



Town of Dennis
Department of Public Works
20 Theophilus F. Smith Road Dennis, MA 02660
Telephone:(508)760-6220 Fax:(508)760-6223

Michael T. Lavin, Jr.
Director of Public Works

Thomas P. OConnor
Deputy Director of
Public Works

TO: Community Preservation Committee

FROM: Mike Lavin, Director of Public Works

CC: Diane Rochelle, Dennis Historic Commission Chair & JD Manse Committee Member.

DATE: May 3, 2024

SUBJECT: 2024 Application Submittal

Enclosed please find the Department of Public Works and The JD Manse Committee's application for restoration and repairs to the Josiah Dennis Manse Museum. Please feel free to reach out to me anytime by email, mlavin@Town.dennis.ma.us or cell phone: 508-328-2290.

APPLICATION SUBMITTED BY:

Name of Organization: TOWN OF DENNIS PUBLIC WORKS

Address: 685 ROUTE 134 SOUTH DENNIS MA 01960

Phone Number: 508.760.6220

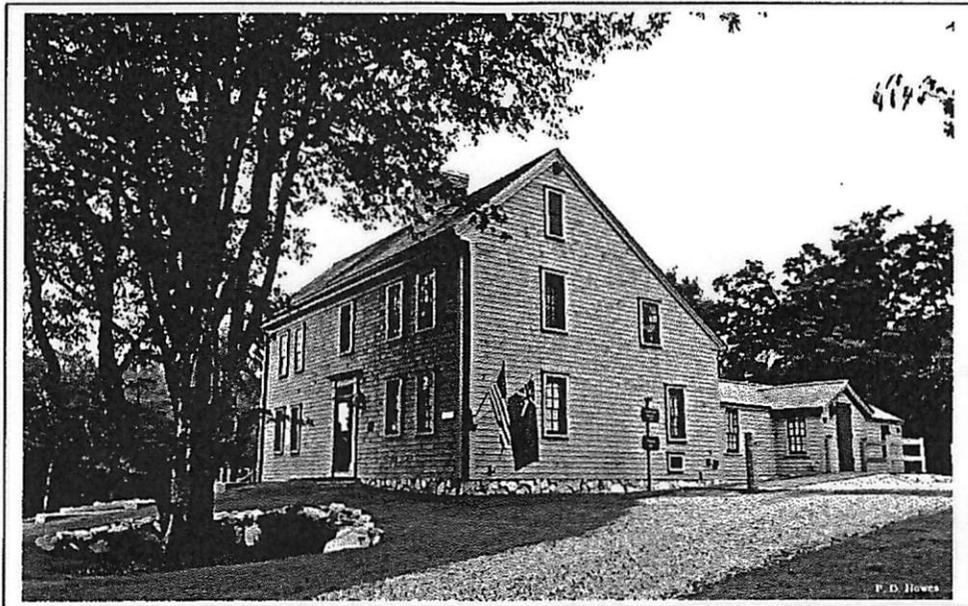
Email: mlavin@town.dennis.ma.us

Chief Executive Officer: ELIZABETH C. SULLIVAN

Signature: [Handwritten Signature]

Name: (if more than one) MICHAEL LAVIN

Signature: [Handwritten Signature]



Josiah Dennis Manse Museum, 61 Whig Street, Dennis

Dennis Department of Public Works, 2024 CPC Application for Preservation & Restoration of the Josiah Dennis Manse Museum, 61 Whig St., Dennis

April 12, 2024

Elizabeth Sullivan
Dennis Town Administrator
Dennis Town Hall
685 Route 134
South Dennis, MA 02660

Re: approval of potential CPC applications for preservation/repairs of Josiah Dennis Manse & West Dennis Graded School

Dear Mrs. Sullivan

On behalf of the Josiah Dennis Manse Committee and the West Dennis Graded School Committee we respectfully ask for assistance in meeting the deadline for information regarding the above items that are on the April 23 Select Board Agenda.

Catalyst Architects Interiors and our committees have done their best to meet all requirements for submitting the agenda information in a timely and accurate manner. Unfortunately, the cost estimator, P. M. & C., cannot complete the project cost estimates for West Dennis Graded School until April 18 and Josiah Dennis Manse until April 19 because of prior scheduled commitments. He cannot expedite these estimates any sooner.

