

PROJECT APPLICATION FORM – 2014

Applicant: Acton Woman's Club **Submission Date:** November 8, 2013

Applicant's Address:

504 Main Street (Mail: P.O. Box 2253)
Acton, MA 01720

Phone Number: 978/448-3130 (for Lori Lewis)

E-mail: Lori.M.Lewis@verizon.net

Purpose: (Please select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): N/A

Project Name: The Acton Woman's Club Preservation and Handicap Accessibility

Project Location/Address: 504 Main Street

Amount Requested: \$248,400

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

The Acton Woman's Club (AWC) applied and received its first Conservation Preservation Act (CPA) funding in 2011 that provided historic preservation, protection and restoration to this unique Federal period house. The largest portion of that work included re-designing the unsafe entranceways. This included the installation of an accessible sloped walkway at the right-side entrance that provides handicap accessibility to the first floor and does so with visual appeal that includes creation of a courtyard that preserves the historical nature of the building. Since the Massachusetts' Architectural Access Board (AAB) decided the courtyard and landscaping was not to be counted as outside improvements, the cost of the sloped walkway project triggered the requirement of full accessibility by the AAB and that requirement has necessitated this project. This project will provide full accessibility for this historic property that is part of the Acton Historical District and aid a philanthropic non-profit organization with a long history of serving the community of Acton.

The AWC proposed 2014 CPC project is designed to meet the agreement with the AAB through an accessibility project that includes a building addition that is necessary to add a vertical lift to the second floor and a handicap accessible bathroom. To preserve the historic look of this property the necessary addition will be tucked in to the cut-out area behind the right wall, flush with the 1920's kitchen addition to the left rear of the building. Using this area for the addition requires the relocation of the air-conditioning system and its ductwork, a new air-conditioner or heat pump system and electrical requirements. The project also includes smaller components required by the AAB and the MA Building Code including stair railings and/or extension of railings, removing a wall to increase hall width from the addition to the first floor, widening the kitchen entryway from the dining room on the first floor, and laminated safety film on the windows in the stairwells.

Estimated Date for Commencement of Project: Mid-April 2014 or after award, whichever is later.

Estimated Date for Completion of Project: Fall 2014

Signature of 2013-2014 Head Trustee: 

In consensus with the other 2013-2014 Trustees of the Acton Woman's Club: Carolyn Kilpatrick and Maureen McHugh

Narrative

The Acton Woman's Club is located at 504 Main Street, in the Historic District of Acton Center. The house was constructed in 1829 as a chapel for the Evangelical Society. They later moved and built a church on Concord Road that became the Acton Congregational Church. The historic name for our building is still known as the Chapel. After the church moved out, the building became a two family home. Later the house fell in to disrepair and was purchased by the Acton Woman's Club in 1922. The Acton Woman's Club started in 1915 and had met in women's homes and had purchased the house at 508 Main Street before buying the Chapel in 1922 for \$8,000.

It took two years to renovate the house and to add on a kitchen to the left rear. The house was formally opened to the public on May 17, 1924 and the first monthly meeting was held on June 11, 1924.

The Acton Woman's Club has been continually serving the community and its members in many ways. The club's year book, which is published each year states the following; "The purpose shall be to maintain and preserve this historic building for the Town of Acton; to promote benevolent and civic activities of its members."

Some of the current activities that our club provides for the community are the following:

- Ball room dance classes for 5, 6,7,and 8th grade students, now in our 60th year
- Scholarships for graduating High School seniors
- Fuel assistance for needy town residents
- Bake and donate Christmas cookies to the Community supper, Meals on Wheels and/or others
- Donation of Children's books to Toys for Tots
- Various Community Outreach Programs each year
- Pay for a local Museum pass at the Library

We also have activities for our members such as: Book Group, Antiques and Museums, Quilting, Wine and Dine, besides our monthly meeting for lunch and a program. The monthly meeting and program are advertised in Action Unlimited and the Beacon (as accepted) to invite all women of the community to attend.

Community activities during their early years included building new seats on the schoolhouse grounds for those children who did not go home for dinner; adopting 27 soldiers during World War I at Camp Devens and attempting to alleviate their homesickness with homemade jams, jellies and even gifts of money.

The AWC worked alongside the American Red Cross during World War I and II. They sent boxes to Acton soldiers serving in Viet Nam. They have recently been sending boxes to Acton soldiers in Iraq and Afghanistan.

In 1935 when the Town celebrated its 200th anniversary, the Acton Woman's Club entered a float in the parade.

In 1937 they shared the expenses with the Town firemen to light the Community Christmas Tree. During WWII they contributed to the Acton Schools' Milk Fund.

Description of the Work Plan

The Massachusetts' Architectural Access Board (AAB) has required the Acton Woman's Club to provide handicap access to the second floor of the building via a lift or elevator. Also required are a handicap accessible bathroom, a wider hallway at the building entrance, a wider doorway for access to the kitchen, continuous code compliant railings on both staircases and laminate safety film applied to all windows adjacent to these stairs.

The size and design of the historic structure necessitate building an addition in order to add a vertical lift for handicap access to the second floor and a handicapped accessible bathroom. The only reasonable location of the addition to preserve the historic look to this property is to tuck it in to the cut-out area behind the right wall and even with the 1920's kitchen addition to the left rear of the building. Using this area for the addition requires the relocation of the air-conditioning system and its ductwork, a new air-conditioner or heat pump system and electrical requirements. The project also includes smaller components to add other accessibility features to the AWC. These include railings and/or extension of railings, removing a wall to increase hall width from the addition to first floor, altering the kitchen entryway from the main rooms on the first floor, and film on the windows in the stairwells.

Cost Estimates

The Acton Woman's Club (AWC) obtained an initial cost estimate in 2011 as part of working with the AAB for a long-term accessibility plan. The 2011 estimate was \$161,250. A copy of the AWC's letter to the AAB with this estimate is provided in the final section of the application.

A recent initial cost estimate has been obtained from Santini Inc., a contractor that has successfully completed many commercial additions, renovations and lift installations.¹ The Santini initial estimate is \$215,579, including \$26,000 for the wheel chair lift and its installation. This estimate includes the following items:

• Excavate	• Place sleeve around sewage pipe from building to cesspool
• Removal of brick back wall as necessary	• Forms/concrete
• Framing and materials	• Windows and doors, matching historical nature of the building
• Lift, including installation and initial inspection and operating permit	• Insulation of new construction
• Ductwork	• Relocate/ new air-conditioning unit
• Plaster	• Electrical
• Plumbing including fixtures	• Bath tile flooring
• Wood flooring for new halls	• Bath & hall lighting fixtures
• Bath accessories	• Remove door/wall at top of stairs
• General contractor labor	• Landscaping
• Survey	• Engineering & design fees

¹ A large local renovation by Santini Inc. that included a wheel chair lift was recently completed for Saint Anne's in Littleton.

<ul style="list-style-type: none"> Temporarily remove stone steps & railings to create path for equipment to get to area of addition – Replace. 	<ul style="list-style-type: none"> After all outside work on addition is complete, replace path to back garden with stone steps, railings and appropriate landscape
<ul style="list-style-type: none"> Trash removal 	<ul style="list-style-type: none"> All necessary permits and inspections
<ul style="list-style-type: none"> Code required laminating film over windows in stairwell. 	

The Santini estimate is provided in the last section of this application.

Final bids and then selection and negotiation with a contractor will be made after funding approval and development of the detailed plans necessary for contractual bid estimates and contracting.

