

PROJECT APPLICATION FORM – 2011

Applicant: Acton Municipal Properties **Submission Date:** 11/14/11

Applicant's Address, Phone Number and Email **Purpose: (Please select all that apply)**

Dean A. Charter
978-929-7641
dcharter@acton-ma.gov

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): _____

Project Name: 468 Main Street access project

Project Location/Address: 468 Main Street

Amount Requested: \$ 70,000

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

This project involves the installation of a wheelchair lift at the Town owned building (ca. 1913) at 468 Main Street, presently being used as offices for the Municipal Properties Department and the Veterans' Service Office. This building is a good example of adaptive reuse of a building, formerly a residence, that is in the Historic District and that fronts on the Town Common.

The use of the building is presently somewhat limited in that members of the public cannot be allowed in the building due to access issues. There is a small meeting room that could be used by town boards and committees that is not in use because of this restriction. If a formal complaint is made or if regulations change, we would need to move these operations out of the building, leaving it with no viable use, and subject to abandonment by the Town.

The attached plans and estimates have been prepared by an architect familiar with public work. This request is for the lift, but the design and pricing for a ramp are also attached, for informational purposes.

Estimated Date for Commencement of Project: July 1, 2012

Estimated Date for Completion of Project: July 1, 2013

Capital Improvement Program Proposal – Detail

Department Name Municipal Properties

Project 468 Main Street HP improvements
Fiscal Year 2013

Department Head Dean Charter

Cost \$70,000
Priority 4 of 6

1. Description

Funds for the installation of a chair lift to provide handicap access to the Municipal Properties office at 468 Main Street.

2. Useful Life 30 years

3. Purpose (Please 'X' one of the Boxes and Describe, if Applicable)

Schedule Replacement

Increase Personnel Efficiency

New or Expanded Service

Replace Obsolete or Unsafe Equipment

Other (Please Explain)

(Explain Disposal of Old Equipment)

Compliance with ADA and MAAB requirements for public buildings

4. Justification

All public buildings should be fully accessible. Presently members of the public cannot legally access the Municipal Properties office and meetings are held off-site. Adding the lift will allow the use of an 8-10 person meeting room in the building for day and night meetings, alleviating scheduling problems.

5. How Was this Project's Priority Determined?

By the need to provide more meeting room space for our many committees.

6. Estimated Cost \$70,000

Less Trade-In (If Applicable)

Net Cost

7. Are Non-Town Revenues Available to Reduce Cost?

This project would be an appropriate CPA funded Historic Preservation project. In 2011 the CPA approved funds for HP access for the Women's Club

8. If this Project is Delayed, What will be the Effect on your Department?

The building will remain out of compliance and the room will not be usable for public meetings.

