



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone 978-929-7744
Fax 978-929-6346
mp@acton-ma.gov

Municipal Properties Department

REQUEST FOR QUALIFICATIONS
ASA PARLIN HOUSE – SCHEMATIC DESIGN
2/7/2012 12 4/4/2011 18F

The purpose of this Request for Qualifications is to establish a pool of qualified firms, one of which will be chosen to work with the Town, to produce schematic design drawings of the Asa Parlin House (17 Woodbury Lane).

It is the intention of the Town to hire one firm to provide all the services noted. Firms may assemble teams of sub-consultants, but the teams will act in a unified fashion, working through the lead architect, as provided for in the “General Provisions” as shown below. The Town reserves the right to conduct peer reviews of the work products, and to limit, curtail, or cancel the project at any time for lack of appropriation or for any other reason.

The Architect Selection Task Force will evaluate proposals and qualifications from architects, conduct interviews, and make a recommendation to the Town Manager. The Town Manager will select a firm, and shall negotiate the definitive Scope of Services and the fee.

Applicant architects shall submit seven copies of their current “Standard Designer Application Form for Municipalities and Public Agencies not within DSB Jurisdiction 2005”, along with such supporting information as the architect feels appropriate.

A pre-submittal Briefing Session will be held at 10:00 AM on January 24, 2012 at the Acton Town Hall to allow potential applicants to view copies of background materials and visit the site. The Architect Selection Task Force will review all submittals, and develop a list of firms for interview by February 14, 2012. Interviews are scheduled for the week of February 20, 2012.

Statements of Qualifications, resumes and appropriate back-up information must be submitted and received no later than 3:00 PM on February 7, 2012, at the Office of the Town Manager, Acton Town Hall, 472 Main Street, Acton, MA. 01720.

The Town of Acton reserves the right to consider all information available to it in awarding this contract, and may not award a contract solely based on this Request for Qualifications. All materials submitted in response to the RFQ become the property of the Town of Acton and will be returned only at the option of the Town. The Town has the right to use any or all ideas presented in response to the RFQ, whether amended or not. Selection or rejection of a firm does not affect this right. Firms responding to this request for qualifications will not be compensated for costs incurred in preparing their proposals.

Project Goal:

To preserve the historically significant Asa Parlin House by renovating it for use as a meeting place for town committees and functions. The original house, constructed in the 1870's, shall remain; the additions from the 1950's and the 1970's shall be removed.

Proposed Program:

Meeting Room(s).
Bathroom(s)
Kitchenette
Outdoor gathering space with direct access from the Meeting Room

Phases:

The project is divided into three phases.

- Phase I: Structural Evaluation and Schematic Design: \$20,000 has been set aside for the design fee. This phase will begin upon hiring the designer.
- Phase II: Construction Documents, Bidding, and Construction Observation for the demolition and stabilization of the building based on the approved Phase I schematic design. \$80,000 has been reserved for the design and construction work. Phase II will commence and these funds released upon approval of the Community Preservation Committee.
- Phase III: Design Development, Construction Documents, Bidding, and Construction Observation based on the approved Phase I schematic design. Funding and timing are uncertain.

The town may elect to contract with the selected designer for future phases upon satisfactory completion of the prior phase.

Phase I: Detailed Descriptions of Structural Evaluation and Schematic Design.

Proposed Scope of work:

- 1) Creation of existing conditions drawings.
- 2) Evaluation of the existing structure.
- 3) Work with the Building Committee to develop an approved schematic design.
- 4) Provide cost estimates.
- 5) Submit summary report to the Community Preservation Committee for review.
- 6) Presentations to the Historic District Commission and other Town Boards as required.

Proposed Deliverables: Provide in both paper and digital formats.

- 1) Existing conditions drawings of the entire structure, including floor plans and exterior elevations.
- 2) Structural evaluation report with recommendations for the repair and stabilization of the original 1870's house.
- 3) Approved Schematic Design drawings including floor plans, exterior elevations, building sections, and site development plan.
- 4) Estimate of cost to construct Phase II and Phase III based on the approved schematic design.
- 5) Summary Report of Phase I, addressing the feasibility of the proposed future Phases.

RFQ Submittal Requirements: Provide one (1) original and six (6) copies.

- 1) Statement of Qualifications Submittal Form
- 2) Standard Designer Application Form
- 3) Certificate of Non-Collusion
- 4) Certificate of Tax Compliance
- 5) Examples of Similar Work
- 6) Certification of Compliance with Federal Immigration Law

Reference Documents available from the Town:

- 1) Site survey, entitled "As Built Plan, Acton Memorial Library" dated January 27, 1999
- 2) Reuse Feasibility Study for 17 Woodbury Lane, dated January 7, 1999.
- 3) Feasibility Study for the Selective Demolition and Renovation of 17 Woodbury Lane, dated October 5th, 2010
- 4) Community Preservation Committee presentation for 2011 CPA Project Funding, Asa Parlin House Preservation and Restoration – Phase 1

GENERAL PROVISIONS

I. Correspondence Prior or During Qualification Submission Period

- A. Any information released by the Town either verbally or in writing prior to the issuance of this RFQ shall be deemed preliminary and shall bind neither the Town nor the Consultant.
- B. The Town will not accept oral supplements, revisions or changes to the responses to this RFQ. Written supplements, revisions or changes will be accepted before the proposal deadline only.
- C. The Municipal Properties Director serves as the contact point during the Architect Selection process. All inquiries and communication concerning this RFQ must be made in writing to Dean A. Charter, MCPPO, 472 Main Street, Acton MA 01720 (dcharter@acton-ma.gov). All inquiries will be responded to by the Town at a pre-submittal conference, or in a memorandum.
- D. Consultants must respond in writing to all follow-up questions by the Town concerning their qualifications.

II. Contract Award

- A. It is the Town's goal to have a Consultant selected by February 29, 2012.
- B. The Town intends to award the contract to one prime Consultant only, generally referred to herein as 'the Consultant'. The Consultant shall be solely responsible for any separate contractual agreements with its sub-consultant(s), if any are proposed and agreed to in the contract between the Town and the Consultant.
- C. Consultants must agree to honor price quotes through 2013.
- D. Award of the contract by the Town will be conditioned upon successful negotiation of the plan of services as identified during the Consultant proposal evaluation process.
- E. Award of the contract is in the sole discretion of the Acton Town Manager or his designee.
- F. The Town reserves the right at any time to accept any proposal in whole or in any part, and to reject any or all proposals.

III. Performance of Services

Under the contract awarded, the Consultant shall agree to the following:

- A. Qualified personnel shall perform all services, with the highest professional standards of skill, care, and diligence. The Consultant must delineate temporary employees devoted to this request for proposal.
- B. The services of each individual team member proposed by the Consultant and accepted by the Town to work on the project shall be required for the entire duration of the contract, unless that individual team member becomes unavailable to the Consultant only for unforeseen circumstances such as the individual's disability, termination of employment with the Consultant or Sub-Contractor, military service or death.
- C. Unless clearly stated in the Consultant proposal and incorporated into the contract, none of the services to be provided by the Consultant pursuant to the contract shall be subcontracted or delegated to any other organization, association, individual, corporation, partnership or other such entity without the prior written consent of the Town.

- D. The Consultant and its personnel shall perform at least 75 percent of all the work under the contract, measured either in value of services rendered or in Consultant time spent on such services.
- E. No member of the project team, including sub-consultants, shall be replaced without the written consent of the Town.
- F. The Town may require the Consultant to relieve any of the Consultant's personnel and sub-consultants from any further work under the contract if in its sole opinion the individual or sub-consultant does not perform at the applicable skill level, as described in the RFP and the Consultant's proposal; the individual does not deliver work which conforms to the performance standards stated in the RFP and the Consultants proposal; or personality conflicts with Town personnel hinder effective progress on the work of the project or assignment for which the individual is responsible.
- G. No subcontract or delegation shall relieve or discharge the Consultant from any obligation or liability under the contract except as specifically set forth in the instrument of consent. The Consultant shall be as fully responsible to the Town for the acts and omissions of its sub-consultants and of persons either directly or indirectly employed by them, as it is for the acts and omissions of persons directly or indirectly employed by it.
- H. Without limiting the foregoing, the Town shall have the right to require the Consultant to cease providing services immediately upon written notice.

IV. Time

Under the contract awarded, the Consultant agrees to adhere to the time requirements and schedules included in the contract; to perform its services as expeditiously as is consistent with the standard of professional skill and care required hereby; and to perform its services in coordination with the operations of the Town on this project and with any party engaged by the Town in connection with the project. Also, it shall be the obligation of the Consultant to request any information necessary to be provided by the Town for the performance of the Consultant's services.

V. Consultant's Compensation

Under the contract awarded, the Consultant's compensation shall be made according to the following provisions.

- A. The maximum fee for all Consultant and sub-consultant services and expenses shall not exceed the negotiated amount. The maximum Consultant fee shall be all-inclusive. In no event shall the Town be liable for additional charges such as interest, penalties, attorney's fees or any other expenses incurred by the Consultant such as travel, telephone, or duplication expenses.
- B. The Consultant shall submit invoices for services rendered following the completion of full project tasks. The Consultant's invoice shall include a description of services performed under the task or tasks in such form and detail and with such supporting data as the Town may reasonably require to show the computational basis for all charges. The Consultant shall keep records pertaining to services performed employing sound bookkeeping practices and in accordance with generally accepted accounting principles.
- C. Payments to the Consultant will be made as expeditiously as possible upon the completion of full project tasks to the satisfaction to the Town.
- D. Payments under the contract will be made only to the Consultant. The Consultant shall be responsible for the compensation of any of its sub-consultants.

- E. The Consultant shall not be compensated for any services not included in the contract scope of work, such as additional work that should have been anticipated by the Consultant in the preparation of its proposal, as reasonably determined by the Town Manager, or any services made necessary by the fault or negligence of the Consultant or any of its sub-consultants.
- F. The Town of Acton shall not incur any charges associated with proposal preparation, nor will it be obligated to enter into any contract or agreement solely based on this RFP.

VI. Reports, Drawings, etc.

Under the contract awarded, the Consultant proposal, and all Consultant reports, drawings, plans and other data and material, including data and material stored on electronic media, furnished to the Town during the course of the project (collectively "Materials") shall become the Town's property and may be used by the Town (or such parties as the Town may designate) thereafter in such manner and for such purposes as the Town (or such parties as the Town may designate) may deem advisable, without further employment of or additional compensation to the Consultant. The Consultant shall not release or disclose to any third party any Materials produced for the Town without obtaining the Town's prior written consent. At no time shall the Consultant release or disclose to any third party any Materials furnished to the Consultant by the Town in connection with the performance of the Consultant's services.

VII. Insurance

- A. Under the contract awarded, the Consultant will be required to certify compliance with Massachusetts Statutes which require every employer to be insured against liability for worker's compensation or to undertake self insurance in accordance with the provisions of the statutes prior to commencement of any work under the contract and throughout the contract period.
- B. Under the contract awarded, the Consultant will be required to maintain Comprehensive General Liability, Comprehensive Automobile Liability and Property Damage Insurance in the amount of not less than \$1,000,000.00 for each occurrence and in aggregate protecting the Town, its officers, employees and agents from claims for damages which may arise from the operations of, and under, the contract. Such insurance shall name the Town of Acton as an additionally insured and provide that such insurance shall be non-cancelable and non-amendable without at least 30 days prior written notice to the Town and shall be primary to any insurance maintained by the Town.

VIII. Indemnification

To the maximum extent permitted by law, the Consultant shall, by execution of a contract with the Town, agree to indemnify, defend with counsel acceptable to the Town and save harmless the Town from all suits, actions, claims, demands, losses, expenses and costs, including attorney's fees, of every kind and description which the Town may incur or suffer resulting from, in connection with, or arising out of any act, error or omission of, or breach of contractual duties to the Town by the Consultant, its agents, servants, employees or sub-consultants. The extent of the foregoing indemnification and hold harmless provisions shall not be limited by any provision of insurance required by the contract and shall survive the termination of the contract.

IX. Compliance with Law and Regulations

Under the contract awarded, it is the Consultant's responsibility that the project be conducted, and that all services and other work performed by the Consultant under the contract be performed so as to comply with all applicable federal, state and municipal laws, regulations, codes, and ordinances. In particular, without limitation, the Consultant must agree to comply with all regulations pertaining to approvals for state grants.

X. Termination of Contract

A. Under the contract awarded, the Town may terminate the contract as follows:

1. without cause, on ten days' prior written notice to the Consultant; or
2. immediately, by written notice to the Consultant, if the Consultant violates any of the provisions of the contract, or fails to perform or observe any of the terms, covenants or conditions of the contract, or abandons in whole or in part its services, or becomes unable to perform its services, under the contract.

B. For purposes of this section, it is acknowledged that the Consultant's services under the contract are personal services and may not be assumed by or assigned by a trustee in bankruptcy.

C. In the event of termination, the Consultant shall promptly deliver to the Town all Materials, including all documents, work papers, drafts, studies, calculations, data, drawings, plans, specifications, and other tangible work product or materials, whether on paper or on electronic media, pertaining to the services performed under the contract to the time of termination, and thereupon the Town shall pay to the Consultant any unpaid and undisputed balance owing for services rendered prior to the date of termination. Any termination of the contract shall not affect or impair the right of the Town to recover damages occasioned by any default of the Consultant or to set off such damages against amounts otherwise owed to the Consultant.

XI. Equal Employment Opportunity

In connection with the performance of work under the contract awarded, the Consultant shall not discriminate against any employee, sub-consultant or applicant for employment because of race, color, religion, creed, national origin, ancestry, gender, age or handicap. The Consultant shall post in conspicuous places, available for employees and applicants for employment, notices to be provided by the Massachusetts Commission Against Discrimination (MCAD), One Ashburton Place, Boston, MA 02108, Tel. (617) 727-3990, setting forth the provisions of the Fair Employment Practices Law of the Commonwealth. The Consultant shall comply with all applicable laws and regulations pertaining to non-discrimination, equal opportunity and affirmative action, including without limitation executive orders and rules and regulations of federal and state agencies of competent jurisdiction.

XII. Certifications by Consultant

By execution of a contract with the Town, the Consultant certifies:

- A. The Consultant has not given, offered or agreed to give any person, corporation or other entity any gift, contribution or offer of employment as an inducement for, or in connection with, the award of the contract.
- B. No sub-consultant to the Consultant has given, offered or agreed to give any gift, contribution or offer of employment to the Consultant or to any other person, corporation,

or entity as an inducement for, or in connection with, the award to the sub-consultant of a contract by the Consultant.

- C. No person, corporation or other entity, other than a bona fide full time employee of the Consultant, has been retained or hired by the Consultant to solicit for or in any way assist the Consultant in obtaining the contract upon an agreement or understanding that such person, corporation or other entity be paid a fee or other consideration contingent upon the award of the contract to the Consultant.
- D. The Consultant will comply with all applicable requirements of Section 39R of Chapter 30 of the Massachusetts General Laws.

XIII. Taxes

By execution of a contract with the Town, the Consultant, pursuant to Section 49A of Chapter 62C of the Massachusetts General Laws, certifies under the penalties of perjury that it has, to the best knowledge and belief of the person(s) who signed the contract on the Consultant's behalf, filed all state tax returns and paid all state and local taxes required under law.

XIV. Conflict of Interest

By execution of a contract with the Town, the Consultant acknowledges that the Town is a municipality for the purposes of Chapter 268A of the Massachusetts General Laws (the Massachusetts conflict of interest statute), and agrees, as circumstances require, to take actions and to forbear from taking actions so as to be in compliance at all times with obligations of the Consultant based on said statute.

XV. Contract Provisions

The contract awarded will contain the following miscellaneous provisions.

- A. Successors and Assigns: Subject to the following paragraph below, the Town and the Consultant each bind itself, its partners, successors, assigns, and legal representative to the other party.
- B. Assignment by Consultant: The Consultant shall not assign, sublet or transfer any of its obligations, responsibilities, rights or interests (including, without limitation, its right to receive any moneys due) under the contract without written consent of the Town. Any assignment, subletting, or transfer by the Consultant in violation of this paragraph shall be void and without force and effect.
- C. Entire Contract: The contract between the Town and the Consultant shall represent the entire and integrated agreement between the Town and the Consultant with respect to the services to be performed and products to be delivered under the contract, and shall supersede all prior negotiations, representations or agreements, either written or oral. This Request for Proposals and the Consultant proposal may be incorporated into the contract either in whole or by reference. The contract may be amended only by written instrument signed by both the Town and the Consultant.
- D. Confidentiality: The Consultant shall not, without the Town's prior written consent, release or disclose any information relating to the project to anyone except as necessary to perform its duties hereunder.
- E. Certifications: The Consultant shall, from time to time, make such certifications and statements to the Town as the Town shall reasonably request, and in such form as the Town shall reasonably request, provided that the Consultant determines that such

certifications are true and correct based upon services performed by the Consultant under the contract.

- F. **Additional Services:** If the Town requests the Consultant to perform additional services beyond the contract scope of services, the Consultant shall perform such additional services only upon obtaining written authorization from the Town including written agreement as to the method and amount of compensation for such additional services.
- G. **Amendments:** During the project, the Town may elect to revise the contract scope of services, or change emphasis or direction, depending on interim findings and events. Any changes will be made only by written mutual agreement between the Town and the Consultant. The contract shall be amended accordingly.
- H. **Disputes:** All claims, disputes and other matters in question between the Town and the Consultant arising out of or relating to the contract or the breach thereof shall be submitted for resolution to a court of competent jurisdiction in Suffolk or Middlesex County, Massachusetts, unless otherwise agreed by the parties. No such action shall be brought, however, until the completion of all services under the contract or its earlier termination as provided in the contract, the parties agreeing to negotiate in good faith any claims, disputes or other matters in question during the term of the contract before resorting to litigation.
- I. **Limited Liability:** No officer, director, member, employee, or other principal, agent or representative (whether disclosed or undisclosed) of the Town, nor any participant with the Town, shall be personally liable to the Consultant under the contract, for the Town's payment obligations or otherwise, the Consultant agreeing under the contract to look solely to the assets of the Town for the satisfaction of any liability of the Town under the contract. In no event shall the Town ever be liable to the Consultant for indirect, incidental, or consequential damages.
- J. **Governing Law:** The contract shall be governed by the law of the Commonwealth of Massachusetts.
- K. **No Waiver:** The Town's review, approval, acceptance or payment for services under the contract shall not operate as a waiver of any rights under the contract and the Consultant shall be and remain liable to the Town for all damages incurred by the Town as the result of the Consultant's failure to perform in conformance with the terms and conditions of the contract. The rights and remedies of the Town provided for under the contract are in addition to any other rights or remedies provided by law. The Town may assert a right to recover damages by any appropriate means, including but not limited to set-off, suit, withholding, recoupment, or counter-claim either during or after performance of the contract.
- L. **Interpretation:** If any provision of the contract shall to any extent be held invalid or unenforceable, the remainder of the contract shall not be deemed affected thereby. Paragraph headings in the contract are included for reference purposes only and in no way define, limit or describe the scope or intent of any of the provisions of the contract.

THE CONSULTANT WILL BE SELECTED ON THE BASIS OF THE FOLLOWING CRITERIA:

1. Prior experience in the renovation of historic buildings:

- Unacceptable: The Firm has no relevant experience.
- Acceptable: The Firm can document relevant experience on at least three designs.
- Advantageous: The Firm can document relevant experience on five prior designs.
- Highly Advantageous: The Firm can document extensive relevant experience on at least eight designs.

2. Prior experience with similar projects:

- Unacceptable: The Firm has no relevant experience.
- Acceptable: The Firm can document relevant experience on at least one design.
- Advantageous: The Firm can document relevant experience on three prior designs.
- Highly Advantageous: The Firm can document extensive relevant experience on at least five designs.

3. Prior experience and performance on public sector projects:

- Unacceptable: The Firm has no public sector experience.
- Acceptable: The Firm has performed at least one public sector project.
- Advantageous: The Firm has performed at least one public sector project in the Commonwealth of Massachusetts.
- Highly Advantageous: The Firm has performed multiple public sector projects in the Commonwealth of Massachusetts.

4. Experience in dealing with communities of similar size and character as Acton:

- Unacceptable: The Firm has never dealt with a similar community.
- Acceptable: The Firm has dealt with at least two similar communities.
- Advantageous: The Firm has dealt with at least three similar communities, one of which is located in the Commonwealth of Massachusetts.
- Highly Advantageous: The Firm has dealt with multiple similar communities, at least two of which is located in the Commonwealth of Massachusetts.

5. Identity and qualifications of individuals who will be involved with this project:

- Unacceptable: The Firm does not have the necessary staff to produce the design.
- Acceptable: The Firm has the necessary staff to perform the design. The Project Manager has a minimum of three years experience performing similar designs.
- Advantageous: The Firm has the necessary staff to perform the design; The Project Manager has a minimum of three years experience performing similar designs, and at least 25% of the support staff assigned to the design has relevant experience.

- Highly Advantageous: The Firm has the necessary staff to perform the design; the Project Manager and at least 25% of the support staff assigned have over five years relevant experience.

6. Sensitivity and understanding of the requirements as demonstrated by qualifications and interview:

- Unacceptable: The Firm is not able to demonstrate an understanding of the project based on the written qualifications and interview.
- Acceptable: The Firm is able to demonstrate an understanding of the project during the interview process.
- Advantageous: The Firm is able to demonstrate an understanding of the project both in the written proposal and the interview.
- Highly Advantageous: The Firm is able to demonstrate an exemplary understanding of the project in both the written proposal and the interview.

7. References from previous related projects:

- Unacceptable: The Firm does not have any favorable references on similar projects.
- Acceptable: The Firm has both favorable and unfavorable references on similar Projects.
- Advantageous: The Firm has favorable references on similar projects.
- Highly Advantageous: The Firm has uniformly exceptional references on similar projects.



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Municipal Properties Department

NOTICE OF ADVERTISEMENT

**TOWN OF ACTON
REQUEST FOR QUALIFICATIONS
ASA PARLIN HOUSE DESIGN STUDY
2/7/2012 12 4/4/2011 18F**

The Town of Acton, Massachusetts, Office of the Town Manager, will receive Qualification Statements for Design Services related to the Asa Parlin House until 3:00 PM on Tuesday, February 7, 2012.

The formal Request for Qualifications may be obtained by contacting the Municipal Properties Department at mp@acton-ma.gov from Monday, January 9 until the submittal deadline. A briefing session will be held at the Acton Town Hall at 10:00 AM on Tuesday, January 24, 2012.

Selected firms will be interviewed in late February. Funding for the schematic design work is in hand.

The Town reserves the right to reject any or all firms, and to make awards in a manner deemed to be in the best interest of the Town.

For further information, contact Dean A. Charter, Municipal Properties Director, at 978-929-7744 or email at dcharter@town.acton.ma.us.

Steve Ledoux
Town Manager

STATEMENT OF QUALIFICATIONS SUBMITTAL FORM

Firm Name _____

Firm Address _____

This qualification statement is being submitted in recognition of the requirements of G. L. Chapter 7, sections 38A1/2 - 380, all other relevant laws of the Commonwealth.

The undersigned certifies under the penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Date: _____

Executed by: _____ (Typed Name)

Title: _____

Signature: _____

REQUIRED ATTACHMENTS:

Commonwealth of Massachusetts Standard Designer Application Form for Municipalities and Public Agencies not within DSB Jurisdiction

Certificate of Non-Collusion

Certificate of Tax Compliance

Certificate of Compliance with Federal Immigration Law

CERTIFICATE OF NON-COLLUSION

The undersigned hereby certifies under the penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certificate, the word person shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Signature of person signing the bid or proposal

Name of business

(Date)

CERTIFICATE OF TAX COMPLIANCE

Pursuant to Ch.62C, S.49A (b) of the Massachusetts General Laws, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

(Signature of individual submitting bid or proposal)

(Name of business)

(Date)

CERTIFICATION OF COMPLIANCE WITH FEDERAL IMMIGRATION LAW

The undersigned hereby certifies under the penalties of perjury that the contractor named below is in compliance with the Immigration Reform and Control Act of 1986, as amended, and with all regulations adopted there under, with respect to all of its employees who will be performing work under this contract and further certifies that said contractor does not knowingly employ any person in violation of the United States immigration laws.

The undersigned further certifies that said contractor will require this same form of certification to be executed by any subcontractor who will perform work under this contract and will maintain subcontractor certifications for inspection by the Town if such inspection is requested.

_____, Duly Authorized Signatory
Name:

Title:

Contractor Company Name

Date

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370., ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELE. NO. 1-800-322-4844.

REFERENCE:

TOPOGRAPHIC WORKSHEET IN ACTON, MASSACHUSETTS, (MIDDLESEX COUNTY); FOR TOWN OF ACTON, SCALE: 1"=20'; DATE JANUARY 15, 1997. PREPARED BY: STAMSKI AND MCNARY, INC. 80 HARRIS STREET, ACTON, MA. 01720

ZONING DISTRICT:

RESIDENCE 2
GROUNDWATER PROTECTION DISTRICT
ZONE 4

REFERENCE:

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 1971 PAGE 16
DEED BOOK 6830 PAGE 13
DEED BOOK 11132 PAGE 349
DEED BOOK 12120 PAGE 639
PLAN 22 OF 1945
PLAN 330 OF 1986
PLAN 615 OF 1986

DATUM:

ELEVATIONS BASED ON MASS. D.P.W.
BENCHMARK B26.
(SEA LEVEL DATUM OF 1929)

I CERTIFY THAT THIS PLAN REPRESENTS CONDITIONS AS THEY EXIST ON THE GROUND ON JANUARY 21, 1999

DATE: 1/27/99
REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THE PROJECT DEPICTED ON THIS PLAN WAS BUILT IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SITE PLAN C1 DATED FEB. 10, 1997, EXCEPT FOR THE NOTED DEVIATIONS LISTED BELOW.

