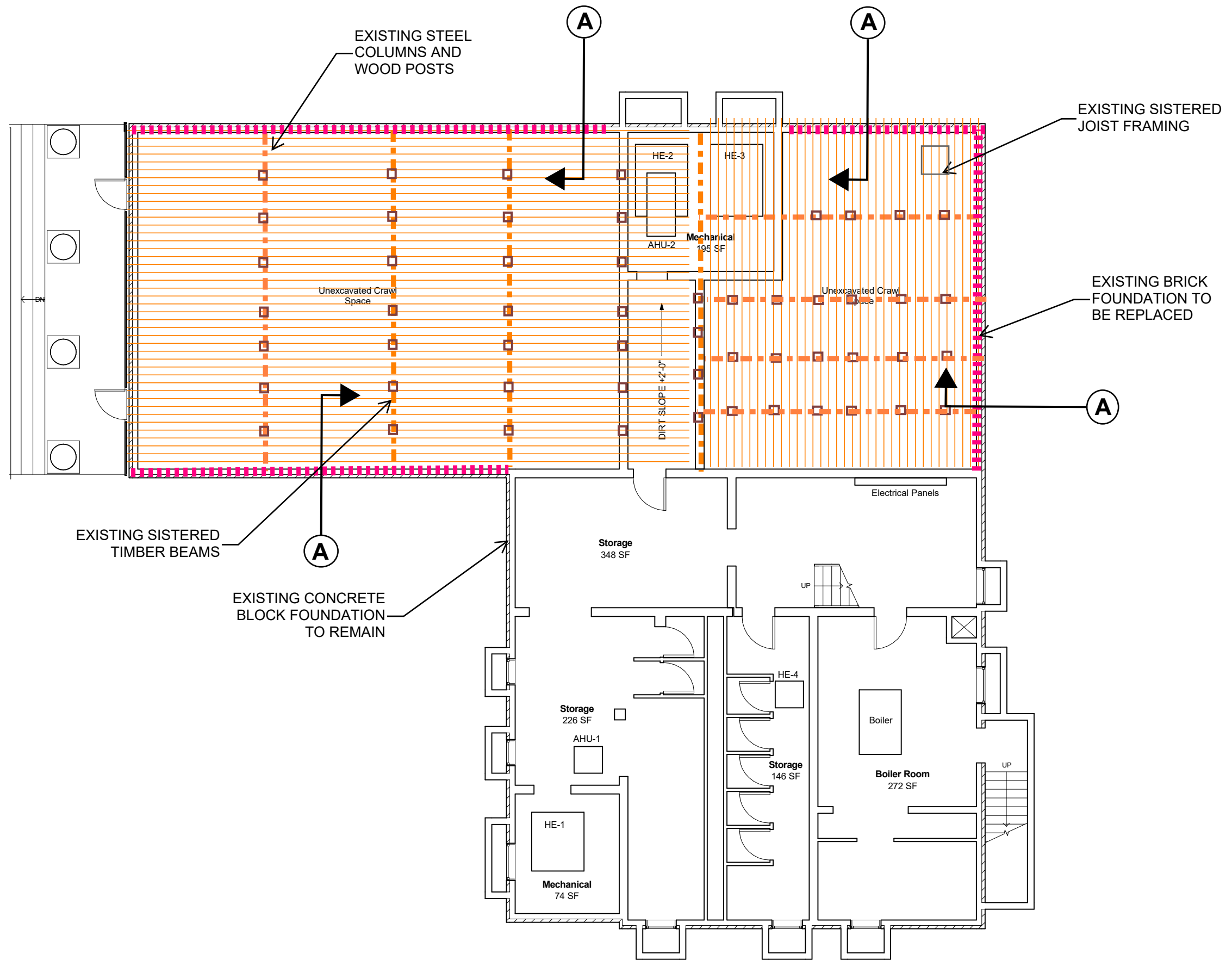
**CLIENT:  
Town of Harwich, MA**



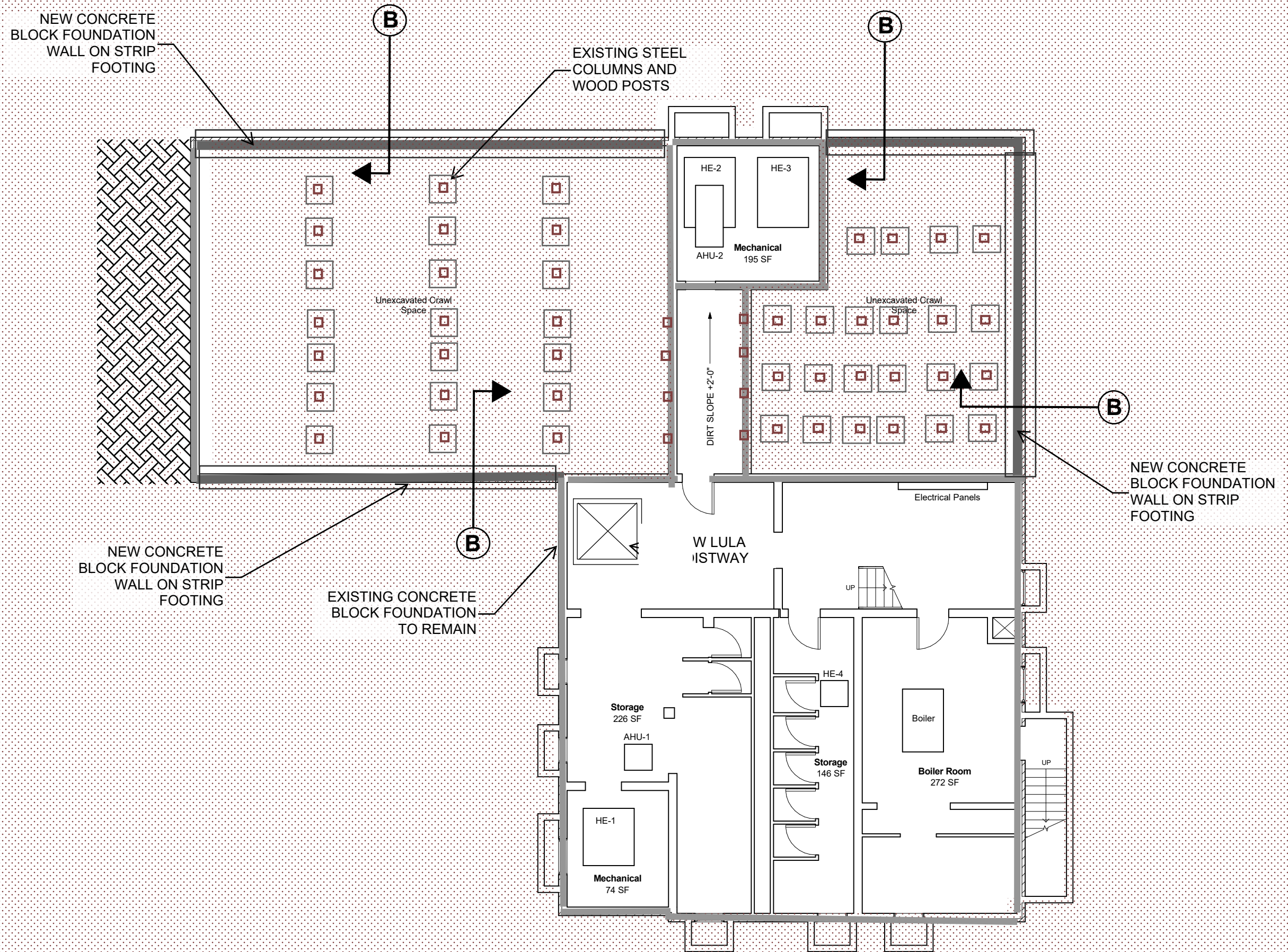


