

2010-11

- Purpose:  Affordable Housing  
 Historic Preservation  
 Conservation/Open Space  
 Recreation

**Town of Lincoln, Massachusetts  
 Community Preservation Committee  
 Project Submission Form**

For the FY09 funding submittals, the CPC has instituted a two-step process for submittal of applications. In order to be considered for recommendation at the March 2009 Town Meeting, preliminary "Letters of Interest" and this form must be submitted prior to **September 15, 2008**. Should your submittal be determined eligible for consideration, you shall be contacted regarding submittal of a detailed request information, which will be due prior to **October 22, 2008**.

Project Name: BEMIS HALL ROOF REPLACEMENT

Submitted by: TIMOTHY HIGGINS Submission Date: \_\_\_\_\_

Address, Phone, E-mail: 781-259-2600  
Higginst@lincolntown.org

Town Committee or Organization (if applicable): TOWN ADMINISTRATION

Brief description of the project:  
 REPLACEMENT OF EXISTING ROOF AT BEMIS HALL WITH ASPHALT ROOF. ESTIMATES FOR SLATE ROOF ARE IN PROCESS OF BEING SOUGHT.

Time frame for completion of the project:  
2009/2010

How does this project help preserve Lincoln's character or further its mission?  
 MAINTAINS STRUCTURAL INTEGRITY OF THIS HISTORIC STRUCTURE.

What are your funding requirements for this project?

Fiscal Year	Implementation Costs	Maintenance Costs	Total Costs	Other Funding Sources (and \$ amount)	CPC Funds Requested
2009					
2010					150,000
2011					
Total					

For CPC Use: Received on: \_\_\_/\_\_\_/\_\_\_ Determination: \_\_\_\_\_ Received by: \_\_\_\_\_ Reviewed on: \_\_\_/\_\_\_/\_\_\_

\* INCLUDES APPROPRIATE ESCALATION FACTOR TO THE JAN 2008 COST ESTIMATE FROM OMR + CONTINGENCY FOR UNKNOWN'S, AS

ARE UNSURE WHAT DEGREE OF TIMBER DECAY MIGHT BE PRESENT WHEN ROOF IS WORKED ON.

Please provide information regarding anticipated future funding requests from the Community Preservation Fund:

Proposed Project	FY2010 Funds	FY2011 Funds	FY2012 Funds	FY2013 Funds	FY2014 Funds
Roof REPLACEMENT	150,000				

**PLEASE ATTACH SUPPORTING DOCUMENTS OR OTHER INFORMATION**

**GUIDELINES FOR SUBMISSION**

1. Is the project consistent with Lincoln’s vision, and its Housing, Open Space and Recreation Plans, and other planning documents that have received town-wide review and input.
2. Does the project have the support of relevant town committees or organizations. (e.g. Conservation, Recreation, Historic, or Housing, etc.).
3. Does the project have other financial support.
4. Does the project help preserve threatened resources or currently owned town assets.
5. Does the project serve multiple needs and populations.
6. Does the project serve a population that is currently underserved.
7. Feasibility: We will pay special attention to whether the project can realistically be accomplished within the time frame and budget that is proposed.
8. Urgency: We will be interested to know the impact of a delay in initiating this project.

Please keep in mind also that there are legal limitations on the uses of CPA funds. If you have any doubt about your project's eligibility, please submit it so we have the opportunity to review it. Thank you.

- The Community Preservation Committee

**Please submit 11 copies of your application to Anita Scheipers, Assistant Town Administrator,**

**MISSION STATEMENT OF THE COMMUNITY PRESERVATION COMMITTEE**

*In alignment with the Town of Lincoln's Vision Statement, the Community Preservation Committee mission is to:*

- Preserve Lincoln's historic resources and structures;
- Preserve and enhance Lincoln's open space for both conservation and recreation; and
- Preserve and increase Lincoln's affordable housing in order to foster economic, racial/ethnic and age diversity among its citizenry.

**John L. Koenig**

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**From:** Scheipers, Anita [scheipersa@lincolntown.org]  
**Sent:** Tuesday, November 25, 2008 3:58 PM  
**To:** John L. Koenig  
**Subject:** FW: Slate Roof - Bemis Hall

John

Tim has advised that we should confirm for the CPC that it is the SLATE roof that funding is requested for from the CPC at the estimated cost of \$221,000. Do you need me to submit revised CPC application forms?

