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10 October 2002

Mr. Dean Charter
Town of Acton
Municipal Properties Dept.
472 Main Street
Acton, MA 01720

Re: Revolutionary War Monument

Dear Dean,

I am writing in response to your question regarding cleaning the Revolutionary War Monument on the Town Green. Typically we would not recommend cleaning the entire monument just to clean it and make it look like new. However, we are recommending several repairs to stones and cutting and pointing of mortar joints. In order to get a good color match for the repairs it is important to know what the original color was, so we suggest cleaning the entire monument now. That way the new work will age naturally with the original and the color will stay uniform. If we made repairs and matched the dirty stones, the monument might get cleaned in the future and then it would appear spotty because the patches we made would appear darker.

I also wanted to let you know that we made our best effort on the cost estimate based on the current trends. However, we have seen bids coming in all over the place this past year with the changing economy. I based the estimate on what the most recent bids we have seen coming in at, which have been much lower than one year ago. In other words, it wouldn't shock me if the bids came in at double what I have suggested if things improve and contractors become extremely busy. I know that doesn't sound too comforting to you, but it is difficult to tell what will happen with these smaller projects.

A contractor I would recommend you talk to is David Campbell with Campbell Construction in Beverly, MA (978.922.1945.) David could give you a better sense of the cost and he would be an excellent contractor to work with if he is available.

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Please don't hesitate to call me if you have questions or I can be of further assistance.

Sincerely,



Tobin N. Tracey, AIA
Principal

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3.0 COST ESTIMATE

The following cost estimate was developed based on the scope of work outlined above. The estimate was figured using *RS Means Building Construction Cost Data* and based on similar projects the architects at Turk Tracey & Larry Architects have worked on in the recent past. The general contractor's overhead and profit are included with each line item, as well as a 10% markup for subcontractors where applicable.

There are many unknowns with preservation work that are not seen until construction is underway. To take these unknown conditions into account, a construction contingency of 10% is added to the total construction cost.

All budget costs are in 2002 dollars and no adjustments have been allowed for inflation.

Cost Summary

Masonry		\$16,000
Staging	\$7,500	
Cut and re-point/repair granite.	\$6,000	
Clean masonry	\$2,500	
Metals		\$1,000
Replace metal door / clean and paint ties.	\$1,000	
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Subtotal construction cost		\$17,000
General Conditions 10%	\$1,700	
Contingency 10%	\$1,700	
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Total construction cost		\$20,400

This estimate is only our opinion of the probable costs and the Town may want to talk to a contractor directly for a second opinion. The costs might be reduced if a lift is used for completing the work instead of scaffolding the monument.

1.0 INTRODUCTION

The Town of Acton retained Turk Tracey & Larry Architects, LLC in October 2001, to prepare a report for the restoration and repair of the Revolutionary War Monument located on Acton's Historic Town Green. The monument is a contributing resource within the Acton Centre Historic District, which is listed on the National Register of Historic Places.

Tobin Tracey reviewed conditions of the monument on 16 November 2001. The sky was clear with the temperature in the 60s. Examinations of the top of the monument were made from a fire truck's extension ladder provided by the Acton Fire Department. The rest of the monument was examined from the bucket of a tree trimming truck provided by the Town. Turk Tracey & Larry Architects thanks both the Acton Fire Department and the Town for their assistance during the examinations.

Jean Marie Hall of Integrated Conservation Resources visited the site on three separate occasions in November 2001 to take mortar samples for analysis and to perform cleaning tests on the granite. The results of those tests are provided in this report.

This report has been prepared solely for the Town of Acton's use and has been prepared based on the requirements set forth by Dean Charter, Director of the Municipal Properties Department. The report is not to be used by any other party and if it is, Turk Tracey & Larry Architects, LLC cannot be held accountable for any information contained within the report.

Architect

Turk Tracey & Larry Architects, LLC
92 Exchange Street
Portland, ME 04101

Tobin N. Tracey, Principal-in-charge
Andrew J.R. Collett

Conservator

Integrated Conservation Resources, Inc.
1430 Massachusetts Avenue
Cambridge, MA 02138

Neal Boornazian, Co-president
Jean Marie Hall