

## PROJECT APPLICATION FORM – 2021

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**Applicant:** Fairhaven Historical Commission

**Submission Date:** November 13, 2020

**Applicant's Address, Phone Number and Email**

**Purpose: (Please select all that apply)**

Fairhaven Historical Commission  
40 Center Street  
Fairhaven, MA 02719 Wayne Oliveira  
Cell: 774-830-4966 WOliveira@Fairhaven-MA.Gov.

- Open Space
- Community Housing
- Historic Preservation
- Recreation

**Town Committee (if applicable):** Fairhaven Historical Commission

**Project Name:** Academy ADA/Front Door Renovations

**Project Location/Address:** Fairhaven Academy Building - 141 Main Street

**Amount Requested:** \$ 195,000.00

**Project Summary:** In the space below, provide a brief summary of the project.

This project would give the Fairhaven Academy Building better and safe access to the Fairhaven Office of Tourism and the Historical Society Museum.

Currently the front door has a narrow landing at the top of rough granite stairs that are not the proper and legal height for visitors to be able to enter the building. The front door is oversized and opens out towards the narrow landing causing visitors to have to step down to the lower step while trying to enter. This causes a trip and fall hazard. The new stairway would have a wider landing and steps that are up to code with railing that the current stairway does not have. In addition, a new walkway would be reconstructed by removing the stamped asphalt and replacing it with brick pavers making the appearance more period correct and easier to navigate. There would also be increased lighting for those entering after dark for meetings or other activities that this building hosts.

This property is also used for the Fairhaven Market Place and for various activities and Fairs during the summer months.

**Estimated Date for Commencement of Project:** September 2021

**Estimated Date for Completion of Project:** November 2021

## FAIRHAVEN ACADEMY BUILDING

### ADA Front Entrance

The Fairhaven Academy Building was built in 1798 as a private academy and was located diagonally across Huttleston Ave. from its present location. It was sold in 1841 to Captain John Hawes who utilized the building at various times as a billiard room and meeting place for both religious and town meetings. In 1907 the Fairhaven High School Alumni Association purchased the building and moved it to its current location. The Academy is listed on both the Massachusetts and the National Register of Historic Places. Now owned by the Town of Fairhaven it is maintained by the Historical Commission.

This project would rehabilitate the front entrance and walkway to make it ADA compliant. The current entrance services the Fairhaven Office of Tourism, the Fairhaven Historical Society Museum and the Huttleston Marketplace as its main entrance. The main entrance now has a doorway system the opens outward onto a short granite stairway that makes it awkward and dangerous for visitors to navigate. The restoration would add a new doorway system that would open onto a wider and level stairway that is ADA compliant. A revised walkway would be a safer and ADA friendly material that would allow easy movement for those not necessarily requiring the use of a ramp, but can navigate a proper stairway using caution.

An estimate from the contractor is attached as this was already pre-bid with estimates being higher than anticipated and therefore being prohibitive to continue. Additional lighting would also be added making a safer environment at night.

The Fairhaven Historical Commission wishes to thank you for your consideration of this worthy project.