We can submit a CPC application for each of these projects digitally on April 17, with all necessary information except the project cost estimate. We will submit a revised CPC application that will include the project cost estimate as soon as it is available. We will definitely have the complete information by the April 23 Select Board meeting.

We appreciate your assistance in helping to continue efficiently the preservation/repair of these two National Register of Historic Places, which are Dennis landmarks.

Sincerely,

Richard Roy, Chair Josiah Dennis Manse Committee
Robert Poskitt, Member West Dennis Graded School committee
Diane Rochelle, Dennis Historical Commission Chair

cc: Christopher Lambton, Dennis Select Board

6. Synopsis of Project - Preservation & Restoration of the Josiah Dennis Manse Museum will benefit a town owned asset, maintain the historical record. A Preservation Restriction on the premises is held by the Massachusetts Historical Commission, book/page 11430-085, May 15, 1998.

APPLICANT INFORMATION

7. Project Title - Preservation & Restoration of the Josiah Dennis Manse Museum
8. Organization Name - Town of Dennis, Department of Public Works
9. Address - 120 Theophilus Smith Road, S. Dennis, MA 02660
10. Federal Tax Identification Number - Town of Dennis, EO-46001129
11. Primary Contact - Michael Lavin, Director of Public Works, Phone: 508-760-6220, email: mlavin@town.dennis.ma.us
Secondary Contact - Thomas O'Connor, Deputy Director of Public Works, email: toconnor@town.dennis.ma.us
- 11a. Primary Contact to Approve & Receive Funds - - Josee Cardinal, Town of Dennis Accountant, Phone: 508-760-6152
Secondary Contact - Gabrielle Osborn, Office Manager, DPW, Phone 508-760-6220

APPLICANT BACKGROUND

12. Brief Applicant History - The Dennis Department of Public Works, with the support of Josiah Dennis Manse Committee, works to preserve and repair this National Historic Register Property. This NHRP home of the 1st minister was built ca. 1700, one of our earliest existing houses. It is protected by a preservation restriction held by Mass. Historical Commission.
13. Names of Governing Board - Josiah Dennis Manse Committee: Richard Roy, Chair; William Collins, Terrill Fox, Susan Kelley, Paula McMurtry, Robert McMurtry, Mary Raycraft, Diane Rochelle, Chris Talbott, David Talbott & Jan Ward.
14. Summary of Completed Projects - 2006, 2007, 2008, 2009 & 2010 CPC grants for restoration of the Josiah Dennis Manse; 2018 & 2022 CPC grants for West Schoolhouse Stabilization.

PROJECT INFORMATION

15. Project Concept - The Manse has repairs that need immediate remediation. The ADA entry, walkway & parking lot is not in compliance. There is a leak at the front of the chimney which allows water to enter the attic.
16. Project Goals/Objectives - We hope to accomplish this preservation & repair as soon as possible to protect further damage to this NHRP landmark.
17. Legal Issues - None known at the time of submission.
18. Accomplish CPA Goals & Objectives - it preserves a public museum, originally a home, built ca. 1700, that has been determined by the Dennis Historical Commission to be significant to the history & culture of Dennis. It is listed on the Mass. Historic Register and NHRP. The project protects historic collections, owned by the Dennis Historical Society, which are exhibited in its seven rooms, with additional stored in climate-controlled areas of the basement. Dennis history, from the 1700s to maritime years of the 1900s, is interpreted by volunteer docents in period dress, who guide visitors and personalize the exhibits. It ensures continued interpretation of Dennis history and accessibility to present and future generations of all ages.

- 19. Relevant to Current & Future needs of Dennis - it preserves the heritage & historic setting of Dennis and protects this history for current and future generations of visitors. The Manse is a seasonal museum, open Thursdays and scheduled Saturdays with permanent and rotating exhibits. Special exhibits, like Colonial Day with its early American demonstrations and Christmas with its natural decorations, continue to delight our visitors.
- 20. Relates to Dennis Local Comprehensive Plan - the project preserves & protects the historic resources of Dennis for current and future generations of residents and visitors. It supports local, state & federal historic preservation priorities.

