

CPC FY24 APPLICATION – Town Hall Historic Windows & Granite Stair Restoration

Attached please find six (6) printed copies and one (1) digital copy of the FY24 CPC application for the repair of all historic windows in Town Hall and repairs to the granite stairs. The package includes all attachments including the narrative, checklist, project scope, cost estimates, locus map and photographs.

- **Narrative:** A complete and detailed description of the project and completed checklists are below.
- **Site Control:** The Town has site control of Town Hall.
- **Project Scope:** An itemized project scope with details describing each item and its estimated cost was initially prepared as part of the Fairhaven Town Hall Historic Structures Report, financed by the CPC and prepared for the Select Board in 2019 by J.M. Booth and Associates Architects. Booth and Associates Architects have prepared a cost estimate for the specific window and granite stair repair items within the scope of this application.
- **Cost Estimate:** A professionally prepared cost estimate has been prepared by a professional consultant and the Fairhaven Town Hall Historic Structures Report (2019) includes a list of all further action and steps that will be required for completion of this project and the ongoing preservation of Town Hall.
- **Maps/ Photographs:** The attached maps and photos show the location of the Town Hall and project.

CPC PROJECT APPLICATION FORM – FY24

Applicant: Kevin Fournier – Town Hall Facilities Manager

Submission Date: September 30, 2022

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

Kevin Fournier – Town Facilities Manager

40 Center Street

Fairhaven

☐ Open Space

☐ Community Housing

☒ Historic Preservation

☐ Recreation

Town Committee (if applicable): Town Hall Repairs Committee – Jeff Osuch, Frank Fostin, Kevin

Fournier, Paul Foley (staff)

Project Name: Town Hall Windows & Granite stairs

Project Location/Address: Town Hall, 40 Center Street

Amount Requested: \$ 350,000

Project Summary: On the following pages please find a detailed summary of the project citing the elements of the Review and Recommendation Criteria found in the Application Guidelines and checklists.

Estimated Date for Commencement of Project: Spring 2023

Estimated Date for Completion of Project: October 2023

Project Summary:

This FY24 CPC application, on behalf of the Town and the Town Hall Repairs Committee, is requesting \$500,000 to perform required restoration of the windows in the historic Town Hall. The attached estimate divides the project between the standard historic windows found throughout the building and the stained glass windows and the protective acrylic layer. A third aspect of the request is the caulking of the exterior granite stairs and the re-setting of one of the granite blocks. The granite stair part of the project is a significantly scaled back version of the project as described in the 2019 report that only includes the resetting of a single granite block in front and the caulking of all of the stairs and the foundation at ground level (upper and lower levels) to keep rain and melting snow water from following the wall to the basement area. The project was identified in the CPC financed 2019 Fairhaven Town Hall Historic Structures Report. This report was prepared to ensure that our Town Hall, an historic masterpiece and pride of the Town, is properly maintained. The project will benefit the Town and the citizens of Fairhaven by ensuring that Town Hall continues to function properly and in a historically accurate fashion.

The Fairhaven Town Hall Historic Structures Report noted the exterior of all of the windows should be painted as an ongoing maintenance practice. The frames, last restored in 1996, need to be routinely prepared and painted every five years. The weather stripping on the approximately 105 double hung windows are showing signs of deterioration. The sills and frames need to be made weather tight. The construction costs. In general, the exterior of the building needs to be secured before interior work proceeds. This work is estimated to cost \$168,865.

With regard to the stained glass windows the 2019 report says “The ornate stained glass and leaded glass panels were covered with an acrylic panel to protect these irreplaceable windows from the weather and vandalism. The unique exterior covering was vented to minimize heat buildup in the summer months. The south windows on the Center Street Elevation have begun to yellow and should be replaced to maximize the visual appearance from the exterior.” The current proposal is to replace the faded acrylic Plexiglas that covers the priceless stained glass windows from vandalism and the weather. The stained glass cannot even be seen at night on the front of the building and hides one of the most spectacular features of the historic building. The replacement of the acrylic covering the stained glass windows is estimated to cost \$148,080.

In the future the Town will need to hire an expert capable of evaluating the glazing on the stained glass windows themselves to look at the H shaped lead that holds the glass together, known as “comes”. This will cost a lot of money and probably require removal of the windows off-site to be repaired. This process and estimated costs will need to be confirmed by a conservator.

The caulking of the granite stairs and foundation are also proposed as part of this application to ensure the building is weather tight. As noted, one of the granite slabs on the northwest of the building needs to be reset. This scaled back work is estimated to cost a few thousand dollars.