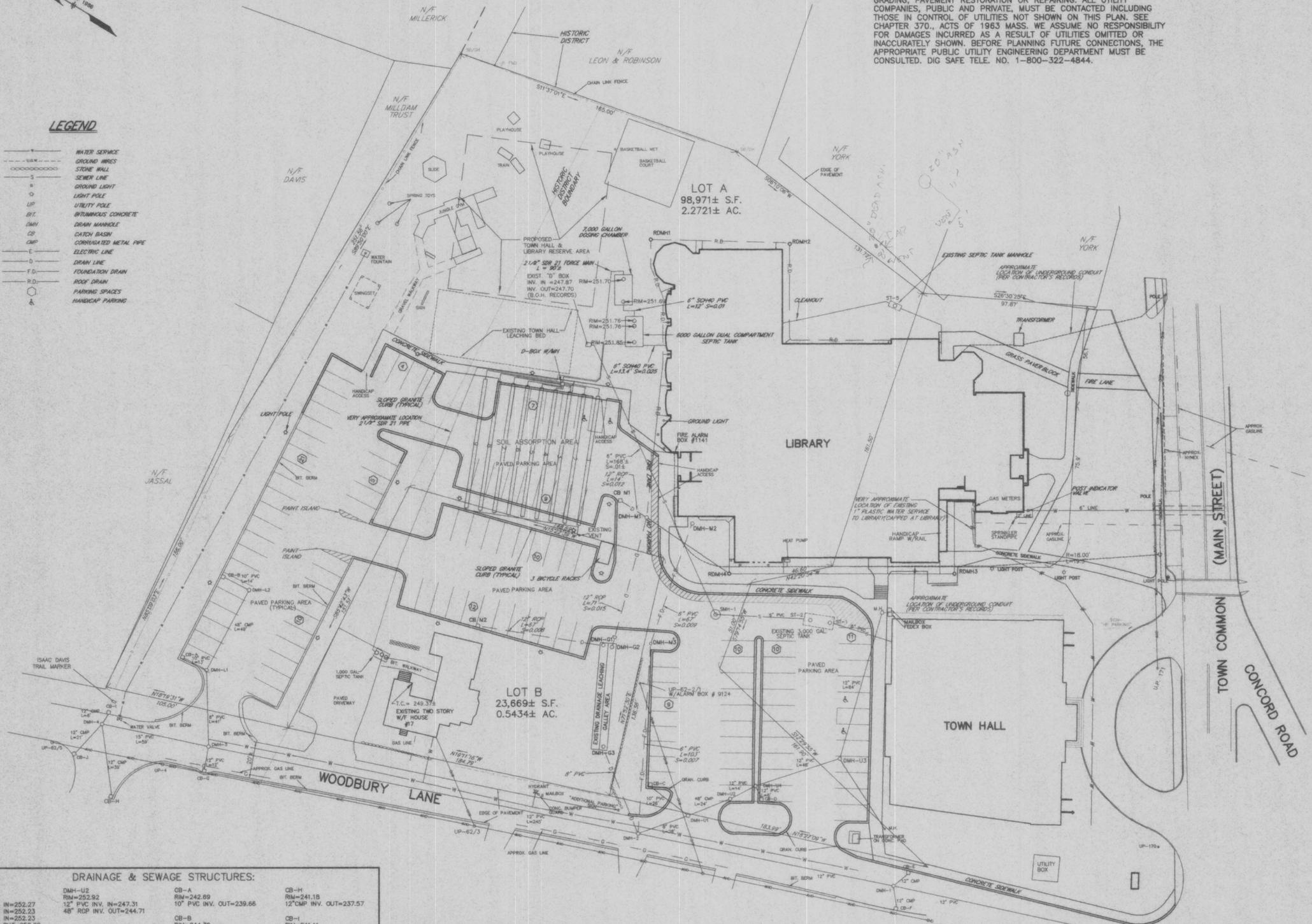
DATE: 1/27/99
REGISTERED PROFESSIONAL ENGINEER

NOTES: (LIST OF DEVIATIONS FROM DESIGN PLAN)

- 1) HANDICAP PARKING SIGNS NOT PRESENT.
2) BICYCLE RACK RELOCATED.
3) 10' PAINTED CROSSWALK NOT PRESENT.
4) SIDEWALK NOT BUILT AT ISLAND.
5) CURBING NOT SET FOR FUTURE CROSSWALK.
6) 2 1/2" SDR 21 PVC CONNECTED FROM HOUSE AT 17 WOODBURY LANE TO 6000 GALLON SEPTIC TANK AT LIBRARY (PER CONTRACTOR'S RECORDS).
7) SOIL ABSORPTION AREA FOR HOUSE AT 17 WOODBURY LANE REMOVED.
8) PICKET FENCE NOT PRESENT AT SWINGSET AREA.
9) GRASS PAVER BLOCK FIRE LANE 8' WIDE.
10) STONEWALL REBUILT DIFFERENTLY.

LEGEND

- WATER SERVICE
GROUND WIRES
STONE WALL
SEWER LINE
GROUND LIGHT
LIGHT POLE
UTILITY POLE
BIRMINGHAM CONCRETE
DRAIN MANHOLE
CATCH BASIN
CORRUGATED METAL PIPE
ELECTRIC LINE
DRAIN LINE
FOUNDATION DRAIN
ROOF DRAIN
PARKING SPACES
HANDICAP PARKING



DRAINAGE & SEWAGE STRUCTURES:

Table listing drainage and sewage structures with IDs (DMH-1 to DMH-11, CB-A to CB-F, DMH-U1 to DMH-U4, DMH-L1 to DMH-L2), RIM elevations, and pipe specifications (e.g., 12" PVC INV. IN=252.27).

NEW DRAINAGE STRUCTURES:

Table listing new drainage structures with IDs (CB M1, DMH-M2, DMH-G1, CB M2, DMH-M3, DMH-M1, DMH-M2, DMH-G2, DMH-M1, DMH-G3), RIM elevations, and pipe specifications.

AS-BUILT INVERT ELEVATIONS:

Table listing invert elevations for building, septic tank, dosing chamber, and D-box, including trench details and bottom stone elevations.

AS-BUILT PLAN ACTON MEMORIAL LIBRARY ACTON, MASSACHUSETTS

FOR: ZAMBERNARDI CONSTRUCTION CO.
SCALE: 1"=30' JANUARY 27, 1999
STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING
SM-2168 (2168WORK.DWG)

Reuse Feasibility Study
for 17 Woodbury Lane

Acton, ME

November 20, 1998 DRAFT
Revised January 7, 1999



TURK TRACEY & LARRY ARCHITECTS, LLC

ARCHITECTURE / HISTORIC PRESERVATION

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To be completed

GLOSSARY OF TERMS

alligatoring - referring to paint that dries too fast and cracks in all directions appearing like the skin of an alligator.

bay - a major spatial division of a building marked off by vertical or transverse supports.

buttress - an external support built to stabilize a structure by opposing its outward thrusts, especially a projecting support built into or against the outside of a masonry wall.

cladding - a protective cover, referring to the exposed surface of an exterior wall on a building.

conservation - action taken to prevent decay and preserve the historic significance of a building.

consolidation - the physical addition or application of adhesive or supportive materials into the actual fabric, in order to ensure its continued durability of the surfaces or structural integrity.

coping stones - a stone used as a protective cap or course to an exterior wall, usually sloped or curved on top to shed water.

corrosion - the gradual deterioration of metal by chemical action, as when exposed to weather, moisture, or other corroding agents.

deteriorated - to grow worse in quality or state.

dutchman - a piece of material spliced into an element comprised of the same material where a section has deteriorated or has been removed.

fabric - referring to the building materials and finishes.

flashing - pieces of sheet metal or other thin, impervious material installed to prevent the passage of water into a structure from an angle or joint.

frieze - a decorative band, as one along the top of an interior wall, immediately below the cornice, or a sculptured one in a string course on an outside wall.

gable wall - a wall bearing or crowned by a gable.

meeting rail - the rail of each sash in a double-hung window that meets at the rail of the other when the window is closed.

patch - to mend, cover, or fill up an opening, a hole or weak spot according to recognized preservation methods.

point - to fill and finish the surface of a masonry joint with mortar after the masonry has been laid, either to finish the joint or to repair a defective joint.

ponding - in a building, referring to a standing body of water usually due to poor drainage.

pressure treated - referring to wood impregnated with chemicals applied under pressure to increase its resistance to decay and insect infestation.

rafter tail - the lower exposed end of a rafter that overhangs a wall.

repair - when referring to historic materials, the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading according to recognized preservation methods to maintain architectural character and historic fabric.

restoration - in a building, returning to its appearance at a particular time in history. Usually the original appearance when construction was completed.

SHPO - abbreviation for State Historic Preservation Officer

spalling - the chipping or scaling of a hardened concrete or masonry surface usually caused by freeze-thaw cycles.

stabilization - to prevent or slow down further deterioration. Usually a temporary measure.

substrate - any material that serves as a base or foundation.

1.0 INTRODUCTION

The town of Acton retained Turk Tracey & Larry Architects, LLC in September 1998 to prepare a feasibility study for the reuse of 17 Woodbury Lane. The house is a contributing resource within the Acton Centre Historic District, which is listed on the National Register of Historic Places. The Town purchased the property in 1996 so that a portion of the land could be used to expand the Acton Memorial Library's parking lot. The library was in the process of completing a large expansion. Prior to the Town's purchase, the house had been a private residence and the only information available on previous repairs and alterations is what was recorded in the town's records located in the Building Department. Other information was obtained through the Historic Commission and the Historical Society.

No comprehensive surveys or studies of the house have been completed and few records of maintenance and repairs have been located. This feasibility study contains an assessment of the current architectural, structural, mechanical, electrical and plumbing systems, as well as a hazardous materials review. The hazardous materials review was completed as reference only for this study and the Town may need to do further investigations of hazardous materials prior to completing any work on the house. In addition to the assessment of the existing building systems, measured drawings have been prepared and four options along with associated costs developed for possible reuse of the property. These options include mothballing the house, demolition of the structure and landscaping the existing site, relocating the house to another property within the historic district and rehabilitating the existing house for use as community meeting space or additional Town Hall use. Because the house is a contributing resource to the Historic District, Turk Tracey & Larry Architects, LLC recommend that all efforts be made not to demolish the house.

This study has been prepared solely for the Town of Acton's use and has been prepared based on the requirements set forth by them in their Request for Proposals 8/6/98-648 and subsequent conversations. 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.

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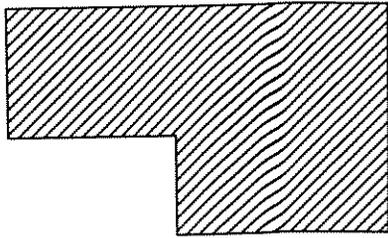
Del Williamson, Estimator

2.0 HISTORICAL BACKGROUND

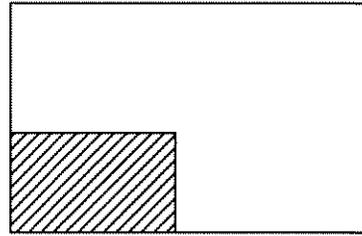
The house at 17 Woodbury Lane is located on a relatively flat site at the edge of the Acton Centre Historic District. The facade of the house faces east and sits back from the road approximately twenty feet. The original structure is characteristic of an early-nineteenth-century cottage and exhibits elements of the Greek Revival. The later additions have been respectful of the original structure in scale and detail. Records indicate that the house was first occupied in early 1861 however, the structure of the present house suggests that portions were constructed earlier than that date and the house might have been moved to the site. No records have been found that indicate who the builder was, but Asaph Parlin is listed as the first occupant in 1861.

Based on a review of the wood framing and foundation, the original house appears to have been constructed as one room with an ell in the late eighteenth or early nineteenth century (the ell may have been a later addition.) This is the house that would have been moved to the site in 1861 if it were not constructed there originally. The entrance to the house may have been on the south side facing the road that originally ran behind the present day Town Hall. The northwest corner of the house appears to have been added soon after, possibly the 1870s or 1880s, creating a rectangular plan. The northwest room (Rm. 114) of the house is not timber framed like the southwest (Rm. 110) and the roof sheathing on the north slope is milled dimensioned lumber, unlike the south slope that is not evenly dimensioned and still contains bark on the edges. The next expansion to the house appears to have occurred in the late 1940s or 1950s creating an ell with an attached garage off of the southeast corner of the house. This is based on sketches from 1925, a site survey from 1945 and building permit records from 1967. The final alteration to the house occurred in 1975 when a two-story addition was attached to the south side.

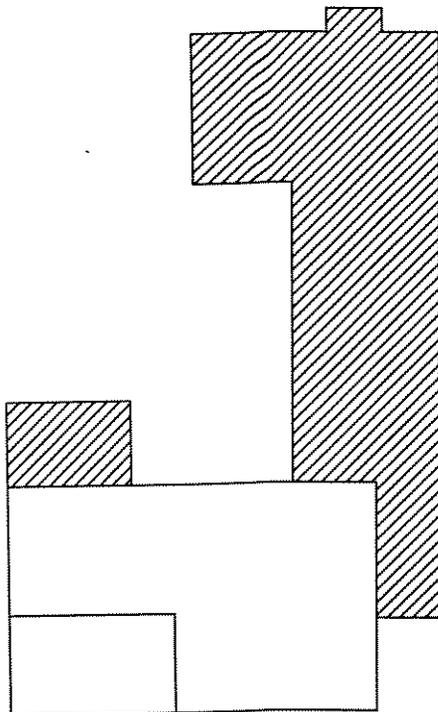
The exterior of the house is clapboard with a large front gable. Windows are typically true divided lite, double hung with those in the oldest portion of the house being six-over-nine while those in newer portions tend to be six-over-six or twelve-over-twelve. Today the exterior of the house retains much of its original eighteenth century character and it acts as a buffer to the expansive parking lot behind it helping to maintain the character of the historic district. The interior of the house has seen significant alterations and even the oldest rooms do not appear to contain much of their original materials.



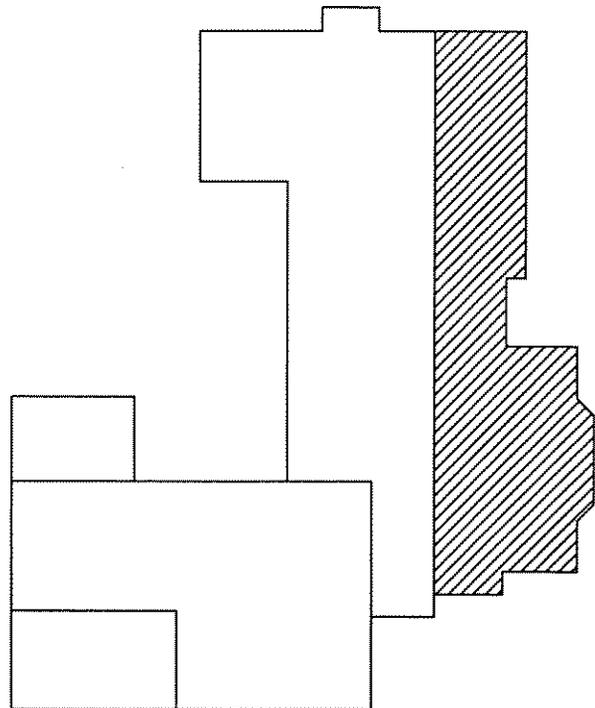
LATE 18TH OR EARLY 19TH CENTURY
1780s - 1870s



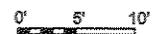
LATE 19TH CENTURY
1870s - 1950s



MID 20TH CENTURY
1950s - 1975



LATE 20TH CENTURY
1975 - 1996



HISTORICAL EVOLUTION OF 17 WOODBURY LANE

1/16" = 1'-0"



3.0 CONDITION ASSESSMENT AND TREATMENT

3.1 Introduction

Conditions at 17 Woodbury Lane were reviewed Tobin Tracey on October 20, 1998. The examinations were visual only and further destructive investigations might uncover hidden conditions not identified in this report. The goal of this examination was to determine the condition of existing fabric and current needs for repair with an aim of identifying an adaptable reuse for the building. The weather was dry with temperatures in the 50 degree range and clear skies. Wayne King of Ocmulgee Associates, Inc. examined the building's structure; Walt Henry of Syska & Hennessy New England reviewed the mechanical, electrical and plumbing systems; and Paul Hoffman of Levine Fricke Recon performed a hazardous materials inspection. The findings from all of these examinations are summarized below, the complete reports can be found in the Appendix of this report.

Any necessary repairs for the house at 17 Woodbury Lane should follow several basic principles common to the maintenance of historic buildings, adapted from *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, published by the National Park Service. These principles are also in keeping with the Acton Historic District Commission Design Guidelines.

1. Deteriorated architectural features should be repaired rather than replaced wherever possible.
2. When replacement of original building material is necessary, new materials should match the material being replaced in composition, design, color, texture and other visual qualities.
3. Replacement of missing architectural features should be accurately duplicated based on historical or physical evidence rather than conjecture.
4. Repair methods, such as surface cleaning of the building, should be undertaken using the gentlest methods possible.

These principles recognize that historic materials and details have proven records for durability and compatibility, and that a small amount of maintenance at regular intervals avoids large investments in repairs. If new materials are incorporated into the structure, care must be taken to assure that their physical properties do not conflict with the physical properties of surrounding materials. If materials are improperly applied, it may cause or accelerate physical deterioration of the historic building. An example of this is the incorporation of copper into a building that already has aluminum, tin, or iron elements. If the metals come directly into contact with each other, or indirectly by the flow of water, corrosion can occur in the original material because copper is higher on the galvanic scale.

When repairs or alterations are being made to the house, there are several architectural character defining features and elements that should be conserved under all circumstances. These features are what help to define the house as historically important and they include:

1. The granite foundation.
2. The simple wood cornice that returns at the gable ends.
3. The corner boards.

-
4. The simple pedimented architrave around the entrance door.
 5. The true-divided lite, double-hung windows.
 6. The white clapboards.

Many of these features are characteristic of the Greek Revival style of architecture and/or give the house its uniqueness. Sympathetic additions have been added to the house in the twentieth century. If any other additions are ever connected to the original house, it is important that the connections not significantly alter any of these features and the simplicity of the house is maintained.

In addition to the features and elements that should be conserved under all circumstances, there are others that should be preserved if possible, but if they cannot, they can be replaced or modified. Among these features are:

1. The uncluttered site. Vines should not be allowed to grow on arbors attached to the building. Any plantings around the foundation should be low to the ground and separated from the building so that roots of the plantings do not damage the foundation wall.
2. The exterior shutters. Sketches from 1925 indicate that there were shutters on the house at that time, but it is not certain if the house always had shutters. If the shutters are replaced, they should match the existing unless evidence uncovers a different style. The shutters are not essential and could be eliminated if absolutely necessary, but this is not suggested.

The best practice is to always try to preserve the original features. Often there are expendable features that can be altered and it will not take away from the historic significance of the building. The Acton Historic District Commission, Massachusetts Historic Commission, a historical architect or architectural historian can be consulted to better understand what features and elements are important to the architectural character.

3.2 Architectural

Introduction. Conditions of both the exterior and interior of the entire house were reviewed. The tables in the Appendix evaluate each of the elements identified as good, fair, or poor. These rating criteria follows the basic criteria developed by the National Historic Landmark Condition Assessment program.

An element is evaluated as good when:

- the element is intact, structurally sound and performing its intended purpose.
- there are few or no cosmetic imperfections.
- the element needs no repair and only minor or routine maintenance.

An element is evaluated as fair when:

- there are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose.
- there is failure of a sub-component of the element.
- replacement of up to twenty-five percent of the element or replacement of a defective sub-component is required.

An element is evaluated as poor when:

- the element is no longer performing its intended purpose.
- the element is missing.
- deterioration or damage affects more than twenty-five percent of the element and cannot be adjusted or repaired.
- the element shows signs of imminent failure or breakdown.
- the element requires major repair or replacement.

Exterior Existing Conditions. Overall the house is in fair condition. On the exterior the roof shingles are showing some signs of wear and they should be inspected every year with a plan to replace them in five to ten years. The chimneys are covered with vines that can potentially cause damage and the top of the internal chimney is deteriorated. The gutters and downspouts are filled with leaves and other organic growth. The clapboards are generally in good condition, but have areas of peeling and cracking paint. The boards on the east end of the house are charred and missing. This is where the Town removed a shed to build the parking lot. The eave needs to be rebuilt in this location. There are approximately fourteen windows that need work ranging from reglazing to replacing cracked panes to replacing deteriorated sash.

Recommendations.

- Remove all vines and organic growth from all chimneys and re-point select areas of the masonry.
- Rebuild the top of the internal chimney.
- Clean out all gutters and downspouts.
- Replace damaged clapboards, and scrape, prime and paint all woodwork.
- Repair fourteen windows.

Interior Existing Conditions. On the interior the wood floors typically are worn and need to be refinished. The linoleum and carpeting should be replaced because they are worn and soiled. The walls and ceilings have areas of minor deterioration that need to be patched. The lighting needs to be changed depending on what the future use will be, and telephone jacks will most likely need to be added. Right now all of the outlet and switch cover plates need to be replaced. The kitchen cabinets should be replaced and a new stainless steel sink and appliances provided. In all bathrooms the toilets should be replaced with low-flow toilets and the sinks and base cabinets should be replaced. Minor repair work to the ceramic tile is required. If the house is adapted for office or public use all three existing bathrooms should be demolished and four accessible bathrooms, two on each floor, should be rebuilt with new toilets and sinks.

Recommendations.

- Refinish all wood floors and replace all linoleum and carpeting with new linoleum or carpet.
- Patch all damaged walls and ceilings and paint.
- Replace all switch and outlet cover plates.

-
- Replace existing kitchen cabinets and provide new stainless steel sink, stove and refrigerator.
 - Replace sinks and base cabinets in three existing bathrooms. Replace toilets with low-flow toilets.
 - Repair damaged ceramic tile in bathrooms. Thoroughly clean all tile.

3.3 Structural

Existing Conditions. The structural system of the house is in good condition with the exception of a few key areas. The roof over the oldest section of the house (southwest corner) is framed with 3x5 rafters spaced 28 inches apart. This roof currently can only support a snow load of 5 to 7 psf. A portion of the first floor framing under the eastern edge of original house is rotted and showing signs of powder post beetle damage. The joists are under sized and spaced approximately 24 inches apart. All of the floor loads are adequate for a residence, but if the house were to be used for a different use in the future, some of the floors might need to be strengthened to carry a heavier load. The moisture content of the wood in the basement was between 17 and 20 percent. This is relatively high and one of the posts supporting the bathtub in Room 113 was soft. The wood sills are near or at ground level and although no damage is visible, they are vulnerable to moisture and insect attack and deterioration might be found if further destructive investigations are done.

Recommendations.

- Let in new 2x8 rafters at 12 inches between the existing rafters over the oldest portion of the house.
- Re-frame the eastern end of the first floor in the original section of the house.
- Replace all wood posts in the basement with steel concrete-filled lally columns.
- Sister onto joists that are not adequate to support the floor loads above.
- Regrade around the house to allow for 8 inches of clearance between the grade and the wood sills if possible.
- Replace or repair any rotted sills found during further investigations or construction.

3.4 Mechanical, Electrical and Plumbing

Existing Mechanical Conditions. The heating system for the house is circulating hot water. The boiler is a relatively new gas fired unit with an oil fired power burner. The boiler size appears adequate for a house of this size. A 275 gallon oil tank is located in the basement and the tank shows signs of surface rust. The oil piping appears to be new and in good condition. There are three zone circulators at the boiler that are piped with copper piping. The zones are difficult to determine because there are four thermostats; however, one of the thermostats is in a room with no baseboard radiators. There is one convector in the kitchen. The heating appears to be adequate for the house.

Recommendations.

- The heating system should be converted from oil to gas if gas is available. If not, the oil tank should be replaced.
- Depending on the future use of the house, the system may have to be changed to accommodate new program requirements.

Existing Electrical Conditions. The house is currently served by a 200 amp service, which is adequate for a structure of this size; however, the panel is rusty from moisture in the basement or a leak from the exterior. The wiring varies throughout the house from plastic sheathed cable (commonly known as Romex) to flexible armored cable (often called BX). It is difficult to determine what wiring is in use and what is not. All of the wiring to fixtures may not be grounded and the wiring to all of the outlets in the rooms is suspect. There are no exterior outlets on the house. Lighting is primarily provided by lamps, there are some ceiling mounted lights and recessed lights in the dining room and bedroom areas. Exterior lighting is limited to the east side, or back, of the house. Cable television and telephone lines enter the house along the west façade. The service entrances are susceptible to water infiltration.

Recommendations.

- Make the electrical service entrance weather tight and redo all wiring in the house.
- Provide a minimum number of outlets on the exterior of the house.
- Consider installing some lighting in the front of the house.
- Provide new service entrances for the cable television and telephones. Depending on the future use of the building, there may be a desire for a high speed data link.

Existing Plumbing Conditions. The location of the water meter is an opening in the basement floor that was full of water during the inspection, the meter itself has been removed. The water distribution pipes from the meter and throughout the house are ½ inch in size. This is small for a residence, particularly if more than one plumbing fixture is used at a time. Most of the piping was lead, but some galvanized piping was visible. The age of the building suggests that the solder may be 50/50 lead-tin, but this could not be determined visually. The cold water piping appears to have been added onto over time and it runs aimlessly throughout the house. The water heater is a 50-gallon gas fired unit that appears fairly new and is in good condition.

The waste piping from the plumbing fixtures is a mix of 1 ½ inch copper, 3 inch PVC and 4 inch cast iron. The waste system has been added onto over time in a haphazardous way and in the basement some of the waste piping pitches back into the house, creating a pocket for waste collection. The waste piping exits the building less than a foot below grade on the east side of the house leaving the system subject to freezing. Three vents vent the plumbing system, two go through the roof and one runs up the exterior of the house and terminates below the roofline. The exterior vent does not meet code requirements.

Recommendations.

- The cold and hot water piping should be completely redone with ¾ inch copper pipe. The hot water heater can be reused.

-
- The waste and vent piping systems should both be completely redone.

3.5 Hazardous Materials

Existing Conditions. A cursory investigation of hazardous materials was completed in the house. Nine suspect asbestos containing materials were identified and twenty-two (22) bulk samples were taken. Of the nine materials identified, four were determined to contain asbestos. The materials found to contain asbestos include the transite board in the basement above the boiler; the kitchen and dining room linoleum floor; the flue patching material around the boiler and hot water heater flue pipe to chimney connections and the joint and tape compound throughout the newer sections of the house.

A container of methanol petroleum distillates and methaline chloride cleaner was found in the kitchen. Several cans of paint and primer were in the basement. Lead paint samples were not taken.

Recommendations.

- Remove all asbestos containing materials from the house.
- Remove all regulated materials from the house following the appropriate local, state and federal regulations.
- Collect lead paint samples prior to any demolition work to determine proper mitigation requirements.

3.6 Conclusion

The recommendations made in this section are for repairing the house as is and not altering the use. Many of the repairs are a result of the age of the house and are general maintenance or they are fixing a previous poor installation. All of these repairs will need to be made if the use of the house is to change, but the work will most likely be more extensive because it will involve making physical alterations to the house. The exterior of the house retains much of its original eighteenth century character and it acts as a buffer to the expansive parking lot behind it helping to maintain the character of the historic district. Because the house is a contributing resource to the Historic District, Turk Tracey & Larry Architects, LLC recommend that all efforts be made not to demolish the house.