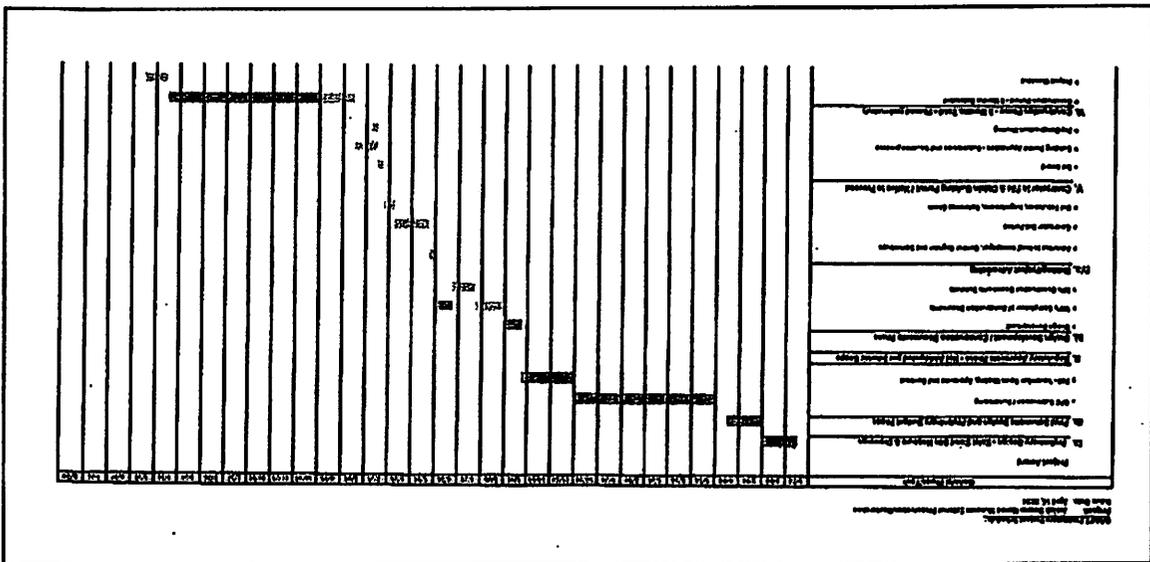
PROJECT IMPLEMENTATION PLAN & BUDGET

- 21. Total CPA Funding Request - \$644,120.00
- 22. Financial Plan -

Catalyst Architects Interiors

JOSIAH DENNIS MANSE PRELIMINARY BUDGET (DRAFT)	
<i>4/22/2024</i>	
<small>The following preliminary project budget is based upon the schematic design documents, dated 3/23/24. Prevailing Wages and Public Bidding are required for this project. Construction Costs are based on Schematic Design Estimate by PMAC, LLC dated 4/18/24.</small>	
Construction Costs for Renovation Work - Based on Schematic Design:	
Selective Demolition	\$7,340
Exterior Envelope Preservation and Restoration, Window and Door, Wall Shingles and Trim	\$239,518
Roof Restoration	\$36,267
Interior Preservation and Restoration Related to Work Occurring on the Exterior	\$15,625
Electrical Service Distribution Adjustments - Related to Leak in Basement	\$5,000
Site Preparation and Demolition Work - Handicapped Ramp Reconstruction and Elect Utility	\$10,000
Site Improvements - Reconstruction of Handicapped Ramp	\$28,269
Electrical Utility Service - Related to Leak in Basement	\$5,000
Subtotal Base Price Construction Costs	\$345,958
Design and Pricing Contingency	\$69,181
Escalation to August of 2025 - 5.7%	\$19,717
Subtotal Construction Cost with Contingency and Escalation	\$434,854
General Conditions	\$70,000
Performance and Payment Bonds - 1%	\$4,348
Builder's Risk Insurance - 0.43%	\$1,870
General Liability Insurance - 1.22%	\$5,305
Building Permit Fee (Waived)	\$0
Subtotal Const. Cost w/ General Conditions, Bonds & Insurance	\$81,523
Overhead and Profit - 10%	\$81,523
Total Construction Costs	\$578,255
Miscellaneous Project Expenses (Soft Costs)	
Architectural Fees, 8 Month Construction Period	\$69,700
Furnishings - Furniture - Equipment (FFE) - 2% of Construction Costs	\$0
Builder's Risk Insurance (Included in Construction Costs above - by General Contractor)	\$0
Estimated Reimbursable Expenses (shipping, postage)	\$1,500
Project Dog - Bidding Service Fees	\$1,500
Part-Time Clerk of the Works / OPM - Not Required	\$0
Subtotal Soft Costs	\$72,700
Soft Cost Contingency 5%	\$3,135
Total Project Soft Costs	\$75,835
Sub-Total Construction Costs and Project Soft Costs	\$644,120
Total Estimated Project Cost	\$644,120
<small>NOTE: (1) Possible project expenses not included in the estimate are:</small>	
<ul style="list-style-type: none"> • Finance Costs for Project Funding • Legal Consultation & Representation • Concealed Hazardous Materials Testing or Removal 	
CATALYST ARCHITECTURE/INTERIORS	