A contingency fund of 10% would be a minimal recommended amount. Yet, this is a complicated project working with antique walls and plumbing and fully anticipating contingencies is not possible. The project also must meet the Massachusetts’ Architectural Access Board and MA State Building Code requirements based upon detailed plan review for the project. These circumstances are such that the contingency fund is requested to be 15% of the estimated costs.

The total requested funding amount is \$248,400.00.

Acton Woman’s Club Cost Contributions

The Acton Woman’s Club would assume the fees of the architect, Anita Rogers, prior to the award of CPA funding. The AWC will also cover the cost and manage refinishing the upstairs wood floors to match the new hallway wood floors necessitated by the project.

As part of making the AWC’s activities more accessible in the interim, the AWC paid approximately \$4,000 from its own funds to purchase and install a video camera system, microphone and television where members can watch and participate in monthly meetings (microphones upstairs and downstairs), view and listen to programs.

We are expecting to get specific final bids for contractor selection upon funding approval.

Feasibility

The Acton Woman’s Club has applied for a Certificate of Appropriateness from the Historic District Commission. Our assigned liaison has visited the site, the architect has provided some background and the discussions and process is moving forward.

Building permits from the Town will be needed for the addition, the lift, the electrical and plumbing work.

An important step will also be providing the plans for the project to the Architectural Access Board. They are the impetus for this project. There will still need to be a few smaller variances with regard to the kitchen and the stage. We want to ensure we meet their requirements as we are putting together the contract for this project.

Maps, Photographs and Project Plans

There are four other sets of documents that make up this application.

The first group includes the documentation of ownership of the property by the Acton Woman's Club, the plot plan, the documentation of the property on the National Historic Register and historic inventory documents.

The second group consists of photographs of the existing interior and exterior where the addition and major construction will be taking place. These are the front of the Acton Woman's Club to include the handicap ramp and courtyard funded by the 2011 grant from the CPC. The proposed addition is to be tucked into the right corner behind the current right side in this picture. Then there is a picture of the back of the property where the addition is being proposed to be located. The third picture shows the second floor and its right side where the lift will provide access to the second floor. The fourth picture is of the current very small bathroom; a bathroom that only measures 4.25' by 4 feet and with a very small sink only just allows the door to close. (The current location and bathroom cannot possibly allow a simple remodel to accommodate a handicap accessible bathroom.) Picture number five shows the hallway that will need to be widened for access to the new lift and bathroom. The last picture is of the current kitchen doorway on the first floor which will also need to be widened.

The third group of documents is the architectural plans and the 3-D graphics for the addition and handicap accessibility items in this project. The first two architectural plans are those for the existing first and second floors. These are followed by the two architectural plans for this project; one for the first floor (with lift and bathroom) and second floor (where lift enters second floor). The first two 3-D graphics are the existing street view and rear view. The second from this last in this group is the 3-D graphic of the addition (with its flat roof) as seen in a rear view of the building. The last 3-D graphic is the street view with the addition.

The final group of documents is material gathered that supports our cost estimates for this project.

Signature of 2013-2014 Head Trustee: 

In consensus with the other 2013-2014 Trustees of the Acton Woman's Club: Carolyn Kilpatrick and Maureen McHugh

We, MAUD H. BRACKETT of Winchester, Middlesex County, Massachusetts, and HELEN W. STOCKWELL (formerly Helen W. Cowdrey) of Stoneham, said County and Commonwealth, being unmarried, for consideration paid, grant to The ACTON MASSACHUSETTS WOMAN'S CLUB, INCORPORATED, a corporation duly organized under the laws of Massachusetts, and having its usual place of business in Acton, in said County of Middlesex, with QUITCLAIM COVENANTS, a certain house situated in the centre of said Acton, known as the Chapel; together with the land on which said house is situated, said land being bounded as follows, viz:

BEGINNING at stake and stones on Acton Common and running NORTHERLY by land formerly of the late Harris Cowdrey to a stake and stones; thence WESTERLY by land formerly of said Harris Cowdrey and of William R. Lothrop's heirs to a stake and stones; thence SOUTHERLY by land now or formerly of said Lothrop's heirs to a stake and stones on Acton Common; thence by said Common to the bound first mentioned.

Conveyed subject to taxes assessed for the year 1922.

For our title, see deed of Arthur R. Cowdrey to us, dated October 28, 1907, and recorded with Middlesex South District Deeds, book 3333, page 519.

I, FORREST G. BRACKETT, husband of Maud H. Brackett, one of the grantors herein named, release to grantee all rights of CURTESY and HOMESTEAD and other interests therein.

WITNESS our hands and seals this 18th day of September, 1922.

Maud H. Brackett
Helen W. Stockwell

COMMONWEALTH OF MASSACHUSETTS.

Middlesex ss.

September 18 1922.

Then personally appeared the above-named MAUD H. BRACKETT and HELEN W. STOCKWELL and acknowledged the foregoing instrument to be their free and good deed.

COMMONWEALTH OF MASSACHUSETTS.

September 18 1922.

Middlesex ss.

Then personally appeared the above-named MAUD H. BRACKETT

HELEN W. STOCKWELL and acknowledged the foregoing instrument to be their free act and deed, before me,

Uxbridge, Mass. Sept. 27, 1922.

At 10 o'clock and 57 minutes A.M.

received and entered with Middlesex Co.

Dist. Deeds, Book 4554 Page 505.

Attest,

John F. Richardson

John F. Richardson
Justice of the Peace.
My commission expires
August 30, 1929.



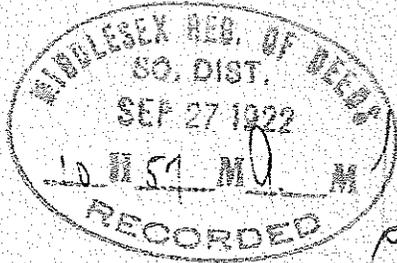
MAUD H. BRACKETT et al

to

ACTON WOMEN'S CLUB.