The interior of the house has seen significant alterations and even the oldest rooms do not appear to contain many of their original materials. Therefore, the interior could be altered to accommodate a new use without affecting the significance of the house. The layout is already relatively suitable for use as meeting and office space. Few new partitions would need to be erected. The primary alterations would be for building code compliance. Included among the code upgrades that would need to be made is making the building accessible, installing new bathrooms, installing an elevator and installing a new enclosed stair. By installing the enclosed stair, the building would not have to be sprinklered if it is used for offices. The Town could apply for a variance not to install an elevator because the building meets the requirements of an historic building in the Massachusetts Building Code. However an elevator could easily be

installed on the back side of the house without affecting the historic significance, so it is unlikely that a variance would be granted.

Four options and their pros and cons have been suggested on the next pages and rough cost estimates for each option have been provided. These options include mothballing the house, demolition of the structure and landscaping the existing site, relocating the house to another property within the historic district and rehabilitating the existing house for use as community meeting space or additional Town Hall use.

4.0 RE-USE OPTIONS

Continued use of the house at 17 Woodbury Lane as a residence is no longer a viable alternative. The lot no longer complies with town zoning because a portion of it was acquired for the library expansion project immediately behind the house. The portion of the lot directly to the south of the house has been designed as a leaching area for the library's parking lot, and there is no room on the north side of the house to expand the present septic system should the septic tank fail. The Town has made provisions to connect the house's septic system to the library's tank if need be, but this could not happen if the house were sold for use as a private residence.

Some of the re-use options considered for the house at 17 Woodbury Lane include use as a museum, a community center, and as office space. The Acton Historical Society already has a building for their museum, the Town has a new senior center, and the Acton Memorial Library has additional meeting room space to accommodate the overflow from town hall. The Town Manager has expressed a desire to keep all of the town offices together in the current town hall. The house could easily accommodate office or meeting space, however, major alterations would have to be made. The majority of these alterations would be necessary to meet current code requirements. Option 4 below describes the necessary alterations. Until the town hall becomes overcrowded and additional office space is needed, the house could be mothballed and rehabilitation work completed in the future.

Based on this information and the current condition of the house the following four options have been developed and associated costs provided. The costs are rough estimates and need to be further refined as the scope of work for each individual option is refined. The dollar amounts listed are based on the current market. If the work is not completed at this time, the Town will need to allow for inflation. The options have been listed from most economical to most costly. Turk Tracey & Larry Architects, LLC believe the best options are 1, 1A and 4. All three of the these options maintain the historically significant portions of the house on the site, help to maintain the significance of the historic district and shield the library parking lot from the road. Option 3, relocating the house, would be okay if it is determined that the house cannot be rehabilitated for use on its existing site. Option 2, demolition of the house, should only be considered as a last possible alternative. The loss of the house from its present site would diminish the significance of the Acton Centre Historic District. This is only Turk Tracey & Larry Architects, LLC opinion and it is understood that because the property is owned by the Town, economics will be a consideration when determining the feasibility for re-use of the house.

Option 1 - *Mothballing the house.*

This would be a viable solution until a use can be identified or the Town needs additional space. Minor structural work would need to be completed on the interior of the oldest portion of the house to stabilize it and the exterior would need some minor repair work to prevent further deterioration. Among this work is removing the vines from the sides of the house, replacing some fire damaged siding, repairing broken window panes, reconstructing the top of a chimney and painting the entire building. Once the house is mothballed, yearly maintenance inspections and repairs will need to be performed. The house will also need to be monitored on

a regular basis and windows may need to be opened during different times of the year to allow for proper ventilation. All systems and utilities should be shut off.

Cost:

Structural stabilization.	\$18,200.00
Exterior repairs, painting.	\$11,800.00
Total Cost	\$30,000.00

10 year maintenance cost at net present value:	\$50,000.00 (\$5,000/year)
20 year maintenance cost at net present value:	\$100,000.00 (\$5,000/year)

Option 1A - *Mothballing the house after minor demolition.*

This would also be a viable solution until a use can be identified or the Town needs additional space. Prior to mothballing the structure, the single story portion of the house, which was built in the 1950's and is not historically significant, would be demolished. This portion of the house would most likely need to be removed in the future should the structure be converted to another use (see option 4). The remaining historically significant portion of the structure would still act as a buffer to the parking area behind and the site would be free to accommodate snow storage and appropriate landscaping between the original house and new parking lot.

The one story portion at the east of the house would be demolished and new exterior infill wall will have to be added along the removal line. See sketch A1 for indication of area to be demolished. The east portion of the site should be re-landscaped and the portion of the drive that leads to the existing garage should be removed. Minor structural work would still need to be completed on the interior of the oldest portion of the house to stabilize it and the exterior would need some minor repair work to prevent further deterioration. Among this work is removing the vines from the sides of the house, repairing broken window panes, reconstructing the top of a chimney and painting the entire building. Once the house is mothballed, yearly maintenance inspections and repairs will need to be performed. The house will also need to be monitored on a regular basis and windows may need to be opened during different times of the year to allow for proper ventilation. All systems and utilities should be shut off.

Cost:

Demolition (excluding dumping fee)	\$3,200.00
Exterior in-fill wall construction.	\$800.00
Landscaping.	\$3,400.00
Structural stabilization.	\$18,200.00
Exterior repairs, painting.	\$9,400.00
Total Cost	\$35,000.00

10 year maintenance cost at net present value:	\$50,000.00 (\$5,000/year)
20 year maintenance cost at net present value:	\$100,000.00 (\$5,000/year)

Option 2 - Demolition of the structure and landscaping the existing site.

This option should only be selected as a last possible alternative. The house is a contributing resource within the Acton Centre Historic District and it acts as a buffer to the expansive parking lot behind. While the demolition of the house might allow for further expansion of library and town hall parking the loss of the house would be far greater than the gain of the parking. Acton's Town Center is over two hundred fifty years old and is the heart of the community. The Town's decision to have the town center listed on the National Register of Historic Places shows its commitment to preserving Acton's history. The earliest sections of the house at 17 Woodbury Lane appear to date to the turn of the nineteenth century and construction from this time period is rare. The house along with the other historic houses around the Town Common create a cohesiveness of scale and proportion that gives the historic district its character. The loss of the house would diminish the significance of the area.

Cost:

Demolish house, remove foundation, earthwork.	\$16,200.00
Sitework and utilities.	\$65,000.00
Design contingency	\$3,800.00
Total Cost	\$85,000.00

Option 3 - Relocating the house to another property within the historic district.

This option is not the best solution, but it would save the house. It was not uncommon to move houses during the nineteenth century and as mentioned earlier in this report it is possible that this house was relocated to the present site in the middle of the nineteenth century. By keeping the house within the historic district it would help to maintain the character of the district. One major problem would be finding a suitable lot within the historic district. Moving the house from its current location would expose the library parking lot to view and it would be important to landscape along the street to create a new buffer.

Cost:

Town's Cost

Remove foundation, earthwork at existing site.	\$15,000.00
Sitework and utilities.	\$65,000.00
Landscape site as a park and design contingency.	\$45,000.00
Total Town's Cost	\$125,000.00

New Owner's Cost

Move house.	\$25,000.00
New foundation for relocated house	\$35,000.00
Sitework and utilities.	\$35,000.00
Site development and design contingency.	\$80,000.00
Total New Owner's Cost	\$175,000.00

Total Cost	\$300,000.00
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Option 4 - Rehabilitating the existing house for use as community meeting space or additional Town Hall office use.

Though most costly, this option would be the best preservation solution for the house because it would continue to serve as a buffer for the parking lot behind it, it would help to maintain the character of the historic district and it would save a historic resource. The house could be converted to office or meeting space by removing the eastern section that used to be a breezeway and garage and constructing a new accessible entrance that would contain an elevator and an enclosed stair. The addition would be directly off of the parking lot and would provide a clear identifiable entry. The major alterations to the interior would be new accessible bathrooms, adding a few partitions, removal of the existing non-compliant stair to the second floor, some structural upgrades, new mechanical/electrical/plumbing, refinishing floors and painting. See the sketches on the following pages which indicate these modifications.

Cost:

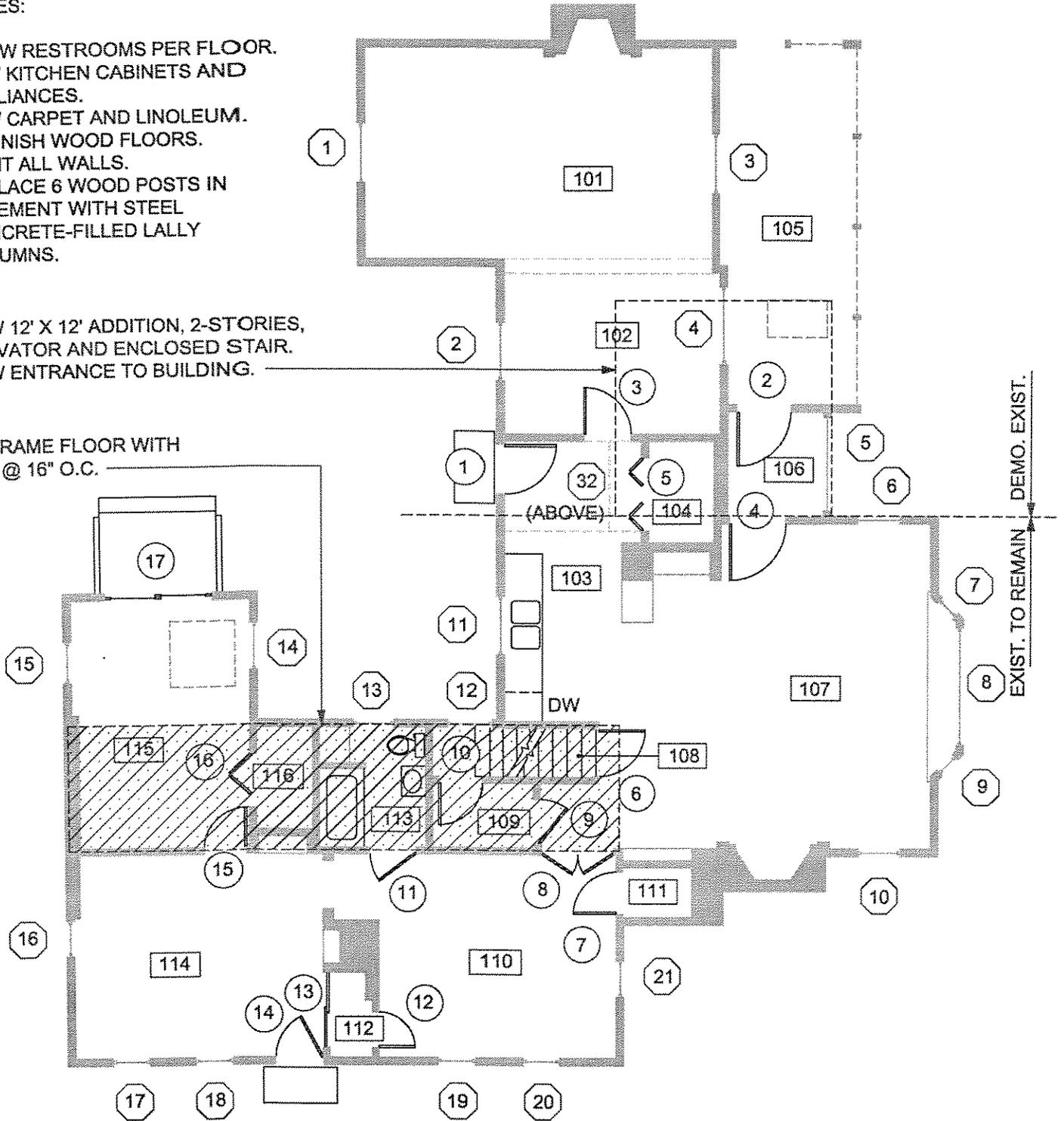
Rehabilitation of existing space.	\$241,500.00 (2100sf @ \$115)
New entrance/stair addition.	\$45,000.00 (300sf @ \$150)
New elevator.	\$75,000.00
Sitework and utilities.	\$65,000.00
Design contingency.	\$23,500.00
Total Cost	\$450,000.00

NOTES:

2 NEW RESTROOMS PER FLOOR.
 NEW KITCHEN CABINETS AND APPLIANCES.
 NEW CARPET AND LINOLEUM.
 REFINISH WOOD FLOORS.
 PAINT ALL WALLS.
 REPLACE 6 WOOD POSTS IN BASEMENT WITH STEEL CONCRETE-FILLED LALLY COLUMNS.

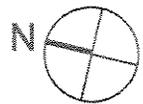
NEW 12' X 12' ADDITION, 2-STORIES, ELEVATOR AND ENCLOSED STAIR.
 NEW ENTRANCE TO BUILDING.

REFRAME FLOOR WITH 2X8 @ 16" O.C.



FIRST FLOOR PLAN - OPTION 4

1/8" = 1'-0"



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Feasibility Study for
 17 Woodbury Lane
 Acton, Massachusetts
 TOWN OF ACTON
 MASSACHUSETTS

DATE: 30 OCT 98
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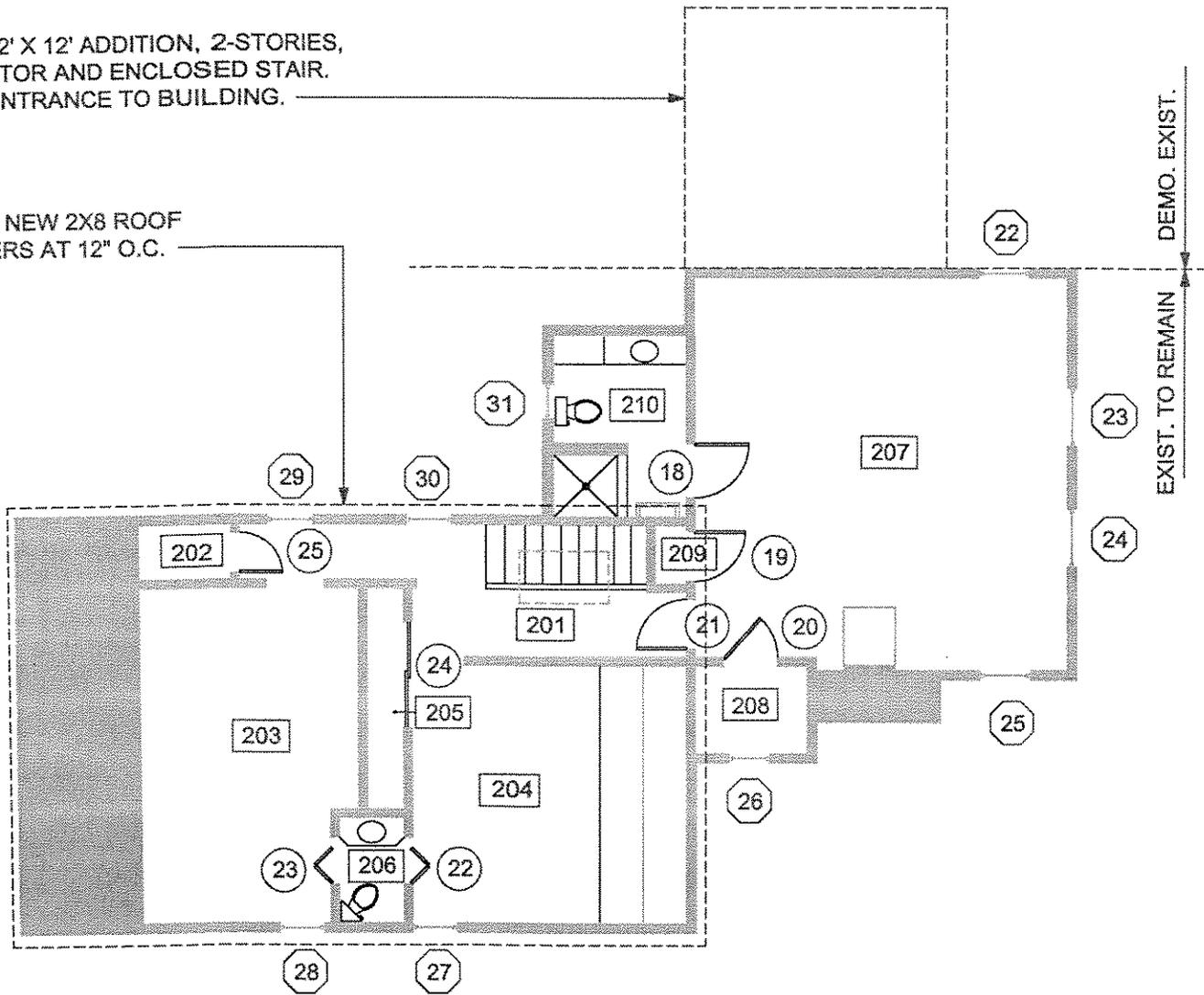
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NOTES:

2 NEW RESTROOMS PER FLOOR.
 NEW CARPET.
 REFINISH WOOD FLOOR.
 PAINT ALL WALLS.

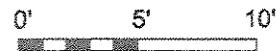
NEW 12' X 12' ADDITION, 2-STORIES,
 ELEVATOR AND ENCLOSED STAIR.
 NEW ENTRANCE TO BUILDING.

LET IN NEW 2X8 ROOF
 RAFTERS AT 12" O.C.



SECOND FLOOR PLAN - OPTION 4

1/8" = 1'-0"



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NOTES:

REMOVE VINES FROM CHIMNEY AND HOUSE.
RE-POINT 30SF OF MASONRY.
SCRAPE, PRIME AND PAINT ENTIRE ELEVATION.

REGLAZE.

REBUILD TOP OF CHIMNEY.

REPLACE ONE SASH.



WEST ELEVATION - OPTION 4

1/8" = 1'-0"

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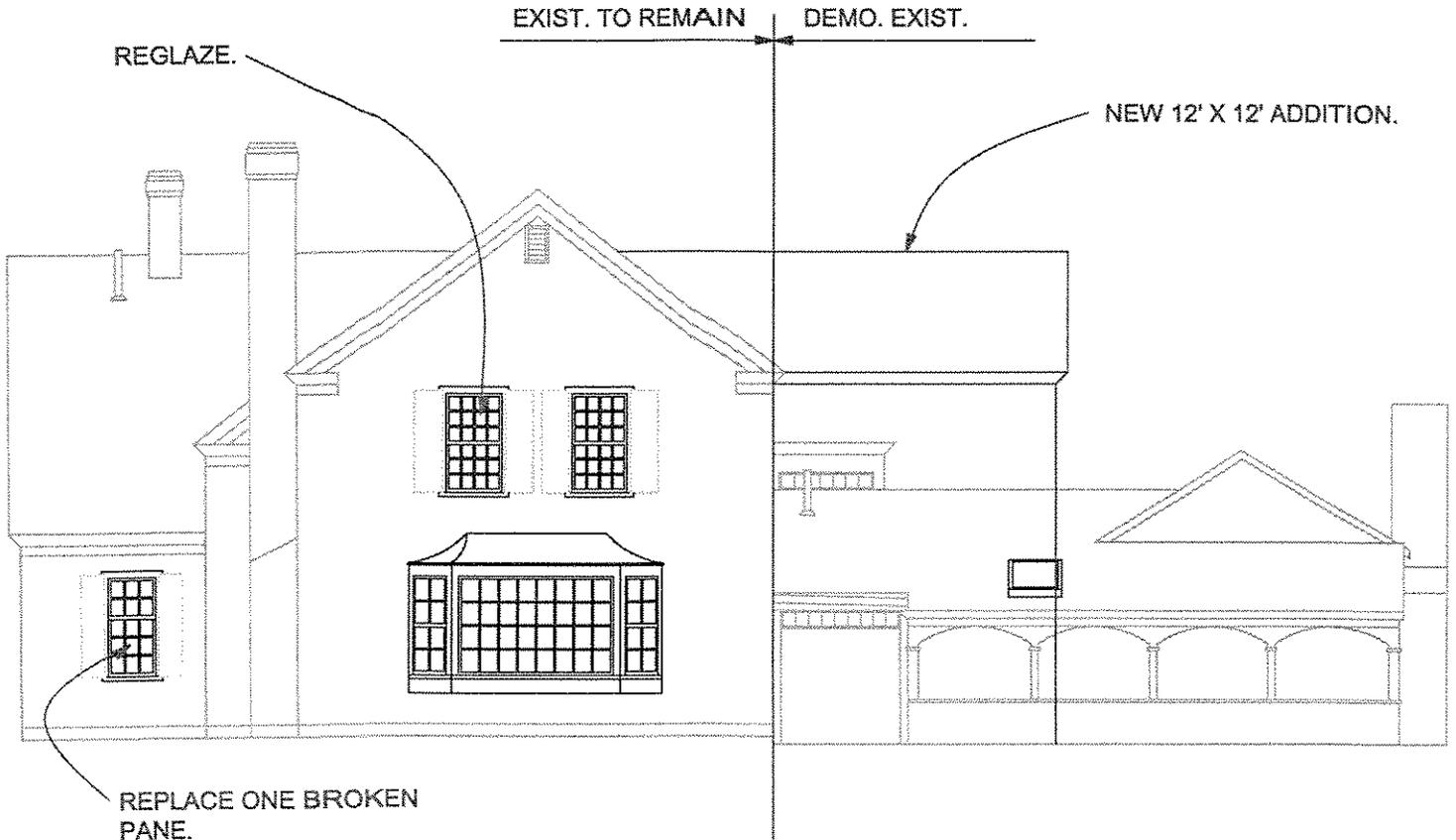
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NOTES:

SCRAPE, PRIME AND
PAINT ENTIRE
ELEVATION.



SOUTH ELEVATION - OPTION 4

1/8" = 1'-0"

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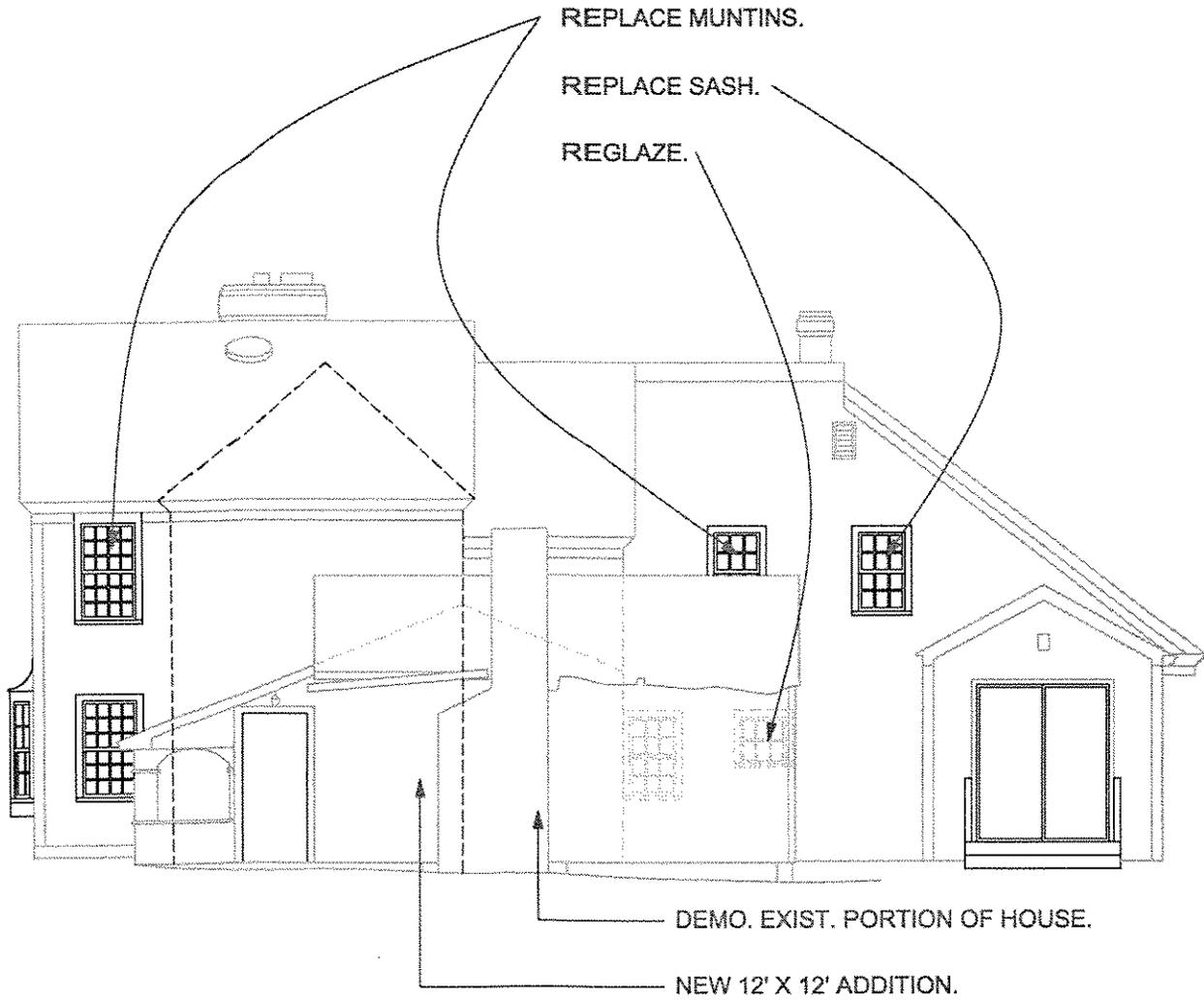
Feasibility Study for
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NOTES:

SCRAPE, PRIME AND PAINT ENTIRE
ELEVATION.