9. Please Describe the Effect of this Project on your Operating Budget.

Personnel Budget

Expense Budget

Increase

Increase #

Decrease

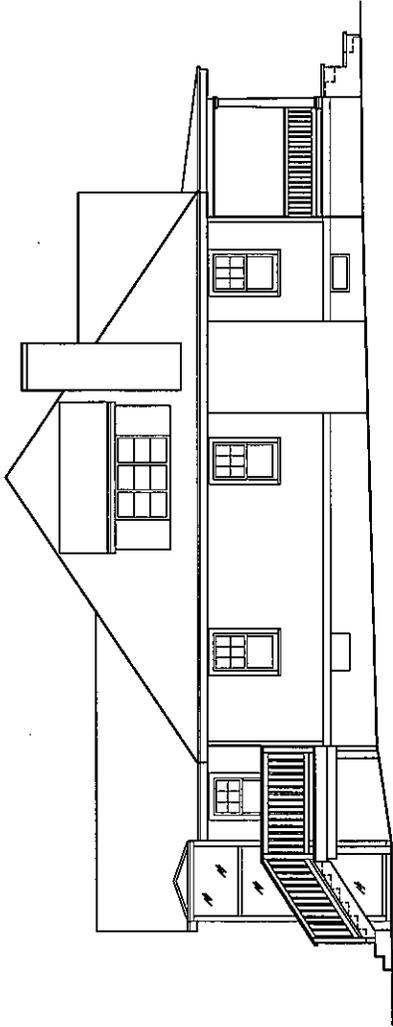
Decrease

10. Attachments, if Applicable. See attached plan and estimate

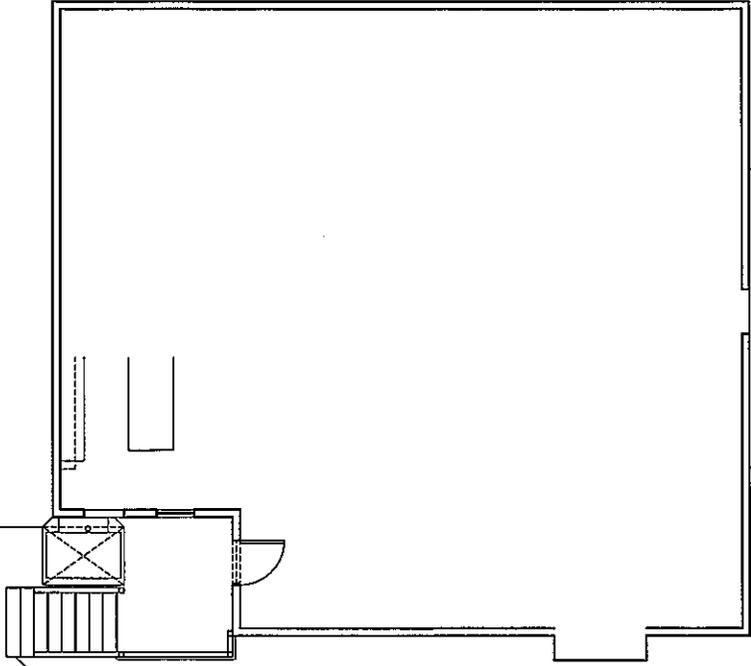
ACTON RED HOUSE
HANDICAPPED ENTRANCE

SCHEME A
SCALE: 1/8" = 1'-0"