Respectfully Submitted

Wayne Oliveira  
Chairman  
Historical Commission



# Fairhaven Academy Building

## Entry Door Restoration

141 Main Street, Fairhaven, Massachusetts

Clearwater Architects

## General Bid Tabulation

General Bids Taken 2 PM Thursday, September 24, 2020

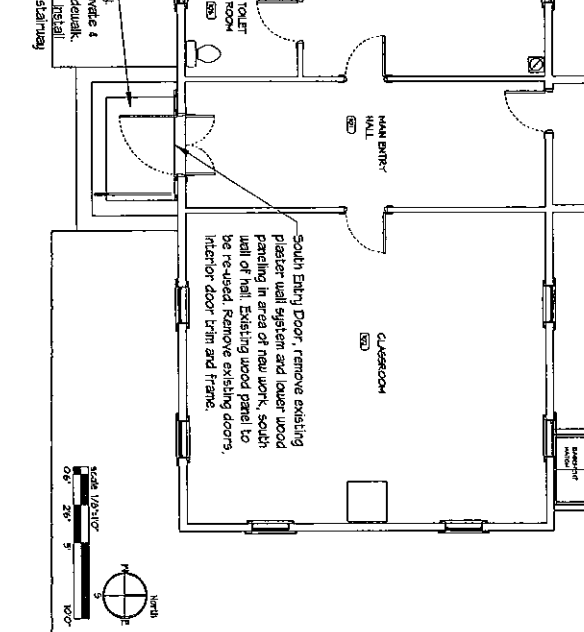
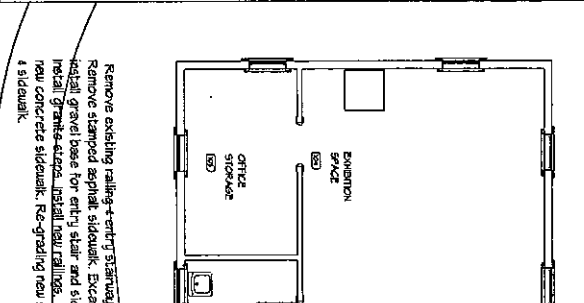
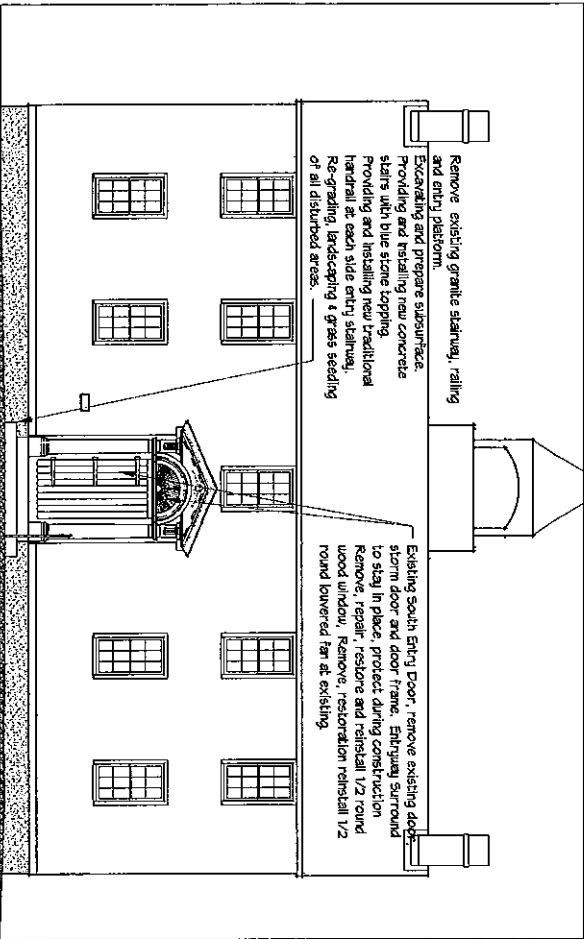
e-bids via [Projectdog.com](http://Projectdog.com)

<b>Company</b>	<b>Address</b>	<b>Proposed Contract Sum</b>	<b>Bid Alternate #1 all-Brick Sidewalk</b>	<b>Bid Bond</b>	<b>Bid Form Signed and Dated</b>
Kneeland Construction Corp.	407R Mystic Avenue, Suite 34B Mystic Ave Suite 34B Medford, MA 02155 781-393-9899	\$119,600.00	Add \$32,000	yes	yes

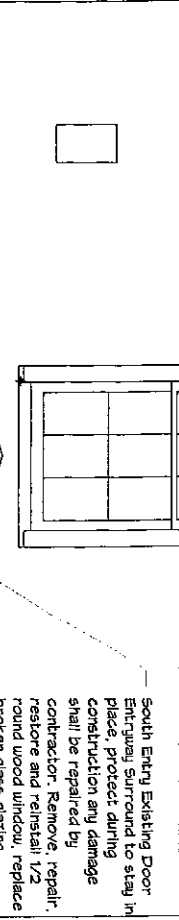
- GENERAL DEMOLITION NOTES**
1. Carefully review this drawing and notes for demolition procedural information, materials, dimensional information and areas that are part of the work.
  2. Using only the means and equipment approved for this purpose by governmental agencies having jurisdiction, demolish and completely remove from the job site the existing construction designated to be demolished.
  3. Shut off, cap and otherwise protect public utility lines in accordance with the requirements of the public agency or utility having jurisdiction.
  4. Provide structural stability and for structural integrity to existing building during demolition. Upon completion of "NON STRUCTURAL DEMOLITION" and in company with the Architect, Owner, and Structural Engineer visit the site and verify the existing structural.
  5. Demolished material shall be completely removed from the job site. Some demolished material may be required to be handed over to owner, such material shall be moved to a location nearby as specified by owner.
  6. Completely remove dust and debris from demolition area frequently and at end of each work day in work area. Sweep and/or use contractor quality vacuum system.
  7. Be certain a nuisance to the public is not being created by debris from the house or other portions of the house where work is not being performed.
  8. Provide and maintain temporary dust control and separation between used or occupied spaces and construction work area throughout construction.
  9. Protect existing buildings and building contents from damage at all times during construction.
- Notes**
1. Remove existing granite stairway, railing and entry vestibule.
  2. Excavate and prepare subsurface. Providing and installing new concrete stairs with blue stone topping. Providing and installing new traditional handrail at each side entry stairway. Re-grading, landscaping & grass seeding of all disturbed areas.
  3. Existing South Entry Door, remove existing door storm door and door frame. Fitway surround to stay in place, protect during construction. Remove, repair, restore and reinstall 1/2 round wood window. Remove, restoration reinstall 1/2 round lowered pane at existing.
  4. Remove existing railing+entry stairway. Remove stamped asphalt sidewalk. Excavate & install gravel base for entry stair and sidewalk. Install granite-steps, install new railings. Install new concrete sidewalk. Re-grading new stairway & sidewalk.
  5. South Entry Door, remove existing plaster wall system and cover wood paneling in area of new work, south wall of hall. Existing wood panel to be re-used. Remove existing doors, interior door trim and frame.