EAST ELEVATION - OPTION 4

1/8" = 1'-0"

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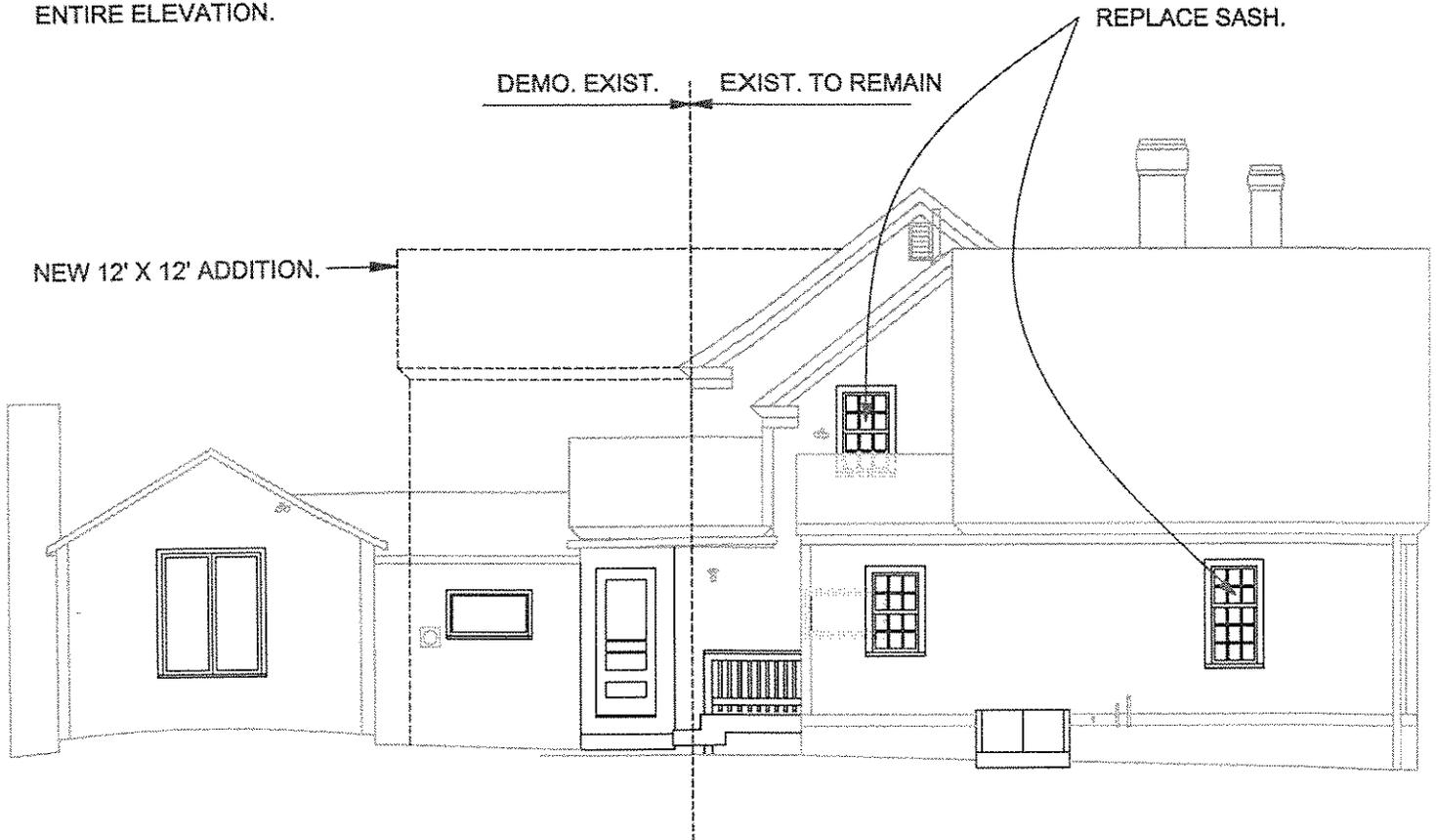
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NOTES:

SCRAPE, PRIME AND PAINT
ENTIRE ELEVATION.



NORTH ELEVATION - OPTION 4

1/8" = 1'-0"

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Feasibility Study for
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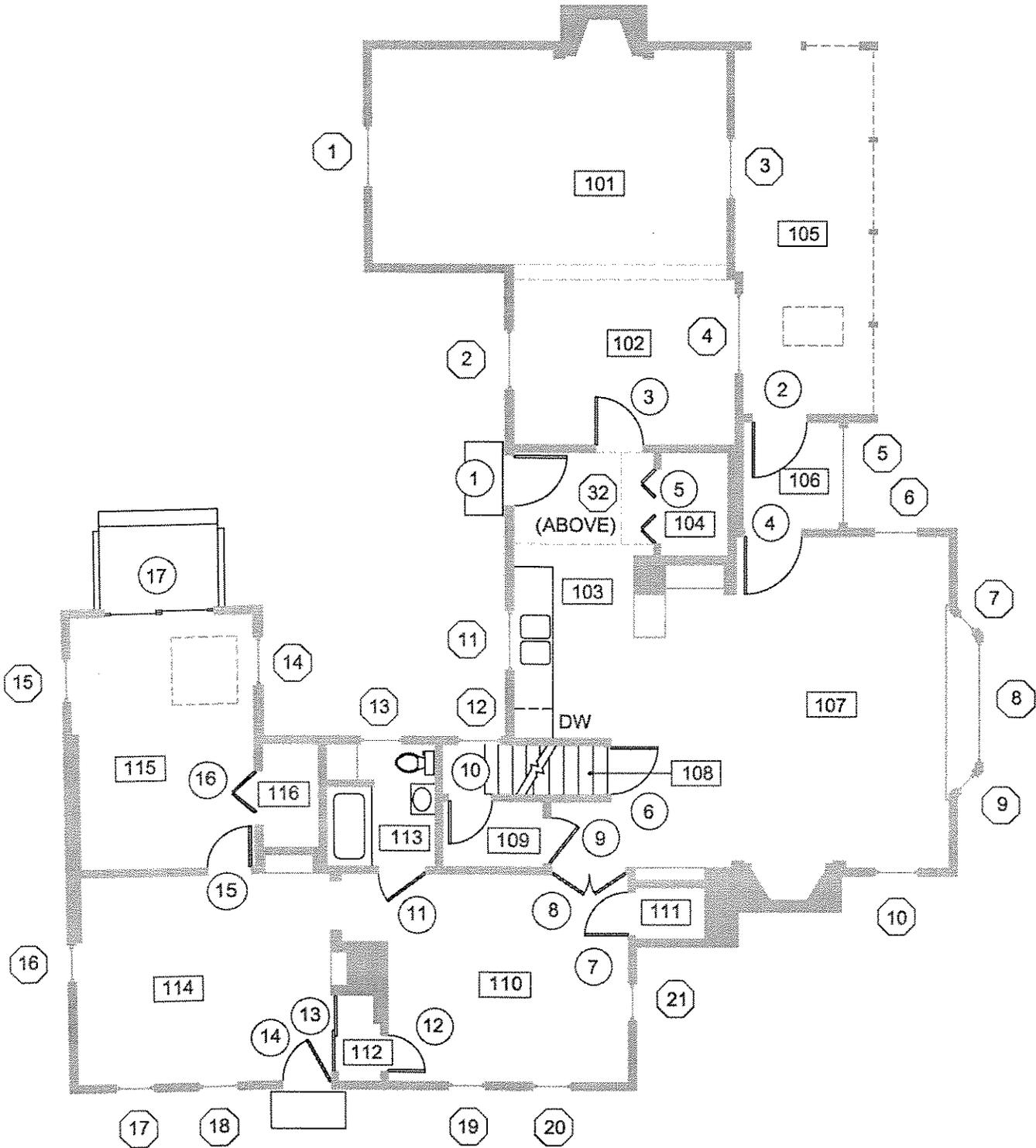
DATE: 30 OCT 98
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APPENDIX
Measured Drawings of Existing Structure
Architectural Assessment Tables
Structural Engineer's Report
MEP Engineer's Report
Hazardous Materials Report



FIRST FLOOR PLAN

1/8" = 1'-0"

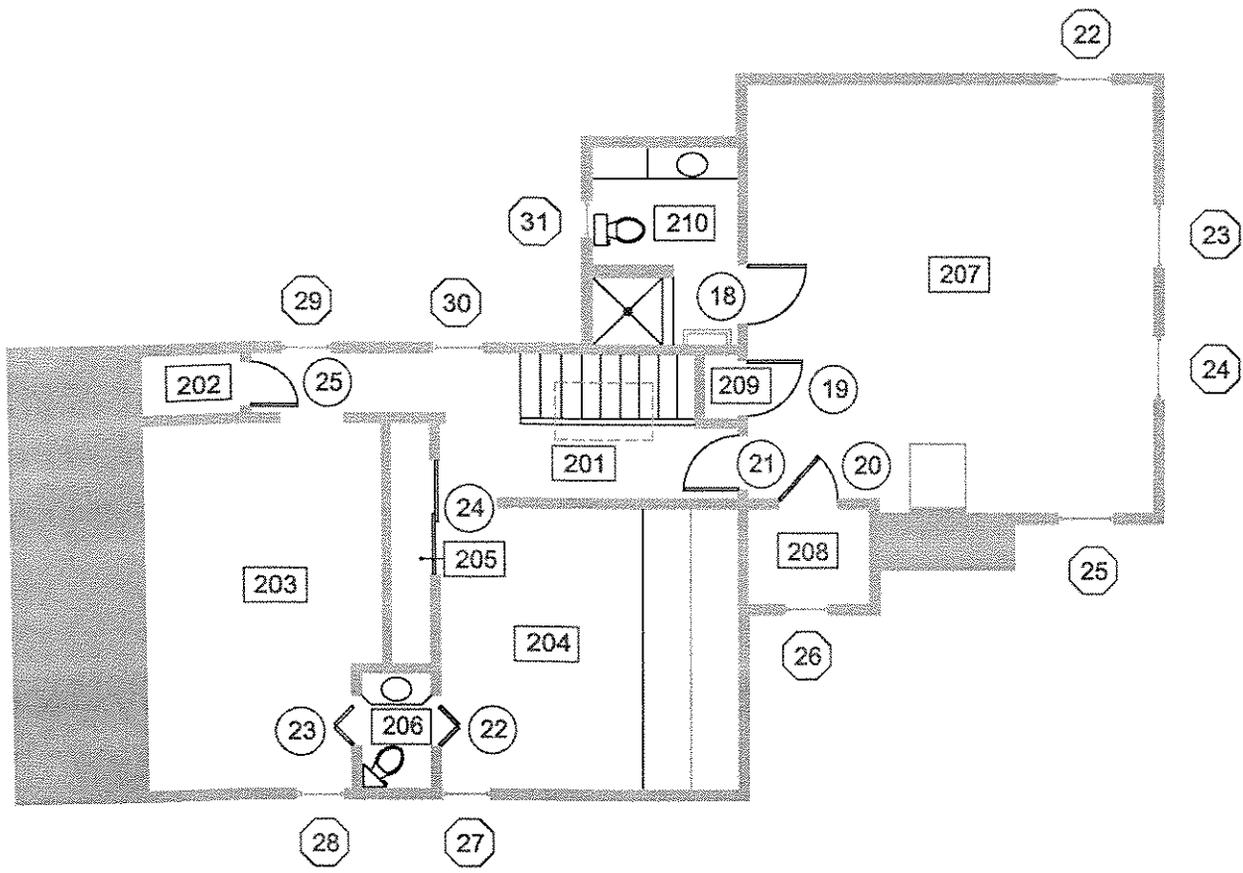


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**Feasibility Study for
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SECOND FLOOR PLAN

1/8" = 1'-0"



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WEST ELEVATION

1/8" = 1'-0"

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SOUTH ELEVATION

1/8" = 1'-0"

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EAST ELEVATION

1/8" = 1'-0"

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NORTH ELEVATION

1/8" = 1'-0"

<p>TURK TRACEY & LARRY ARCHITECTS, LLC 110 EXCHANGE STREET PORTLAND, MAINE 04101 TEL: 207.761.9662 FAX: 207.761.9696</p>	<p>Feasibility Study for 17 Woodbury Lane Acton, Massachusetts TOWN OF ACTON MASSACHUSETTS</p>	<p>DATE: 30 OCT 98 REVISIONS: PROJECT NO.: 9816</p>	<p>A6 SHEET NO.:</p>
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BUILDING ASSESSMENT SURVEY

A. Exterior

CONSTRUCTION DATE: Early to mid nineteenth century with twentieth century additions.

DESCRIPTION: Greek Revival Cottage

LOCATION/ELEMENT	MATERIAL	CONDITIONS/RECOMMENDATION
Exterior		
Roof	Asphalt shingles.	Good. Minor cupping and wear is visible throughout. Organic growth is occurring around the skylight over Room 115 (northeast corner of original house). Eave along east elevation of former garage needs to be rebuilt where a shed was removed. <i>Inspect roof every year and allow for replacement of shingles in 5 to 10 years. Rebuild 10lf of eave along east elevation.</i>
Chimney	Brick.	Fair. Vines are growing on the two exterior wall chimneys. Mortar is deteriorated on internal chimney and bricks are loose and missing at the cap. <i>Remove vines and other organic growth from all chimneys. Replace approximately 36 bricks and allow for re-pointing 75sf of masonry.</i>
Gutters/Downspouts	Wood and extruded aluminum.	Good. All gutters were filled with leaves and other organic growth. Paint finish worn on wood gutter above north elevation door. <i>Clean out all gutters and downspouts. Gutters and downspouts should be inspected every Spring and Fall. Scrape, prime and paint 20lf of wood gutter. Replace 10 lf of wood gutter along east elevation.</i>

LOCATION/ELEMENT	MATERIAL	CONDITIONS/ RECOMMENDATION
Walls North	Wood clapboards.	Good. Peeling and cracking paint. Deteriorated trim board to east of door. Tree and bush growing too close to house. <i>Replace 8' of 6" trim board.</i> <i>Scrape, prime and paint (approx. 550sf).</i> <i>Remove one tree and one bush from next to house.</i>
East	Wood clapboards.	Fair. Peeling paint, primarily at eaves. Peeling paint and discoloration at second floor of oldest portion of house. Boards charred and missing at northern end of original garage. Vines growing on southern end of original garage. <i>Remove vines.</i> <i>Scrape, prime and paint entire elevation (approx. 900sf).</i> <i>Replace 80sf of clapboards on original garage.</i>
South	Wood clapboards.	Good. Minor peeling paint. Deteriorated trim board at eave of porch. <i>Replace 8' of 6" trim board.</i> <i>Scrape, prime and paint entire elevation (approx. 550sf).</i>
West	Wood clapboards.	Good. Minor peeling paint. Vines growing on southern end. <i>Remove vines.</i> <i>Scrape, prime and paint southern half of elevation (approx. 200sf).</i>
Foundation	Granite and brick on rubble under oldest sections of house. Poured concrete under twentieth century sections.	Good.
Doors	Wood. Wood screen doors.	

LOCATION/ELEMENT	MATERIAL	CONDITIONS/ RECOMMENDATION
Windows North	Wood: casement, awning, and true divided lite double-hung.	Fair. Two of the double-hung windows have deteriorated muntins and one double-hung has three broken panes of glass. <i>Replace four sashes total in two double-hung windows with new. Paint.</i>
West	Wood: fixed and true divided lite double-hung.	Fair. The glazing on the fixed sash window and one double-hung window is deteriorated. One double-hung window has deteriorated muntins. <i>Reglaze fixed sash window and one double-hung window. Replace one sash total in one double-hung window. Paint.</i>
South	Wood: fixed and true divided lite double-hung.	Fair. The glazing on one double-hung window is deteriorated and one double-hung has one broken pane of glass. <i>Reglaze one double hung window. Replace one broken pane of glass.</i>
East	Wood: true divided lite double-hung.	Fair. The glazing on two windows is deteriorated. One window has three broken panes of glass. The muntins on three windows are deteriorated. <i>Reglaze two windows. Replace two sash total on one window. Replace three muntins total on two windows.</i>

BUILDING ASSESSMENT SURVEY

B. Interior

CONSTRUCTION DATE: Early to mid nineteenth century with twentieth century additions.

DESCRIPTION: Greek Revival Cottage

LOCATION/ELEMENT	MATERIAL	CONDITIONS/RECOMMENDATION
Room 101/102		
Floor	Wood, wide pine (8"-13").	Good. <i>Refinish floors, 350sf.</i>
Walls	Textured plaster. Wood wainscot (2'-3 1/4" high, wide plank) in Room 101.	Good.
Ceiling	Textured plaster. Wood crown molding in Room 101.	Good. Ceiling height 6'-10 1/2" in Room 101, 7'-4" in Room 102.
Lighting / Elec. / Tele.	Downlights. 3 telephone jacks.	Good. Most cover plates missing from outlets and switches. <i>Replace all cover plates. Rewire telephone jacks.</i>
Fireplace	Brick.	Good. <i>Clean out ashes.</i>
Room 103/107		
Floor	Sheet linoleum.	Fair. Worn and deteriorated. <i>Replace 430sf of flooring with linoleum or carpet.</i>
Walls	Gypsum wallboard. Wood paneling on south wall of Room 107.	Fair. Wallboard has holes along north wall. <i>Replace 14sf of wallboard. Paint approximately 200sf of wall.</i>
Ceiling	Exposed wood beams (old wood reused) and floor boards above.	Good. <i>Remove misc. hooks, tape, pins, etc from beams.</i>
Lighting / Elec. / Tele.	Downlight and ceiling mounted light.	Good. Several cover plates missing from outlets and switches. <i>Replace all cover plates.</i>
Fireplace	Brick with wood surround.	Fair. Edges of wood surround are knicked. <i>Replace wood surround.</i>
Millwork	Wood, stained. Plastic laminate countertop and backsplash.	Fair. Knobs missing from cabinet doors. <i>Replace cabinets with new, 8lf total. Provide new stainless sink, stove, and refrigerator.</i>

LOCATION/ELEMENT	MATERIAL	CONDITIONS/ RECOMMENDATION
Room 104		
Floor	Sheet linoleum.	Poor. Worn and deteriorated. <i>Replace 25sf of flooring with linoleum or carpet.</i>
Walls	Painted plywood.	Fair. <i>Replace plywood with gypsum wall board, approx. 100sf. Paint.</i>
Ceiling	Painted plywood.	Fair. <i>Replace plywood with gypsum wallboard, approx. 25sf. Paint.</i>
Lighting / Elec. / Tele.	1 porcelain socket and bulb.	Good.
Room 109		
Floor	Sheet linoleum.	Fair. <i>Replace 20sf of flooring with linoleum or carpet.</i>
Walls	Plaster. Painted plywood or fiberboard.	Good.
Ceiling	Plaster or painted plywood.	Good.
Lighting / Elec. / Tele.	1 porcelain socket and bulb.	Good.
Millwork	Painted wood shelves on north and west walls.	Good.
Room 110		
Floor	Wood, 2 ¼" strip.	Good. Water stains. <i>Refinish floor, 160sf.</i>
Walls	Textured plaster. Wood wainscot (2'-7" high, wide plank).	Fair. Poor previous patch jobs to plaster. Crayon and pencil on wainscot to the south of bathroom door. <i>Repair 40sf of plaster. Clean crayon and pencil from wainscot.</i>
Ceiling	Gypsum wallboard with exposed wood beams.	Good. Exposed beams appear to be original.
Lighting / Elec. / Tele.	No lights. Junction box for 1 wall sconce.	Good. Most cover plates missing from outlets and switches. <i>Replace all cover plates.</i>
Fireplace	Brick chimney with wood surround.	Good. Pipe for wood burning stove covered over.

LOCATION/ELEMENT	MATERIAL	CONDITIONS/ RECOMMENDATION
Room 113		
Floor	1x1 ceramic tile.	Good. 1 tile is missing. <i>Replace 1 tile.</i> <i>Clean 28sf of floor.</i>
Walls	4x4 ceramic tile wainscot and tub/shower surround. Wallpaper above wainscot.	Good. Tile has mold and mildew. Wallpaper is peeling at edges. <i>Clean 110sf of tile.</i> <i>Remove 60sf of wallpaper, prepare wall and paint.</i>
Ceiling	Painted hardboard with wood crown molding.	Good. Mold and mildew on ceiling and crown molding. <i>Remove crown molding.</i> <i>Replace ceiling with gypsum wallboard (42sf) and paint.</i>
Lighting / Elec. / Tele.	Florescent strip light.	Fair. Cover is missing from light fixture. <i>Replace light fixture with new.</i>
Plumbing fixtures	Cast iron tub, porcelain toilet, porcelain sink with rim set in base cabinet.	Fair. All fixtures are dirty and base cabinet shows signs of deterioration. <i>Clean tub.</i> <i>Replace sink and base cabinet.</i> <i>Replace toilet with low flow.</i>
Misc.	Baseboard radiator.	Poor. Radiator is rusted. <i>Replace baseboard radiator, approx. 3' long.</i>
Room 114		
Floor	Wood, 2 ¼" strip.	Good. Water stains. Floor slopes to southeast corner. <i>Refinish floor, 170sf.</i>
Walls	Textured plaster.	Good. Drywall screws from Room 116 sticking through plywood backing of bookshelves in southeast corner of room. <i>Remove drywall screws and patch holes in plywood.</i>
Ceiling	Painted gypsum wallboard.	Good.

LOCATION/ELEMENT	MATERIAL	CONDITIONS/ RECOMMENDATION
Room 115		
Floor	Carpet	Good. Dirty. <i>Replace with new carpet, 135sf.</i>
Walls	Painted gypsum wallboard.	Fair. Seams have opened on south wall. Nails and screw sticking out of wall. A vine is growing up behind the baseboard along the south wall. <i>Remove nails and screws, patch holes. Re-tape seams on south wall, approx. 24lf. Remove the vine.</i>
Ceiling	Textured plaster.	Fair. Minor staining along south wall. <i>Check roof flashing to see if there is a leak. Paint approximately 140sf.</i>
Lighting / Elec. / Tele.	No lights.	Good. Cover plate missing from one switch. <i>Replace missing cover plate.</i>
Room 201		
Floor	Carpet	Poor. Badly stained. <i>Replace approximately 95sf.</i>
Walls	Gypsum wallboard.	Good. <i>Prepare and paint approximately 350sf of wall.</i>
Ceiling	Gypsum wallboard.	Good.
Room 203		
Floor	Carpet	Good. Dirty. <i>Replace with new carpet, 160sf.</i>
Walls	Gypsum wallboard covered with textured plaster or paint.	Good. <i>Prepare and paint approximately 300sf of wall.</i>
Ceiling	Gypsum wallboard.	Good. <i>Prepare and paint approximately 160sf of ceiling.</i>
Lighting / Elec. / Tele.	No lights.	Good. 1 switch plate is damaged. <i>Replace 1 switch plate.</i>

LOCATION/ELEMENT	MATERIAL	CONDITIONS/ RECOMMENDATION
Room 204		
Floor	Carpet	Good. Dirty. <i>Replace with new carpet, 96sf.</i>
Walls	Gypsum wallboard covered with textured plaster or paint.	Good. <i>Prepare and paint approximately 200sf of wall.</i>
Ceiling	Gypsum wallboard.	Good. <i>Prepare and paint approximately 96sf or ceiling.</i>
Millwork	Wood.	Fair. Knobs are missing from two doors. <i>Replace all knobs, all for 10.</i>
Room 205		
Floor	Wood, 2 ¼" strip.	Good.
Walls	Exposed wood studs.	Good. <i>Finish walls with gypsum wallboard, approximately 140sf.</i>
Ceiling		<i>Finish ceiling with gypsum wallboard, approximately 20sf.</i>
Room 206		
Floor	Ceramic tile.	Fair. Grout is mildewed and 3 tiles are cracked. <i>Patch cracks in tile. Clean floor.</i>
Walls	Wallpaper.	Fair. <i>Remove wallpaper, prepare and paint the walls, approximately 80sf.</i>
Ceiling	Gypsum wallboard.	Good.
Lighting / Elec. / Tele.	Exhaust fan and light.	Good.
Plumbing fixtures	Porcelain toilet, porcelain sink with rim set in base cabinet.	Fair. Toilet seat is chipped. Mildew and rust around sink pop-up drain. <i>Replace sink and base cabinet. Replace toilet with low flow.</i>

LOCATION/ELEMENT	MATERIAL	CONDITIONS/ RECOMMENDATION
Room 207		
Floor	Wood, wide pine (7 1/4").	Good. <i>Refinish floor, 300sf.</i>
Walls	Gypsum wallboard.	Good. <i>Prepare and paint approximately 550sf of wall.</i>
Ceiling	Gypsum wallboard.	Good.
Lighting / Elec. / Tele.	Downlights.	Good.
Misc.	Baseboard radiators.	Poor. Radiators are rusted. <i>Replace baseboard radiator, approx. 24' long.</i>
Room 210		
Floor	Ceramic tile with wide grout joints.	Fair. Grout is cracked along door threshold. <i>Clean. RegROUT approximately 5lf of joints.</i>
Walls	Gypsum wallboard.	Good. <i>Prepare and paint approximately 200sf of wall.</i>
Ceiling	Gypsum wallboard.	Good. <i>Prepare and paint approximately 50sf of ceiling.</i>
Plumbing fixtures	Shower unit with ceramic tile surround, porcelain toilet, porcelain sink set in base cabinet.	Fair. All fixtures are dirty and base cabinet shows signs of deterioration. Shower head is missing. <i>Clean shower and replace missing shower head. Replace sink and base cabinet. Replace toilet with low flow.</i>
Misc.	Baseboard radiator.	Poor. Radiators cover is rusted. <i>Replace baseboard radiator, approx. 3' long.</i>

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17 Woodbury Lane Acton, Massachusetts

Structural Conditions Report
October 26, 1998

General Description of 17 Woodbury Lane

The Woodbury Lane house is a one and one-half story, wood-framed building near the Acton town center. It is roughly L-shaped in plan with an early, 1790's section facing the street and relatively modern additions at the back and south end of the early section. The layout of the foundation walls in the small, partial basement suggests that the original house consisted only of room 110 (as shown in the Turk Tracey & Larry drawing A1) plus an ell off the northeast corner of room 110 (under room 116 and half of room 115). The first floor framing over this basement is characteristic of the late eighteenth and early nineteenth centuries. However, the roof framing over the earliest area (above rooms 203 and 204) is more characteristic of the mid-nineteenth century, thereby suggesting that the second floor may be a later addition. The kitchen and dining room area (103 and 107) is a modern addition linking the early house to a former garage fitted out as a family room (room 101).

Structurally, the partial basement has fieldstone walls and floor framing consisting of wood joists, beams and rafters. Most of the framing is characteristic of the period of its construction except that the second floor framing over the dining room (107) is of heavy timbers salvaged from another, older building.

The Woodbury Lane house was inspected on October 20, 1998 by Wayne C. King, P.E. of Ocmulgee Associates, Inc. The weather that day was dry, cool and sunny.

Description and Condition of Structural Systems.

Rafters and Sheathing. The oldest area of roof over bedrooms 203 and 204 is framed with 3x5 rough sawn full dimension rafters spaced 28 inch apart. These rafters are supported by low knee walls and are tied together with 2x5 collar ties that also act as floor joists for the shallow attic. See the detail on sketch SK1. The upper sections of the rafters visible in the attic are in excellent condition. However, the section of rafter between the wall and attic joist is highly stressed such that the calculated load capacity is only about 15 pounds per square foot (psf). With the roof weighing between 8 and 10 psf, this allows only 5 to 7 psf for a snow load, compared to the 35 psf required by the Massachusetts State Building Code (780CMR).

The area of roof built in the 1970's (above bedroom 207) has modern, dressed 2x8 rafters spaced 16 inch apart. Also in excellent condition, they are braced at their feet by the attic floor joists and have a total capacity to support the weight of the roof and the 35 psf snow load required by the Code.