RECEIVED	\$	5	00
FEES & POST	\$	4	64
RETURN	\$		36

DEED



460

Maud H. Brackett

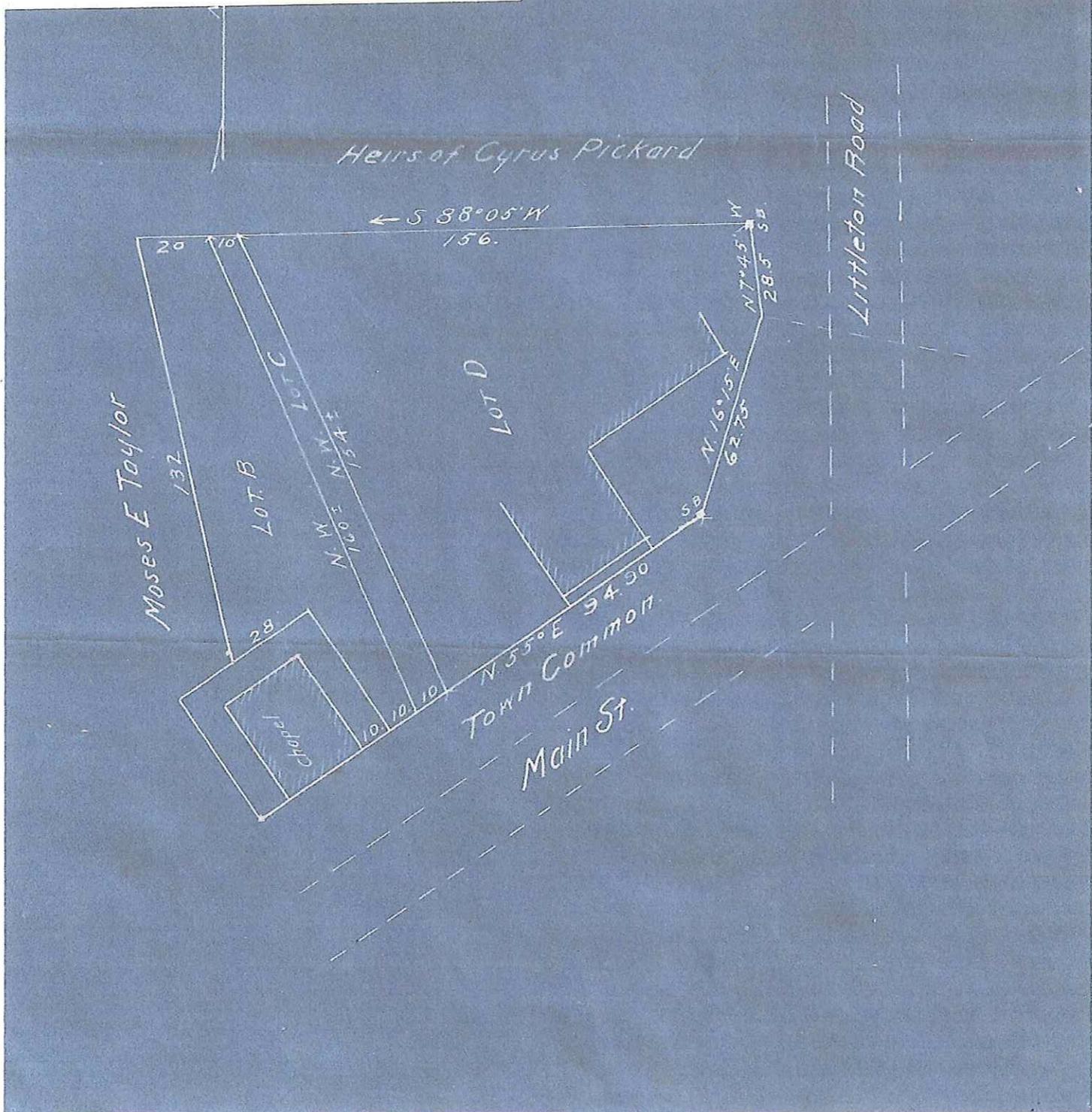


From the office of
E. H. RICHARDSON,
Attorney at Law,
Buck Building,
Stoughton St., Mass.

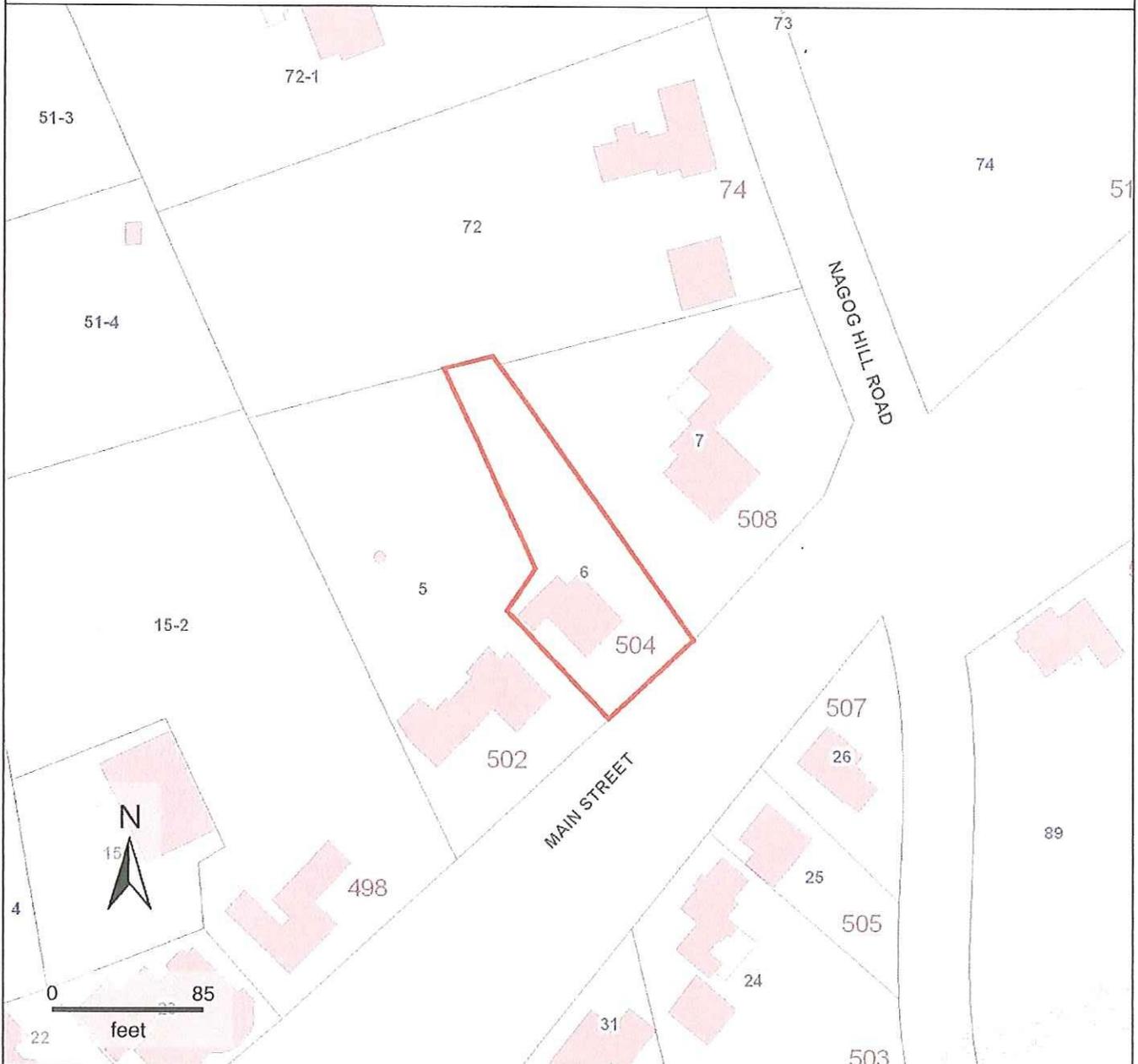
RECORDED

Middlesex (So Dist.) Registry.
 Book 4374, Page 362
 Grace F. Rowe
 to
 Acton Massachusetts
 Woman's Club, Inc.
 Dated July 28, 1920
 Recorded Same date.

Land in Acton
 Belonging to the
 Acton Mass. Woman's Club Inc.
 Surveyed by Horace F. Tuttle
 1922
 Scale 40 feet = 1 inch



Acton Woman's Club

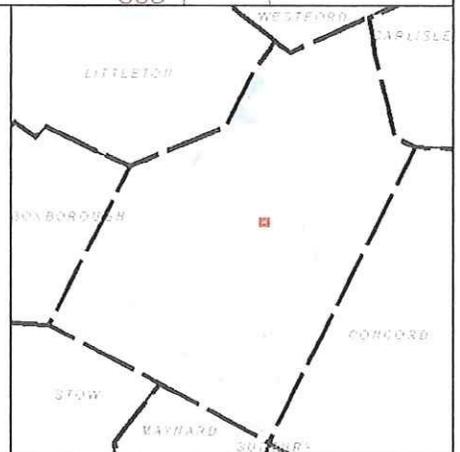


Property Information
Property ID F3A-6
Location 504 MAIN ST



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



NOTE: COMPILED FROM A PLAN BY SNELLING,
HILTON AND ASSOCIATES OF LINCOLN, MASS.
DATED: DECEMBER 1961.
SEE ALSO PLAN BK. 4681 PG. END

APPROVAL UNDER
DIVISION CONTROL
REQUIRED BY
Charles D. [unclear]
Beatrice [unclear]
David [unclear]
Edward [unclear]
D. Paul [unclear]

PLAN OF LAND IN
ACTON MASS.