**Fairhaven Visitors Center & Historical Society Museum**  
 The Academy Building  
 141 Main Street, Fairhaven MA

**Clearwater Architects**  
 50 Cross Rd, Westport MA 02790  
 Tel 508-636-3009  
 Email: jmontano@cwarch.us



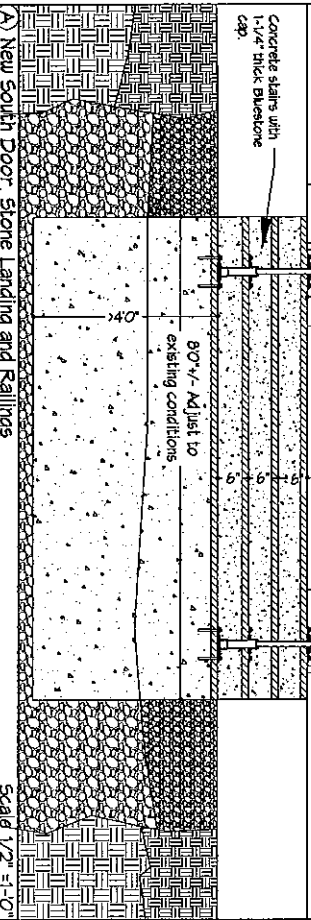
<p><b>9</b></p> <p>07 02 20</p> <p>as noted</p>	<p>DATE: 07 02 20</p> <p>PROJECT: FAIRHAVEN VISITORS CENTER &amp; HISTORICAL SOCIETY MUSEUM</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>ARCHITECT: CLEARWATER ARCHITECTS</p> <p>141 MAIN STREET, FAIRHAVEN MA 01934</p>	<p>OWNER: FAIRHAVEN VISITORS CENTER &amp; HISTORICAL SOCIETY MUSEUM</p> <p>141 MAIN STREET, FAIRHAVEN MA 01934</p>
	<p>PROJECT: FAIRHAVEN VISITORS CENTER &amp; HISTORICAL SOCIETY MUSEUM</p> <p>141 MAIN STREET, FAIRHAVEN MA 01934</p>		



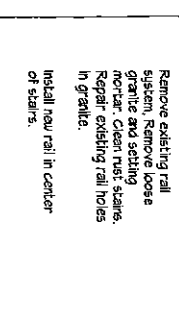
**South Entry Existing Door**  
 Existing surround to stay in place, protect during construction any damage shall be repaired by contractor. Remove, repair, restore and reinstall 1/2" round wood window, replace broken glass glazing. Remove, restoration reinstall 1/2" round lowered fan at existing.

**New Door and Frame:**  
 2-1/4" White oak wood door and Double rabbet Frame Util by Threshold, Aluminum dark bronze anodized with Thermal Break, .25" H  
 Door sweep, 1.4375" Aluminum Casing with Rain Drip and 56.25" Nylon Brush Seal  
 Door Bottom, Aluminum or Bronze Casing with .25" Neoprene Ring Seal, Metal Weatherstripping, Adhesive Bronze Cushion Spring, Frame/retrofit existing structure to accommodate new door system, 2, 2x10 built up header, Double stud and single Jack at each side of door, Framing same depth as existing wall Framing, Fasten with stainless steel structural screw to plate and sill.

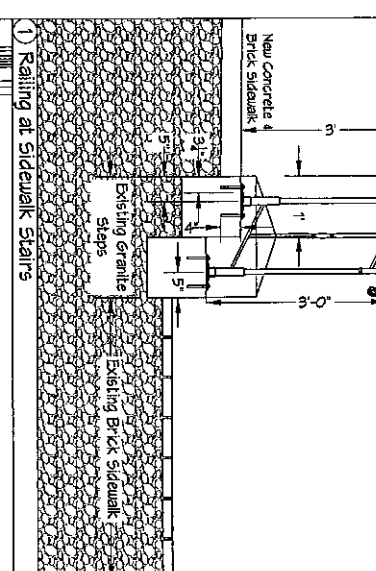
**Stair Railing System:** Verify all new stairs, conditions & dimensions. Provide shop drawings.  
 Rolling and posts, not rolled carbon steel, Jullius Blum Traditional Stair railing parts, see note above Detail 1.  
 Fasten Flange to granite steps with 3/8" stainless steel stud and Tamper Proof Nut.  
 See note above Detail 1 & 2.