The roof sheathing at the oldest area consists of nominally one inch thick boards. However, the boards on the north slope are different than those on the south slope. The former are uniformly dimensioned and tightly spaced while the latter are irregular, with wide gaps between them. The irregularity is from the edges not being sawn; that is, each board is the width of the tree it came from, complete with the bark remaining on its edges.

These boards are similar to some of the floor sheathing seen in the basement. This again suggests that the original 1790's house received a major renovation in the mid-nineteenth century.

The roof framing over the other areas of the house was concealed by ceilings.

Recommendation: Let in new 2x8 rafters at 12 inch centers between the existing 2x5's. This will require removing the present ceilings and lowering them slightly.

Second Floor Framing. Except for the exposed framing over the kitchen and dining room (103 and 107), the second floor framing was concealed by ceilings. The visible framing was obviously intended to create the effect of period framing, heavy framing. However, this type of framing occurred much earlier than would have been typical in 1790 and the framing itself appears to be mid to late nineteenth century sawn timbers salvaged from a mill structure. The beams consist of 8x8 timbers spaced 42 inches apart and the central "summer" beam is a 10x12. Although the timbers are clean and in excellent condition, their faces are notched with joist pockets from their former use. These notches reduce the effective cross-sectional area with respect to the flexural strength of the beams. This second floor framing can support a total load of about 75 psf; deducting 15 psf for the weight of the floor, it can support 60 psf live load. This live load capacity is more than the 50 psf required by the Code for an office.

First Floor Framing. The first floor framing over the partial basement consists of a mixture of member sizes, some of which are heavily damaged but reinforced with modern members. The area under room 110 has a 7x7 hand hewn beam and 3x4 joists spaced 20 inches apart. The joists are pocketed full depth into the sides of the beam and the beam is mortised into the sill at the front (west side) of the house and into a beam toward the rear (east side) of the basement. This area is in generally good condition although there is some punkiness in the corners of the beam. This area can support a total load of about 60 psf; deducting 15 psf for the weight of the floor, it can support 45 psf live load. This capacity is acceptable for the first floor of a residence but is somewhat less than the 50 psf required for an office.

There is a double beam running north and south about three or four feet west of the back foundation wall. One of the beams appears to be a former sill (it even has some rot on what would have been its outer edge) and suggests that the original house was just one-room about the size of room 110, or, at least, that the original basement was only the size of room 110.

This area has irregular floor sheathing with wide spaces between the boards. This flooring is similar to the roof sheathing on the south slope of the old roof.

The area within the three feet or four foot area along the back foundation wall is framed with 3x4 joists spaced 24 inches apart. Although they appear similar to those under room 110, they are extensively rotted and damaged by powder post beetles. The second beam of the pair that defines the west edge of this area is crushed where it sits on the foundation; this corresponds to the low area at the door leading into the room 110 from the kitchen.

The floor framing in this area under rooms 109, 113, 116 and half of 115 essentially needs to be re-framed in order to support confidently any load required by the Code.

The temperature in the basement on the day of the inspection was 61 degrees F. and the ambient humidity was 29 percent. The moisture content of the wood in the basement was generally about 17 percent except that it was 20 percent near the bottom of the small post. These moisture contents are relatively high and indicate that

the wood is still drying out from the high humidity of the summer. The bottom of the 7x7 wood post directly under the bathtub in room 113 is saturated with moisture, is punky and is damaged by powder post beetles.

Recommendation: Replace all of the wood posts in the basement with steel concrete-filled lally columns. Replace heavily damaged framing with new 2x joists and laminated veneer lumber (LVL) beams. Where space permits, leave existing, intact framing and add new columns to reduce the spans of any insufficient beams.

The floor framing under the eastern half of room 115 and under the kitchen and dining room consists of modern 2x6 joists spaced 16 inches apart. These areas are over unventilated crawl spaces but the framing appears to be in good condition. These areas can support a total load of psf; deducting psf for the weight of the floor, it can support psf live load. This capacity is acceptable for the first floor of a residence but is somewhat less than the 50 psf required for an office.

Foundations. The foundation walls in the basement generally consist of well-mortared fieldstone. At the east exterior wall, 8 inch wide by 12 inch high brickwork is superimposed on the fieldstone and at the west exterior wall, 8 inch wide by 12 inch high granite is superimposed on the fieldstone. Elsewhere, the walls are fieldstone for their full six foot height. These walls are in good condition; they need to be cleaned but little or no repointing is needed.

The foundations for most of the house are barely visible on the outside. The sills are near or at the ground level and are vulnerable to moisture and insects. Although no damage is visible, it should be expected that some of the sills are damaged and may need to be replaced.

Conclusions. Based on the inspection of the house and the above descriptions, the following conclusions can be made:

1. The condition of structural materials is generally good except for certain first floor joists, beams, sills and posts.
2. In spite of its good condition, the floor framing is presently adequate only for residential use. The oldest roof framing is inadequate for supporting the full snow load required by the Building Code.
3. Damaged first floor framing can be replaced relatively easily.
4. Inadequate framing can be strengthened by adding posts or by sistering on new members.
5. Some destructive investigation is needed to verify the conditions of inaccessible framing in crawl spaces, second floors, roofs and sills. This could be done during the design phase for the re-use of the space or when construction is underway.

End of Report

**17 Woodbury Lane
Acton, Massachusetts**

Methodology and Assumptions

The observations reported below are the result of a site visit conducted on 20 October 1998. During this site visit the building systems were inspected visually and opinions on the conditions and remaining life of those systems were formed based on the inspector's experience and judgement. Tests of equipment efficiency were not performed, nor were any pieces of equipment opened or dismantled for more detailed observation. While we believe that the observations presented here can be relied on for planning purposes, we recommend that licensed electricians, plumbers and heating technicians be employed to conduct detailed tests prior to the reuse of any of the building equipment.

Electrical

Observations

The electrical service appears to have been renewed within the last ten or fifteen years. The main service panel is an ITE 200 amp, 28 circuit type with three spare spaces. Figure One shows this panel. Of the twenty five circuits in use, three are of the Ground Fault Interrupter (GFI) type. The panel is rusty inside and out, perhaps from basement moisture, although there is some evidence of water leaking from the outside of the house. The installation of the panel and the arrangement of the service entrance wiring will allow wind driven water to enter the panel. Figure two shows the service entrance. All circuits in the panel appear to be labeled.

Wiring varies from relatively new plastic sheathed cable (commonly known as "Romex") to flexible armored cable (often called "BX"). There is also some older style insulation which may contain asbestos. The BX wiring should not be used in wet locations and does show some signs of rust. Wiring is poorly routed and not well supported by staples; some is abandoned and it is difficult to determine which is in use and which is not. While ground wires were apparent in all of the open fixtures that were inspected, we suspect that not all of the wiring is properly grounded simply based on the age of the installation.

There is an adequate distribution of outlets in the rooms, though the quality of the wiring serving it is suspect as described above. No outside outlets were noticed.

Lighting is largely by table lamps though there are a few hallway lights and ceiling lights in the master bedroom and dining room. Exterior lighting covers part of the property, namely the rear of the building. There is no lighting at the front of the building or in the driveway area.

Cable television and telephone enter the building in the front as the power does. The service entrances are poorly done and subject to water intrusion as the electric service is. Some of the cable TV wiring runs outside the building and enters through a drilled hole



FIGURE 1



FIGURE 2

in the exterior wall. This arrangement will allow water and cold air to enter the building.

Recommendations

The 200 amp service should be adequate for most program requirements. However, the service entrance should be improved to make it more weathertight and the wiring should be replaced to insure the electrical integrity of the system and proper grounding. Additional outlets should be installed at the exterior of the building, at least at the rear and near the bulkhead. Exterior lighting should be supplemented to allow identification of the property from the street and from the library parking lot. The driveway, which will doubtless be used for parking should also be lit. A lighting control system consisting of electronic timers would ensure proper operation on exterior and interior security lighting. Interior lighting changes should be based on the selected program, but would be minor in any case.

New cable TV and telephone service entrances are required. Some program options would suggest the addition of a high speed data link as well. This may be copper or fiber, or may be part of the cable TV connection.

Plumbing

Observations

The water meter is set in an opening in the concrete floor, which was full of water at the time of the site inspection. See Figure Three for a view of the water meter pit. The meter has been removed. The city water service may be $\frac{3}{4}$ " in size, but all distribution piping from the meter out is $\frac{1}{2}$ " in size. This is too small to allow simultaneous use of plumbing fixtures and is inadequate for any residential use. Most of the visible piping is copper although there is some galvanized leading to one of the sillcocks. Given the age of the house it would not be out of the question to have some lead piping in the building. Solder types are difficult to determine by visual inspection, but again the age of the building suggest that there may be 50/50 lead-tin solder present in the piping. The cold water piping is run "helter-skelter" and has many turns, elbows and valves that serve no apparent purpose. Clearly it was added to over time in whatever manner was the easiest to do at the instant.

The water heater is a gas fired unit of approximately 50 gallons. It is fairly new and in good exterior condition. All hot water distribution piping is also $\frac{1}{2}$ ". Natural gas is also supplied to a clothes dryer in the kitchen area.

The master bath on the second floor has a shower, sink and toilet. A second sink and toilet are installed in a closet area between the other two second floor bedrooms. The first floor contains a full bath with sink, toilet and tub, a kitchen and the laundry with washer and dryer.



FIGURE 3



FIGURE 4

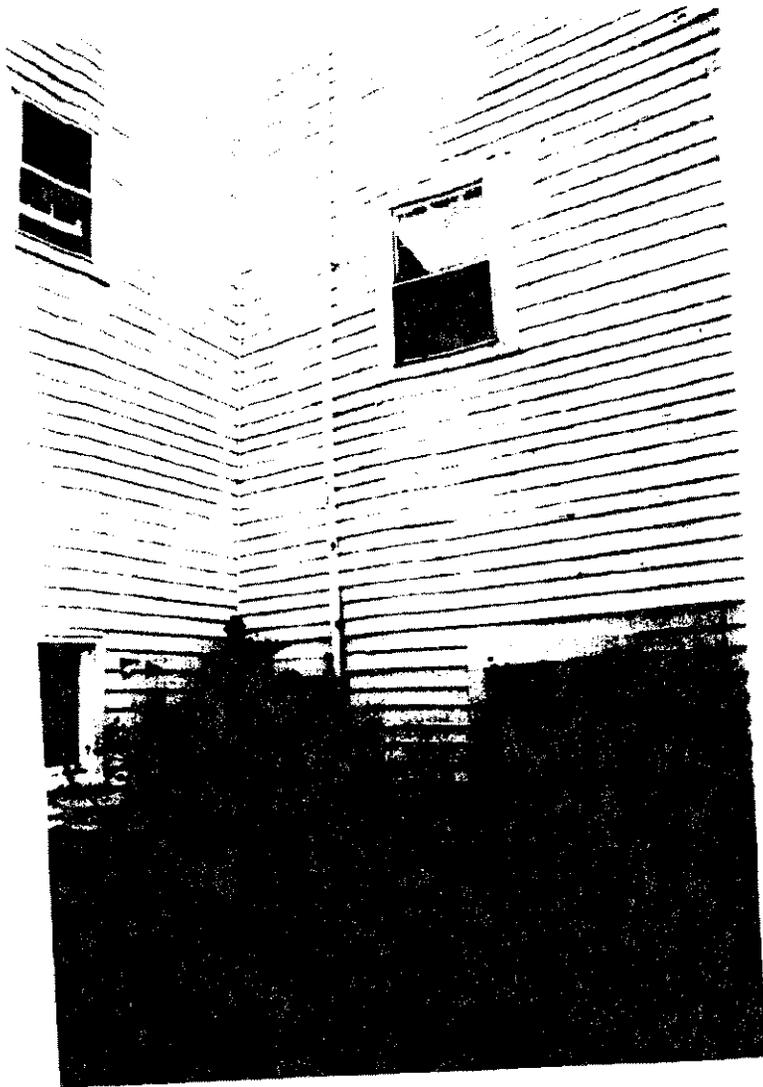


Figure 5

Waste piping is a mix of 1 1/2" copper, 3" PVC and 4" cast iron. The waste system has been added to over time in whatever manner was expeditious at that time. In the basement some of the waste piping pitches back into the house, creating a pocket for waste to collect in. See Figure Four for a view of this condition. The waste piping exits the building less than a foot below grade at the rear. This leaves the waste system subject to freezing in cold weather. The piping continues to a septic system at the rear of the driveway. The manholes in this system suggest that it is relatively new. We are told that with the new library construction at the rear of the property, the septic system has been interconnected with a larger one installed for the library. In that event, the capacity of the system should not be a problem.

Venting of the plumbing system is achieved through two vents through the roof and an exterior vent that runs up an outside wall, but terminates below the roof line. The latter vent is shown in Figure Five.

Three sillcocks are located one in front of the building, one near the bulkhead and one at the rear of the building. A fire hydrant is located within approximately fifty feet of the property.

Recommendations

The cold water mains should be re-piped with 3/4" copper pipe and in a more direct manner than is now done. The water heater should be reused but the hot water piping should also be re-piped. The waste and vent piping must also be redone to match the new program requirements. The natural gas piping should be redone to match new requirements.

Heating

Observations

The heating boiler is a fairly new gas fired Utica with a Beckett oil fired power burner. The boiler IBR output is 152,200 btuh maximum. A 1.25 gallon per hour 80B nozzle is installed. The boiler installation is pictured in Figures Six and Seven. The boiler sizing appears to be adequate for a house of this size and age. A 275 gallon oil tank is located at the far end of the basement. The tank shows signs of substantial surface rust as a result of the high humidity in the basement. Figure Eight depicts the oil tank. The oil piping appears to be new and in good condition. The fill and vent lines are located outside adjacent to the bulkhead.

There are three zone circulators at the boiler, each piped with copper pipe and in good condition. Zoning is difficult to determine because there are four thermostats in the building. Room 101 contains one of those thermostats but has no heating elements. The heating is all by baseboard radiation except for one convector in the kitchen entry. The amount of radiation appears to be adequate. Evidence of a now defunct warm air system exists in the basement in the form of some sheet metal ductwork and in the bedrooms in the form of a few registers.

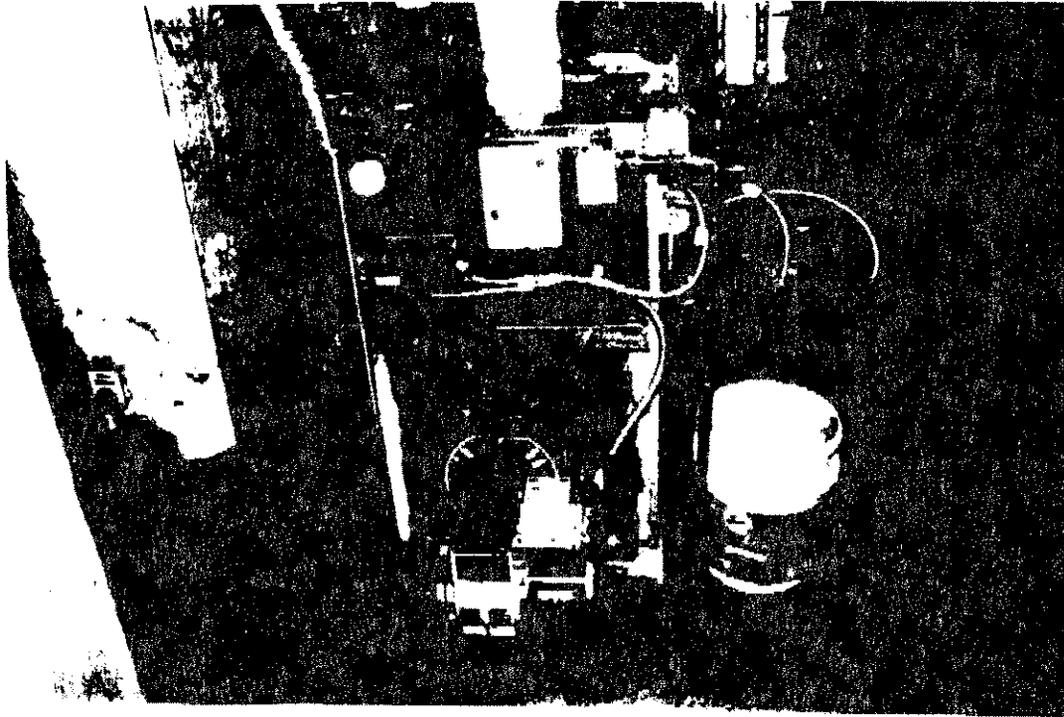


Figure 6

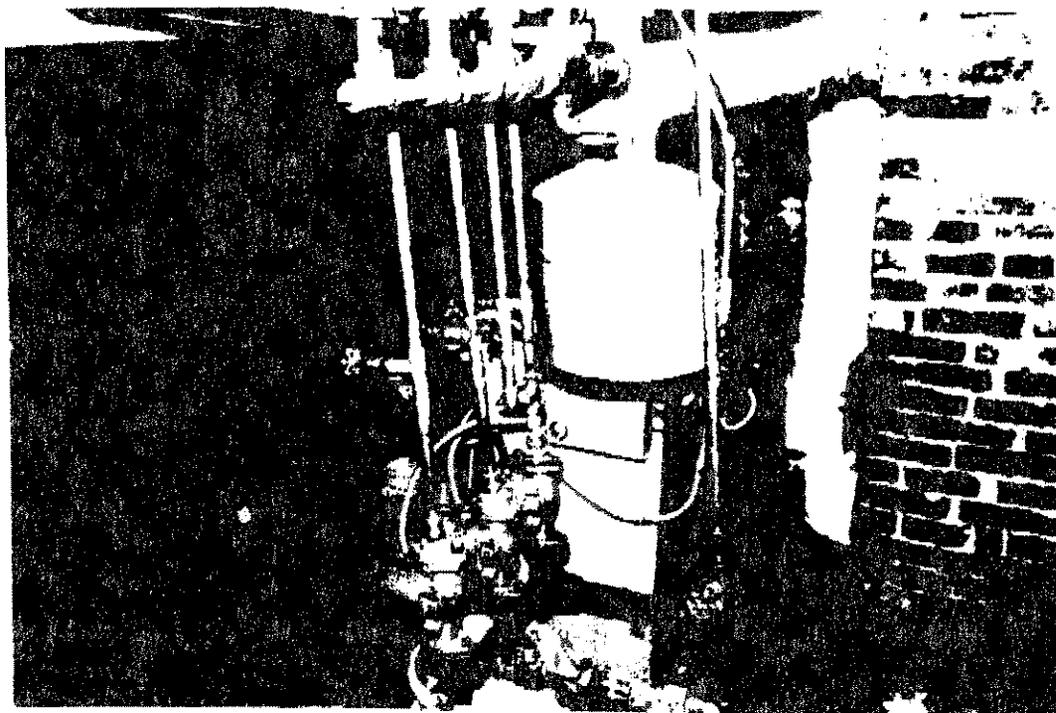


Figure 7



FIGURE 8

Recommendations

The heating system is in good condition and need be changed only to support new program requirements. A conversion from oil to gas is recommended if gas is available. If it is not, then the oil tank should be replaced, or painted if it is determined to be sound.

November 17, 1998

Mr. Tobin Tracey
Turk, Tracey & Larry Architects, LLC
110 Exchange Street
Portland, ME 04101

RE: LFR Project No. 104-80445
Asbestos/Regulated Materials Survey at
17 Woodbury Lane
Acton, Massachusetts

Dear Mr. Tracey:

Levine·Fricke·Recon (LFR) was retained by Turk, Tracey & Larry Architects, LLC to conduct an asbestos survey at 17 Woodbury Lane Acton, Massachusetts. LFR collected and analyzed samples of representative suspect asbestos-containing homogeneous applications. LFR's scope of work is subject to the Limitations and Service Constraints attached hereto.

LFR's representative, Mr. Paul Hoffman, conducted the survey on October 20, 1998. LFR identified a total of nine- (9) suspect asbestos containing homogeneous applications. Of the nine homogeneous applications identified, **four were determined to be asbestos-containing**. A total of twenty two (22) bulk samples were collected. The remaining five (5) homogeneous applications were determined to be **non-asbestos**.

Methodology

Survey Approach:

Suspect ACM was identified based on a walk-through of accessible areas and materials accessed through minimal demolition activities. Suspect materials were divided into "Homogeneous Applications", building materials which were determined by the inspector to be homogeneous based on their color, texture, and age. A representative number of samples were collected for each Homogeneous Application.

Bulk material samples were collected in "Gelman" footed petri dishes or similar, and sealed for transport to the laboratory. Each sample collected or analyzed by LFR personnel is assigned its own unique bar coded number. All samples are collected, analyzed and stored under strict chain-of-custody protocol.

The following are the Homogeneous Application symbols and other symbols used for identification in this report:

T = Thermal System Insulation
M = Miscellaneous Materials
S = Surfacing Materials (Troweled or Spray-Applied)
S.F. = Square feet
L.F. = Linear feet

Asbestos Analytical Methods

Material identification was performed using Polarized Light Microscopy with Dispersion Staining (PLM/DS) in accordance with the Environmental Protection Agency (EPA) "Interim Method of the Determination of Asbestos in Bulk Insulation Samples" (EPA-600-M4-82-020). Percentage estimates of each material's components are based on the analyst's best judgment following PLM/DS analysis and examination with a stereoscope. PLM/DS analysis was conducted at Sci-Lab Boston, Inc. (Sci -Lab) located at Eight School Street, Weymouth, MA 02189.

Sci-Lab is a member of the American Industrial Hygiene Association (AIHA), National Voluntary Laboratory Accreditation Program (NVLAP). Sci-Lab's NVLAP format laboratory analysis results and bulk sample summary are provided as Appendix C.

Asbestos Survey Findings

The Homogeneous Application Summary Chart provided in the following text indicates:

1. LFR's Homogeneous Application designation for each identified suspect material;
2. A description of each material sampled;
3. The sampled material's location;
4. The number of samples collected for the material and quantity;
5. Shaded areas represent confirmed asbestos-containing materials.

TABLE 1.0
ASBESTOS HOMOGENEOUS APPLICATION SUMMARY CHART
 92 Lynnfield Street Peabody, MA

HOMOGENEOUS APPLICATION	MATERIAL DESCRIPTION	SAMPLED MATERIAL LOCATIONS	QUANTITY	SAMPLE NUBERS	RESULT	ABATEMENT COST
M-01	TRANSITE BOARD MATERIAL	BASEMENT ABOVE BOILER	50 s.f.	501561	35% ACBM	\$250.00
M-02	WIIRING COVERING	BASEMENT	25 s.f.	501564	NAD	N/A
M-03	DRYWALL THROUGHOUT THE NEWER SECTION	FIRST & SECOND FLOORS	3,600 s.f.	501567, 501569	NAD	N/A
M-04	BRICK PATTERN LINOLEUM FLOORING	KITCHEN & DINING ROOM	500 s.f.	501574, 501575	20% ACBM	\$9000.00
M-05	EXTERIOR WINDOW GLAZING	EXTERIOR OF THE HOUSE	1,000 s.f.	501581, 501582	NAD	N/A
S-01	FLUE PATCHING MATERIAL	AROUND BOILER & HOT WATER HEATER FLUE PIPE TO CHIMNEY CONNECTIONS	2 s.f.	501562, 501563	8% ACBM	\$100.00
S-02	HORSE HAIR PLASTER	THROUGHOUT THE OLDER SECTIONS OF THE BUILDING	700 s.f.	501565, 501576, 501577	NAD	N/A
S-03	JOINT TAPE & COMPOUND	THROUGHOUT THE NEWER SECTIONS OF THE HOUSE	3,600 s.f.	501566, 501568, 501570, 501572	3% ACBM	\$10,000.00
S-04	TEXTURED WALL & CEILING MATERIAL	FIRST FLOOR ROOM #112	200 s.f.	501579, 501580	NAD	N/A
ASBESTOS REMOVAL COST ESTIMATE					\$ 19,350.00	

Recommendations

LFR recommends the asbestos-containing materials which may be disturbed during the planned demolition's activities, be removed by a licensed asbestos abatement contractor utilizing state-of-the-art work procedures and in accordance with all state, federal, and local regulations.

If suspect materials that are not referenced in this report are identified during demolition activities, LFR recommends that the materials be sampled and analyzed to confirm or deny the presence of asbestos prior to disturbance of the materials.

Mr. Tobin Tracey
Turk, Tracey & Larry Architects, LLC
11/17/98

LFR estimates the cost to remove asbestos containing building materials to be approximately \$19,350.00.

Regulated Materials Investigation

# of Containers	Type of Container/Type of Regulated Material	Size/Quantity	Location in House
1	Can/Cleaner Methanol Petroleum Distillates, Methaline Chloride	Pint 1/2 Full	Kitchen
2	Can/Acrylic Latex Paint	Gallon Full	Basement
2	Can/Primer Spray Paint	12 Once Can 3/4 Full	Basement
1	Can/Alkyd Paint	Gallon 3/4 Full	Basement
**1	Metal Oil Fuel Cell	200 Gallon Appears to be Empty	Basement

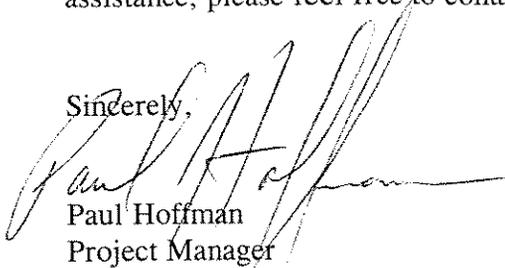
**** Should be verified before disturbing**

Lead Paint (TCLP) samples should be collected before any demolition activities are planned as per OSHA general industry regulations for demolition or disposal.

In general RCRA defines the maximum allowable concentration of lead for the toxicity characteristic as 5.0 milligrams/liter (mg/L). Therefore, samples which contain greater than 5.0 mg/L of lead must be handled, stored, treated and disposed of as a hazardous waste in accordance with EPA and Massachusetts Department of Environmental Protection (DEP) Regulations.

Should you have any further questions regarding the aforementioned or if LFR can be of further assistance, please feel free to contact myself directly.

Sincerely,



Paul Hoffman
Project Manager

Enclosures

G:\104-80445



FULL SERVICE ENVIRONMENTAL LABORATORIES

A CERTIFIED MINORITY BUSINESS ENTERPRISE

SCILAB BOSTON, INC.