SHOWING EASEMENT TO THE TOWN OF ACTON FOR THE
ISAAC DAVIS TRAIL

SCALE 1" = 60'

MAY 16, 1966

ENGINEERING DEPT.

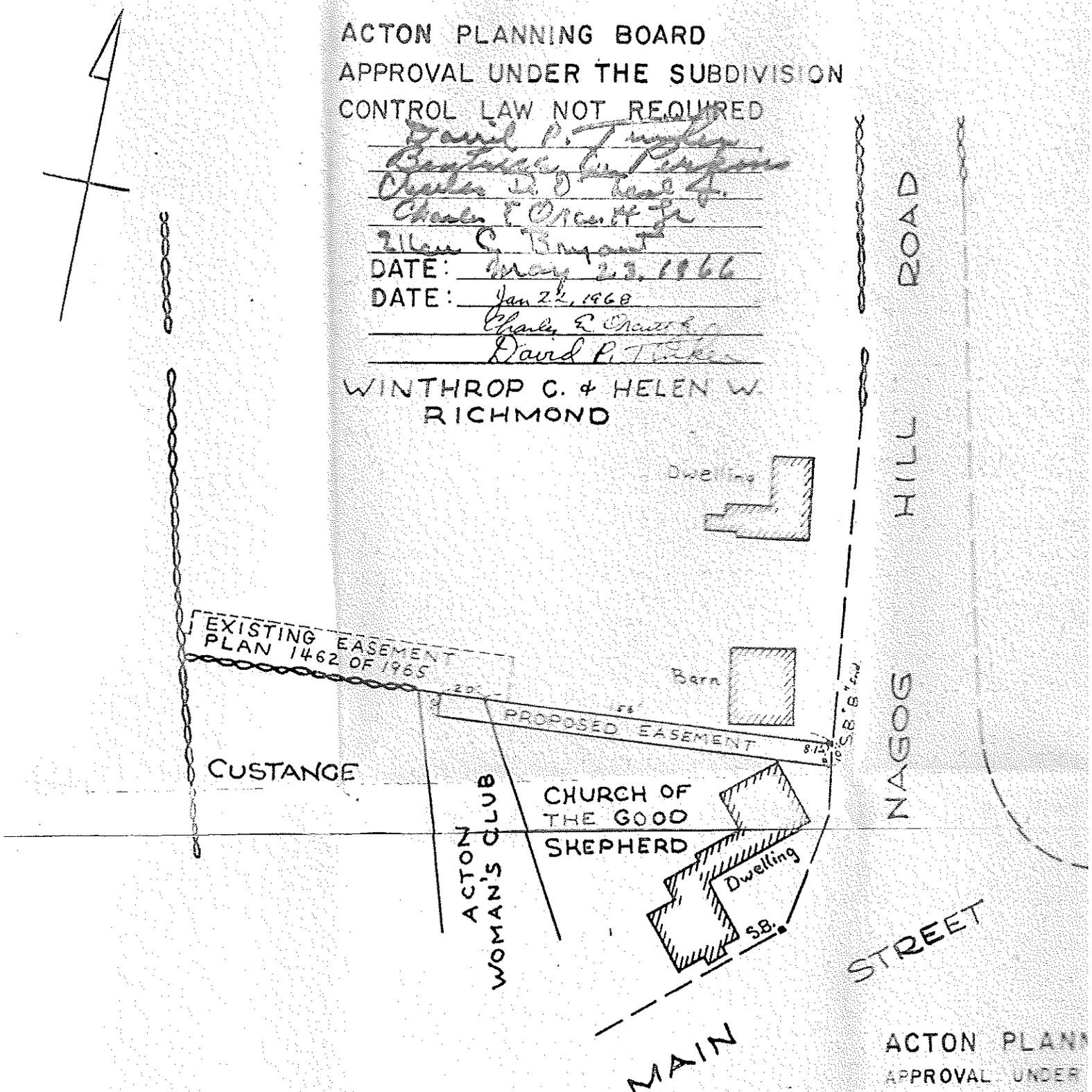
TOWN OF ACTON

TOWN OF ACTON
Engineering Dept.

ACTON PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED

David P. Tupper
Beatrice C. Perkins
Charles D. J. [unclear]
Charles F. Orcutt Jr.
William C. Bryant
 DATE: *May 23, 1966*
 DATE: *Jan 22, 1968*
Charles E. [unclear]
David P. Tupper

WINTHROP C. & HELEN W.
 RICHMOND



NOTE: COMPILED FROM A PLAN BY SNELLING,
 HILTON AND ASSOCIATES OF LINCOLN, MASS.
 DATED: DECEMBER 1961.
 SEE ALSO PLAN BK. 4681 PG. END

ACTON PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
Charles D. J. [unclear]
Beatrice C. Perkins
David P. Tupper
Edward [unclear]
William C. Bryant

PLAN OF LAND IN



AREA 8 FORM NO. 87

ACTON

Address 504 Main Street

Historic Name The Chapel

Acton Women's Club

Present civic / institutional

Original religious

DESCRIPTION

1829

Source Phalen / Nylander notes

Style Federal / Greek Revival

Architect unknown

Exterior Wall Fabric brick / clapboard

Other Buildings none

Major Alterations (with dates) gable front doors replaced with windows, doors added to sides

Condition good

Moved no Date n/a

Acres less than one acre

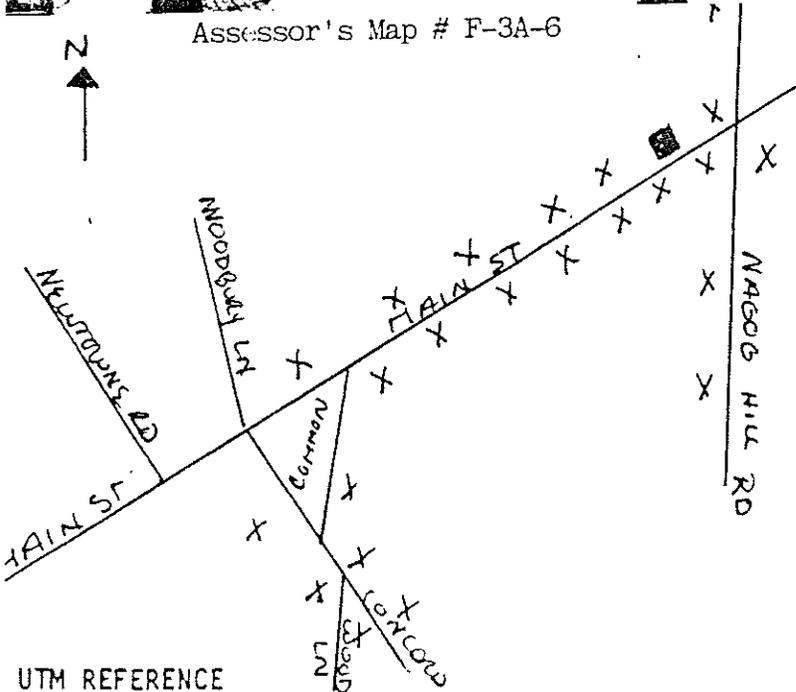
Setting At village center - north side main auto route - among 19th century dwellings and near late 19th century civic buildings

Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date March 1990

Assessor's Map # F-3A-6



UTM REFERENCE _____

USGS QUADRANGLE _____

SCALE _____

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: ACTON	Form No: B-87
Property Name: 504 Main St.	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL DESCRIPTION - 504 MAIN STREET

The Acton Woman's Club, also known as the Chapel, is one of the more interesting buildings at Acton Centre for its use of brick and clapboards. Although of domestic scale it is a public building and one of only a few early 19th century buildings with brick ends in Acton. The 4-bay, gable front structure is built on a granite foundation, has brick and wood clapboard exterior siding and asphalt roofing. There is a gable-end rear ell that projects to the west side and three tall rectangular chimneys with corbelled tops; one just inside each gable end wall and one in the rear ell.