The project is consistent with the Community Preservation Plan’s “Guidelines for Submission” and “Review and Recommendation Criteria” as evidenced by all of the checklist items it fulfills. The Historic Structures Report and the attached revised estimates work plan show the anticipated steps to complete the project and the timing and estimated cost of each phase.

General Criteria for All Projects – Check off and address each criterion as it applies:

- ☒ Is the project consistent with the goals of the Town of Fairhaven *Community Preservation Plan*?
- ☐ Does the project have other sources of funding? If so, indicate percentage.
- ☐ Does the project leverage additional or multiple sources of public and/or private funding?
- ☒ Does the project preserve a threatened resource?
- ☒ Is the project consistent with existing Planning Documents such as the Master Plan and Open Space Plan?
- ☒ Does the project comply with the zoning regulations?
- ☒ Does the project have a means of support for maintenance and upkeep?
- ☒ Does the project involve currently owned municipal assets?
- ☐ Does the project serve underserved populations or address more than one focus area of the CPA?
- ☐ Does the project reclaim abandoned or previously developed lands?
- ☒ Does the project require a Special Permit, NOI, Building Permit or other permitting? Please list all local and State permits you are aware of that the project will need. **The project will need a Building Permit.**
- ☒ Does the project have community support? Does the project provide a positive impact to the community?
- ☒ Does the project have sufficient supporting documentation? **The project is based on the recommendations in the Fairhaven Town Hall Historic Structures Report prepared for the Select Board in 2019 by J.M. Booth and Associates Architects. The Windows are in the year 4 recommendations and the granite stairs are in the year 3 recommendations.**
- ☒ Has the applicant/ team demonstrated the ability and competency to implement the project as proposed? **The Town would sub-contract the work to a licensed professional with oversight from the applicant and Town Hall Repairs Committee.**
- ☐ Does the applicant have site control, or the written consent by the property owner to submit an application?

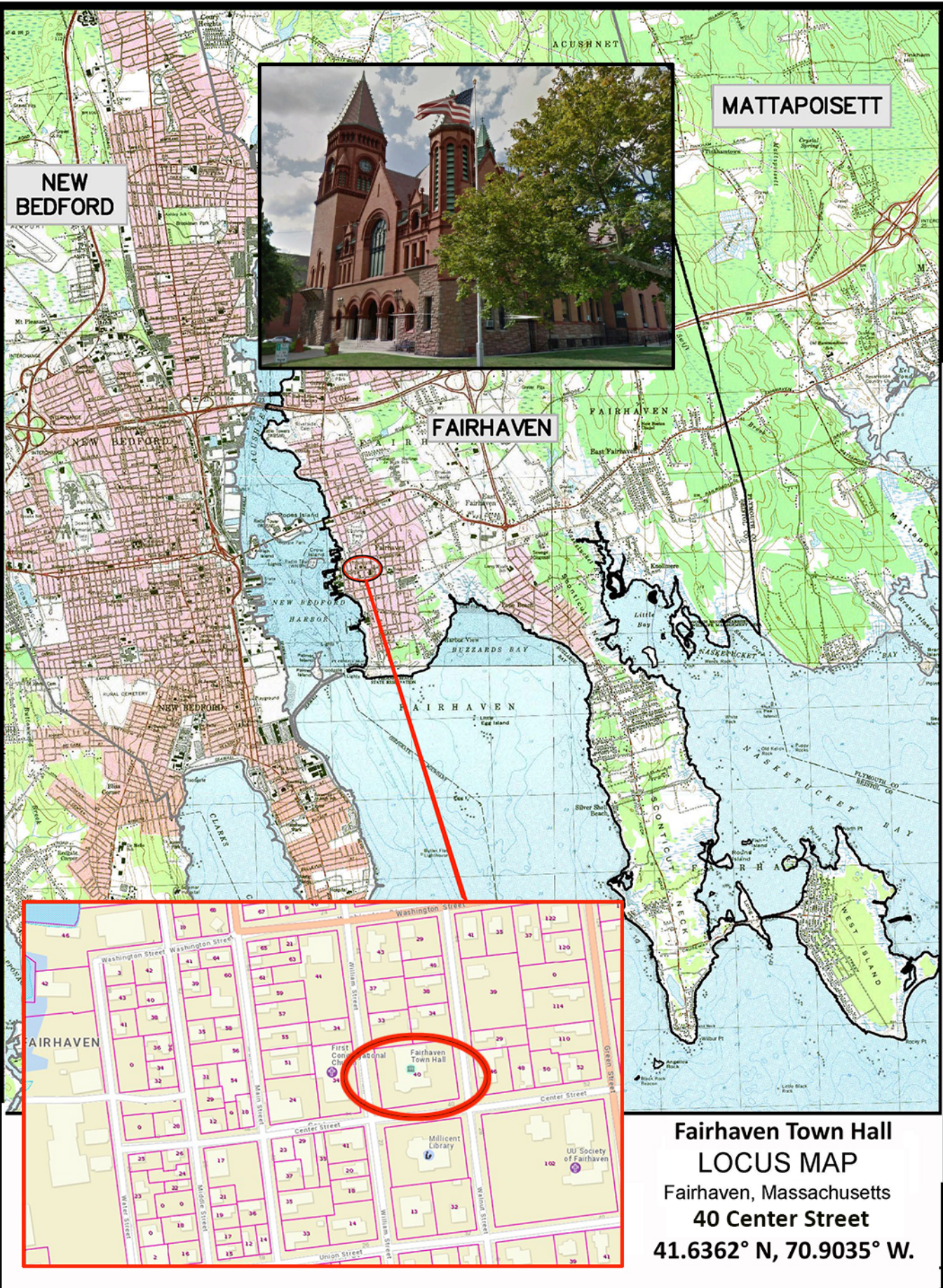
Historic Preservation Selection Criteria - Check off and address each criterion as it applies:

- ☒ Is the building on the National or State Register of Historic Places? **Yes, completed in 1892 the building has been listed on the National Register of Historic Places since 1981.**
- ☒ Is the property eligible for listing on the National or State Register of Historic Places?
- ☒ Has the property been included in the local Survey of Historic Properties (MACRIS)?
- ☐ Is the property in danger of being demolished?
- ☐ Are there potential archeological artifacts at the site?
- ☒ Did the property ever play a documented role in the history or is it noted in published histories of the Town?
- ☒ Are there any particularly important historic aspects about the property?
- ☐ Are there other potential uses for the property, which could benefit the Town?
- ☐ Could the building be converted for affordable housing use while still retaining its historic character?
- ☒ Is the owner interested in preserving the historic integrity of the property?
- ☒ Does the proposal conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties? Has previous work on the building conformed to the Standards?
- ☒ Was the structure built before 1921? Has it otherwise been identified as being historic or have cultural value?

STATEMENT OF PROBABLE CONSTRUCTION COST

Description	Factor	Restore/Repair Windows and Doors	Acrylic panels on Stained Glass Windows	Repoint Exterior Granite Stairs
CONSTRUCTION COST SUBTOTAL (not including General Conditions)		\$76,578	\$79,120	\$62,786
DESIGN CONTINGENCY	10.00%	\$7,658	\$7,912	\$6,279
SUBTOTAL (before G.C. Cost & Adjustment Factors)		\$84,236	\$87,032	\$69,065
Construction Contingency	10.00%	\$8,424	\$8,703	\$6,906
GENERAL CONTRACTOR ADMINISTRATIVE COST AND OVERHEAD & PROFIT				
GENERAL CONDITIONS (from Section 01100)		\$41,800	\$20,200	\$10,000
OVERHEAD	5.00%	\$4,212	\$4,352	\$3,453
PROFIT	10.00%	\$8,424	\$8,703	\$6,906
BOND	2.50%	\$3,677	\$3,225	\$2,408
SUBTOTAL BEFORE ADJUSTMENT FACTORS		\$150,773	\$132,214	\$98,739
Permits	Assumed fees are waived			
TOTAL STATEMENT OF PROBABLE CONSTRUCTION COST		\$150,773	\$132,214	\$98,739
Architectural Fee		\$18,092.73	\$15,866	\$11,849
TOTAL PROBABLE CONSTRUCTION COST		\$168,865	\$148,080	\$110,588

STATEMENT OF PROBABLE CONSTRUCTION COST		Restore/Repair Windows and Doors	Acrylic panels on Stained Glass Windows	Repoint Exterior Granite Stairs
01100	General Conditions	41,800	20,200	10,000
04 2100	Masonry			2,979
04 2113	Brick Masonry			
044 4300	Stone Restoration			42,778
07 9200	Sealants & Caulking	25,154		15,000
08 1400	Doors & Frames	5,650		
08 5200	Wood Windows	565	79,120	
'09 9100	Painting	45,209		
24 1000	Demolition			2,030
SUBTOTAL (before General Conditions & Overhead and Profit)		\$76,578	\$79,120	\$62,786



NEW
BEDFORD

MATTAPOISETT

FAIRHAVEN

Fairhaven Town Hall
LOCUS MAP
Fairhaven, Massachusetts
40 Center Street
41.6362° N, 70.9035° W.