8 SCHOOL STREET
WEYMOUTH, MA 02189

TEL: (781) 337-9334 • FAX: (781) 337-7642

October 21, 1998

Levine-Fricke- Recon Environmental Corp.
Attn: Mr. Hoffman
194 Forbes Road
Braintree, MA 02184

RE: Levine-Fricke- Recon Environmental Corp.
Job Number 98108078
P.O. # 104-80445
104-80445; 17 Woodbury Lane, Acton MA

Dear Mr. Hoffman:

Enclosed are the results for PLM asbestos analysis of the following Levine-Fricke- Recon Environmental Corp. samples received at SCILAB on Tuesday, October 20, 1998, for a 5 day turnaround:

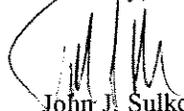
501561, 501562, 501563, 501564, 501565, 501566, 501567, 5015568, 5015569, 501570, 501571, 501572, 501573, 501574, 501575, 501576, 501577, 501578, 501579, 501580, 501581, 501582

The 22 samples contained in petri dishes were shipped to SciLab via Courier. These samples were prepared and analyzed according to the EPA Interim Method (40 CFR 763, subpt F, App. A). The required analytical information, analysis results, analyst signature and laboratory identification is contained in the Analyst's Report.

This report relates ONLY to the sample analysis expressed as percent asbestos. SciLab assumes no responsibility for customer supplied data such as "sample type", "location", or "area sampled". This report must not be used to claim product endorsement by SciLab, NVLAP or any agency of the U. S. Government. The National Institute of Standards and Technology Accreditation requirements, mandates that this report must not be reproduced, except in full, and with the approval of the laboratory.

SciLab appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,



John J. Sulkowski
Laboratory Director



FULL SERVICE ENVIRONMENTAL LABORATORIES

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SCILAB BOSTON, INC.

8 SCHOOL STREET
WEYMOUTH, MA 02189

TEL: (781) 337-9334 • FAX: (781) 337-7642

PLM Bulk Asbestos Report

Levine-Fricke- Recon Environmental
Corp.
Attn: Paul Hoffman
194 Forbes Road
Braintree, MA 02184

Date Received 10/20/98

Date Examined 10/21/98

SciLab Job No. 98108078

P.O. # 104-80445

Page 1 of 6

RE: 104-80445; 17 Woodbury Lane, Acton MA

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
501561 M-01	98108078-01 Location: Basement Above Boiler	Yes	35 %
Description: Grey, Homogeneous, Cementitious, Transite Board Asbestos Types: Chrysotile 35. % Other Material: Non-fibrous 65. %			
501562 S-01	98108078-02 Location: Basement At Chimney To Hot Water Heater Vent Pipe Connection	Yes	8 %
Description: Grey/White/Red, Homogeneous, Cementitious, Flue Patching Material Asbestos Types: Chrysotile 8. % Other Material: Non-fibrous 92. %			
501563 S-01	98108078-03 Location: Basement At Chimney To Boiler Vent Pipe Connection		NA/PS
Description: Flue Patching Material Asbestos Types: Other Material:			
501564 M-02	98108078-04 Location: Basement Near Stair Up To First Floor	No	NAD
Description: Black/White, Homogeneous, Wiring Insulation/Casing Asbestos Types: Other Material: Cellulose 40. %, Non-fibrous 60. %			
501565 S-02	98108078-05 Location: Basement To 1st Floor Stairwell	No	NAD
Description: Grey, Homogeneous, Cementitious, Horse Hair Plaster/1 Layer Asbestos Types: Other Material: Animal hair 15. %, Non-fibrous 85. %			



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PLM Bulk Asbestos Report

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P.O. # 104-80445

Page 2 of 6

RE: 104-80445; 17 Woodbury Lane, Acton MA

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
501566 S-03	98108078-06.1 Location: 2nd Floor Closet At End Of Hall In Older Section	No	NAD
Description: Brown, Homogeneous, Joint Tape & Compound Asbestos Types: Other Material: Cellulose 85. %, Non-fibrous 15. % Comment: Tape.			
501566 S-03	98108078-06.2 Location: 2nd Floor Closet At End Of Hall In Older Section	Yes	3 % ²
Description: White, Homogeneous, Cementitious, Joint Tape & Compound Asbestos Types: Chrysotile 3. % Other Material: Cellulose 5. %, Non-fibrous 92. % Comment: White joint compound.			
501567 M-03	98108078-07 Location: 2nd Floor Closet At End Of Hall In Older Section	No	NAD
Description: Brown/Grey, Homogeneous, Cementitious, Drywall Asbestos Types: Other Material: Cellulose 15. %, Non-fibrous 85. %			
5015568 S-03	98108078-08 Location: 2nd Floor Bedroom #203	No	NAD ^{1, 2}
Description: , Heterogeneous, Joint Tape & Compound Asbestos Types: Other Material: Comment: Insufficient sample for analysis. No joint compound in sample.			



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PLM Bulk Asbestos Report

Levine-Fricke- Recon Environmental
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194 Forbes Road
Braintree, MA 02184

Date Received 10/20/98

Date Examined 10/21/98

SciLab Job No. 98108078

P.O. # 104-80445

Page 3 of 6

RE: 104-80445; 17 Woodbury Lane, Acton MA

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
5015569	98108078-09	No	NAD

M-03 Location: 2nd Floor Bedroom #203

Description: Brown/Grey, Homogeneous, Cementitious, Drywall

Asbestos Types:

Other Material: Cellulose 15. %, Non-fibrous 85. %

501570	98108078-10.1	No	NAD
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S-03 Location: 2nd Floor Ceiling Bedroom #207

Description: Brown, Homogeneous, Joint Tape & Compound

Asbestos Types:

Other Material: Cellulose 95. %, Non-fibrous 5. %

Comment: Tape.

501570	98108078-10.2	Yes	3 %
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S-03 Location: 2nd Floor Ceiling Bedroom #207

Description: White, Homogeneous, Cementitious, Joint Tape & Compound

Asbestos Types: Chrysotile 3. %

Other Material: Cellulose 5.5 %, Non-fibrous 89.5 %

Comment: White joint compound.

501571	98108078-11	No	NAD
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M-03 Location: 2nd Floor Ceiling Bedroom #207

Description: Grey, Homogeneous, Cementitious, Drywall

Asbestos Types:

Other Material: Cellulose 15. %, Non-fibrous 85. %



A CERTIFIED MINORITY BUSINESS ENTERPRISE

PLM Bulk Asbestos Report

Levine-Fricke- Recon Environmental Corp.
Attn: Paul Hoffman
194 Forbes Road
Braintree, MA 02184

Date Received 10/20/98
Date Examined 10/21/98

SciLab Job No. 98108078
P.O. # 104-80445
Page 4 of 6

RE: 104-80445; 17 Woodbury Lane, Acton MA

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
501572 S-03	98108078-12 Location: 1st Floor Kitchen Wall		NA/PS
Description: Joint Tape & Compound Asbestos Types: Other Material:			
501573 M-03	98108078-13 Location: 1st Floor Kitchen Wall	No	NAD
Description: Brown/Grey, Homogeneous, Cementitious, Drywall Asbestos Types: Other Material: Cellulose 15. %, Non-fibrous 85. %			
501574 M-04	98108078-14 Location: 1st Floor Kitchen	Yes	20 %
Description: Red/Brown, Homogeneous, Brick Pattern Linoleum Asbestos Types: Chrysotile 20. % Other Material: Cellulose 30. %, Non-fibrous 50. %			
501575 M-04	98108078-15 Location: 1st Floor Next To Fireplace		NA/PS
Description: Brick Pattern Linoleum Asbestos Types: Other Material:			
501576 S-02	98108078-16 Location: 1st Floor Room #109	No	NAD
Description: Grey, Homogeneous, Cementitious, Horse Hair Plaster Asbestos Types: Other Material: Animal hair 8. %, Non-fibrous 92. %			



FULL SERVICE ENVIRONMENTAL LABORATORIES

A CERTIFIED MINORITY BUSINESS ENTERPRISE

SCILAB BOSTON, INC.

8 SCHOOL STREET

WEYMOUTH, MA 02189

TEL: (781) 337-9334 • FAX: (781) 337-7642

PLM Bulk Asbestos Report

Levine-Fricke- Recon Environmental Corp.
Attn: Paul Hoffman
194 Forbes Road
Braintree, MA 02184

Date Received 10/20/98

Date Examined 10/21/98

SciLab Job No. 98108078

P.O. # 104-80445

Page 5 of 6

RE: 104-80445; 17 Woodbury Lane, Acton MA

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
501577 S-02	98108078-17 Location: 1st Floor Room #110	No	NAD
Description: Grey, Homogeneous, Cementitious, Horse Hair Plaster			
Asbestos Types:			
Other Material: Animal hair 8. %, Non-fibrous 92. %			
501578 S-04	98108078-18 Location: 1st Floor Room #112 Wall	No	NAD
Description: White, Homogeneous, Cementitious, Textured Wall Material			
Asbestos Types:			
Other Material: Cellulose 5. %, Mica 5. %, Non-fibrous 90. %			
501579 S-04	98108078-19 Location: 1st Floor Room #112 Ceiling	No	NAD
Description: White, Homogeneous, Cementitious, Textured Ceiling Material			
Asbestos Types:			
Other Material: Cellulose 2. %, Non-fibrous 98. %			
501580 S-04	98108078-20 Location: 1st Floor Room #112 Closet Wall	No	NAD
Description: White, Homogeneous, Cementitious, Textured Wall Material			
Asbestos Types:			
Other Material: Mica 15. %, Non-fibrous 85. %			
501581 M-05	98108078-21 Location: Rear Of House	No	NAD
Description: Off White, Homogeneous, Exterior Window Glazing			
Asbestos Types:			
Other Material: Non-fibrous 100. %			



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8 SCHOOL STREET

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TEL: (781) 337-9334 • FAX: (781) 337-7642

PLM Bulk Asbestos Report

Levine-Fricke- Recon Environmental Corp.
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194 Forbes Road
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Date Received 10/20/98

Date Examined 10/21/98

SciLab Job No. 98108078

P.O. # 104-80445

Page 6 of 6

RE: 104-80445; 17 Woodbury Lane, Acton MA

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
501582	98108078-22	No	NAD
M-05	Location: Front Of House		

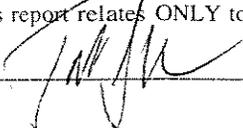
Description: Off White, Homogeneous, Exterior Window Glazing
Asbestos Types:
Other Material: Non-fibrous 100. %

Reporting Notes:

- (1) Insufficient sample for analysis.
- (2) Insufficient sample for accurate analysis.

Analyzed by: David W. Ralbovsky

*NAD/NSD = no asbestos detected; NA = not analyzed; Bulk Asbestos Analysis per 40 CFR 763, Subpart F, Appendix A and ELAP Analysis Protocols 198.1/198.4 for New York samples; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This report relates ONLY to the items tested.

Reviewed by: 

98108078

Levine-Fricke-Recon
ENGINEERS, HYDROGEOLOGISTS & APPLIED SCIENTISTS

LEVINE*FRICKE*RECON
FIELD SAMPLING SHEET

PAGE 1 of 6

PROJECT TITLE: 17 WOODBURY LANE
ACTON, MA

PROJECT #: 104-80445

DATE SAMPLED: 10/20/98

SAMPLING TECHNICIAN:

HOMOGENEOUS APPLICATION: M-01

LEVINE*FRICKE*RECON
501561

SAMPLE DESCRIPTION: TRANSITE BOARD

APPLICATION # _____

SAMPLE LOCATION: BASEMENT ABOVE BOILER

M/DS RESULTS:

HOMOGENEOUS APPLICATION: ~~M-01~~ S-01

LEVINE*FRICKE*RECON
501562 2

SAMPLE DESCRIPTION: FLUE PATCHING MATERIAL

APPLICATION # _____

SAMPLE LOCATION: BASEMENT AT CHIMNEY TO HOT WATER HEATER VENT PIPE CONNECTION

M/DS RESULTS:

HOMOGENEOUS APPLICATION: S-01

LEVINE*FRICKE*RECON
PI 501563 3

SAMPLE DESCRIPTION: FLUE PATCHING MATERIAL

APPLICATION # _____

SAMPLE LOCATION: BASEMENT AT CHIMNEY TO BOILER VENT PIPE CONNECTION

M/DS RESULTS:

HOMOGENEOUS APPLICATION: M-02

LEVINE*FRICKE*RECON
PL 501564 4

SAMPLE DESCRIPTION: ELECTRICAL WIRING INSULATION/CASING

APPLICATION # _____

SAMPLE LOCATION: BASEMENT NEAR STAIR UP TO FIRST FLOOR

M/DS RESULTS:

98108078

LEVINE*FRICKE*RECON
FIELD SAMPLING SHEET

PAGE 2 of 6

PROJECT TITLE: 17 WOODBURY LANE
ACTON, MA

PROJECT #: 104-80445

DATE SAMPLED: 10/20/98

SAMPLING TECHNICIAN:

MOGEOUS
PLICATION: S-02

LEVINE*FRICKE*RECON
PLA 501565

5

SAMPLE DESCRIPTION: HORSE HAIR
PLASTER 1-LAYER ONLY

APPLICATION # _____

SAMPLE LOCATION: BASEMENT TO 1ST FLR STAIRWELL

ANALYSIS RESULTS:

MOGEOUS
PLICATION: S-03

LEVINE*FRICKE*RECON
PLA 501566

6

SAMPLE DESCRIPTION: JOINT TAPE +
COMPOUND

APPLICATION # _____

SAMPLE LOCATION: 2ND FLOOR CLOSET AT END OF HALL IN
WILDER SECTION

ANALYSIS RESULTS:

MOGEOUS
PLICATION: M-03

LEVINE*FRICKE*RECON
PLA 501567

7

SAMPLE DESCRIPTION: DRYWALL

APPLICATION # _____

SAMPLE LOCATION: SAME AS #501566

ANALYSIS RESULTS:

MOGEOUS
PLICATION: S-03 *no sample*

LEVINE*FRICKE*RECON
PLA 501568

8

SAMPLE DESCRIPTION: JOINT TAPE +
COMPOUND

APPLICATION # _____

SAMPLE LOCATION: 2ND FLR BEDROOM #203

ANALYSIS RESULTS:

981 08078

LEVINE*FRICKE*RECON
FIELD SAMPLING SHEET

PAGE 3 of 6

PROJECT TITLE: 17 WOODBURY LANE
ACTON, MA

PROJECT #:
104-80445

DATE SAMPLED:
10/20/98

SAMPLING TECHNICIAN:

LOGGERS LOCATION: ~~DRYWALL~~ M-03

LEVINE*FRICKE*RECON
PI 501569

~~501569~~

SAMPLE DESCRIPTION: DRYWALL

APPLICATION # _____

SAMPLE LOCATION: 2ND FLOOR BEDROOM #203

LABORATORY RESULTS:

LOGGERS LOCATION: ~~JOINT TAPE + COMPOUND~~ S-03

LEVINE*FRICKE*RECON
PI 501570

CT PLA Tape 10.1

SAMPLE DESCRIPTION: JOINT TAPE + COMPOUND

APPLICATION # 501012

SAMPLE LOCATION: 2ND FLOOR CEILING BEDROOM #207

LABORATORY RESULTS:

LOGGERS LOCATION: M-03

LEVINE*FRICKE*RECON
PI 501571

~~501571~~

SAMPLE DESCRIPTION: DRYWALL

APPLICATION # _____

SAMPLE LOCATION: SAME AS #501570

LABORATORY RESULTS:

LOGGERS LOCATION: S-03 10.1

LEVINE*FRICKE*RECON
PI 501572

Tape 10.1
12.54 10.2

SAMPLE DESCRIPTION: JOINT TAPE + COMPOUND 10.2

APPLICATION # _____

SAMPLE LOCATION: FIRST FLOOR KITCHEN WALL

LABORATORY RESULTS:

98108078

LEVINE*FRICKE*RECON
FIELD SAMPLING SHEET

PAGE 4 of 6

PROJECT TITLE: 17 WOODBURY LANE
ACTON, MA

PROJECT #:
104-80445

DATE SAMPLED:
10/20/98

SAMPLING TECHNICIAN:

HOGENEOUS LOCATION: M-03

LEVINE*FRICKE*RECON
PLACE 501573

#13

SAMPLE DESCRIPTION: DRY WALL

APPLICATION # _____

SAMPLE LOCATION: FIRST FLOOR KITCHEN WALL

WDS RESULTS:

HOGENEOUS LOCATION: ~~M-04~~

LEVINE*FRICKE*RECON

PI 501574

~~13~~
14

SAMPLE DESCRIPTION: BRICK PATTERN
MOLEUM FLOORING

APPLICATION # _____

SAMPLE LOCATION: FIRST FLOOR KITCHEN

WDS RESULTS:

HOGENEOUS LOCATION: ~~M-04~~

LEVINE*FRICKE*RECON

PLA 501575

~~13~~ 15

SAMPLE DESCRIPTION: BRICK PATTERN
MOLEUM FLOORING

APPLICATION # _____

SAMPLE LOCATION: FIRST FLOOR NEXT TO FIREPLACE

WDS RESULTS:

HOGENEOUS LOCATION: S-02

LEVINE*FRICKE*RECON

PLA 501576

~~13~~ 16

SAMPLE DESCRIPTION: HORSE HAIR

APPLICATION # _____

PLASTER

SAMPLE LOCATION: 1ST FLR ROOM #109

WDS RESULTS:

LEVINE*FRICKE*RECON
FIELD SAMPLING SHEET

PAGE 5 of 6

PROJECT TITLE: 17 WOODBURY LANE
ACTON, MA PROJECT #: 104-80445 DATE SAMPLED: / / 98

SAMPLING TECHNICIAN:

MOGENEOUS APPLICATION: S-02 LEVINE*FRICKE*RECON 501577 14

SAMPLE DESCRIPTION: HORSE HAZ WALL PLASTER APPLICATION # _____

SAMPLE LOCATION: FIRST FLOOR ROOM #110

WDS RESULTS:

MOGENEOUS APPLICATION: S-04 LEVINE*FRICKE*RECON 501578 18

SAMPLE DESCRIPTION: ~~ARMOR~~ TEXTURED WALL SEALING MATERIAL APPLICATION # _____

SAMPLE LOCATION: FIRST FLOOR RM #112 WALL

WDS RESULTS:

MOGENEOUS APPLICATION: S-04 LEVINE*FRICKE*RECON 501579 19

SAMPLE DESCRIPTION: TEXTURED CEILING MATERIAL APPLICATION # _____

SAMPLE LOCATION: FIRST FLOOR ROOM #112 CEILING

WDS RESULTS:

MOGENEOUS APPLICATION: S-04 LEVINE*FRICKE*RECON 501580 20

SAMPLE DESCRIPTION: TEXTURED WALL MATERIAL APPLICATION # _____

SAMPLE LOCATION: FIRST FLOOR RM #112 CLOSET WALL

WDS RESULTS:

98108078

LEVINE*FRICKE*RECON
FIELD SAMPLING SHEET

PAGE 6 OF 6

PROJECT TITLE: 17 WOOD BURY LANE
ACTON, MA

PROJECT #:
104-80445

DATE SAMPLED:
/ / 98

SAMPLING TECHNICIAN:

MOGENEOUS APPLICATION: M-05

LEVINE*FRICKE*RECON

501581

APPLICATION # _____

SAMPLE DESCRIPTION: EXTERIOR
WINDOW GLAZING

SAMPLE LOCATION: REAR OF HOUSE

ANALYSIS RESULTS:

MOGENEOUS APPLICATION: M-05

LEVINE*FRICKE*RECON

501582

APPLICATION # _____

SAMPLE DESCRIPTION: EXTERIOR
WINDOW GLAZING

SAMPLE LOCATION: FRONT OF HOUSE

ANALYSIS RESULTS:

MOGENEOUS APPLICATION:

PLACE SAMPLE LABEL HERE

SAMPLE DESCRIPTION:

SAMPLE LOCATION:

ANALYSIS RESULTS:

MOGENEOUS APPLICATION:

PLACE SAMPLE LABEL HERE

SAMPLE DESCRIPTION:

SAMPLE LOCATION:

ANALYSIS RESULTS:

October 5th, 2010

Feasibility Study for the
Selective Demolition and Renovation of:
17 Woodbury Lane, Acton, Ma

Purpose: To save 17 Woodbury Lane from demolition by creating a feasible reuse and renovation plan.

Reuse: The proposed scheme renovates the original 17 Woodbury Lane into a 12 person meeting room with an adjacent office and storage above. The building could also be leased as an office.

Renovation: The estimated cost will be reduced, from the previous 1999 Turk Tracey & Larry Architects Study, by removing the 1950's and 1970's additions and then only renovating the original historic 1870's house.

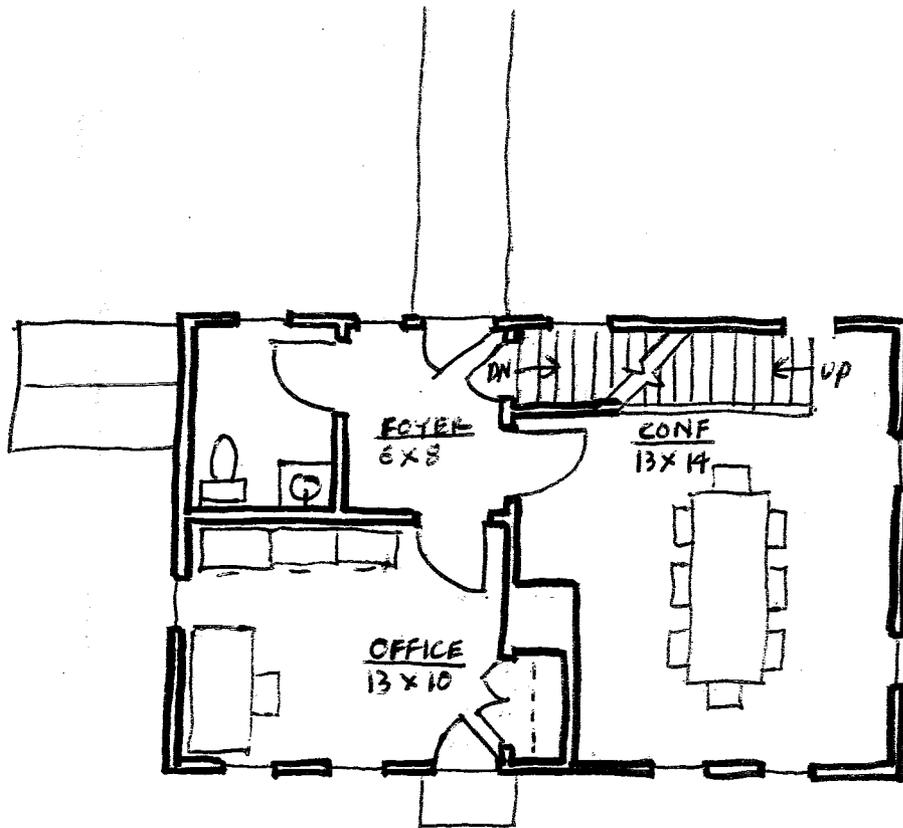
<u>Estimated Project Cost:</u>	
Construction:	\$326,170
10% contingency	\$32,617
Site Work	\$10,000
<u>Designer Fee</u>	<u>\$20,000</u>
	\$388,787

This study was produced for the Acton Historical Commission and the Acton Historic District Commission.