## BASEMENT AND FOUNDATION

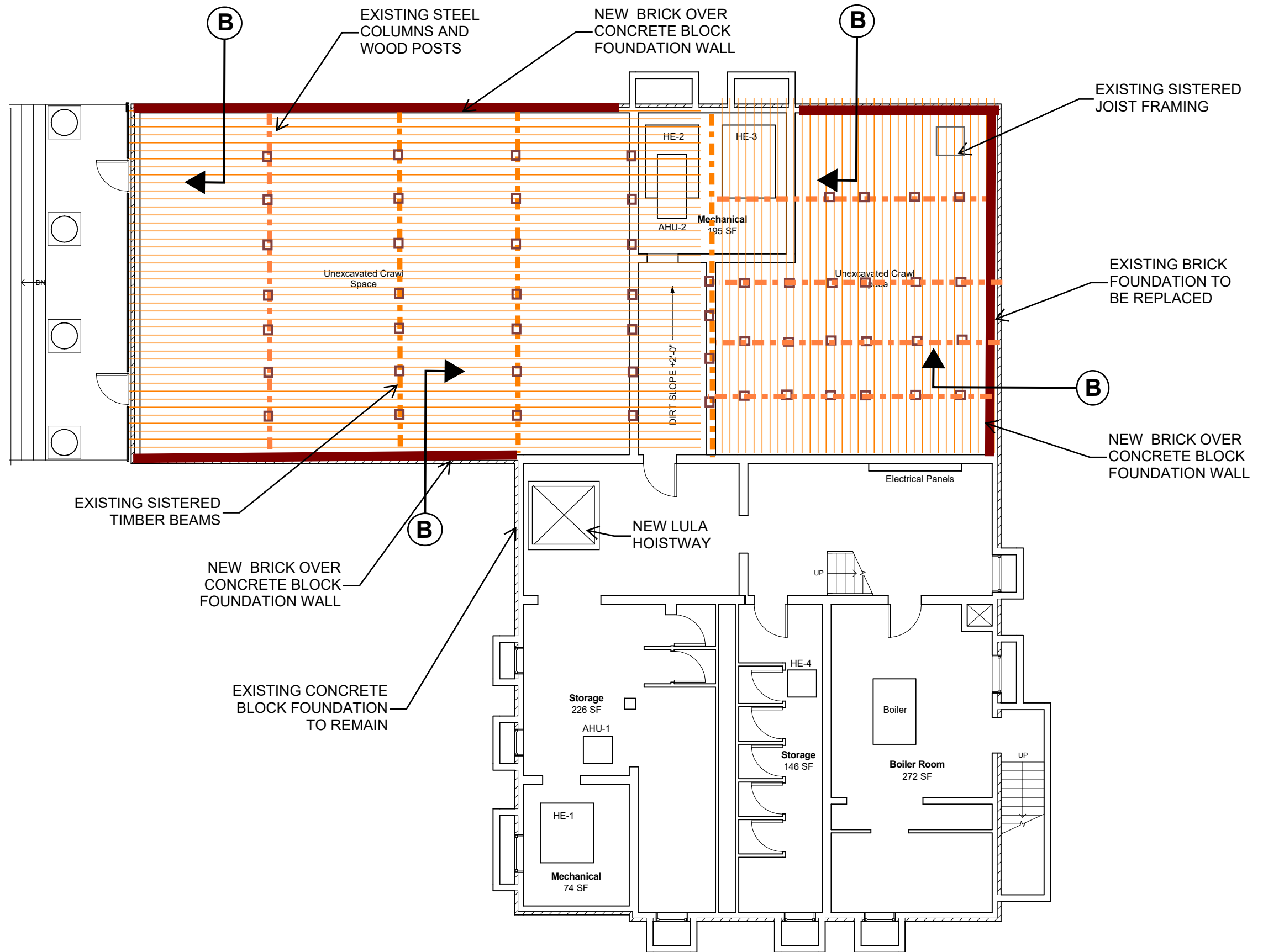
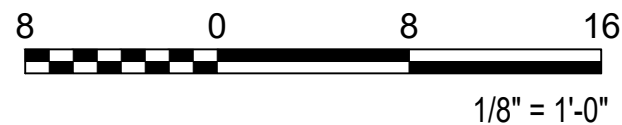
JMW/ 10-27-2020