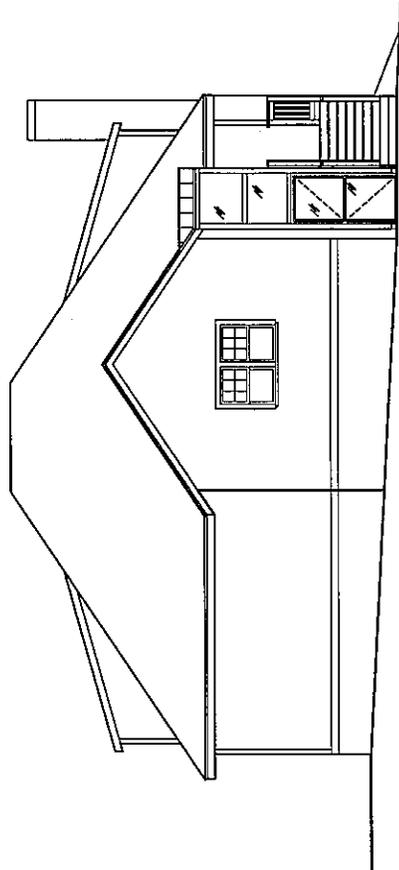
KANG ASSOCIATES
SEPTEMBER 9, 2011



SIDE ELEVATION



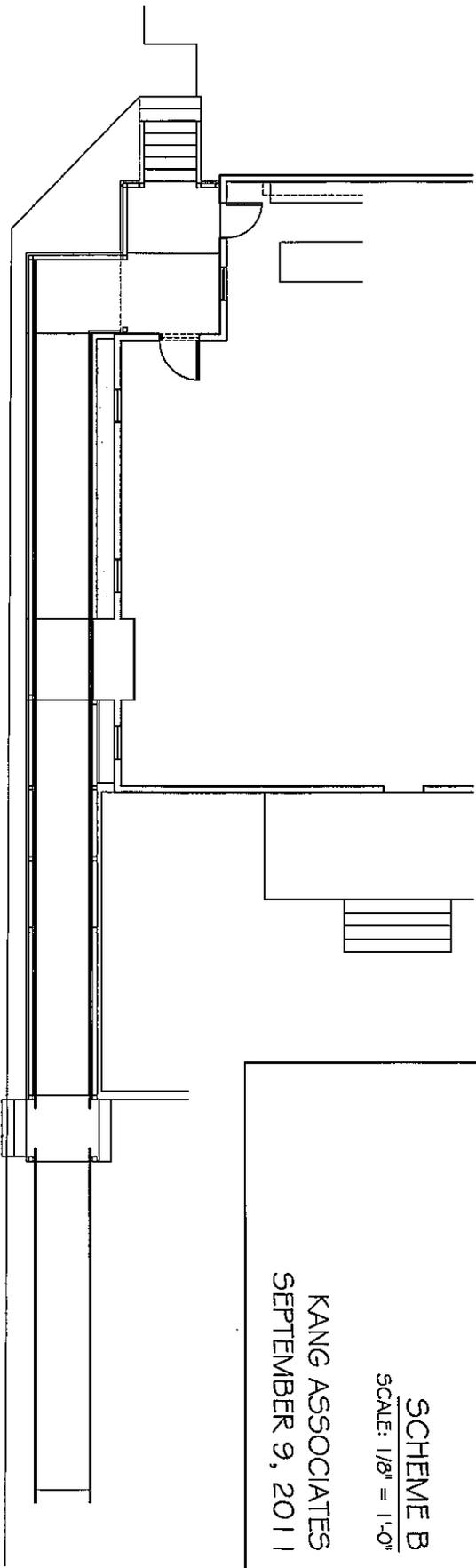
FLOOR PLAN



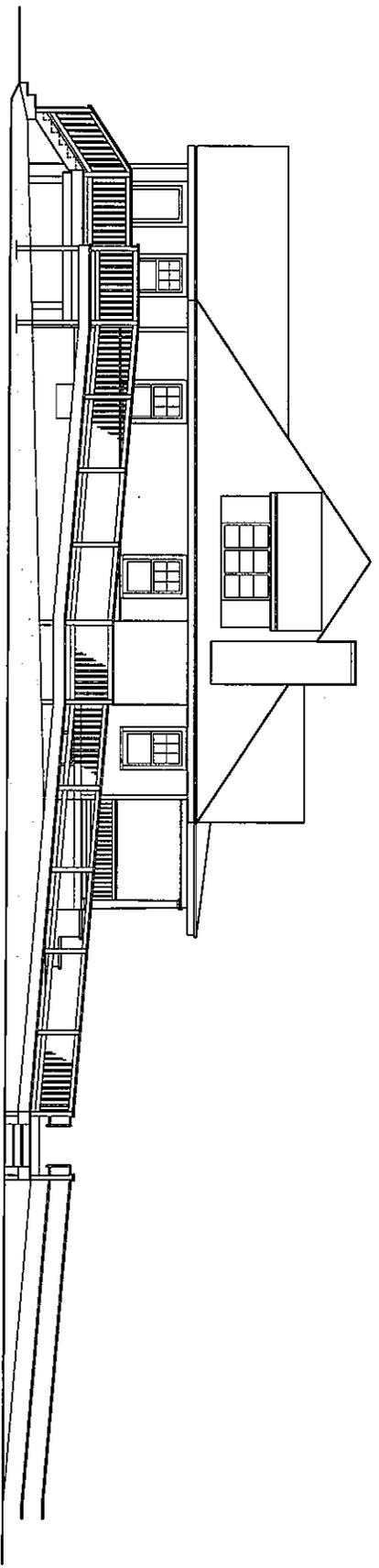
REAR ELEVATION

Acton Red House HP Lift

Division	Description of Work	Quantity Units	Unit Cost	Item Cost	Total Cost
02	Demolition				\$ 1,625
	Demo kitchen door	1 ea	\$ 55.00	\$ 55	
	Demo window	1 ea	\$ 55.00	\$ 55	
	Demo exterior wood stairs & deck	115 SF	\$ 5.00	\$ 575	
	Demo portion of deck railings	24 LF	\$ 10.00	\$ 240	
	Demo portion of roof @ eaves	1 loc	\$ 200.00	\$ 200	
	Demo concrete steps & walkway	1 LS	\$ 500.00	\$ 500	
03	Concrete				\$ 1,976
	6" concrete slab for lift pit	10.5 SF	\$ 15.00	\$ 158	
	Foundation walls for lift	76 SF	\$ 18.00	\$ 1,368	
	Frost wall for deck steps	25 SF	\$ 18.00	\$ 450	
04	Masonry - Not used				
05	Metals - Not used				
06	Wood and Plastics				\$ 8,379
	Frame new stairs to deck w/ handails both sides	1 LS	\$ 2,500.00	\$ 2,500	
	Cedar wood deck on PT framing	70 SF	\$ 20.00	\$ 1,400	
	Wood deck posts on existing foundation	5 LF	\$ 12.00	\$ 60	
	Stained wood guardrails	18 LF	\$ 180.00	\$ 3,240	
	Patch roof	1 LS	\$ 200.00	\$ 200	
	Frame in kitchen door opening	21 SF	\$ 8.00	\$ 168	
	Frame new door opening	1 loc	\$ 500.00	\$ 500	
	Interior door casings	17 LF	\$ 6.50	\$ 111	
	Patch existing interior trims.	1 LS	\$ 100.00	\$ 100	
	Misc. blocking and framing	1 LS	\$ 100.00	\$ 100	
07	Thermal and Moisture Protection				\$ 717
	Wood siding at kitchen door opening	21 SF	\$ 15.00	\$ 315	
	Insulation at kitchen door opening	21 SF	\$ 1.50	\$ 32	
	Gutter and downspout	18 LF	\$ 10.00	\$ 180	
	Patch roofing	15 SF	\$ 6.00	\$ 90	
	Roof edge detail	5 LF	\$ 20.00	\$ 100	
08	Openings				\$ 1,650
	Fiberglass door and frame	1 ea	\$ 1,200.00	\$ 1,200	
	Hardware for new door	1 ea	\$ 450.00	\$ 450	
09	Finishes				\$ 486
	Patch in drywall at kitchen infill wall	21 SF	\$ 2.00	\$ 42	
	Paint/stain deck and structure	140 SF	\$ 1.50	\$ 210	
	Paint infill siding and eave trims	21 SF	\$ 4.00	\$ 84	
	Paint new door, frame, & casing	2 sides	\$ 75.00	\$ 150	
10	Specialties - Not used				
11	Equipment - Not used				
12	Furnishings - Not used				
13	Special Construction - Not used				
14	Conveying Equipment				\$ 25,000
	Enclosed vertical platform lift	1 LS	\$ 25,000.00	\$ 25,000	