Drawings and specifications by:
William Dickinson, AIA
Nashawtic Architects, Inc
Concord, Ma
Acton Historical Commission Member

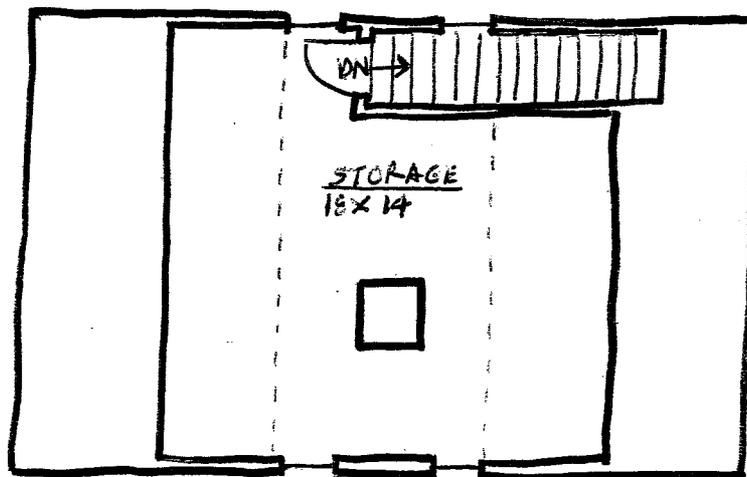
Cost Estimate By:
Richard Carr
Carr Construction
Chelmsford, MA

Original background drawings and information was provided by the
Reuse Feasibility Study for 17 Woodbury Lane
by Turk Tracey & Larry Architects, LLC
dated January 7, 1999



FIRST FLOOR PLAN
 $1/8" = 1'-0"$

17 WOODBURY, AC

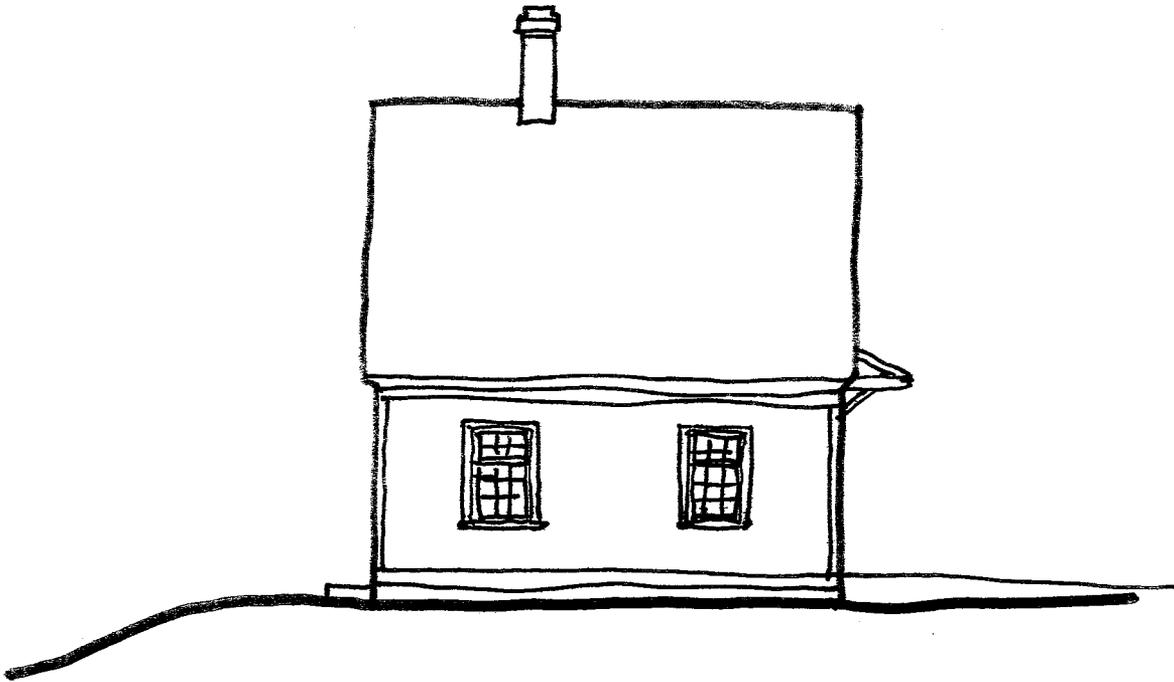


SECOND FLOOR PLAN
 $1/8" = 1'-0"$

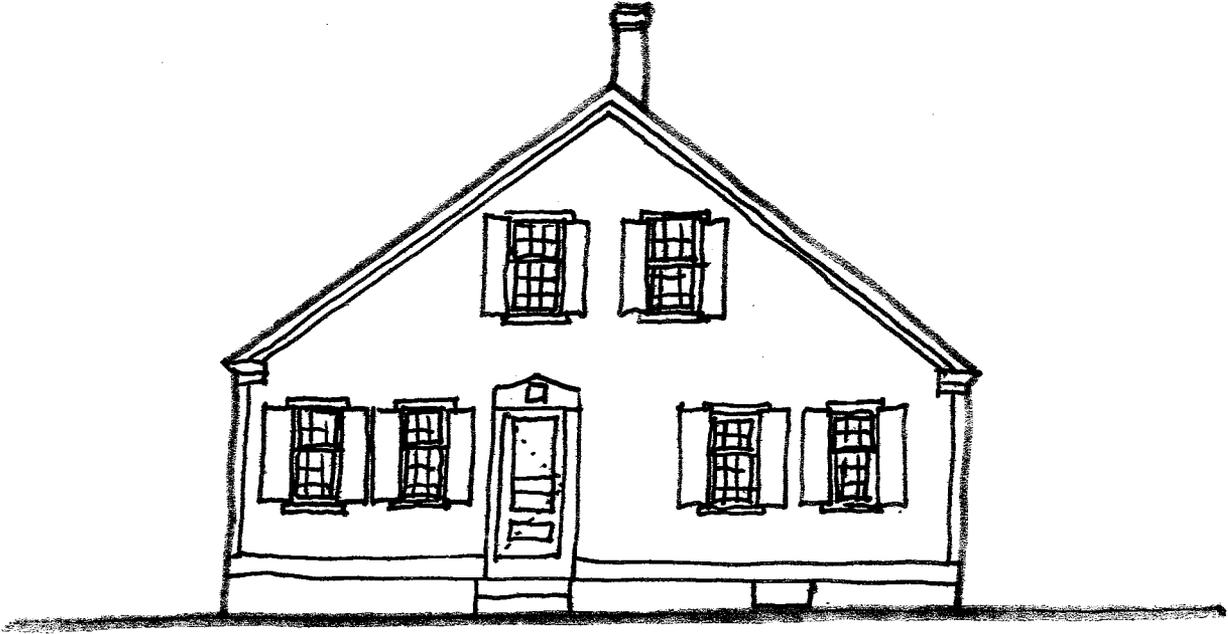
17 WOODBURY, ACT



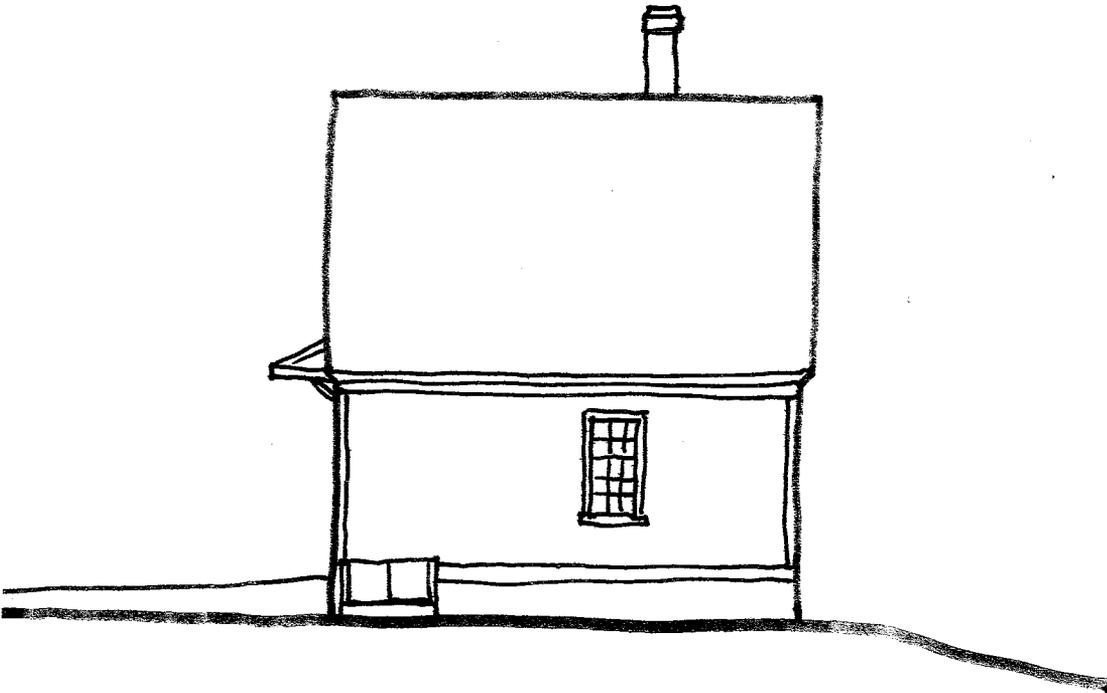
EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
 $1/8" = 1'-0"$



NORTH ELEVATION
 $1/8" = 1'-0"$

Feasibility Study for the
Selective Demolition and Renovation of:
17 Woodbury Lane, Acton, Ma

Use Group: Business
Construction Type: 5B
Occupancy Load 19
Gross Floor Area 950sf
Height/stories 22' 1/2

SPECIFICATIONS:

Demolition:

- Remove existing additions and foundation as indicated on the drawings.
- Remove all interior finishes down to structure.
- Remove all plumbing and electrical systems back to service.
- Remove heating and hot water systems back to appliance.
- Remove existing asbestos per Turk, Tracey, & Larry Study. (allow \$10,000)

Site: (Work by Town of Acton – cost not in construction estimate)

- Regrade around the building to allow 8" between top of grade and watertable trim.
- Respread topsoil and seed lawn.
- Provide an accessible asphalt walkway between the existing parking lot and the back entry. Approximate 50' long walk. The grade must be built up in between to provide level surface.
- Restripe existing parking lot to accommodate accessible parking space.
- Connect building soil pipe to the Library septic tank. Approximate 75' trench. Library system designed for connection per Turk, Tracey, & Larry Study.

Finishes:

- Floors: provide 1/2" underlayment all areas. Hardwood floor in Conference, Office, Foyer, finish with 3 coats poly. Tile in bath. Sheet vinyl in storage.
- Walls: 1/2" blueboard with skim coat finish, painted.
- Ceilings: 1/2 blueboard with skim coat finish painted. Exposed beams shall be cleaned.
- Trim: 3 1/2" flatstock for windows and doors, 7 1/2" for base. Painted
- Stairs: Oak treads and painted risers. Oak handrails and all stairs with painted balusters.

Windows & Doors:

- New windows to be Marvin Ultimate Double Hung wood window units with SDL grids and putty glazing bead.
- Existing windows, carry \$750 allowance per window for repairs.
- Exterior doors: Simpson fir, painted.
- Interior doors: Morgan pine, painted.

Insulation:

- Insulate roof with Icynene (R-38)
- Insulate exterior walls with Icynene (R-21)
- Insulate 1st Floor with fiberglass batts (R-30)

Electrical:

- Provide new electrical panel.
- Provide new outlets, switches, and light fixtures.
- Provide tele/data outlets in Conference and Office.

Mechanical:

- Existing 3 zone, oil-fired boiler and water heater to remain.
- Provide new plumbing fixtures and distribution & waste piping.
- Provide new hydronic baseboard heating system.
- Provide new air conditioning system.

ESTIMATE FOR CONSTRUCTION

17 WOODBURY LANE
ACTON, MA
SEPT 30, 2010

Richard Carr Construction
161 Park Road
So. Chelmsford, Ma 01824
Tel: 978-256-8029

CONSTRUCTION COST SUMMARY:

ITEM OF CONSTRUCTION	TOTAL
GENERAL REQUIREMENTS <i>Temp facilities & equip, site protection, clean up & trash removal, punch list</i>	6230
DEMOLITION & SITE WORK	44200
CONCRETE & MASONRY	13879
FRAMING & FINISH CARPENTRY, WINDOWS & DOORS	127617
THERMAL & MOISTURE PROTECTION <i>Insulation, roofing, siding & exterior trim</i>	43738
FINISHES <i>Plastering, flooring, painting, tile</i>	42934
PLUMBING	7532
HEATING	9156
HVAC <i>Air conditioning, dehumidification, exhaust vents & ducts</i>	15932
ELECTRIC, FIXTURES & NEW 200 AMP SERVICE	14952
TOTAL CONSTRUCTION	326170

ALLOWANCES INCLUDED IN THE BASE BID:

1 ASBESTOS REMOVAL	10000
2 REPAIR EXISTING WINDOWS	9000
3 NEW WINDOW & DOOR ALLOWANCE	6400
4 HARDWARE ALLOWANCE	400
5 ELECTRIC & FIXTURES	7500
6 NEW 200 AMP O.H. SERVICE	2500
7 PLUMBING FIXTURES	500
8 TILE (MAT)	325
9 BATH VANITY & TOP	500

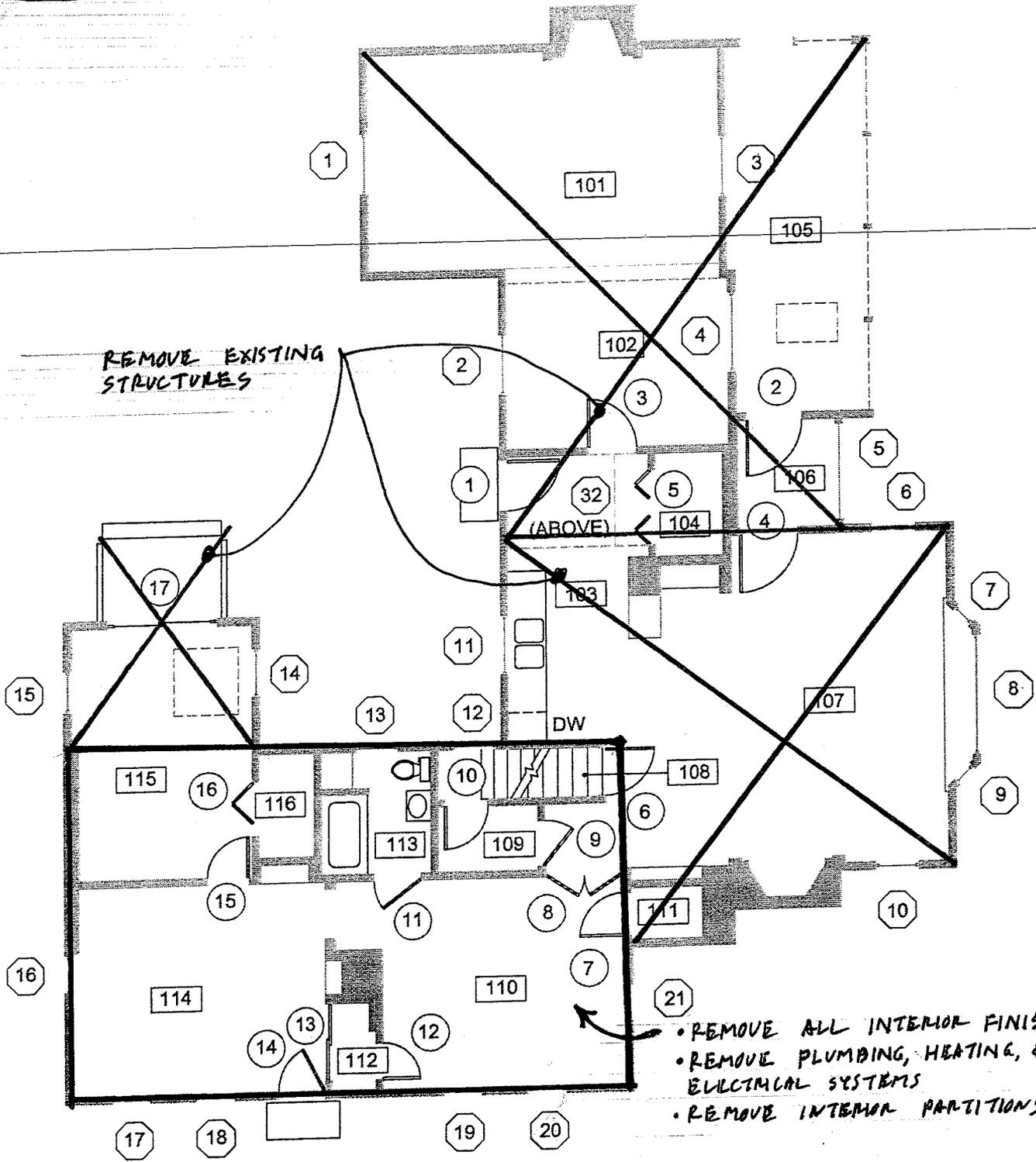
CLARIFICATIONS/ASSUMPTIONS:

- 1 WALKS, DRIVES, GRANITE STAIRS, SOIL PIPE & SEWER, FINISH GRADE, LOAM & SEED BY TOWN
- 2 AIR CONDITIONING IS BASE SERIES CARRIER 1.5 TON ONE ZONE 13 SEER CONDENSER. DEHUMIDIFIER- ULTRA AIR 65

EXCLUSIONS:

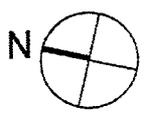
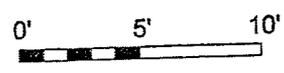
- 1 REMOVAL OF LEDGE, BOULDERS OVER 1/2 C.Y, HAZARDOUS MATERIAL, UNSUITABLE SOILS
- 2 DEALING WITH ANY EXISTING, BURIED OR UNFORESEEN STRUCTURAL, MECHANICAL OR NON-CODE COMPLIANT CONDITIONS. PINNING FTGS TO LEDGE. SITE DE-WATERING.
- 3 DAMAGE, REPAIR OR RELOCATION OF UNKNOWN EXISTING UTILITIES, PIPING, DRYWELLS, ETC.
- 4 TREE CUTTING, PLANT RELOCATION, BRINGING IN EXTRA FILL. LANDSCAPING, FINISH GRADE, LOAM & SEED, WALKS & DRIVES. SEWER PIPING & CONNECTIONS. ASPHALT PAVING.
- 5 APPLIANCES, CABINETS, BUILT-INS & HARDWARE. SECURITY ALARM. BUILDING PERMIT
- 6 SOIL PIPE & SEWER PIPING, PLUMBING FIXTURES. BOILER & HOT WATER TANK.
- 7 SLABS & FOUNDATION WORK

DEMOLITION NOTES:



FIRST FLOOR PLAN

1/8" = 1'-0"

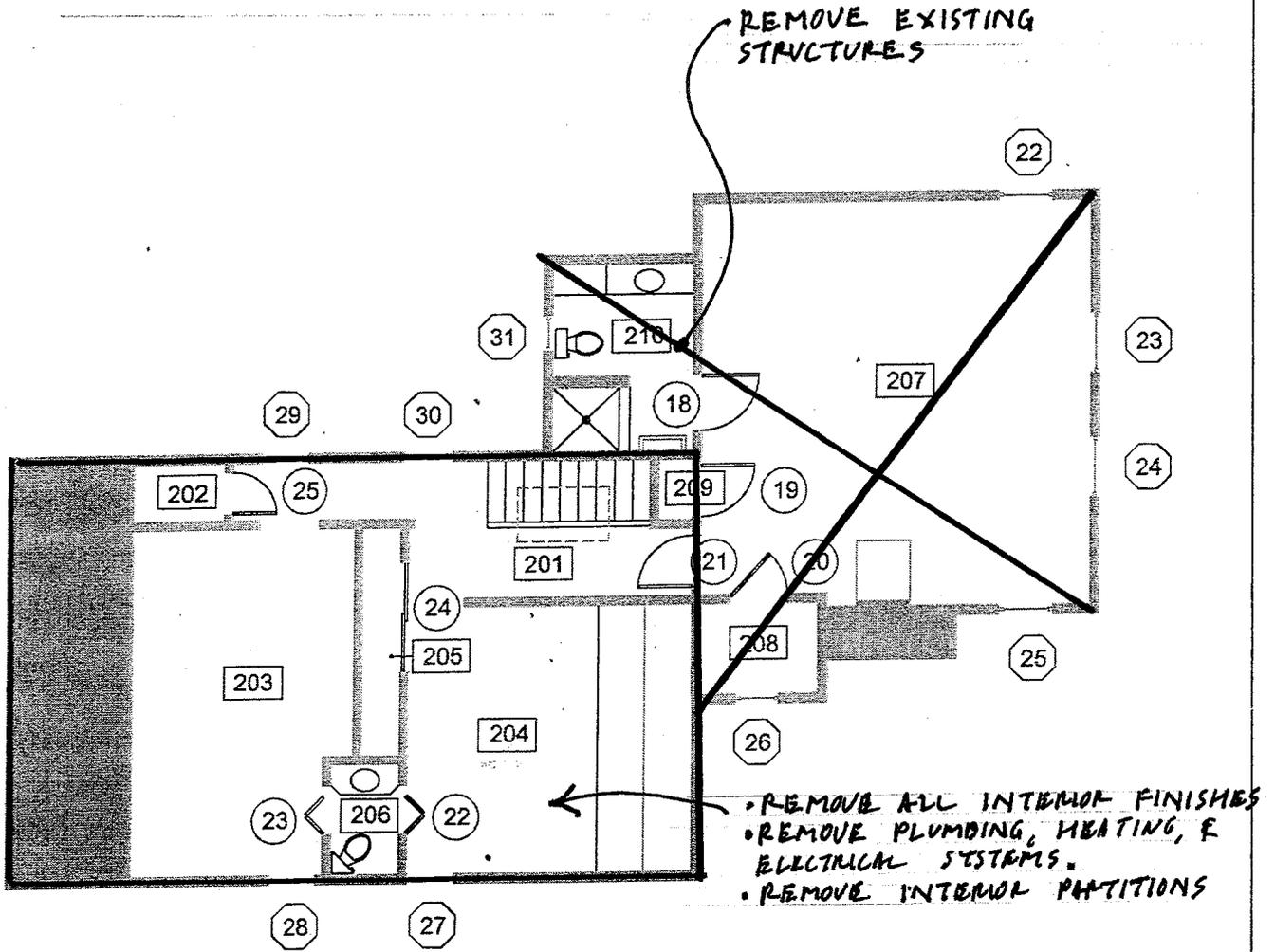


TURK TRACEY & LARRY ARCHITECTS, LLC
 110 EXCHANGE STREET
 PORTLAND, MAINE 04101
 TEL: 207.761.9662
 FAX: 207.781.9696

**Feasibility Study for
 17 Woodbury Lane
 Acton, Massachusetts**
 TOWN OF ACTON
 MASSACHUSETTS

DATE: 30 OCT 98
 REVISIONS:
 PROJECT NO.: 9816

A1
 SHEET NO.:



SECOND FLOOR PLAN

1/8" = 1'-0"



TURK TRACEY & LARRY ARCHITECTS, LLC
 110 EXCHANGE STREET
 PORTLAND, MAINE 04101
 TEL: 207.761.9662
 FAX: 207.761.9696

Feasibility Study for
 17 Woodbury Lane
 Acton, Massachusetts
 TOWN OF ACTON
 MASSACHUSETTS

DATE: 30 OCT 98
 REVISIONS:
 PROJECT NO.: 9816

A2
 SHEET NO.:

RE-BUILD CHIMNEY FROM ROOF UP, RE-FLASH

SCRAPE & PAINT EXIST SIDING & TRIM, TYP

REPLACE WINDOW OR RE-BUILD & PROVIDE NEW STORM, TYP

REPLACE SHUTTERS, PTD, TYP

REPLACE DOOR & SCREEN, PTD

REMOVE FLOWER BOXES

NEW SIDING, PTD

EXIST GRANITE

REPLACE SILL & APRON

REPLACE DSMT WINDOW

EXISTING GRANITE STEPS

WEST ELEVATION
1/8" = 1'-0"

REBUILD CHIMNEY

RE-ROOF

REMOVE GUTTER & DOWN SPOUT

SCRAPE & PAINT SIDING & TRIM

REPLACE WATERTABLE TRIM

EXIST GRANITE

NEW CANOPY

REPLACE WINDOW OR REBUILD & PROVIDE NEW STORM

EXIST BULKHEAD, PTD

ACCESSIBLE ENTRY RAMP

NORTH ELEVATION
1/8" = 1'-0"

REBUILD CHIMNEY

REPLACE WINDOW OR RE-BUILD WITH NEW STORM

NEW DOOR, PTD

SCRAPE & PAINT EXIST SIDING & TRIM

NEW SIDING, PTD

NEW CANOPY

NEW TRIM, PTD

NEW WINDOW TO MATCH EXISTING

NEW TRIM, PTD

EXIST GRANITE

REPLACE BASEMENT WINDOW

EAST ELEVATION
1/8" = 1'-0"

RE-BUILD CHIMNEY FROM ROOF UP

RE ROOF

RE SHEATH ROOF & ADD/SISTER ROOF RAFTERS

NEW SIDING, PTD

NEW CANOPY

NEW WINDOW TO MATCH EXISTING

ACCESSIBLE ENTRY PATH

SCAPE & PAINT TRIM

REPLACE WINDOW OR RE-BUILD & PROVIDE NEW STORM

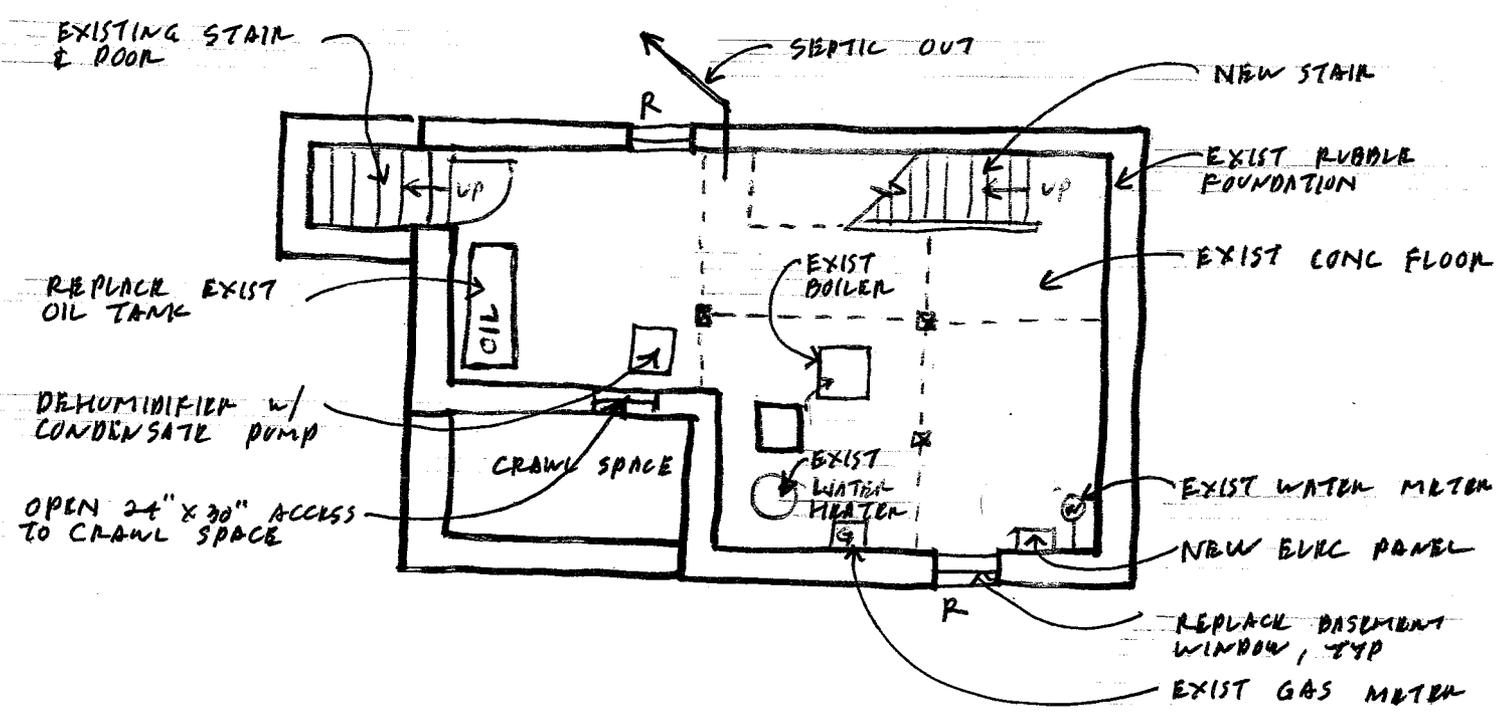
REPLACE WATERTABLE TRIM

EXIST TRIM

NEW TRIM

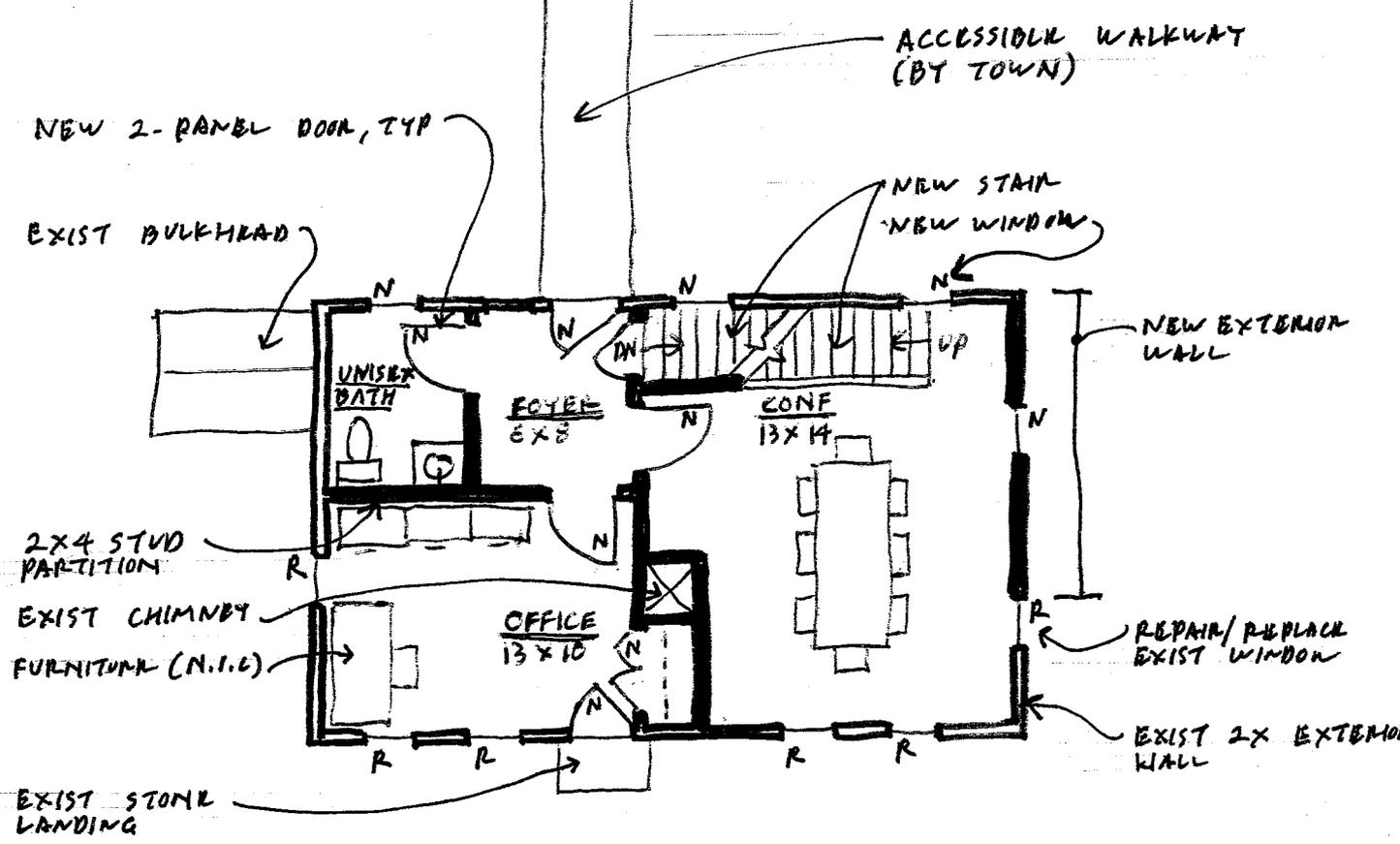
GRANITE, EXIST

SOUTH ELEVATION
1/8" = 1'-0"