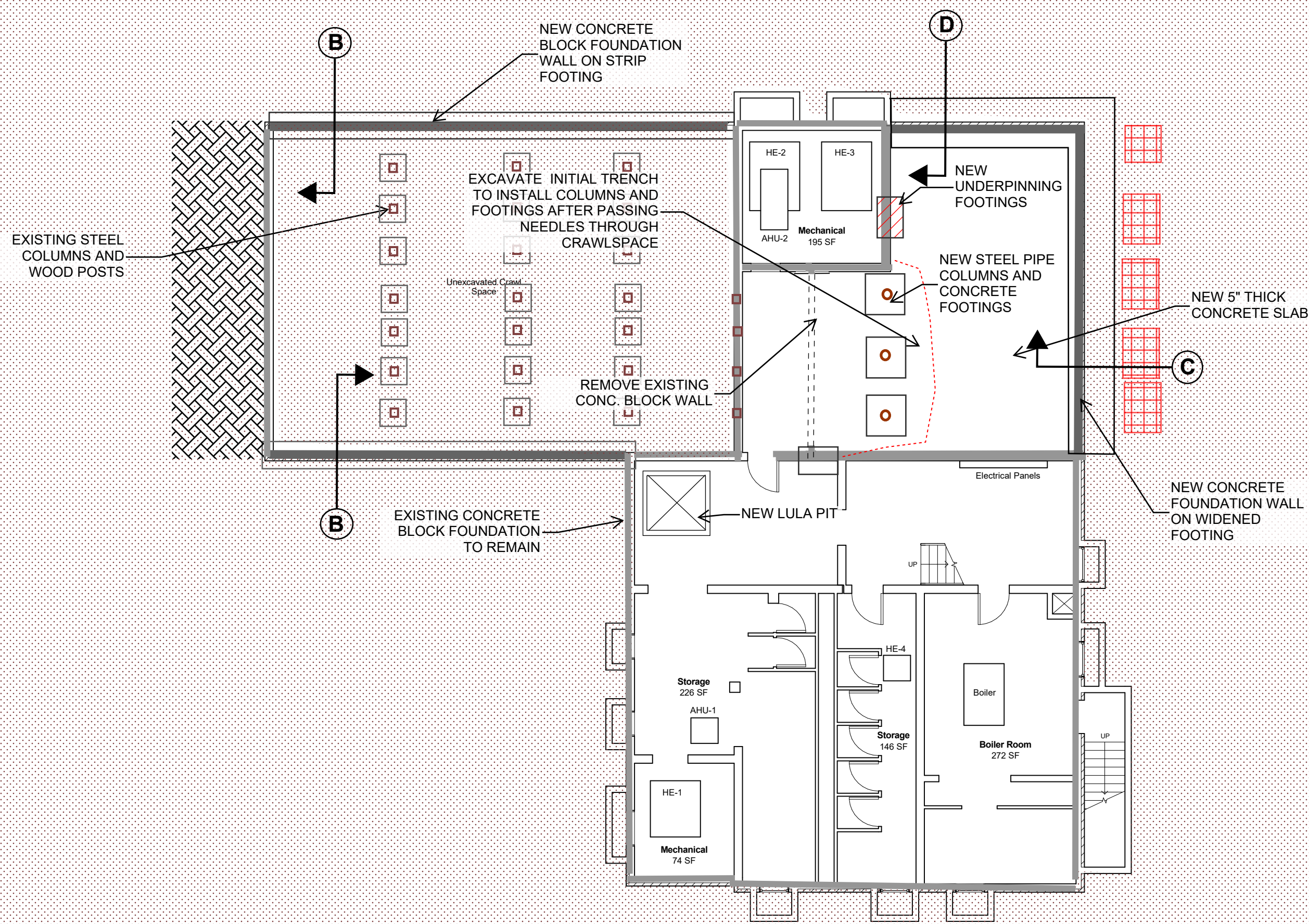
**FIRST FLOOR STRUCTURE (OVER BASEMENT)**



## BASEMENT AND FOUNDATION



**FIRST FLOOR STRUCTURE (OVER BASEMENT)**

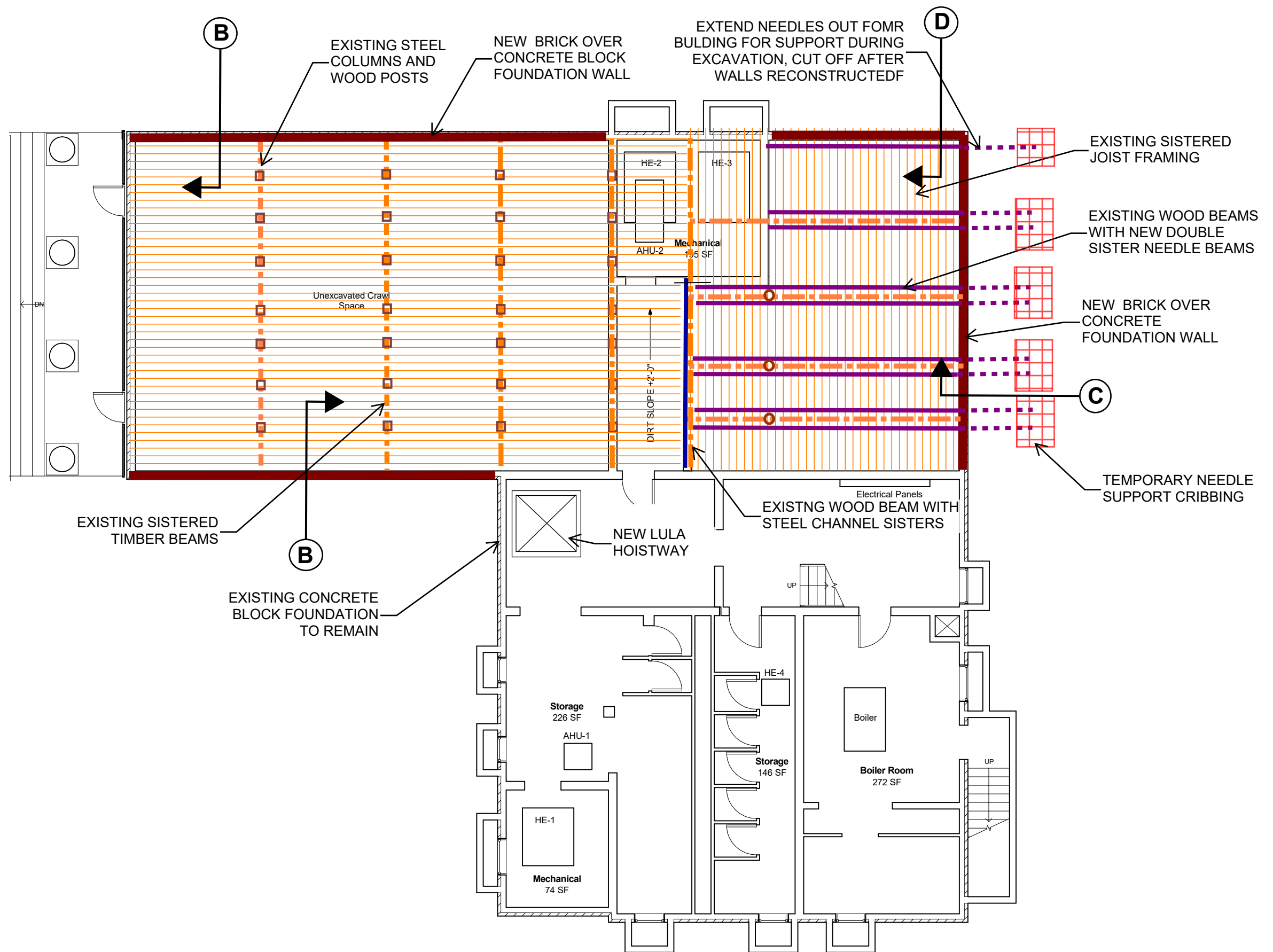
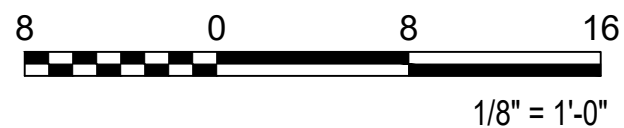