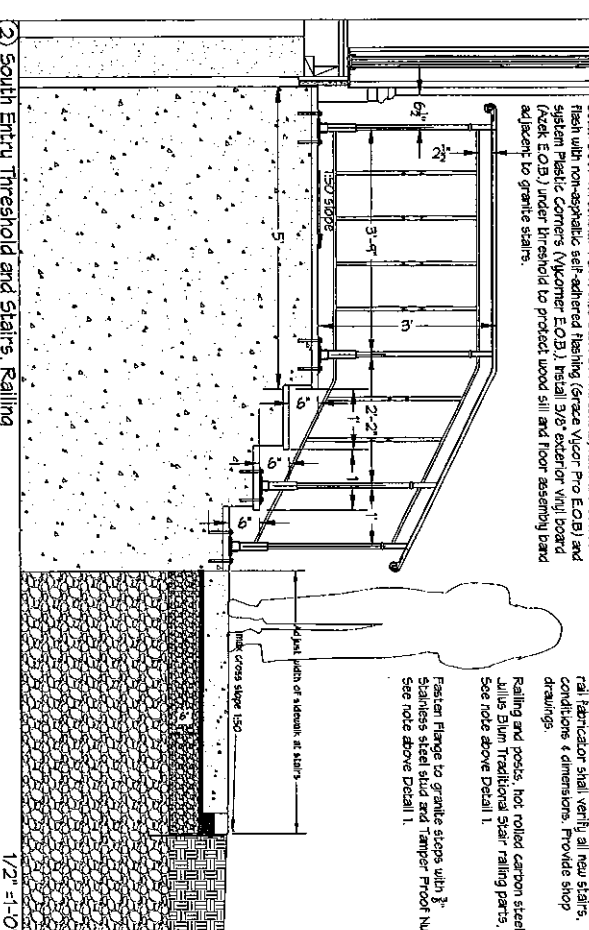
**1) New South Door, Stone Landing and Railings**  
 Scale 1/2" = 1'-0"



Remove existing rail system. Remove loose granite and setting mortar. Clean rust stains. Repair existing rail holes in granite.  
 Install new rail in center.



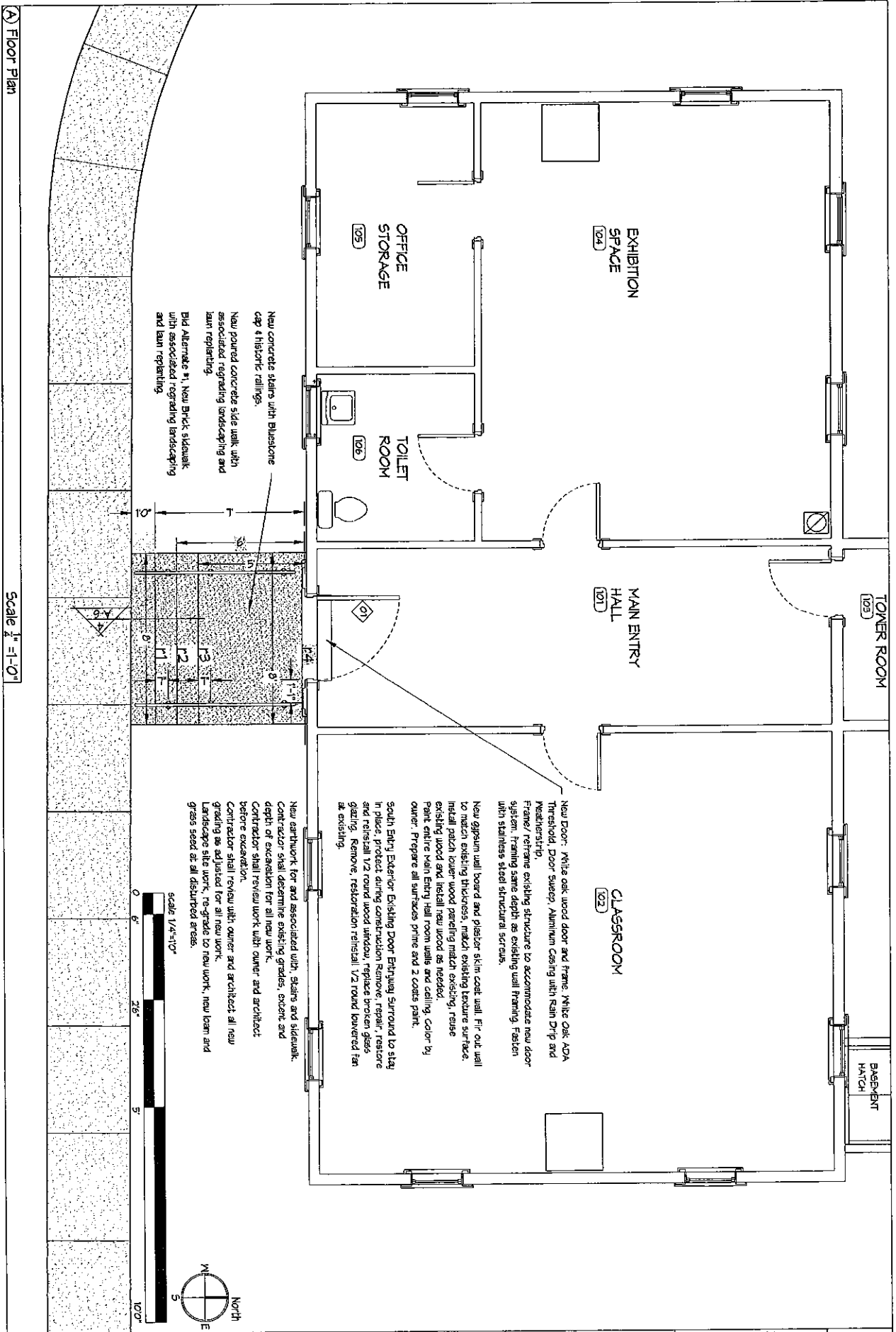
**2) South Entry Threshold and Stairs, Railing**  
 Scale 1/2" = 1'-0"