Project Timeline, January 2023 to August 2026 completion





Josiah Dennis Manse Scope of Work Notes Revised April 23, 2024
 Scope of Work Notes:

<u>Division 1</u> Bidding	General Requirements Public Bidding and Filed Sub-Bids Required Prevailing Wage Rates Required Performance and Payment Bond Bid Bond
<u>Division 2</u>	Existing Conditions Selective Demolition of Existing Items Removal of existing brick sloped walkway and wood railings Removal of Wood Railings on Site Access Stairs Removal of Wood Frame Access Stair at Stone Wall Removal of existing roofing, shingles, storm windows, trim associated with preservation work.
<u>Division 3</u>	Concrete Cast-in-place concrete Exterior Concrete landing as base for brick walkway.
<u>Division 4</u>	Masonry – NOT USED
Division 5	Metals – NOT USED
Division 6 Preservation	Wood, Plastics, Composites Conservation Treatment for Period Wood <ul style="list-style-type: none"> • Epoxy Consolidation at existing interior and exterior window frames, and exterior trim work and wood gutters.
<u>Division 7</u> Wood Siding Wood Shingle Roof Sheet Metal Flashing and Trim Joint Sealant	Thermal and Moisture Protection Removal and Installation of new cedar shingle siding (select areas) Removal and Installation of new cedar shingle roof (select areas) Removal and Installation of new ZCC Step Flashing at chimney. Sealants as needed to comply with industry standards for construction.

203 Willow Street, Suite A, Yarmouthport, MA 02675 • 508.362.8382

Division 8 Fiberglass Doors Door Hardware Wood Window Restoration Aluminum Storm Windows	Openings Replace rotting MDF door and frame with new Fiberglass Door and Frame Provide new Accessible Door Hardware at Existing Doors, and new Auto Door Openers at new door. Restoration of existing window sash, frame and trim. Remove existing glass and glazing putty, reglaze all window glass, paint, repair all sash cords, and hardware. Provide new historically appropriate aluminum interior storm windows
Division 9 Preservation Plaster and Gypsum Wallboard Painting	Finishes Conservation Treatment of Period Finishes Patch and repair existing GWB and plaster disturbed by restoration and preservation work to match adjacent Interior and Exterior painting at new and existing work
Division 10	Specialties – NOT USED
Division 11	Equipment – NOT USED
Division 12	Furnishings – NOT USED
Division 14	Conveying Systems – NOT USED
Division 21	Fire Suppression – NOT USED
Division 22	Plumbing – NOT USED
Division 23	Heating Ventilating and Air Conditioning – NOT USED
Division 26 Exterior Utility Service	Electrical Reconfigure slope of exterior electrical service conduits entering the building and seal to remedy leaks in the basement below the electrical panels
Division 32 Landscape	Exterior Improvements Provide new brick handicapped accessible walkway.

Catalyst Architects Interiors: Preservation & Restoration of the Josiah Dennis Manse, Schematic Design Pricing Set

Outline Specifications

Preservation and Restoration of the Josiah Dennis Manse
Schematic Design Pricing Set

DIVISION 1 – GENERAL REQUIREMENTS:

Section -01 1000

Summary of Work

- Public Bidding and filed Sub-bids Required
- Prevailing Wages Required
- Performance and Payment Bonds
- Bid Bond
- Escalation to Fall 2025 Construction

Renovation and Preservation of the Existing House Museum Building as indicated on the notated drawings:

Exterior Renovations:

- Scrape, Prime, Epoxy Patch and Repair, and Paint all existing and new trim work at existing building.
- Remove existing interior storm windows – replace with new interior aluminum storm windows.
- Remove section of existing wood shingle roof, replace with new cedar wood roof shingles, with cedar breather layer, and zinc-coated copper flashings.
- Remove existing pre-stained wood wall shingles, replace with new cedar pre-stained wall shingles to match.
- Restoration, Preservation and Replacement of existing windows.
 - Preserve existing original frames and sills at original windows.
 - Preserve/Restore the existing single glazed sash, remove all glazing putty, reglaze existing windows. Repair typical damage at interior face of existing windows, scrape, prime and repaint.
 - Replace existing sash with insulated glazing units where the seals have failed on the IGUs.
- Replace existing water damaged door with new fiberglass Door.
- Remove and reconstruct existing brick sloped walkway for handicapped access including stone retaining wall removal/reconstruction.
- Remove and Reconstruct existing wood handrails at building exterior stairs, and site stairs.
- Restore existing main entry door on south elevation.
- Clean lichen from the existing wood cedar roof shingles.
- Replace weather damaged, inferior quality wood trim elements.
- Trim existing tree on southeast corner of the building.