21	Fire Suppression - Not used				
22	Plumbing - Not used				
23	HVAC - Not used				
26	Electrical				\$ 5,000
	Electrical connections to vertical lift	1 LS	\$ 5,000.00	\$ 5,000	
31	Earthwork				\$ 241
	Excavate and fill for lift foundations	4 CY	\$ 65.00	\$ 241	
32	Exterior Improvements				\$ 525
	Concrete walkway	70 SF	\$ 7.50	\$ 525	
	SUBTOTAL				\$ 45,597
	General Conditions (10%)				\$ 4,560
	Overhead & Profit (10%)				\$ 5,016
	Design Contingency (15%)				\$ 8,276
	Construction Contingency (10%)				\$ 6,345
	TOTAL CONSTRUCTION COST				\$ 69,793



PARTIAL PLAN



SIDE ELEVATION

ACTON RED HOUSE
HANDICAPPED ENTRANCE

SCHEME B

SCALE: 1/8" = 1'-0"

KANG ASSOCIATES
SEPTEMBER 9, 2011

Acton Red House HP Ramp

Division	Description of Work	Quantity Units	Unit Cost	Item Cost	Total Cost
02	Demolition Demo portion of porch railings	7 LF	\$ 10.00	\$ 70	\$ 70
03	Concrete Concrete footings Concrete piers Formwork for footings Formwork for piers Reinforcing for footings (100 lb/cy) Reinforcing for piers (150 lb/cy)	4 CY 4 CY 200 SF 385 SF 400 LB 600 LB	\$ 160.00 \$ 180.00 \$ 10.00 \$ 12.00 \$ 1.50 \$ 1.50	\$ 569 \$ 640 \$ 2,000 \$ 4,620 \$ 600 \$ 900	\$ 15,540
04	Masonry - Not used				
05	Metals - Not used				
06	Wood and Plastics Cedar decking over PT framing @ ramp Wood posts for ramp Stained wood guardrails and railings Misc. blocking and framing	600 SF 220 LF 132 LF 1 LS	\$ 20.00 \$ 12.00 \$ 180.00 \$ 500.00	\$ 12,000 \$ 2,640 \$ 23,760 \$ 500	\$ 38,900
07	Thermal and Moisture Protection - Not used				
08	Openings Hardware for existing front door	1 ea	\$ 450.00	\$ 450	\$ 450
09	Finishes Paint/stain ramp deck and structure	600 SF	\$ 1.50	\$ 900	\$ 900
10	Specialties - Not used				
11	Equipment - Not used				
12	Furnishings - Not used				
13	Special Construction - Not used				
14	Conveying Equipment - Not used				
21	Fire Suppression - Not used				
22	Plumbing - Not used				
23	HVAC - Not used				
26	Electrical - Not used				
31	Earthwork Excavate and fill for ramp foundations	24 ea	\$ 80.00	\$ 1,920	\$ 1,920
32	Exterior Improvements - Not used				
	SUBTOTAL				\$ 57,780
	General Conditions (10%)				\$ 5,778
	Overhead & Profit (10%)				\$ 6,356
	Design Contingency (15%)				\$ 10,487
	Construction Contingency (10%)				\$ 8,040
	TOTAL CONSTRUCTION COST				\$ 88,441