**3) South Entry Doorway Elevation**  
 Scale 1/2" = 1'-0"

**Stair Railing System:** Contractor and steel rail fabricator shall verify all new ramp and existing conditions & dimensions. Provide shop drawings.  
**Railing and posts, not rolled carbon steel, Jullius Blum**  
 Traditional stair railing parts, Handrail 2-1/2" dia, 4x35 with 1" x 1-1/4" steel channel, Balusters 1-1/2" square E301 spirals, 3" dia top and volute 3x4x5V Post, Rungs base: 2x2" square tube socket welded to 3-1/2" x 1" x 1" base with two bolts, Radius corners of base, All vertical support posts spacing per plan. Copie pipe joints, grind and de-bur all steel surfaces.

Fasten Flange to granite steps with 3/8" stainless steel stud and Tamper Proof Nut, T-GR00VE 316 SS Leds Prevention Fasteners www.LPfast.com, P/N 316 T-nuts, Provide 316SS washers as needed. Provide and handover to owner  
 2. LRF430 Socket Tool Drill, blow out, prepare holes, install stud in granite 5" size and prepare stud before installation, Seal studs and bed flange with Simpson EBT Epoxy Adhesive.



(A) Floor Plan Scale 1/4" = 1'-0"

Concrete and Brick sidewalk in areas indicated on site plan. Concrete shall be 5" thick, class 3500 min. rebar 6 x 6-M, 4x4M, 4 w/ft reinforcing at pavement mid depth.  
Finish shall be medium broom perpendicular to pedestrian traffic.

Sub-grade and crushed surfacing materials shall be compacted to a minimum of 95% maximum dry density.

Provide hand tooled transverse and longitudinal surface contraction joints at 5'-0" O.C. max. 3/8" expansion joints @ 25'-0" O.C. max.

Base-of-Design Product: Glen-Gery Interlocking Clay Unit Pavers; Extruded design, size 3-3/4" x 1-1/2"

1" compacted sand setting bed and minimum 4" compacted aggregate base on compacted subgrade with geo-textile.

Joints between pavers use polymeric stabilized joint paving sand between joints. Joint size 1/16" to 3/16" maximum.

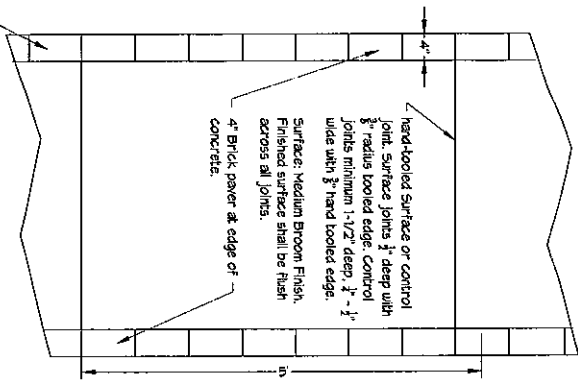
Provide Border Concrete's Border Guard or equal 4" x 3/16" high steel edge restraint spiked at a depth of 15" into aggregate base. Turn up geo-textile at sides of base.

