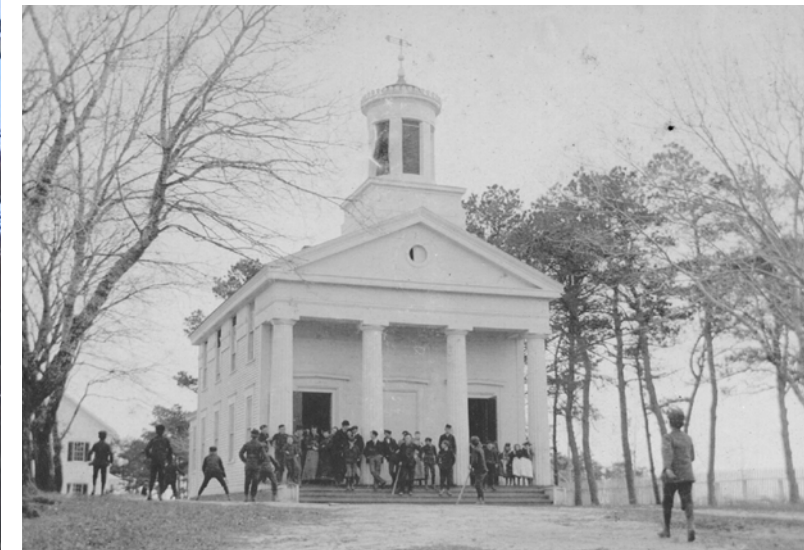
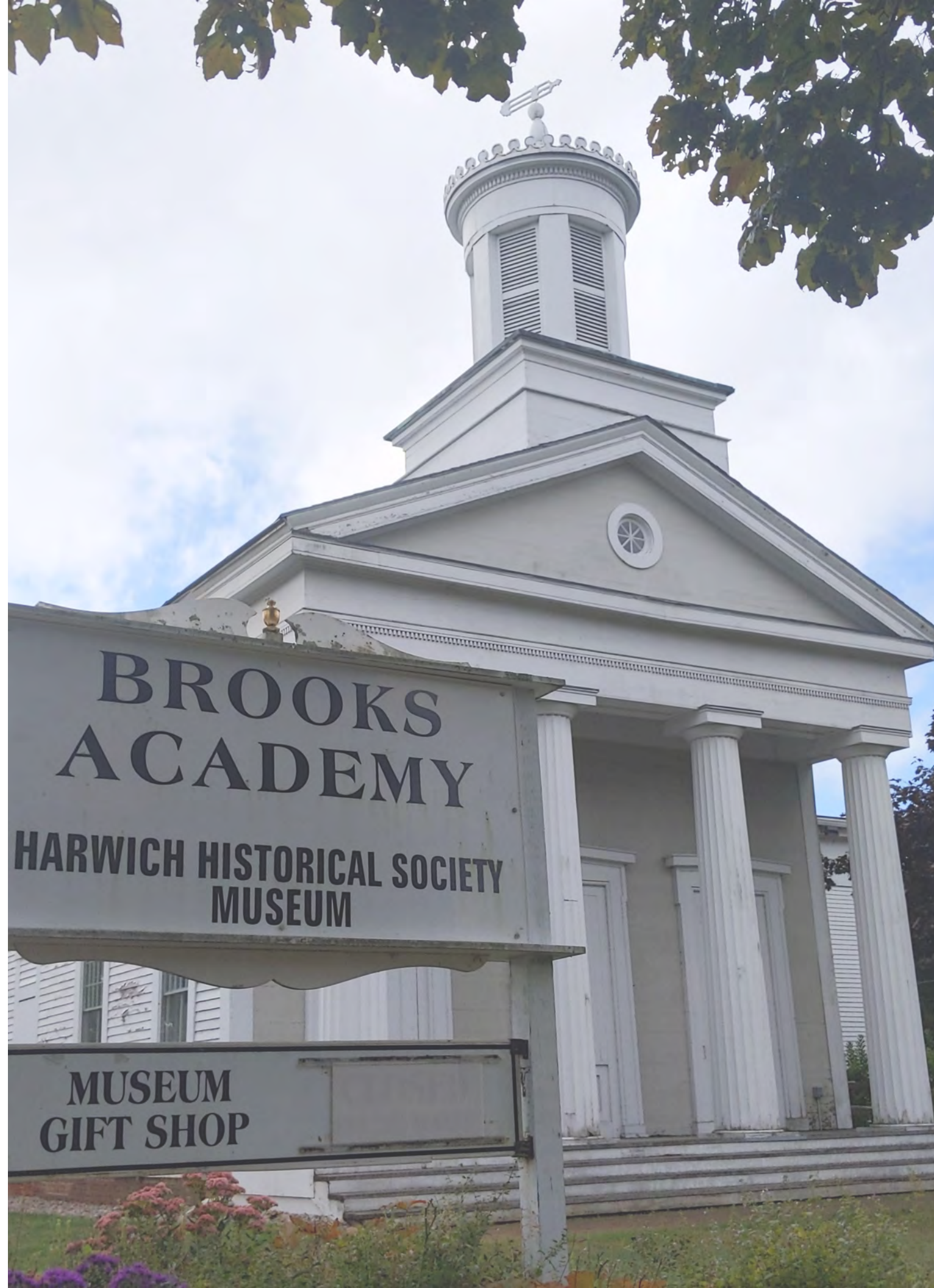