# BASEMENT AND FOUNDATION

JMW/ 10-27-2020

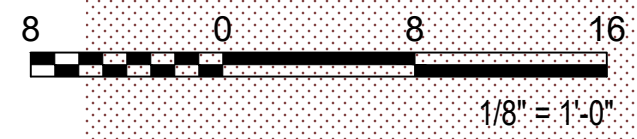
## BROOKS ADADEMY MUSEUM, HARWICH, MA PARTIAL BASEMENT DIG-OUT

# P1



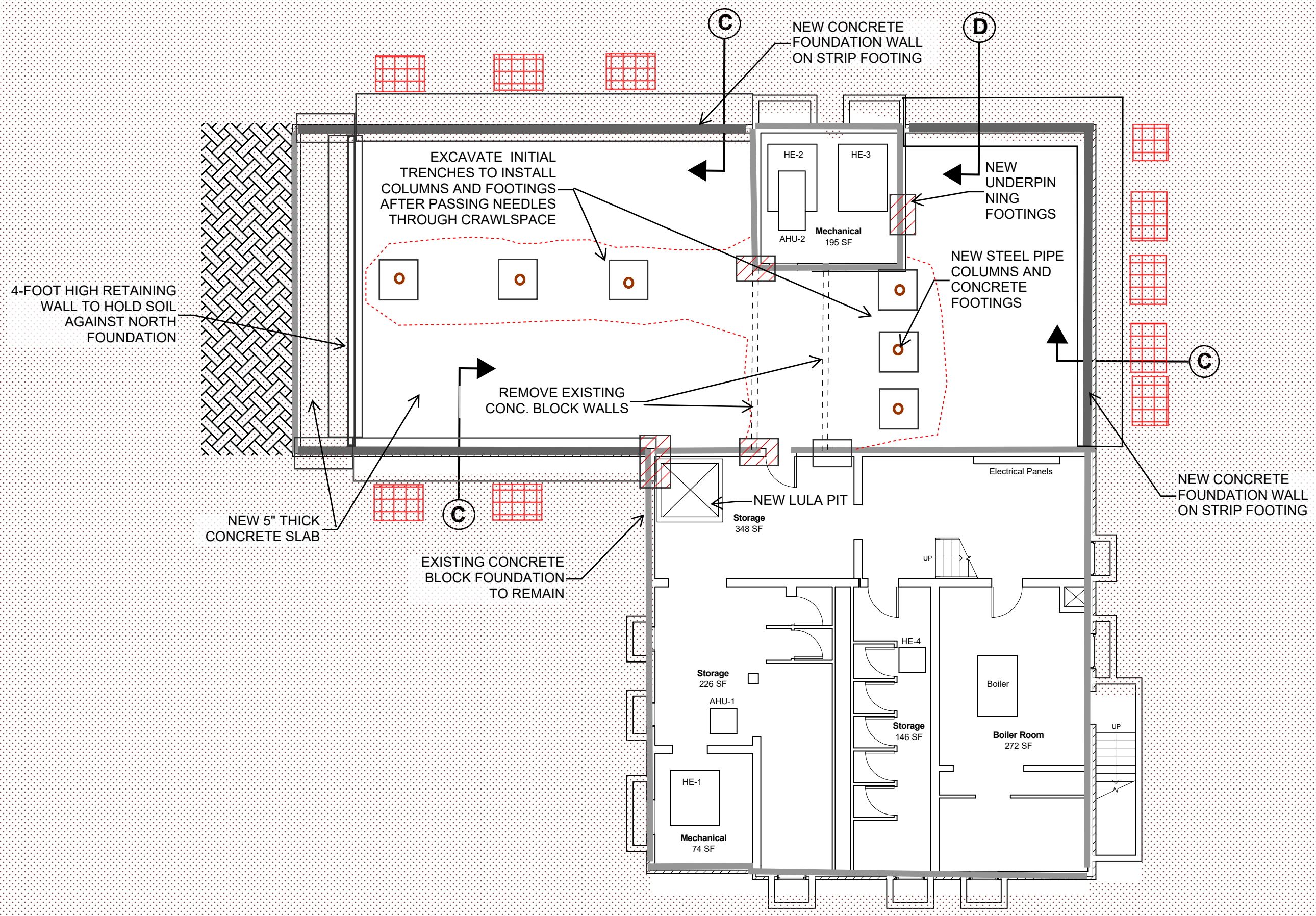
**FIRST FLOOR STRUCTURE (OVER BASEMENT)**

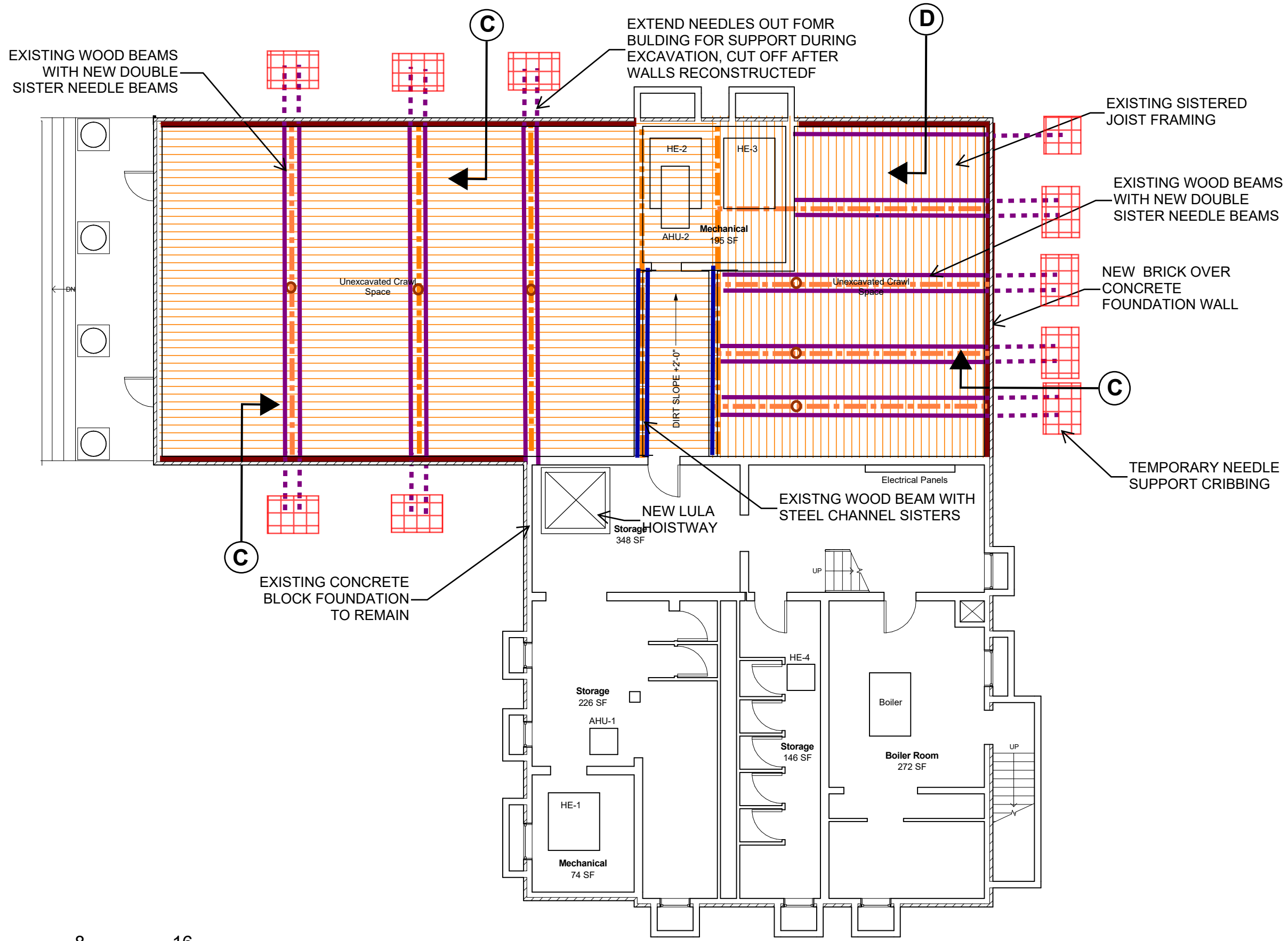




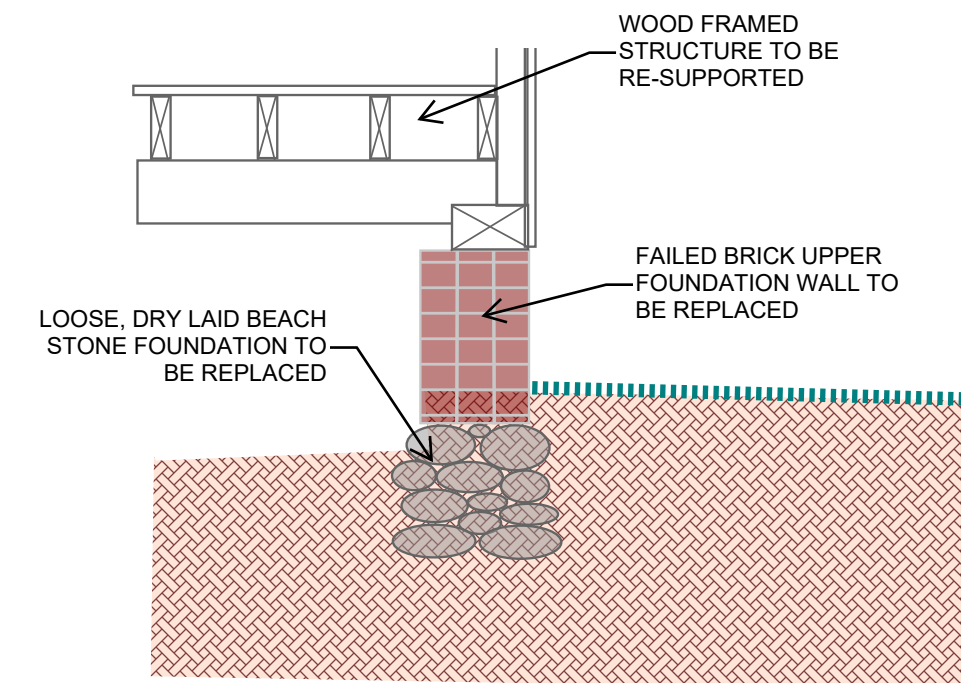