Sub-grade and crushed surfacing materials shall be compacted to a minimum of 95% maximum dry density. Provide mock-up as defined in project manual.

Saw cut pavers shall not be less than 1/2 unit.

Edging: 4" high x 5/8" 2.6 lbs per foot steel edge restraint with 15" tapered stakes anchored at 32" O.C. into compacted aggregate base.

Finished grade 1" below top of sidewalk  
1" compacted sand setting bed  
6" compacted gravel fill  
Geo-textile



1 Base Bid Concrete Sidewalk Section and Plan

Scale 3/4" = 1'-0"

Bid Alternate #1: Brick sidewalk in areas indicated on site plan. Brick Paver sidewalk in herringbone pattern with brick edge.

Base-of-Design Product: Glen-Gery Interlocking Clay Unit Pavers; Extruded design, size 3-3/4" x 1-1/2"

Sub-grade and crushed surfacing materials shall be compacted to a minimum of 95% maximum dry density.

1" compacted sand setting bed and minimum 4" compacted aggregate base on compacted subgrade with geo-textile

Joints between pavers use polymeric stabilized joint paving sand between joints. Joint size 1/16" to 3/16" maximum.

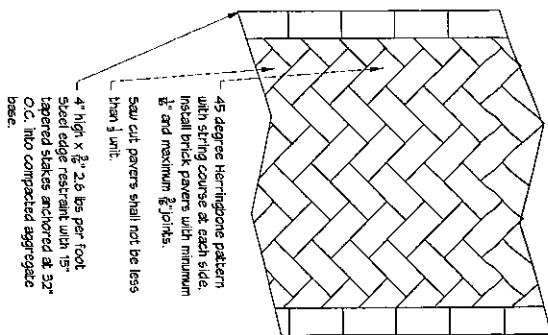
Provide Border Concrete's Border Guard or equal 4" x 3/16" high steel edge restraint spiked at a depth of 15" into aggregate base. Turn up geo-textile at sides of base.

Sub-grade and crushed surfacing materials shall be compacted to a minimum of 95% maximum dry density. Provide mock-up as defined in project manual.

Saw cut pavers shall not be less than 1/2 unit.

Edging: 4" high x 5/8" 2.6 lbs per foot steel edge restraint with 15" tapered stakes anchored at 32" O.C. into compacted aggregate base.

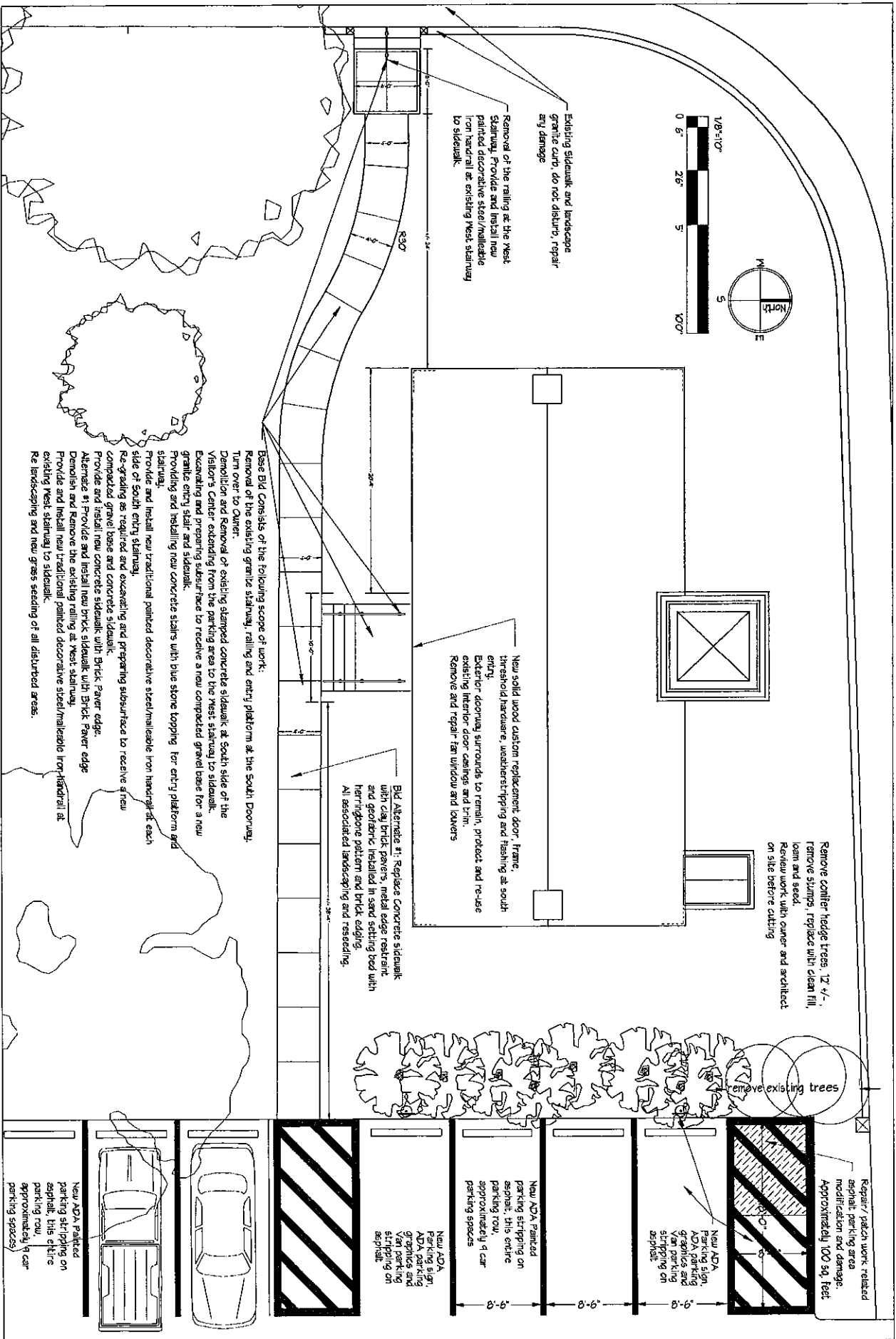
Finished grade 1" below top of sidewalk  
1" compacted sand setting bed  
6" compacted gravel fill  
Geo-textile