HARWICH COMMUNITY  
PRESERVATION COMMITTEE  
December 15, 2022

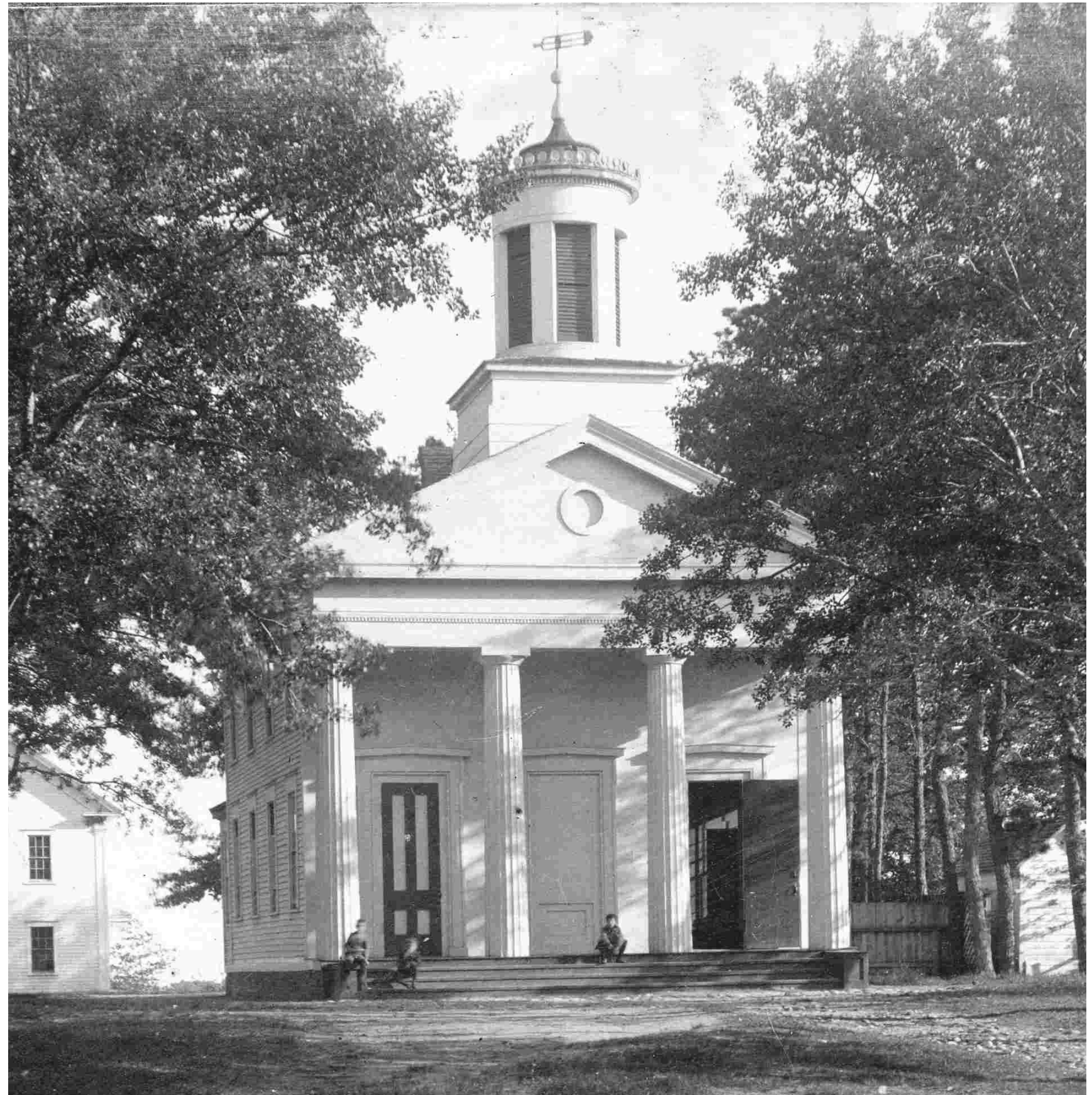
## BROOKS ACADEMY: LEGACY AND PROMISE

80 Parallel Street  
Harwich, MA 02645



Spencer Preservation Group  
PRESERVATION ARCHITECTS

THE PRESENCE OF THE PAST: A Living Landmark for Today

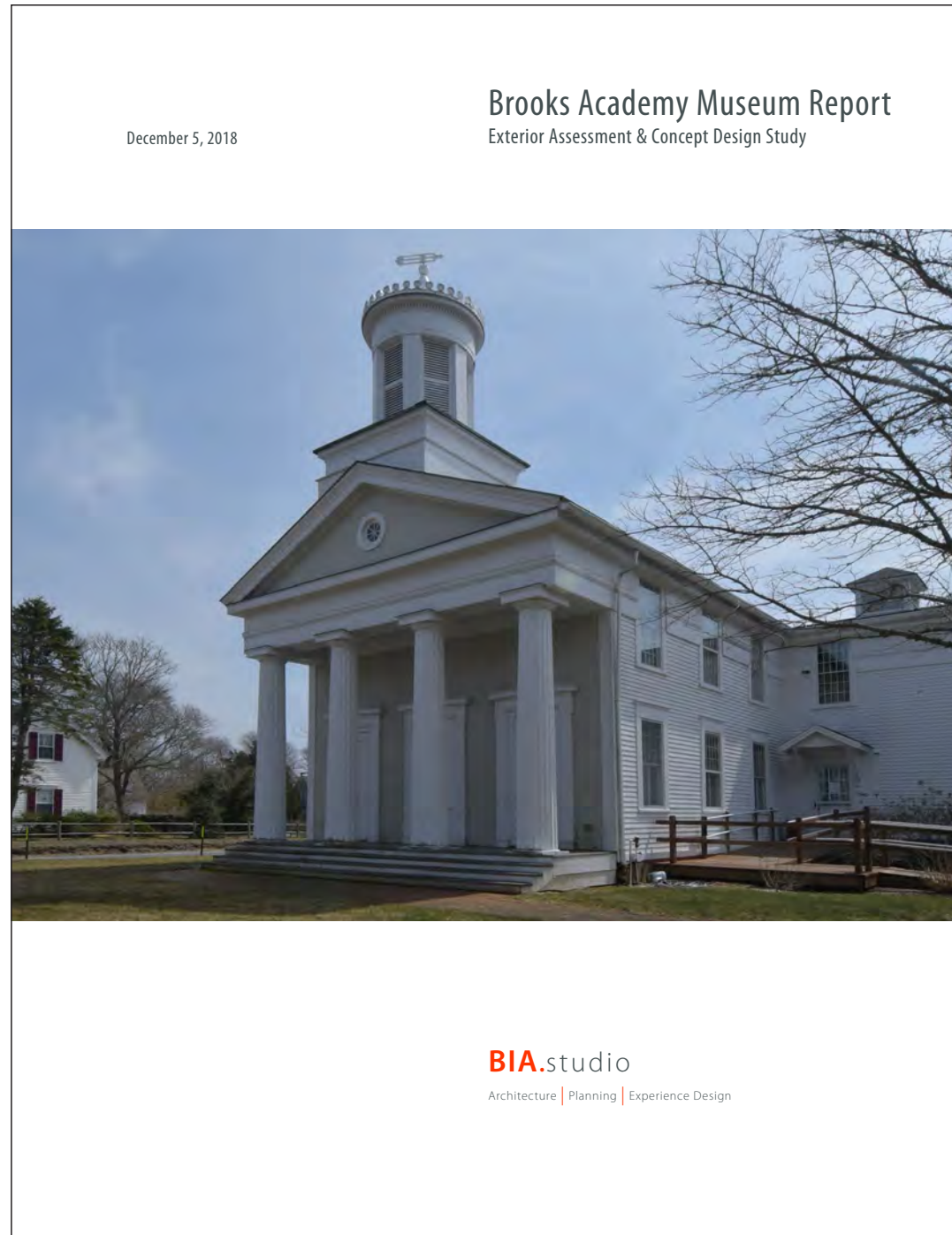


# FROM EDUCATION TO EDIFICATION



# HARWICH HISTORY MUSEUM: Brooks Academy





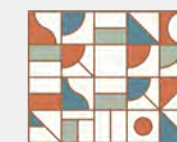
## 2018 MASTER PLAN BY BIA STUDIO:

- IMPROVED DISPLAY SPACE
- CURATORIAL STORAGE
- ARCHIVAL STORAGE
- ACCESS FOR RESEARCH AND STUDY
- HANDICAPPED ACCESS TO ALL PUBLIC SPACES
- BUILDING PRESERVATION





THE REST OF THE STORY: Community Preservation Grant FY2024



PAINT: Protective Coating



Peeling paint exposes wood cladding and trim to weather and rot.