The south facade that faces Main Street has four Greek Revival style windows with 6/6 sash set into slightly recessed wood frames with splayed wood lintels and flanked by panelled shutters. The brick wall extends to the returns of the gable peak which is wood clapboard. Two blind 1/4 round fans set in slightly projecting molding are situated in the gable peak.

The clapboard east and west sides of the building are symmetrical each having three bays and a panelled center door entrance with small lights in the top panels and Greek Revival door surrounds with full pediment on a wide entablature and plain pilasters. Windows have 6/6 sash with plain frames and panelled shutters. At the entrances there is a modern iron railing. On the west side of the building there is a decorative central roof pediment. Also there is a fourth first-story bay tucked into the corner near the rear ell. The water table lining the two clapboard sides wraps to form a base for the plain cornerboards.

Only 1/2 of the gable-end rear ell is visible projecting beyond the west side of the main building. There is a mid 20th century panelled entrance door and one 6-light window above. The foundation of this barn-like rear ell is fieldstone.

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

LISTED ON THE NATIONAL REGISTER IN 1983
ACTON CENTRE HISTORIC DISTRICT

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

SEE CONTINUATION SHEET

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

- Atlases / Birdseye, Maps: 1851, 1856, 1871, 1875, 1889, 1892.
- Fletcher, Acton In History, 1890.
- Phalen, History of the Town of Acton, 1954.
- National Register Nomination, MHC, 1983.

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:	ACTON	Form No:	B 87
Property Name:		504 Main St.	

Indicate each item on inventory form which is being continued below.

HISTORICAL STATEMENT - 504 MAIN STREET

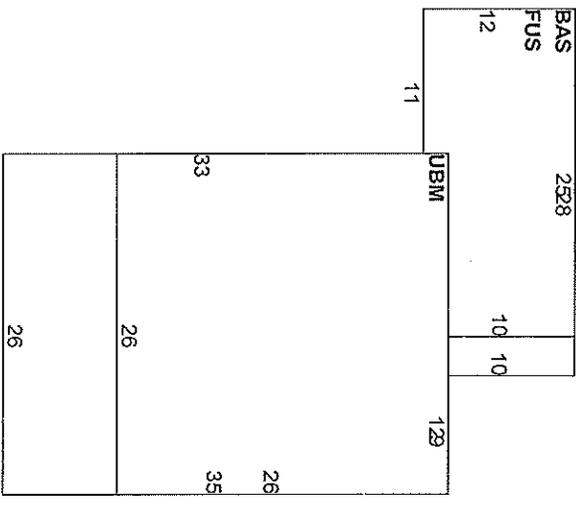
Acton Centre, once known as Acton Village, developed as the civic and institutional center of the large sprawling town which has several 19th century village centers. Acton Centre took on its suburban institutional form around an elongated Common from 1806 when the Second Meeting House was built and several local citizens bought surrounding farms and laid out house lots and built an hotel and some commercial buildings around the Common. The only industrial site was a shoe factory (no longer extant) opposite the Common. Most Acton industrial properties were located in South and West Acton due to the water power and location of the railroad in 1844 both of which bypassed Acton Centre. Subsequent development included the Evangelical Church, the Town Hall replacing the Second Meeting House, and finally the Library as well as many mid-19th century Greek Revival houses for artisans and professionals. Acton Centre is the approximate geographic center of Acton and appropriately remains the civic center.

Main Street has always been a main route through Acton serving as an early native trail and later a carriage route. From the early 1800s when Acton Centre developed into the civic center the section of Main Street from west of Concord Road to Nagog Hill Road was two carriage lanes separated by a long narrow greensward strip that was part of the Common. In the late 1800s Main Street was known as Elm Street for the rows of elms and other trees planted by the Committee established to beautify the Town Common. The 20th century highway improvement of Route 27 resulted in the shift of Main Street to a two lane road north of the Common.

This building was constructed in 1829 as a Chapel for the Evangelical Society. In 1832 when the Reverend James Trask Woodbury was called to minister to those who had been dismissed from the First Congregational Church the Evangelical Church of Acton was formed. When built the Chapel had two entrance doors in the gable front facade. Once it was no longer used by the Evangelical Church which built a meeting house on the site of the present church (12 Concord Rd.) as early as 1833, the building was a 2-family home. According to the mid to late 19th century maps, Dr. Harris Cowdry and his heirs owned the Chapel. In 1924 it was remodelled with the assistance of Edwin R. Clark for the Acton Women's Club. The Club had been formed in 1915 and from 1920 had been meeting in Dr. Cowdry's old house, 508 Main Street. The Club was organized by Mrs. Luther Conant 3rd and met in the Congregational Church until purchasing 508 Main Street, which they sold five years later to purchase and refurbish this building. It was at that time that the main facade entrances were replaced with windows and entrances were added to the two side elevations maintaining the consistency and symmetry of form and design.

Staple to Inventory form at bottom

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)										
Element	Code	Ch.	Description	Element	Code	Ch.	Description							
Style	77		Clubs/Lodges											
Model	94		Commercial											
Grade	05		Average +20											
Stories	2													
Occupancy	1													
Exterior Wall 1	11		Clapboard											
Exterior Wall 2	20		Brick/Masonry											
Roof Structure	03		Gable/Hip											
Roof Cover	03		Asph/F Gls/Cmp											
Interior Wall 1	03		Plastered											
Interior Wall 2	09		Pine/Soft Wood											
Interior Floor 1	12		Hardwood											
Interior Floor 2	03		Gas											
Heating Fuel	04		Forced Air-Duc											
Heating Type	03		Central											
AC Type	9050		CHARIT MDL-94											
Bldg Use	00													
Total Rooms	.5													
Total Bedrms														
Total Baths														
Heat/AC	01		HEAT/AC PKGS											
Frame Type	02		WOOD FRAME											
Baths/Plumbing	02		AVERAGE											
Ceiling/Wall	06		CEIL & WALLS											
Rooms/Ptns	02		AVERAGE											
Wall Height	7													
% Conn Wall	0													
OB-OUTBUILDING & YARD ITEMS(D) / XE-BUILDING EXTRA FEATURES(B)				COST/MARKET VALUATION										
Code	Description	Sub	Sub Descript	L/R	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	App	Value
FPL3	2 STORY CHI			B	2	2,800.00	1965					100		3,100
BUILDING SUB-AREA SUMMARY SECTION				MIXED USE										
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undepec. Value								
BAS	First Floor	1,182	1,182		106.20									
FUS	Upper Story, Finished	1,212	1,212		106.20									
UBM	Basement, Unfinished	0	676		26.55									