2 Bid Alternate #1 Brick Paver Sidewalk Section and Plan

Scale 3/4" = 1'-0"

<p>Cleanwater Architects 50 Cross Rd. Westport MA 02790 508-936-3009 Email: jmontano@cwarch.us</p>	<p>Fairhaven Visitors Center &amp; Historical Society Museum The Academy Building 141 Main Street, Fairhaven MA</p>	<p>Entry Door Restoration, Parking Area and Walkway</p>	<p>Concrete and Brick Sidewalk Details DRAWN BY: JRM CHECKED BY: JRM DATE: 07 02 20 AS NOTED</p>
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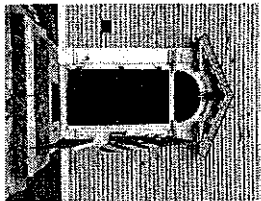
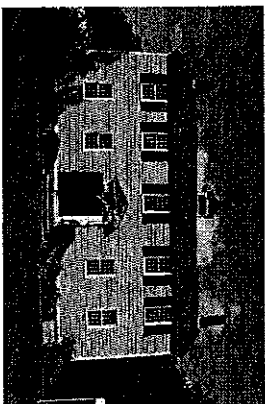
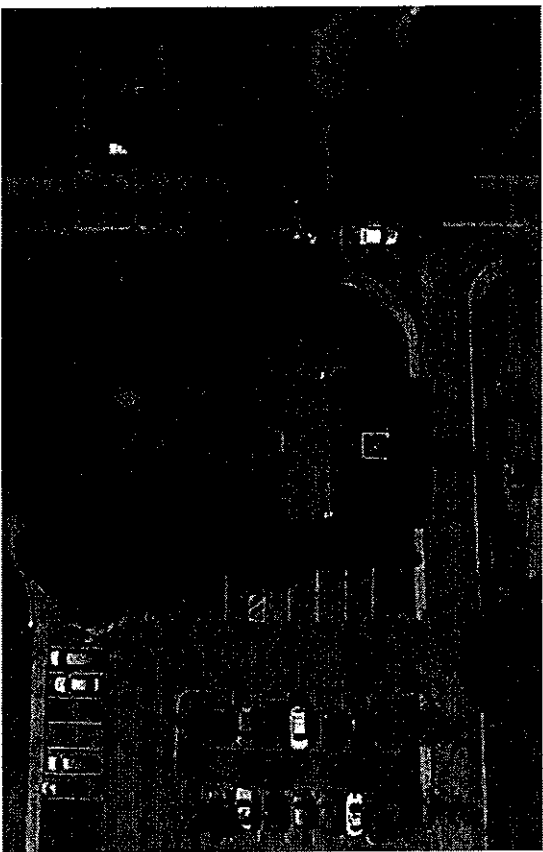
<p><b>Site Plan</b></p> <p>DATE: 07 02 20</p> <p>at noted</p>	<p><b>Entry Door Restoration, New ADA Door and Ramp</b></p>	<p><b>Fairhaven Visitors Center &amp; Historical Society Museum</b>        The Academy Building        141 Main Street, Fairhaven MA</p>	<p><b>Clearwater Architects</b></p> <p>50 Cross Rd. Westport MA 02790        tel: 508-636-3009        Email: jmontano@cwararch.us</p>
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**Project Description:** Alteration of Existing Historic Structure  
 Location: Fairhaven Visitor's Center, The Academy Building  
 141 Main Street, Fairhaven, MA