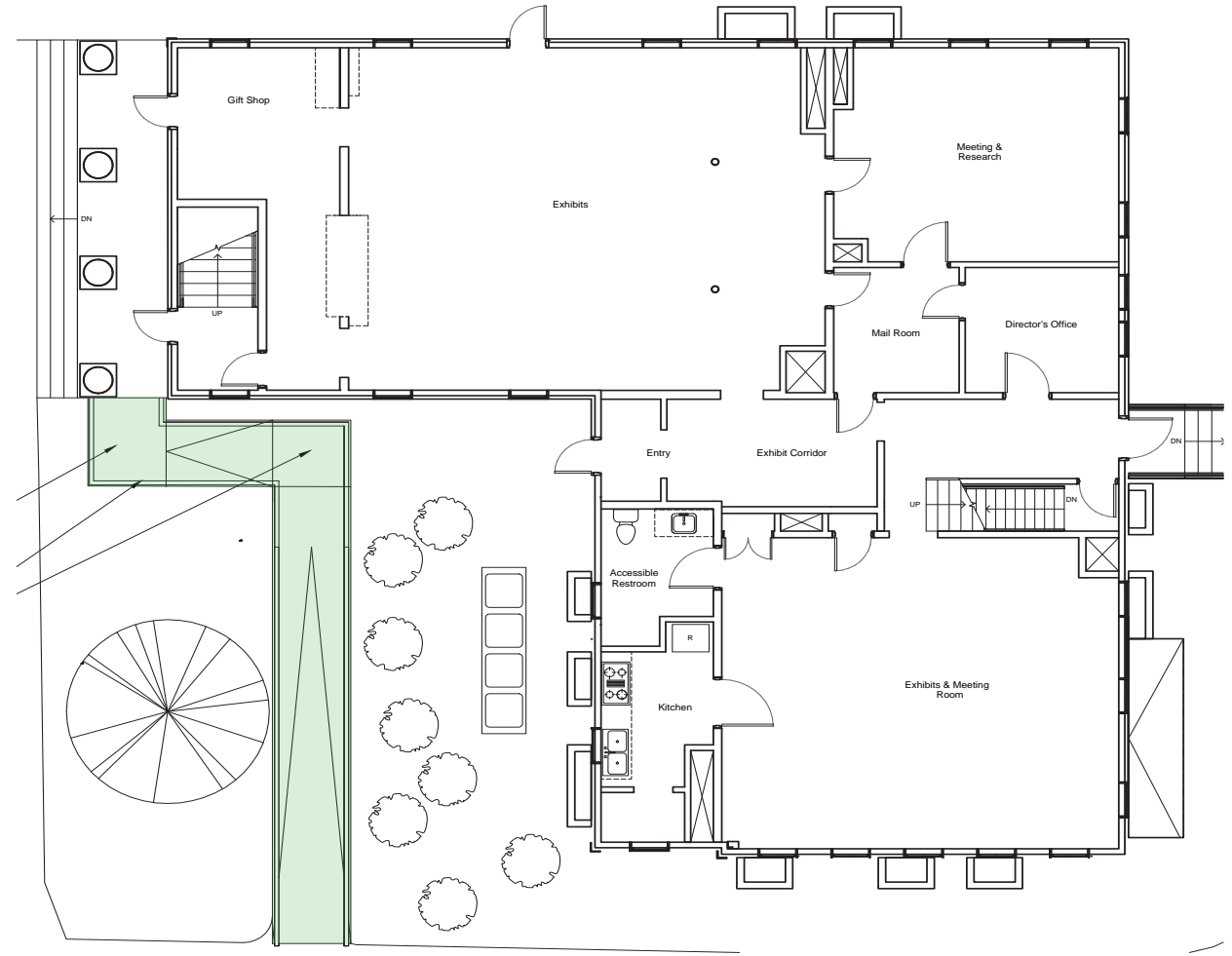


# PRESERVATION & REMEDIATION

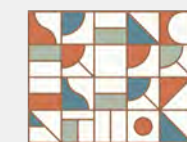
- CAREFUL PREPARATION USING LEAD SAFE PRACTICES
- REPLACEMENT OF DEFECTIVE CLADDING AND TRIM