No Photo On Record



25/05/2013



ACTON
SCHOOL
CLUB

10/02/2012

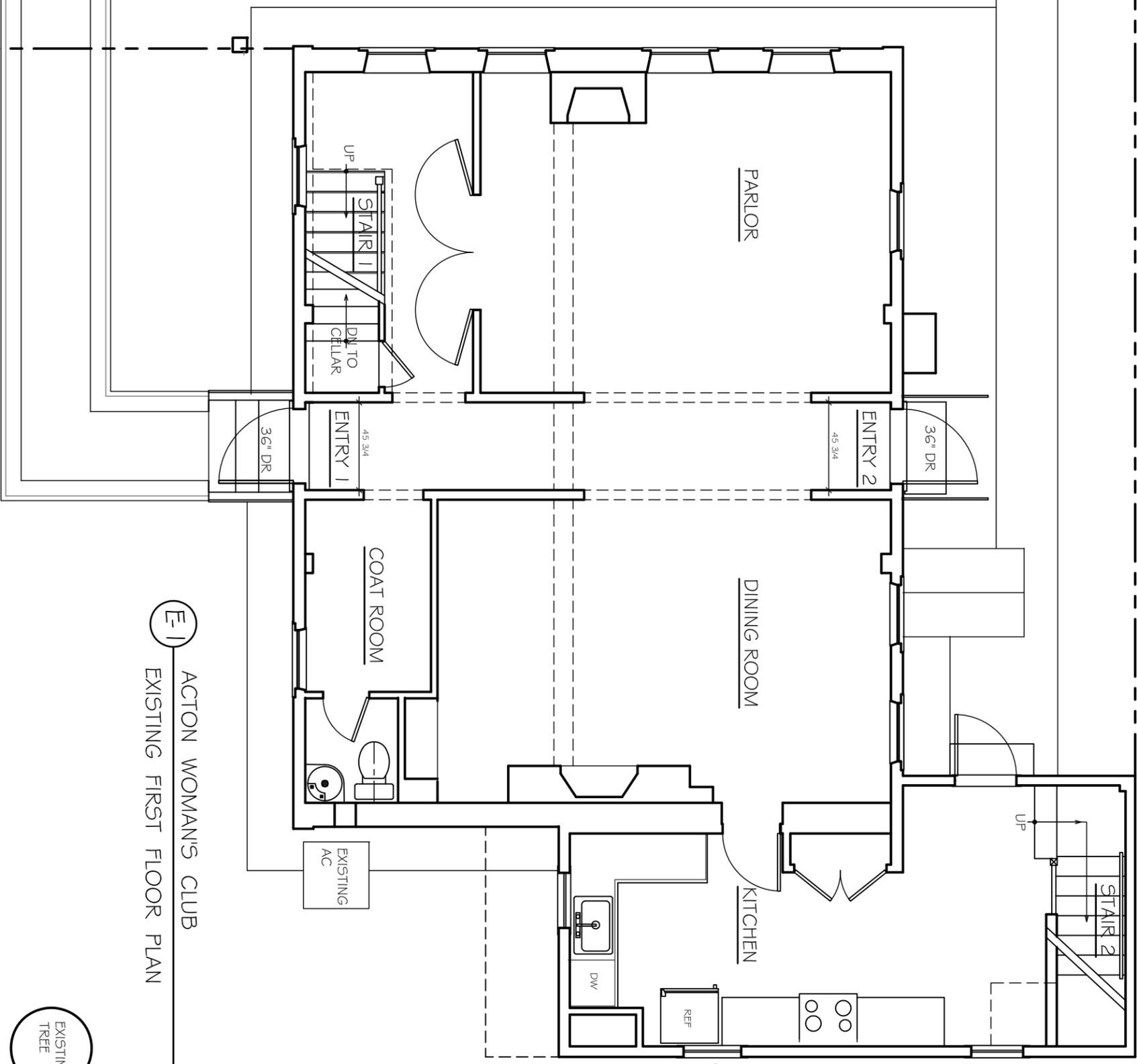


10/07/2013



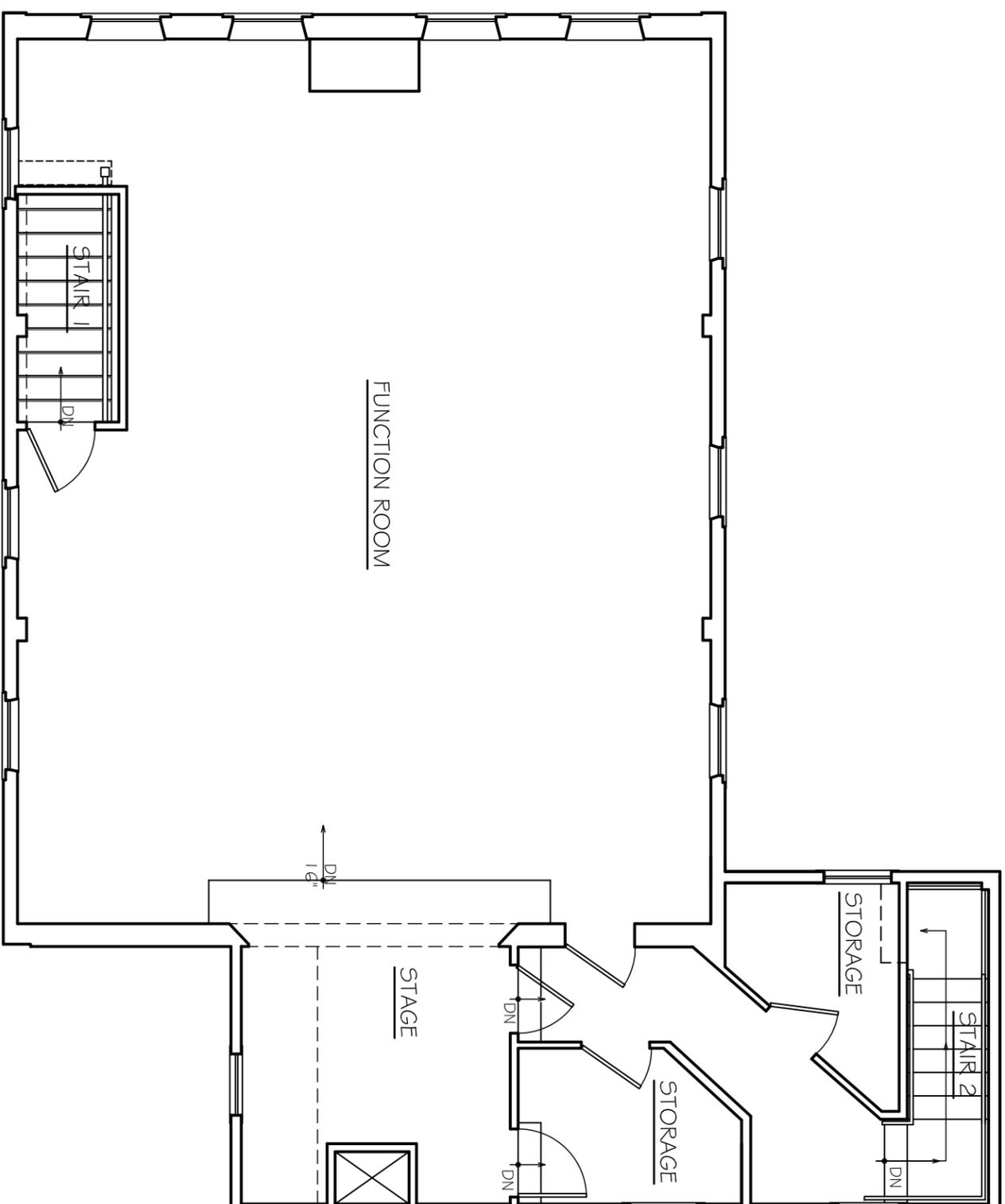


A white wooden table with a lace tablecloth on the left side.