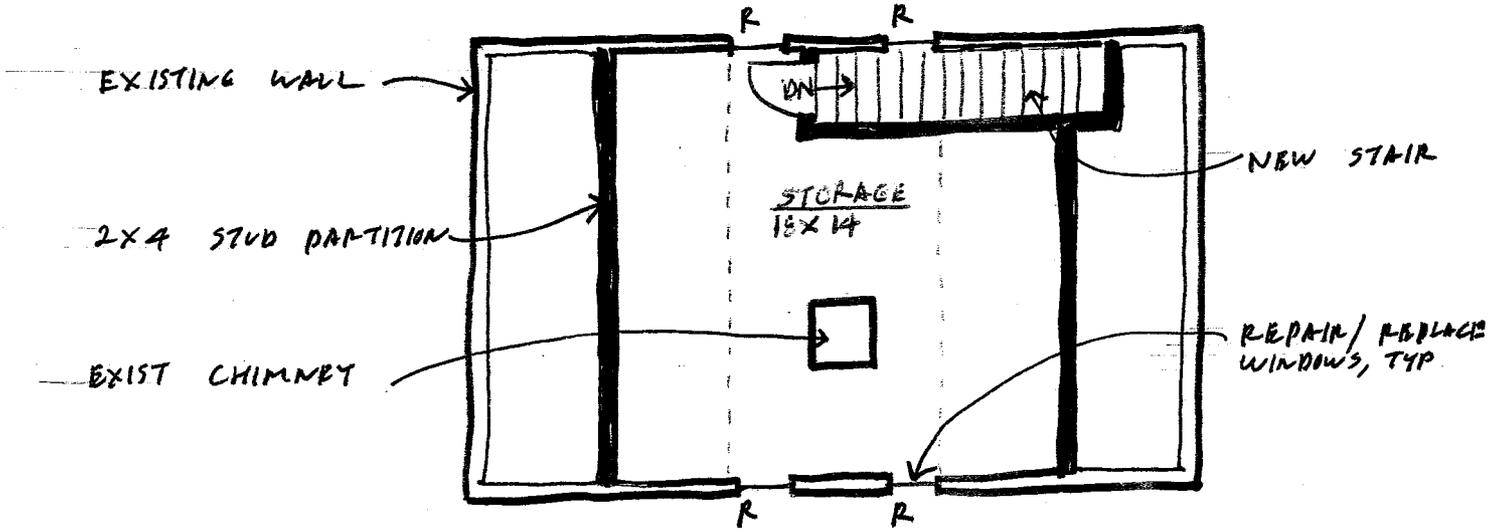
BASEMENT PLAN
 1/8" = 1'-0"

17 WOODBURY, ACTON

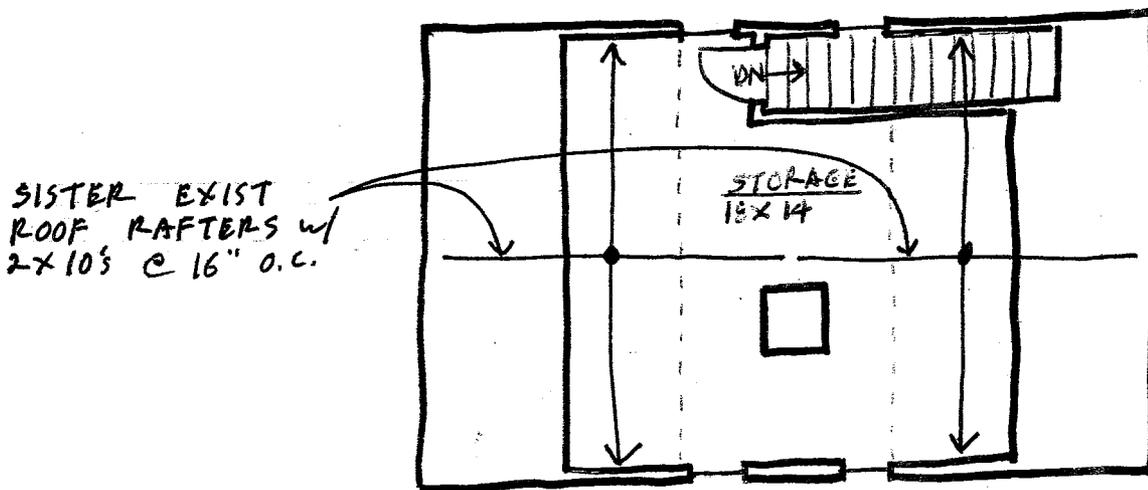


FIRST FLOOR PLAN
 1/8" = 1'-0"

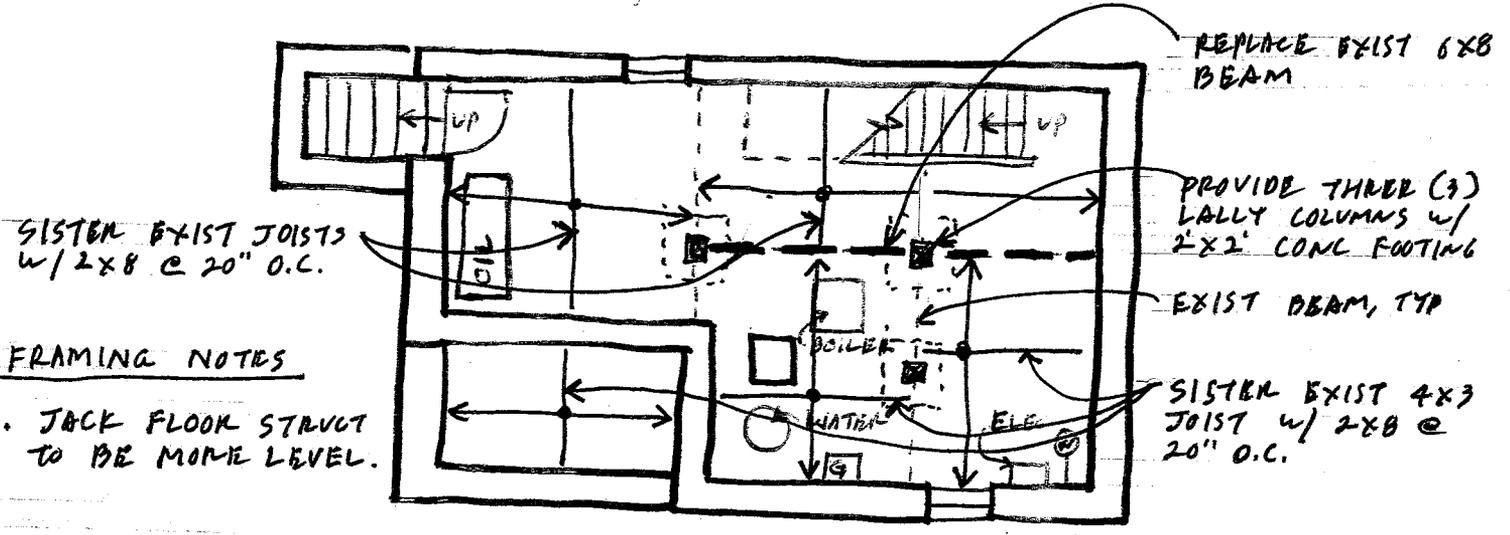
17 WOODBURY, ACTON



SECOND FLOOR PLAN 17 WOODBURY, ACTON
 $1/8'' = 1'-0''$



ROOF FRAMING
 SECOND FLOOR PLAN 17 WOODBURY, ACTON
 $1/8'' = 1'-0''$



SISTER EXIST JOISTS
w/ 2x8 @ 20" O.C.

REPLACE EXIST 6x8
BEAM

PROVIDE THREE (3)
LALLY COLUMNS w/
2'x2' CONC FOOTING

EXIST BEAM, TYP

SISTER EXIST 4x3
JOIST w/ 2x8 @
20" O.C.

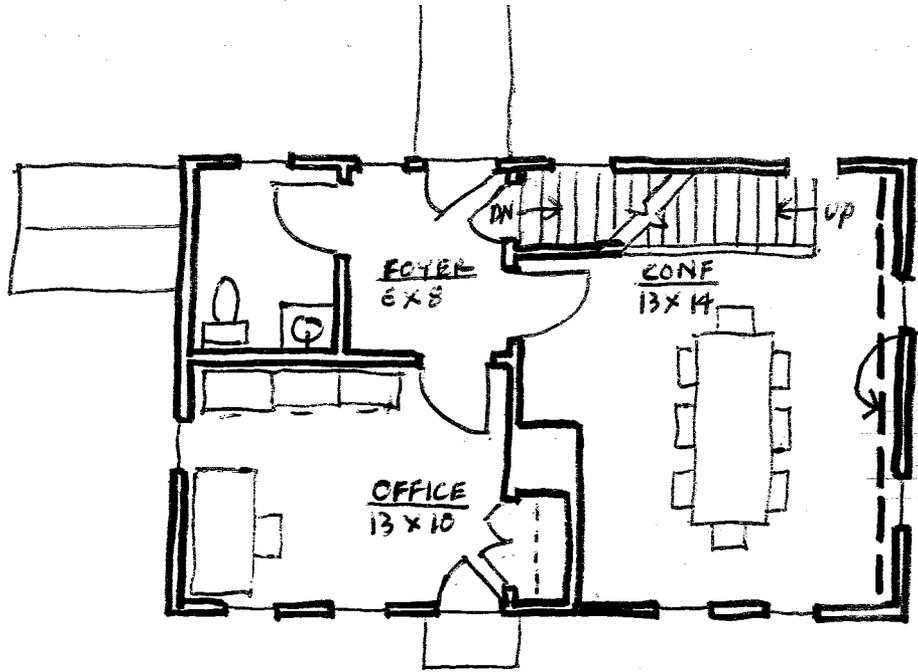
FRAMING NOTES

- JACK FLOOR STRUCT TO BE MORE LEVEL.

FIRST FLOOR FRAMING

BASEMENT PLAN
1/8" = 1'-0"

17 WOODBURY, ACTON

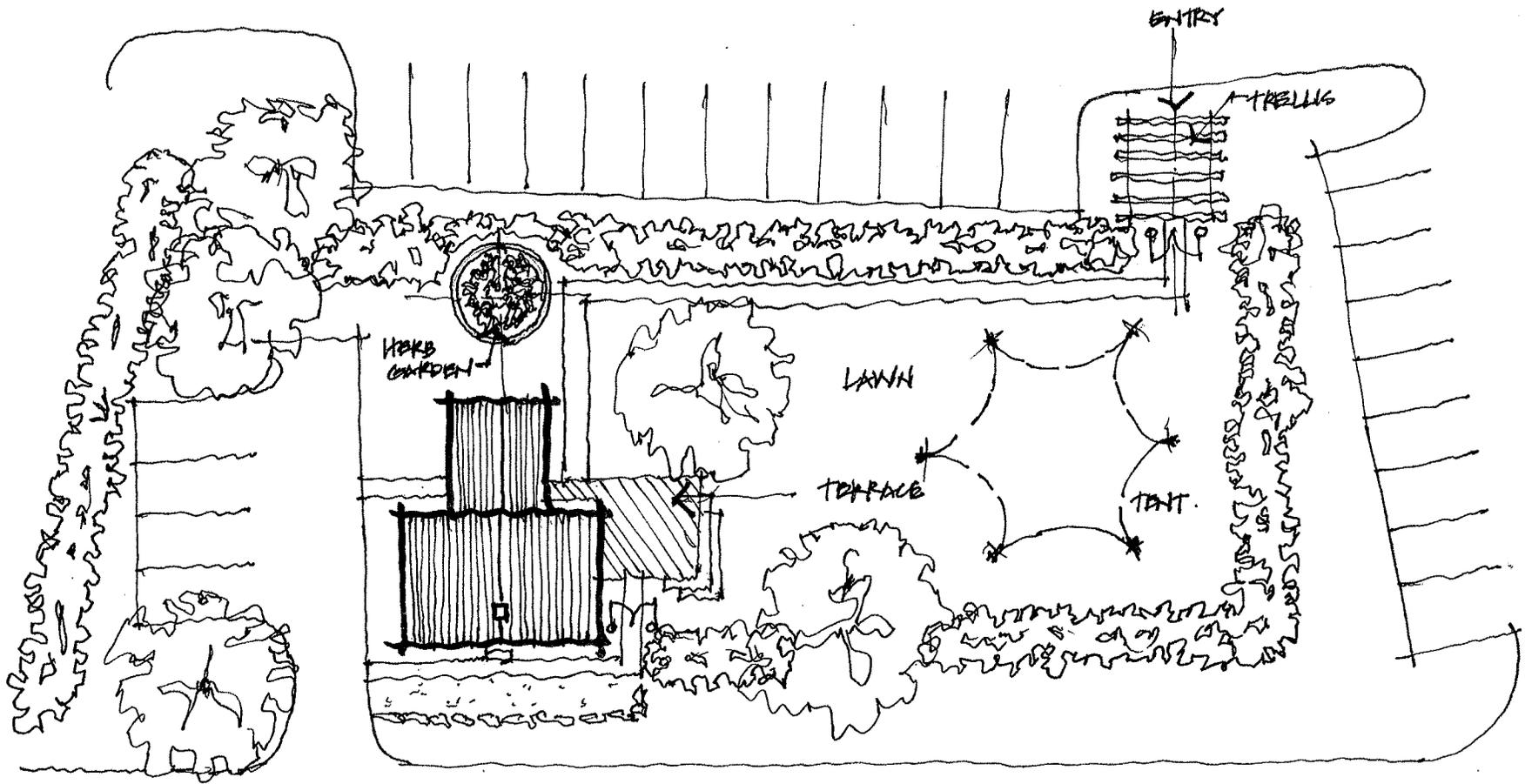


REPLACE EXIST
8x10 BEAM w/
NEW HISTORICALLY
SUITED SALVAGED
BEAM

SECOND FLOOR FRAMING

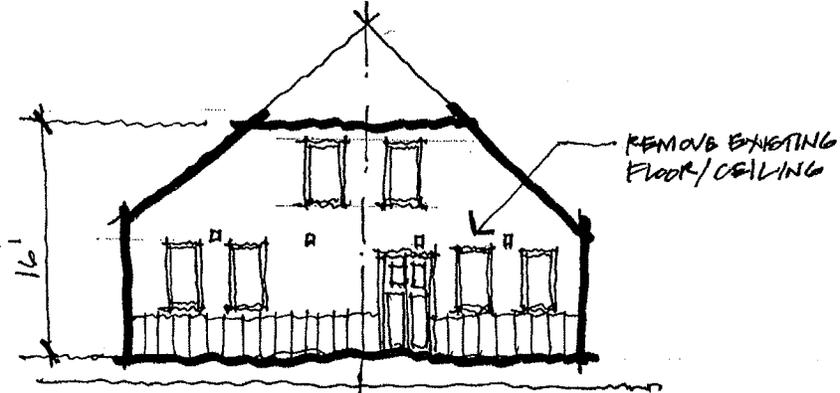
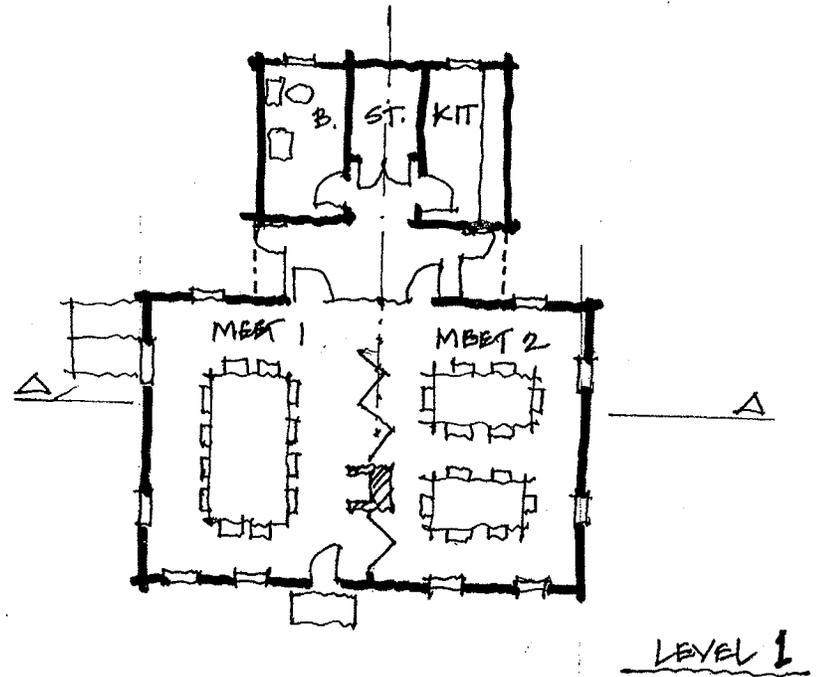
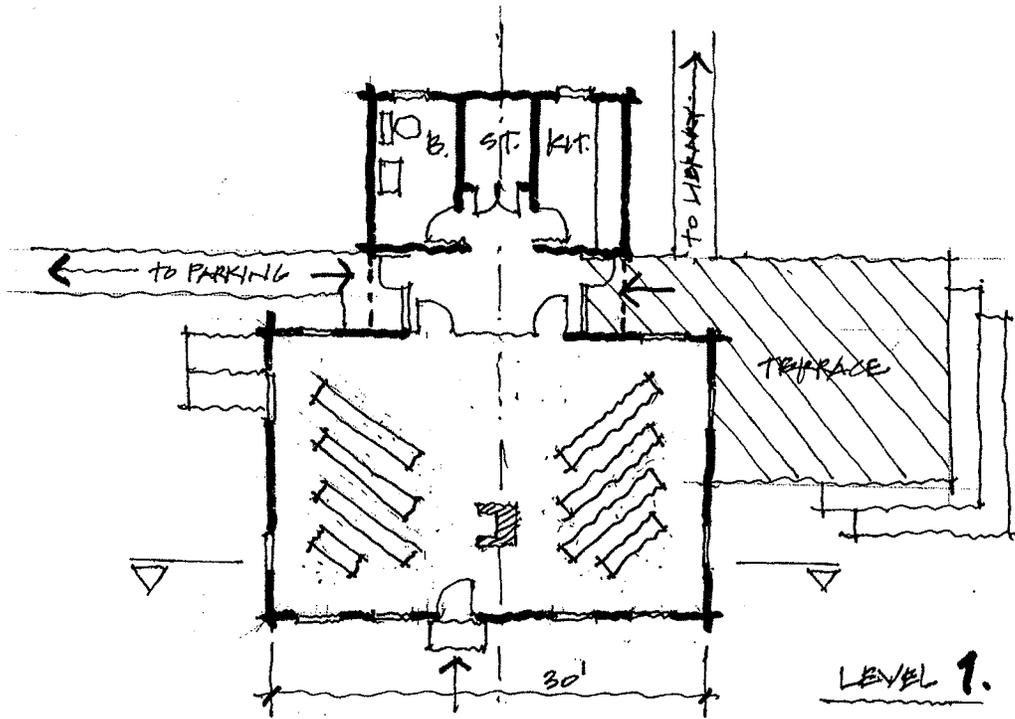
FIRST FLOOR PLAN
1/8" = 1'-0"

17 WOODBURY, ACTON

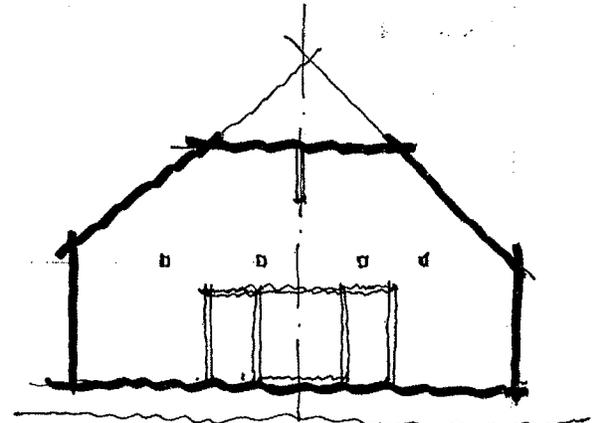


WOODBURY LANE.

SITE/GARDEN PLAN



A



B.



Existing hedge &
new planting at
Woodbury Lane

Original
Asa Parlin House

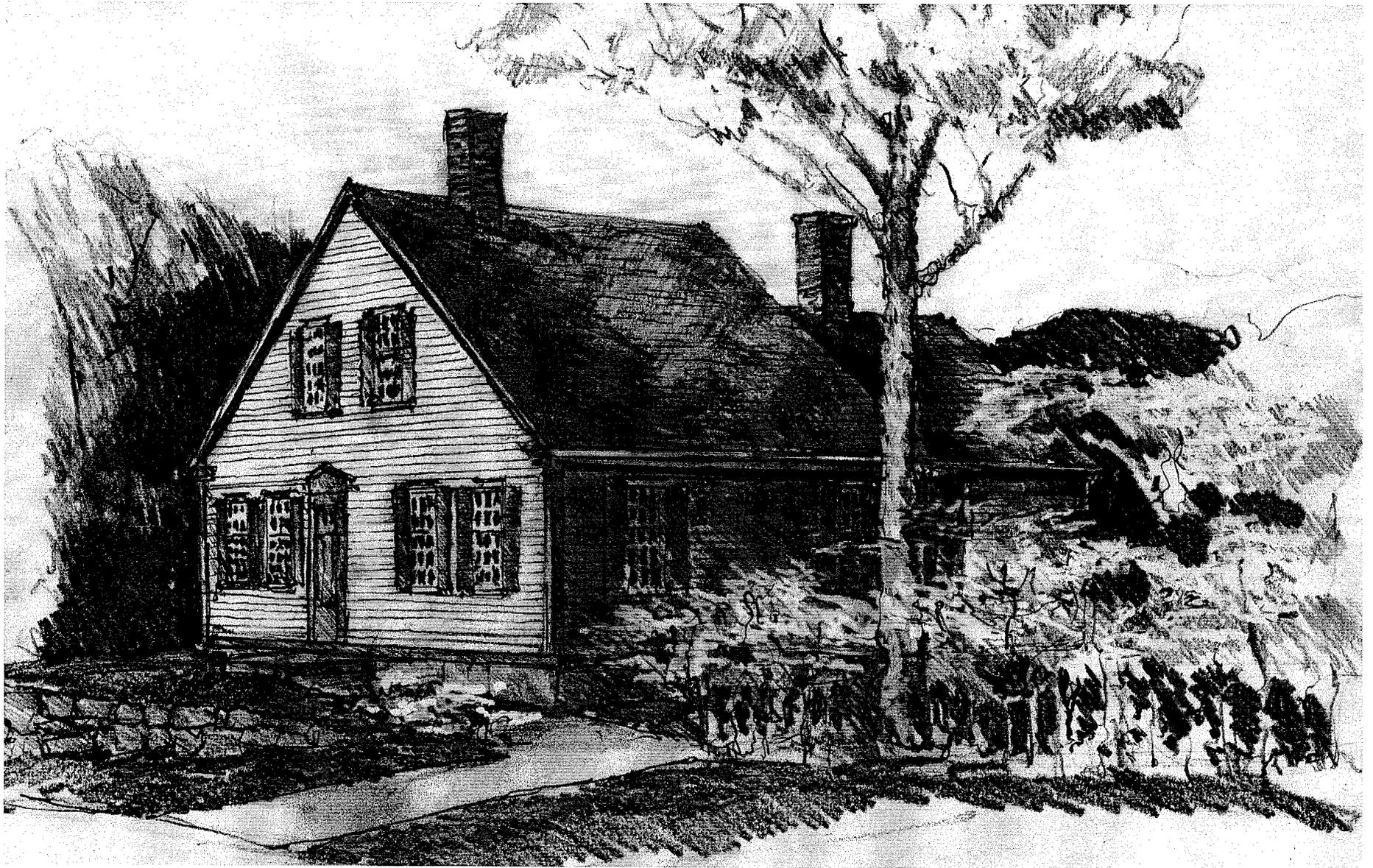
Garden terrace

New extension with
breezeway glazed entry,
kitchenette & WC

Garden path from the
Town Hall & Memorial Library
with hedge screening parking

Asa Parlin House

View from the Southeast



Asa Parlin House

View from Woodbury Lane