# PORTICO & DECK

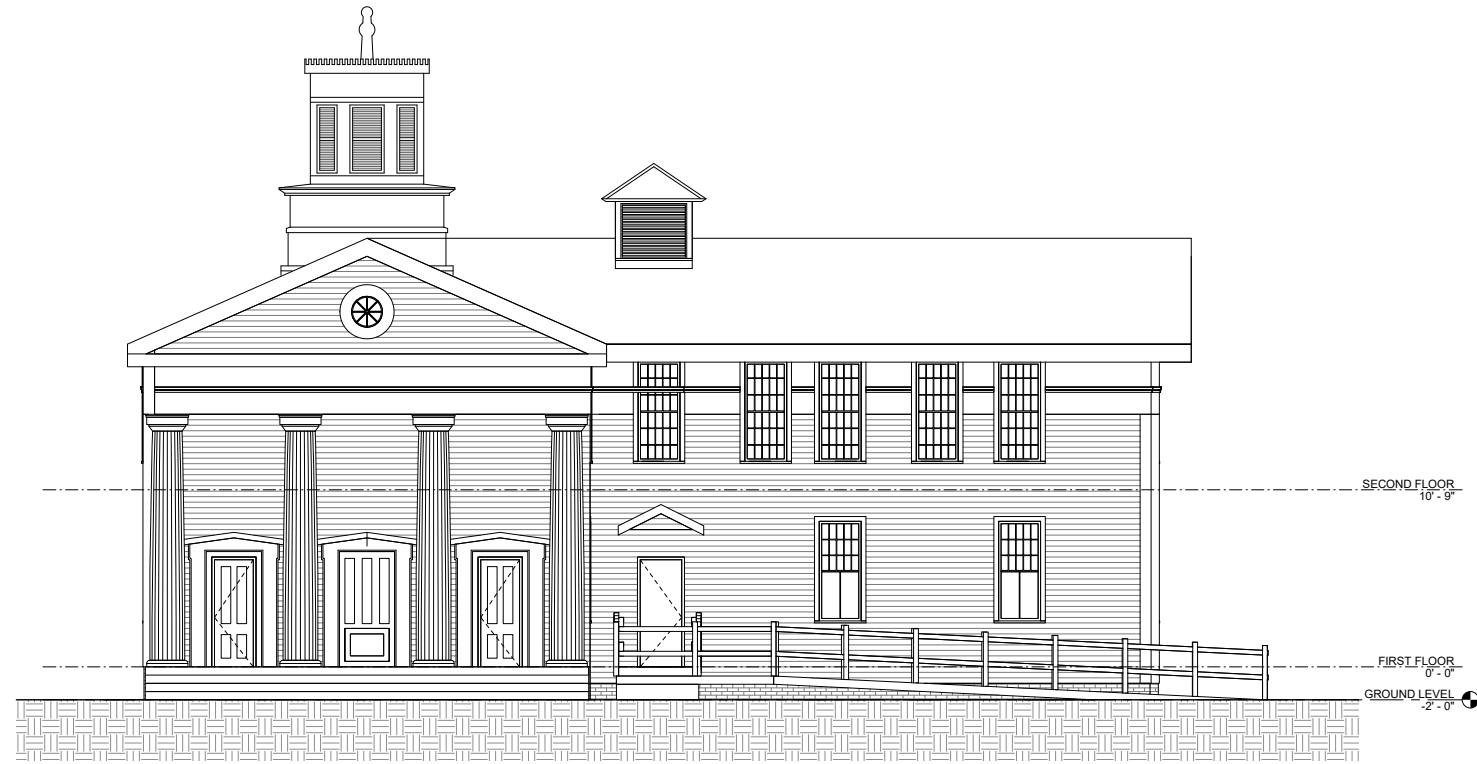


**FUTURE PROJECT:** DECK AND RAMP FOR HANDICAPPED