# BASEMENT AND FOUNDATION

JMW/ 10-27-2020

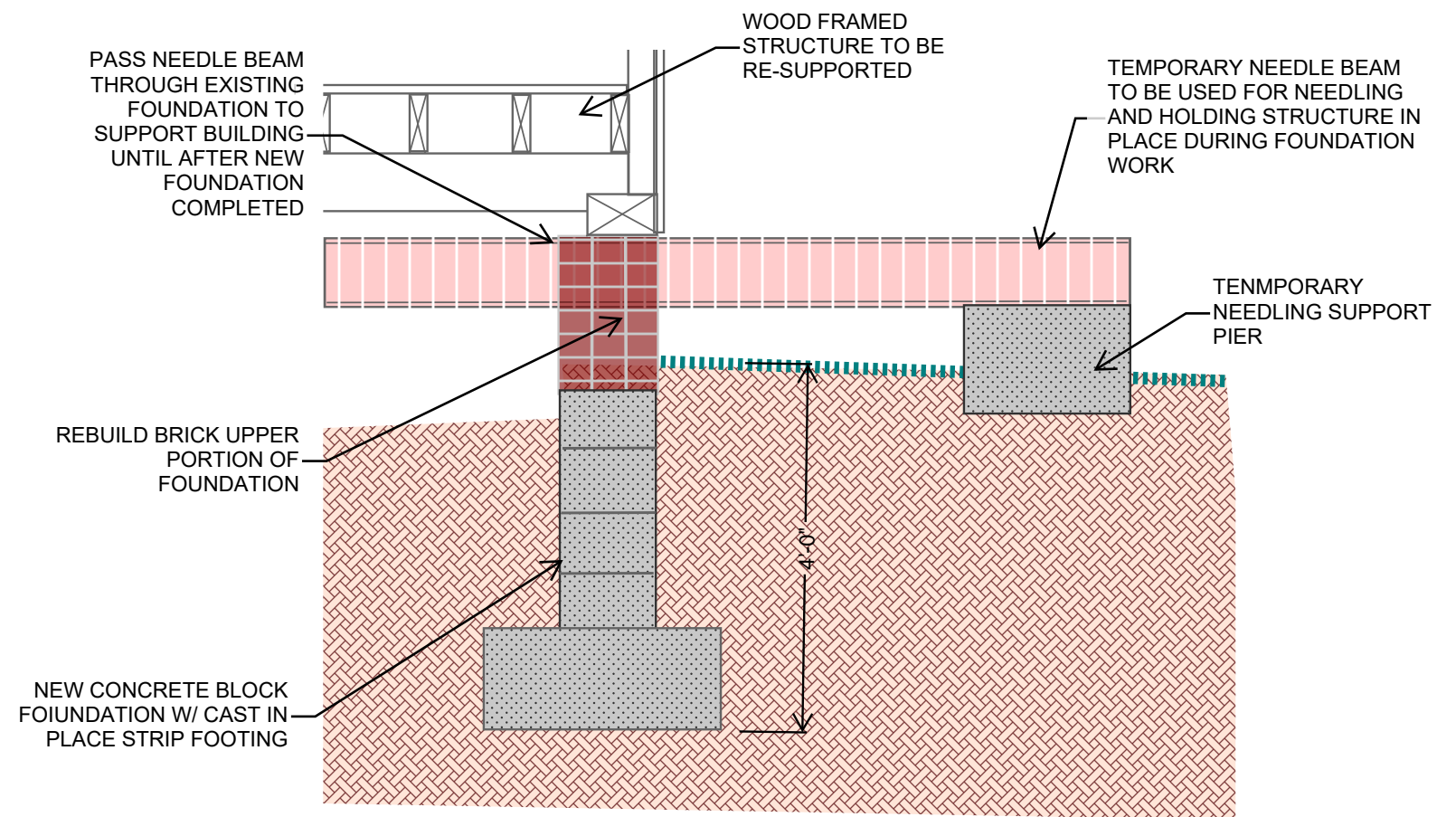




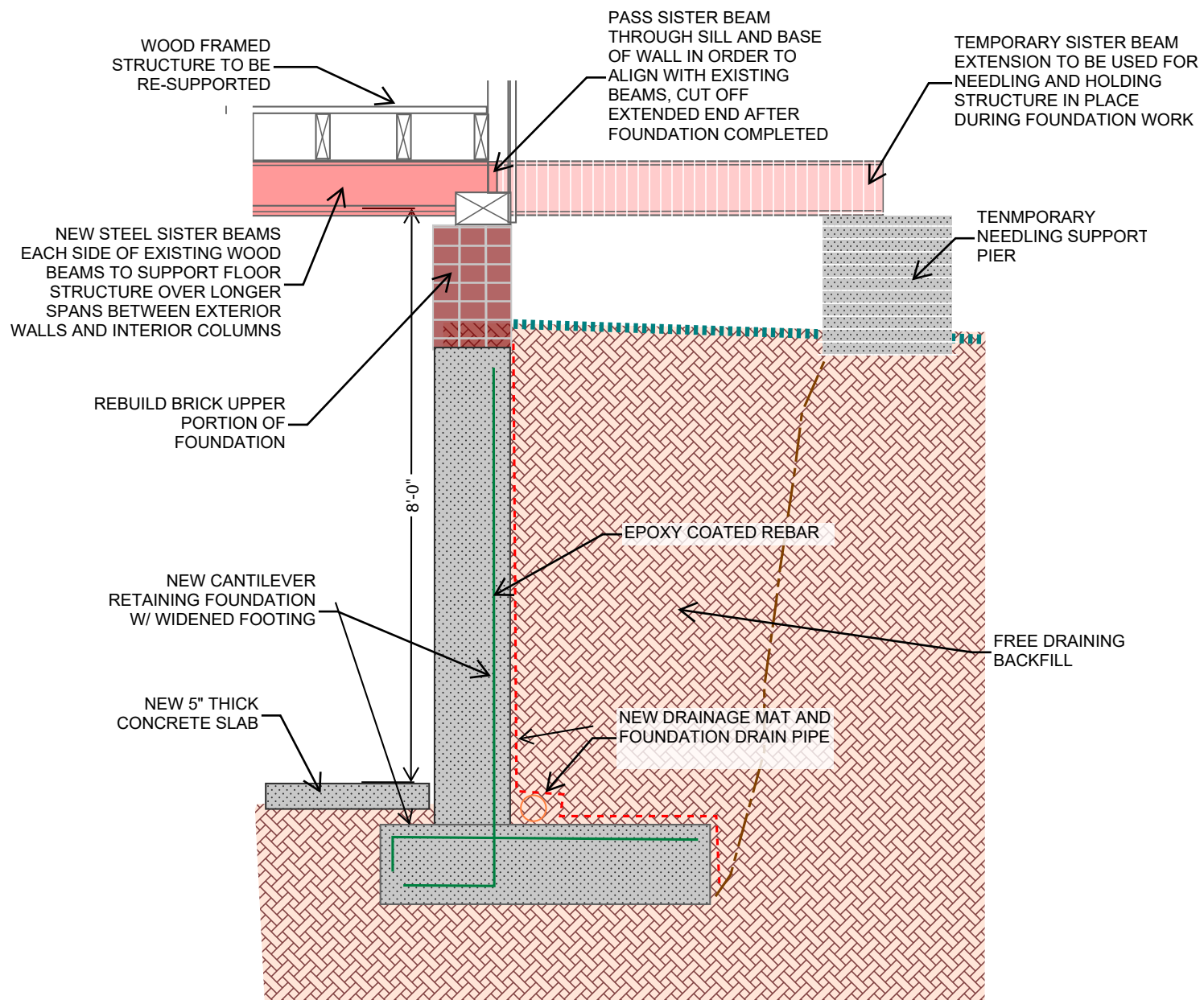
**FIRST FLOOR STRUCTURE (OVER BASEMENT)**



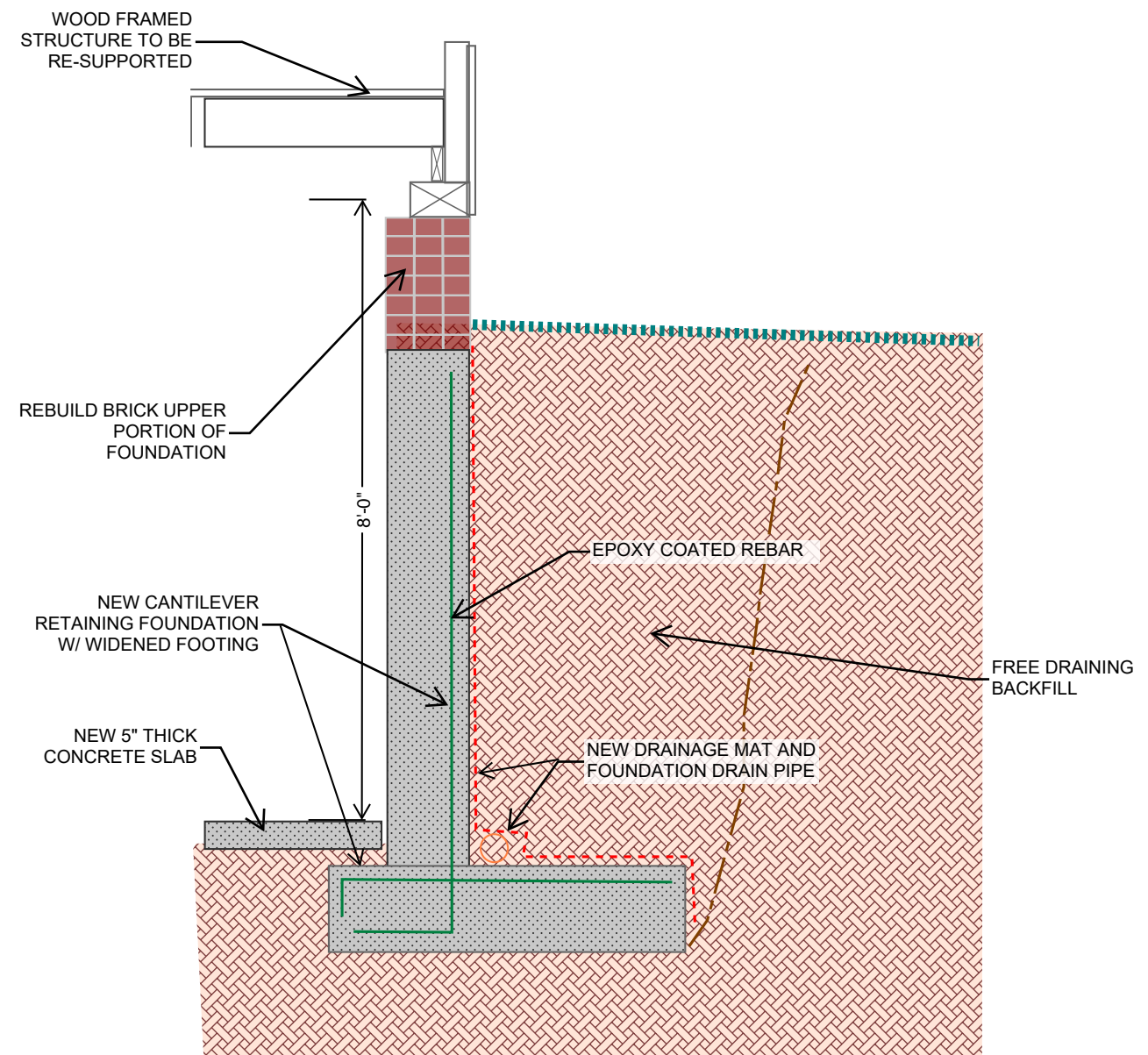
**A** EXISTING FOUNDATION SECTION



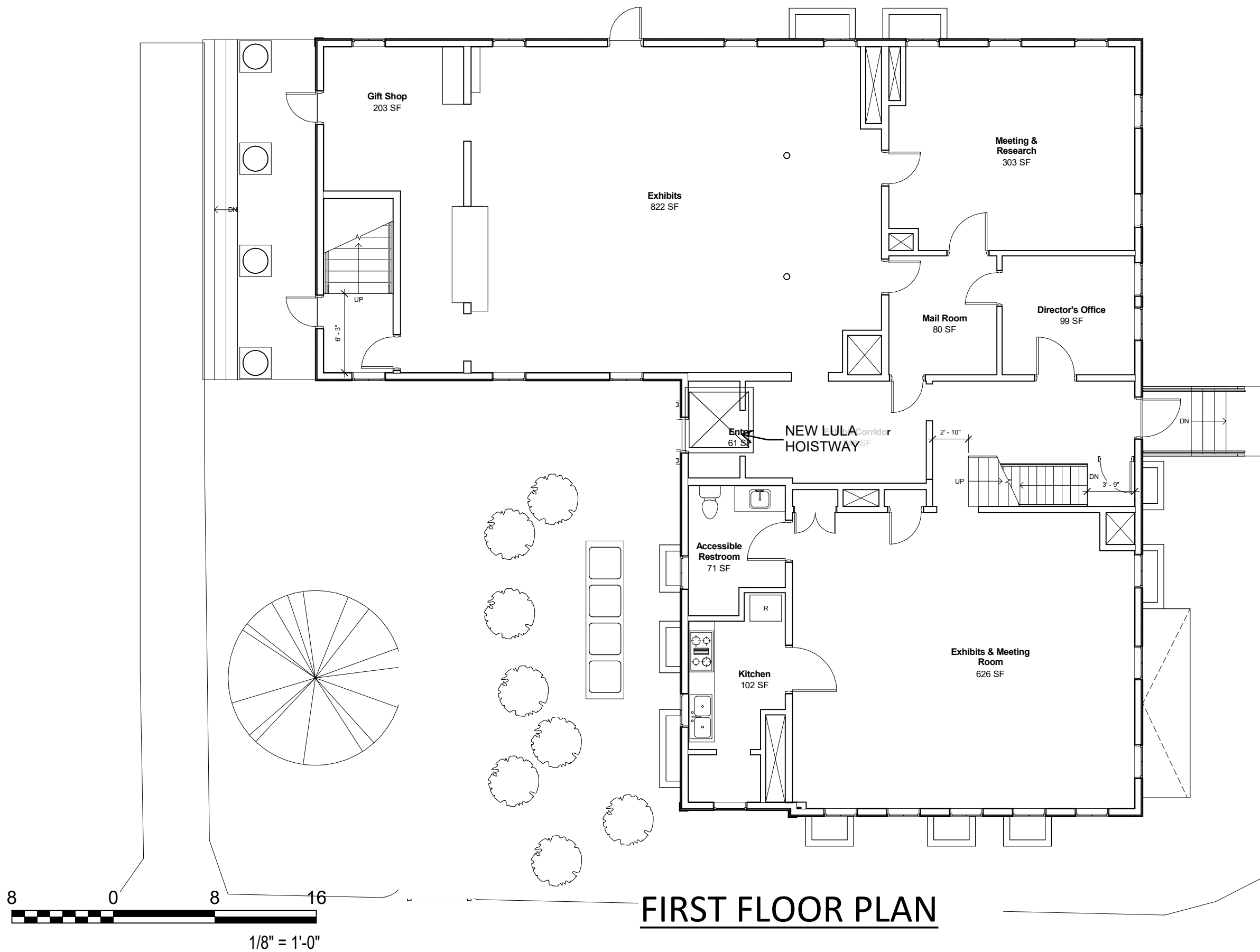