**Summary:** International Building Code 2015, International Existing Building Code 2015, Massachusetts State Building Code Relevant Sections of 780 CMR Ninth Edition, and Mass 521 CMR

Description of Work	Proposed and Relevant Sections	Reference
Replacement of existing historic door and hardware; new stairway and front landing; new ADA ramp and entry	Alteration does not exceed 50% of the building area	IEBC Section 504
Alteration does not exceed 50% of the building area	Alteration does not exceed 50% of the building area	IEBC 603.2.1
Building Elements, Vertical Openings	Exceptions: Business Use - 5000 S.F. per floor	IEBC 603.2.1
Structural	Proposed: New door framing elements shall comply with the IBC	IEBC 607.2
Electrical	Proposed: New lighting installation shall comply with all elements of NFPA 70	IEBC 608.1
Energy Conservation	Level 2 alteration permitted without requiring entire building to comply.	IEBC 911.1
Occupancy Classification	Use Group Business - Group B (City Administration)	IBC 304.1
Construction Classification	Existing construction Type V - non-conforming (Historic wood frame)	IBC 602.5
Occupant Load	Business Areas: 2555 gross square feet/100 = 25	IBC 1004.1.2
Means of Egress	Occupant Load: 1,300; Two Exits: All exits discharge at public way or yard. 1 exit ending, 1 ADA exit proposed	IBC 1006.3.1
Site of Doors	Minimum width not less than 32" clear dimension	IBC 1010.1.1
Direction of Swing	Occupant Load < 50: Proposed: Existing South door swings inward. New ADA door swing outward.	1010.1.2.1
Locks and Latches	Egress doors shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort	IBC 1008.1
Ramp and Handrails	Slope not steeper than 1:12, rise not exceeding 30" without landing (two provided) Landing length 60" Compliant Handrails provided both sides.	IBC 1012 MASS 521 CMR



**GENERAL NOTES:**

1. Contractor(s) and Sub Contractors shall be solely responsible for all new and existing dimensions and shall check and verify all dimensions.
2. Contractor(s) and Sub Contractors shall be solely responsible for complying in all details with most current revisions all Massachusetts building code(s) and all prevailing local, federal and state codes, regulations and rules.
3. Each contractor and Sub Contractors shall coordinate with the work of other trades to expedite the completion of the work.
4. The entire work provided on these documents shall be constructed and finished in every respect in a workmanlike and substantial manner. It is not intended that the drawings show every item for the complete work, but all Contractor(s) and sub contractors shall furnish and install all such items as may be necessary to complete the systems in accordance with the best trade practices and the satisfaction of the owner.
5. Contractor shall not deviate or make changes from dimensions and structural sizes or materials shown and/or specified without prior approval of owner and architect
7. Contractor(s) shall be responsible for obtaining all permits, scheduling all required inspections, and payments for all fees associated with their respective trade
8. All Contractors and/or subcontractors shall completely review the project manual and all drawings for work specific to and related to their work and shall be responsible for all work specific to their contract as shown anywhere in the project construction documents and/or project manual.
9. These drawings, documents, complete contents and designs are owned solely by Clearwater architects and are protected by federal copyright laws and shall not be used in any way injurious to the interests of Clearwater architects.

**Project:**  
**Entry Door Restoration,  
 Entry, Parking Area and  
 Walkway**

Fairhaven Visitors Center &  
 Historical Society Museum  
 The Academy Building  
 141 Main Street, Fairhaven MA

Wayne Oliveira, Chairman, Historic Commission

**Awarding Authority:**  
 Town of Fairhaven, Board of Selectmen  
 Mark Hees, Executive Administrator  
 40 Center Street  
 Fairhaven MA 02719  
 (508) 979-4022

**Architect:**  
 Clearwater Architects  
 50 Cross Road  
 Westport, MA 02790  
 508-636-3009  
 jmontano@cwarch.us

**Bid Set:** Issue date July 9, 2020

- A-0 Title Sheet with List of Drawings, Code Summary and Locust Plan
- A-1 Site Plan
- A-2 Existing Conditions Demolition Elevations and Plan
- A-3 New Work First Floor Plan
- A-4 South Entry Doorway Elevation
- A-5 Concrete and Brick Sidewalk Details
- A-6 Door Schedule Finish Schedule & Wood Connectors Note