ACCESS TO THE FRONT ENTRY

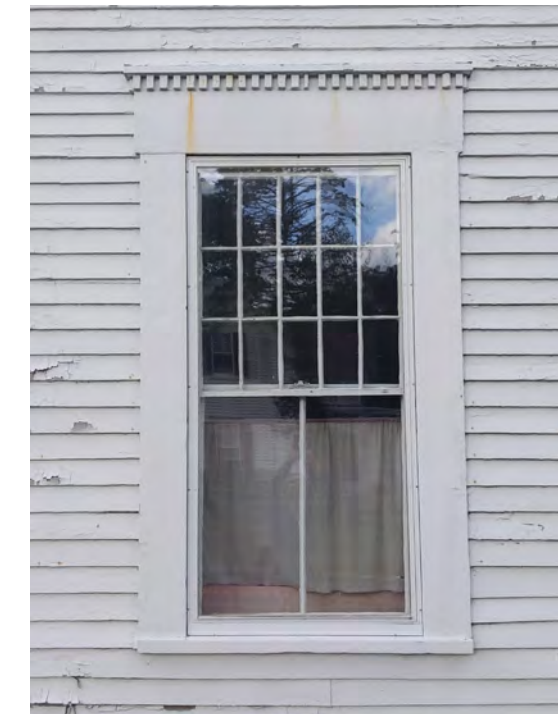
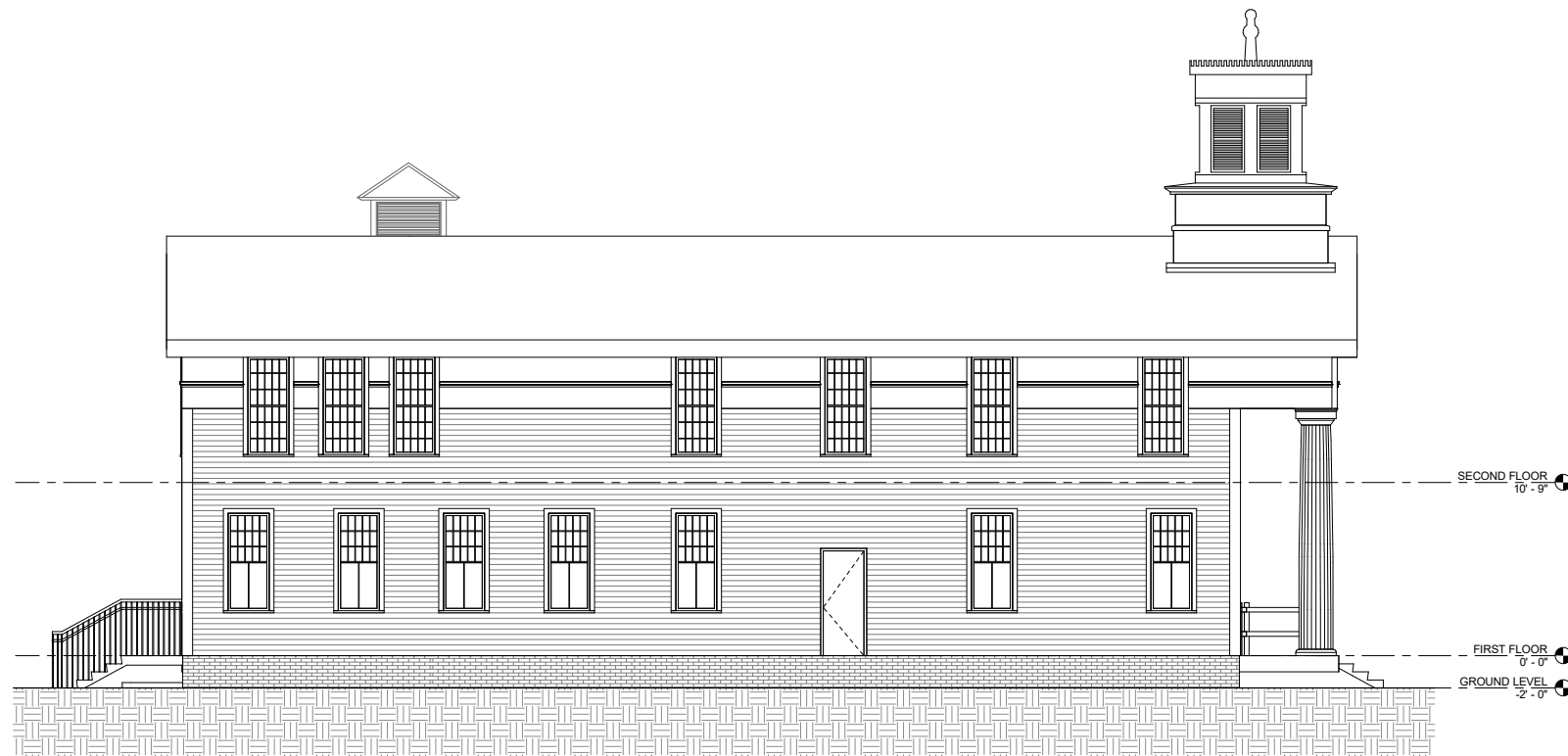