**B** FOUNDATION REAIR WITH NO BASEMENT



**C** FOUNDATION REPAIR WITH DUG OUT BASEMENT

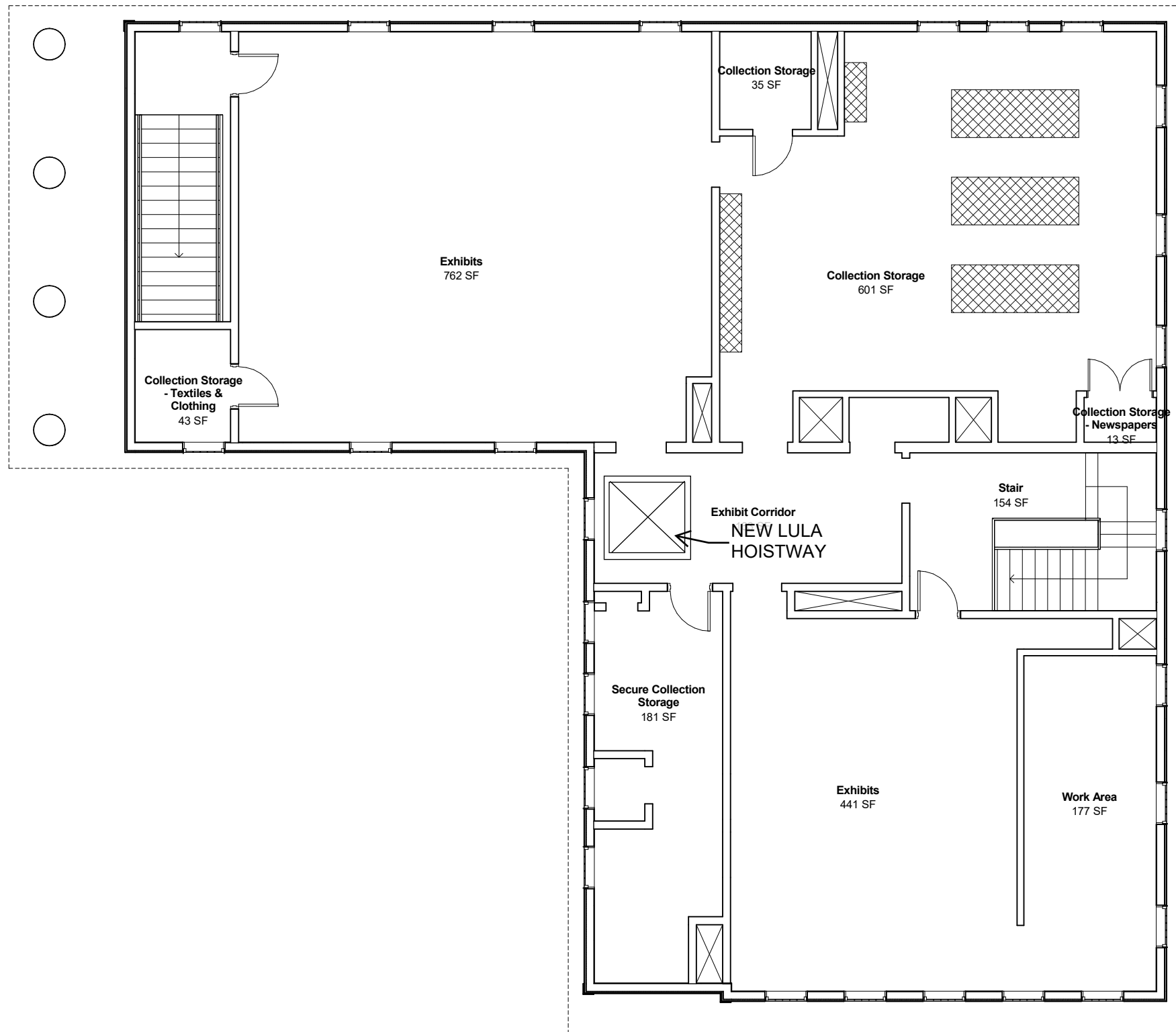


**D** FOUNDATION REPAIR WITH DUG OUT BASEMENT



**FIRST FLOOR PLAN**

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



SECOND FLOOR PLAN



Fraser Construction, INC  
31 Bowdoin Rd. Mashpee, MA 02649  
Email: [office@fraserccc.com](mailto:office@fraserccc.com)  
[www.fraserconstructioncapecod.com](http://www.fraserconstructioncapecod.com)  
PHONE 1-508-428-2292  
HICL#194717 CS#97668

## CONSTRUCTION PROPOSAL

<b>Date</b>	10/29/20
<b>Name</b>	Town of Harwich, MA (Brooks Academy Museum)
<b>Email</b>	<a href="mailto:davidhspitz@comcast.net">davidhspitz@comcast.net</a> <a href="mailto:jwathne@structures-north.com">jwathne@structures-north.com</a>
<b>Phone</b>	(802) 922-6773
<b>Job Address</b>	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 concrete footings in floor area as 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. (\$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**