E-1 ACTON WOMAN'S CLUB
 EXISTING FIRST FLOOR PLAN

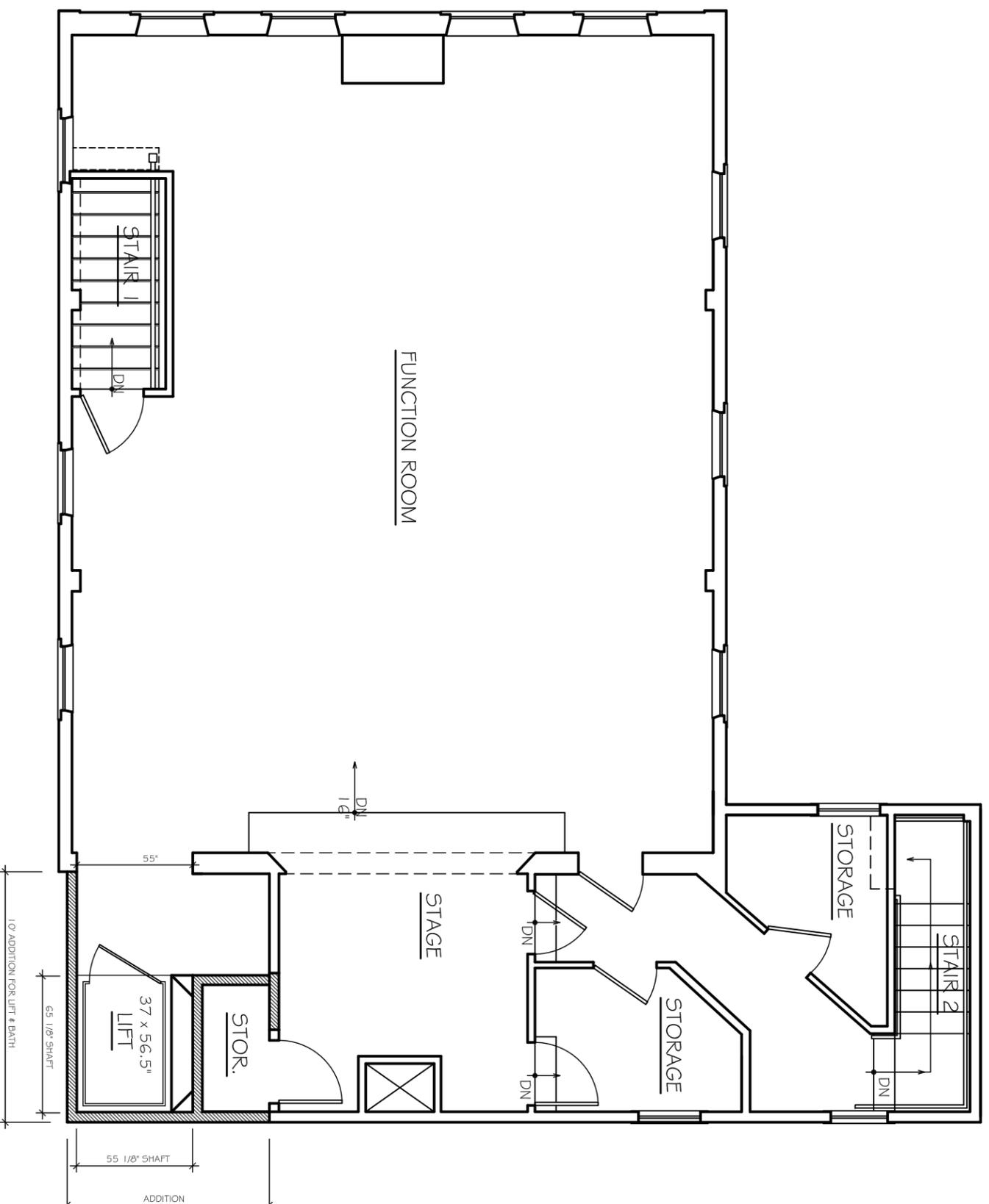
EXISTING TREE



1-2

ACTON WOMANS' CLUB
without BUILDING ADDITION - PHASE 1

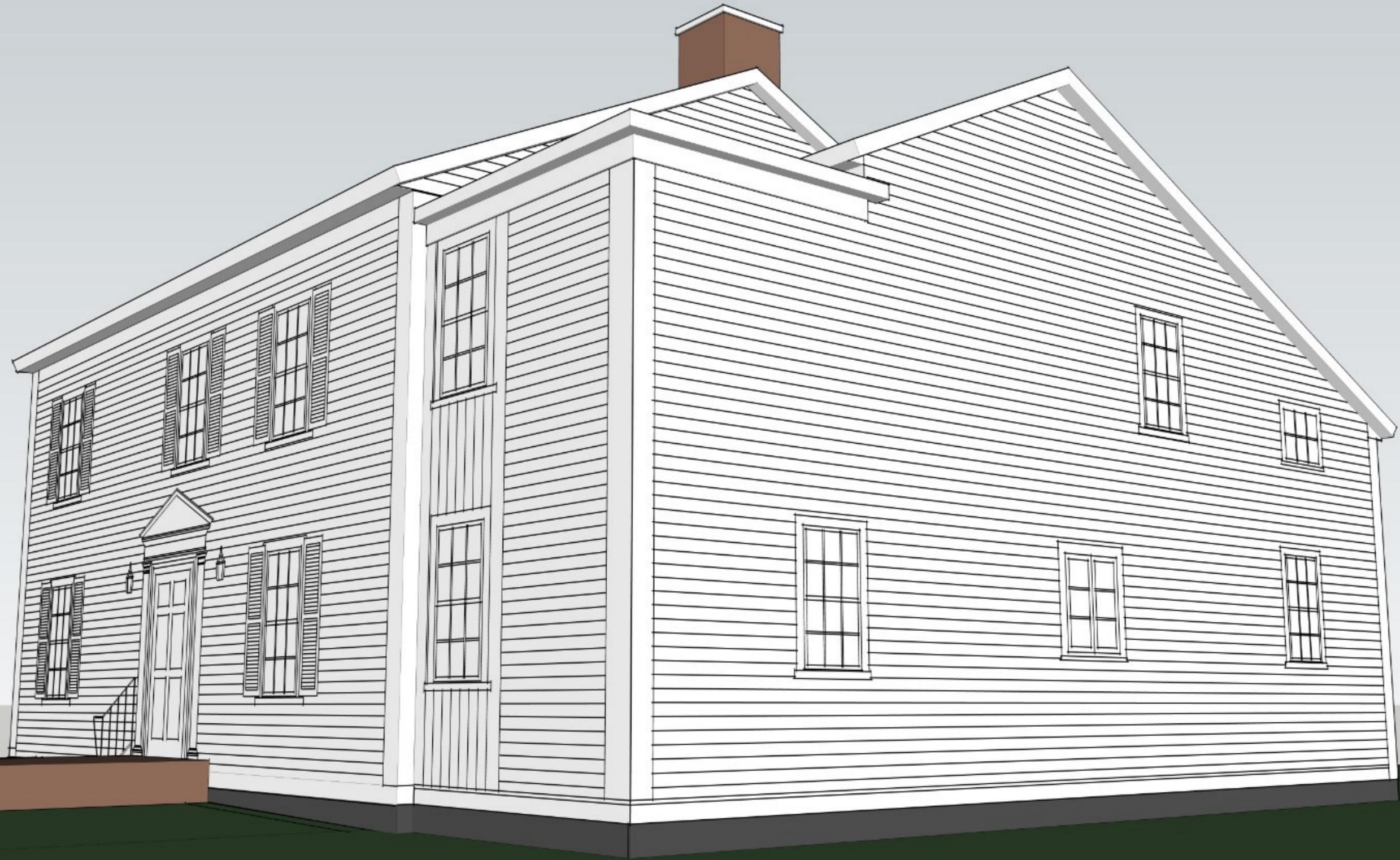
EXISTING SECOND FLOOR PLAN (NO WORK)
6.6.11



ACTON WOMANS' CLUB
 with BUILDING ADDITION - PHASE 2
 2-2
 PROPOSED SECOND FLOOR PLAN 6.G.11









The Commonwealth of Massachusetts
Department of Public Safety
One Ashburton Place, Room 1310
Boston, Massachusetts, 02108-1618
Attn: Executive Director Thomas P. Hopkins