Spencer Preservation Group  
PRESERVATION ARCHITECTS

# WINDOWS ARE THE EYES OF A BUILDING



(27) 15 over 15 lite windows



(23) 15 over 2 lite windows



WOOD WINDOWS WITH STORM  
PANELS PROVIDE **SUPERIOR**  
**ENERGY CONSERVATION**



HOWEVER...

- **DEFECTIVE** GLAZING
- **AGING** STORM WINDOWS



**COMBINED** PAINT AND WINDOW RESTORATION

LESS ON-SITE DISRUPTION & PUBLIC IMPACT

MORE EFFICIENT COORDINATION FOR  
COLLECTIONS DISPLAY AND SAFE KEEPING

EFFICIENCY AND SAVINGS IN ARCHITECTURAL FEES



# COMBINED PROJECT COST ESTIMATE: Painting & Windows

As requested by the Community Preservation Committee on December 15, 2022

STAGING & PROTECTION .....	\$40,000
PAINTING: 6500SF @ \$10/SF.....	\$65,000
REMOVE, CONSERVE, PAINT, NEW STORM WINDOWS	
15/15 WINDOWS (27) @ \$5,000 .....	\$135,000
15/2 WINDOWS (27) @ \$3,500 .....	\$80,500
CARPENTRY REPAIRS, FRAME, AND JAMBS .....	\$70,000
SUBTOTAL .....	\$390,500
GENERAL CONDITIONS & REQUIREMENTS (16%) .....	\$62,500
OVERHEAD & PROFIT (10%) .....	\$39,000
INSURANCE & BONDS (2%) .....	\$8,000
ESCALATION & INFLATION (8%).....	\$31,000
CONSTRUCTION TOTAL .....	\$531,000
CONTINGENCY (20%).....	\$106,000
ARCHITECTURAL FEES (10%) .....	\$53,000

COMBINED TOTAL..... **\$690,000**