Anita Scheipers

-----Original Message-----

**From:** Scheipers, Anita  
**Sent:** Tuesday, October 28, 2008 10:55 AM  
**To:** Higgins, Timothy S.  
**Subject:** FW: Slate Roof - Bemis Hall  
**Importance:** High

Tim

I spoke to Earl about OMR's suggestion that we also add in some funds (\$25K - \$35K) to cover design services (pre-construction structural testing, prep of bid documents, assist with evaluating change orders). Earl advised as follows:

If we go with slate, we need to add two years of the escalation factor to the 2008 estimate of \$170,000 - this brings basic price to \$191,000. Earl also said to add on about \$ 15K more to cover intricacies of installing slate on that particular roof . That brings price up to \$206K. Plus he said he would not be able to prep the bid package for that so we should add a n amount of money to the price to cover assistance in that. Add another \$15K brings total of slate roof project up to \$221K. Earl is checking with his slate roof vendor to get a second opinion on the estimate but for sake of time - the number for CPC purposes should be \$221K.

If we stay with asphalt, many of the above stated concerns go away and the amount we have already quoted on the CPC request is adequate.

-----Original Message-----

**From:** Whitney Granger [mailto:wgranger@omr-architects.com]  
**Sent:** Friday, October 17, 2008 3:25 PM  
**To:** Scheipers, Anita  
**Cc:** Charles McGrory

**Subject:** Slate Roof - Bemis Hall

Hi Anita:

The 2008 Building Assessment Update for Bemis Hall includes item B-1 "new asphalt shingle roof with new gutters, flashing and downspouts" estimated at around \$119,500 and represents an escalation from the 2006 assessment. As you remember, we generally verified the descriptions of the 2006 items and escalated the original estimate numbers accordingly; we did not verify or prepare quantities except for new or revised items.

Charles McGrory, our estimator is out of town through next week. He did however respond by email to say that asphalt or fiberglass shingles are about \$3/s.f. Slate costs can vary greatly depending on the choice of material and shipping costs; however he feels that \$12/s.f. is a reasonable amount to budget.

We don't have drawings of the roof to determine the actual pitched roof area but, based on floor area and an assumed roof pitch of 8:12, we estimate the pitched roof area to be about 1,100 s.f. and the cost of new asphalt shingles to be \$15,300, installed. The comparable cost of slate at \$12/s.f. is \$61,200, an increase of \$45,900.

Assuming the costs of demolition, new gutters, new downspouts, and new flashing, etc. to remain much the same, we recommend that you carry a premium of \$45,000 to \$50,000 for slate shingles in lieu of asphalt. The total estimated cost for a new slate roof including demolition, new gutters, flashings, and downspouts, is \$165,000 to \$170,000.

Please call if you have questions.

Whitney A. Granger, Principal  
**The Office of Michael Rosenfeld, Inc., Architects**  
(t) 978-264-0160 x251 (f) 978-266-1650  
(e) wgranger@omr-architects.com  
(w) www.omr-architects.com

**Bemis Roof Options Analysis**  
**100 Year Life Cycle Cost Analysis , Etc.**

	estimated Life	total estimated costs	estimated purchase of materials	installation labor costs	contingency costs (10%)	design/bid cost	historic impacts
<b>SLATE</b>							
initial installtion 2010	100+ years	\$ 221,100	\$ 67,760	\$ 123,240	\$ 19,100	\$ 11,000	historically accurate replaces existing slate roof
secondary installation 2040 *		\$ -	\$ -	\$ -	\$ -		Note: both Town Offices and Library have slate roofs
total		\$ 221,100					
<b>ASPHALT</b>							
initial installtion 2010	30 yrs	\$ 119,500	\$ 15,300	\$ 104,200	\$ -		not historically accurate
second installation 2040 *	30 yrs	\$ 298,759					
third installation 2070 *	30 yrs	\$ 746,922					
total		\$ 1,165,181					

\* The sum presented is based on a estimated avg inflation factor of 3% annually

**Comments from interested parties:**

"Slate is definitely preferable over  
 Colin Smith : asphalt."