The Acton Woman's Club
504 Main Street
Acton, Massachusetts, 01720
Telephone Number – 978 263 8449
July 12, 2011

Re: Acton Woman's Club – Docket Number: 11-108

Dear Mr. Hopkins:

Thank you for meeting with us again on June 28th to discuss various possibilities and options to include in the short and long term plan for full handicapped accessibility of the Acton Woman's Club.

We submit the following:

1. PHASE I - Install a raised walkway and entrance to the right side of the building. The planned completion would be 2012.
2. PHASE II - Purchase a movie camera for the meeting room on the second floor and a TV for the first floor, with connecting cables. This would enable those who are unable to negotiate the stairs to participate in the monthly meeting and program. Planned completion would be 2013.
3. PHASE III - A) Add continuous hand rails on the front and rear staircases. B) Put safety film on the inside of the windows on both stairways, to prevent the glass from shattering. Planned completion would be 2014.
4. PHASE IV - A) Remodel the bathroom for handicap accessibility (see architectural plans). B) Reverse opening of right entrance door to ease entering the building and the bathroom. C) Widen the kitchen doorway by relocating the door. Planned completion would be 2015.
5. PHASE V – A) Add outside addition to include a wheelchair lift. B) Redo the location of the bathroom. Planned completion due to financial cost would be around 2023.

As our Woman's Club has many senior citizens, these improvements will make it more comfortable and convenient for our members, guests and whoever visits our Club House.

The Acton Woman's Club hopes to be able to accomplish these short and long term goals and objectives. In addition and during these phases, we wish to attain environmental goals of insulation and replacing of outdated and hazardous knob and tube wiring. We will be able to reduce the cost of heating this historical house. Also, the insulation and rewiring will require repair of damages to the walls.

We sincerely hope that these plans answer your concerns and meet with your approval.

Please see the attached variance information and plans by our Architect, Anita Rogers.

Yours truly,

Trustees: Carolyn Kilpatrick, Lori Megdal, Pat te Duits.

ACTON WOMANS' CLUB

Phase 4 - Temporary Bath

Framing	bath dining room	\$1,700.00
Insulation		\$400.00
Plaster		\$1,200.00
Electrical		\$1,600.00
Plumbing		\$4,000.00
Trash removal		\$500.00
GC Labor		<u>\$12,200.00</u>
Total		\$21,600.00

Phase 5 - Addition - lift - new accessible toilet room - continuous handrails at both stairs

Excavate		\$6,000.00
Forms		\$3,250.00
Concrete		\$2,500.00
Framing / matls		\$10,500.00
Window and door		\$1,800.00
LIFT - incl install		\$23,000.00
Insulation		\$3,500.00
Ductwork		\$1,500.00
Relocate / new AC		\$5,500.00
Plaster		\$4,000.00
Electrical		\$5,000.00 (incl smokes)
Plumbing incl fixtures		\$9,100.00
Bath Tile flooring		\$1,100.00
Wd flooring for new halls		\$2,500.00
Bath & hall light fixtures		\$1,000.00
Bath accessories		\$500.00
Trash removal		\$1,500.00
Painting		\$9,000.00
Remove door/wall at top of stairs		\$4,000.00
GC Labor		\$38,000.00
Landscaping		\$10,000.00
Survey		\$3,000.00
Engineering and design fees		<u>\$15,000.00</u>
Total		\$161,250.00



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NOVEMBER 7, 2013

ACTON WOMAN'S CLUB
504 MAIN STREET
ACTON, MASS. 01720

ATTENTION: LORI LEWIS

DEAR LORI,

THE ESTIMATE TO CONSTRUCT AN ADDITION TO ACCOMMODATE A WHEEL CHAIR LIFT AND AAB BATHROOM TO YOUR FACILITY ACCORDING TO PLANS BY ANITA ROGERS OF ACTON IS TWO HUNDRED FIFTEEN THOUSAND, FIVE HUNDRED SEVENTY NINE DOLLARS (\$215,579.00).

THE SCOPE OF THE WORK INCLUDES ITEMS ON ATTACHMENT A.

WHEEL CHAIR LIFT COST INCLUDED IN QUOTE IS \$26,000.00.

WORK WOULD COMMENCE IN APRIL 2014 AND WOULD BE COMPLETED BY AUGUST 2014.

IF THERE ARE ANY QUESTIONS CONCERNING THIS ESTIMATE, PLEASE CONTACT OUR OFFICE.

THANK YOU FOR YOUR ATTENTION.

YOURS TRULY,



SANTINI, INC.

ATTACHMENT A

Likely Tasks/Components to Complete the AWC Accessibility Project:

<ul style="list-style-type: none"> • Excavate 	<ul style="list-style-type: none"> • Place sleeve around sewage pipe from building to cesspool
<ul style="list-style-type: none"> • Removal of brick back wall as necessary 	<ul style="list-style-type: none"> • Forms/concrete
<ul style="list-style-type: none"> • Framing and materials 	<ul style="list-style-type: none"> • Windows and doors, matching historical nature of the building
<ul style="list-style-type: none"> • Lift, including installation and initial inspection and operating permit 	<ul style="list-style-type: none"> • Insulation of new construction
<ul style="list-style-type: none"> • Ductwork 	<ul style="list-style-type: none"> • Relocate/ new air-conditioning unit
<ul style="list-style-type: none"> • Plaster 	<ul style="list-style-type: none"> • Electrical
<ul style="list-style-type: none"> • Plumbing including fixtures 	<ul style="list-style-type: none"> • Bath tile flooring
<ul style="list-style-type: none"> • Wood flooring for new halls 	<ul style="list-style-type: none"> • Bath & hall lighting fixtures
<ul style="list-style-type: none"> • Bath accessories 	<ul style="list-style-type: none"> • Remove door/wall at top of stairs
<ul style="list-style-type: none"> • General contractor labor 	<ul style="list-style-type: none"> • Landscaping
<ul style="list-style-type: none"> • Survey 	<ul style="list-style-type: none"> • Engineering & design fees
<ul style="list-style-type: none"> • Temporarily remove stone steps & railings to create path for equipment to get to area of addition – Replace. 	<ul style="list-style-type: none"> • After all outside work on addition is complete, replace path to back garden with stone steps, railings and appropriate landscape
<ul style="list-style-type: none"> • Trash removal 	<ul style="list-style-type: none"> • All necessary permits and inspections
<ul style="list-style-type: none"> • Code required laminating film over windows in stairwell . 	