Outline Specifications

**Preservation and Restoration of the Josiah Dennis Manse
Schematic Design Pricing Set**

Code Compliance:

Provide compliance with all applicable local, state and federal codes including but not limited to:

- IBC 2015 with State of MA Amendments.
- IBEC 2015 with State of MA Amendments.
- IECC 2021 with State of MA Amendments, Stretch Energy Code

Section 01 2000

Alternates:

- A. Add Alternate #1: Provide full replacement of Pre-Stained cedar Malbec Chatham Solid Stain 2 Coats sidewall shingles.

Section 01 5000

Construction Facilities & Temporary Controls:

- A. Provide all temporary utilities required during construction period.
- B. Provide job site construction trailer, toilets, site protection and erosion control measures.

Section 01 7419

Waste Management and Material Recycling:

The Contractor shall provide a waste and recycling program for handling and disposal of solid waste. At least 75% of Construction waste is to be segregated and recycled.

- A. All waste shall be promptly transported from the site shall be legally disposed of off-site.
- B. Materials which must be recycled:
 - 1. Beverage containers
 - 2. Corrugated
 - 3. Foam Packaging Materials
 - 4. Clean dimensional wood and pallets
 - 5. Scrap metal, including but not limited to metals from banding, stud trim, ductwork, piping, rebar, roofing, other trim, steel, iron, galvanized sheet steel, stainless steel, aluminum, copper, zinc, lead, brass, and bronze.
- C. Other recyclable materials to be considered include (but are not limited to):
 - 1. Asphalt
 - 2. Bricks
 - 3. Carpet
 - 4. Ceiling tile
 - 5. Concrete
 - 6. Concrete Masonry Units (CMU)
 - 7. Drywall

Outline Specifications	Preservation and Restoration of the Josiah Dennis Manse <u>Schematic Design Pricing Set</u>
	<ul style="list-style-type: none"> B. Paint C. Plaster
Section 01 4000	<p><u>Quality Requirements:</u></p> <ul style="list-style-type: none"> A. Ventilate interior spaces after substantial completion and before occupancy to dry construction and remove any accumulated VOC's. B. All wood construction to be dried completely after exposure to water.
DIVISION 2 – EXISTING CONDITIONS:	
Section 02 4100	<p><u>Selective Demolition:</u></p> <ul style="list-style-type: none"> A. Provide all equipment and do all necessary work to perform the selective demolition and disposal work as indicated.
DIVISION 3 – CONCRETE	
Section 03 3000	<p><u>Cast-in-Place Concrete:</u></p> <ul style="list-style-type: none"> A. Provide cast-in-place concrete for general building construction and site work including, without limitation: <ol style="list-style-type: none"> 1. Slabs on grade w/ control joints. 2. Walkway slabs shall be 4000 psi.
DIVISION 4 – MASONRY	
Section 04 0100	<p><u>Maintenance of Masonry:</u></p> <ul style="list-style-type: none"> A. Repoint existing chimneys and brick foundations at exterior faces of foundations. <ol style="list-style-type: none"> 1. Provide mortar with color and texture to match original building mortar mix.
DIVISION 5 – METALS	
Section 05 8213	<p><u>Pipe and Tube Rellines:</u></p> <ul style="list-style-type: none"> A. Galvanized steel welded pipe relling, painted.
DIVISION 6 – WOOD & PLASTICS	
Section 06 1000	<p><u>Rough Carpentry:</u></p> <ul style="list-style-type: none"> A. Provide rough carpentry: <ol style="list-style-type: none"> 1. Framing with dimension lumber. 2. Framing with engineered wood products. 3. Framing with pre-engineered wood trusses. 4. Wood grounds, nailers, and blocking.

Outline Specifications	Preservation and Restoration of the Josiah Dennis Manse Museum (Schematic Design Pricing \$)
<p>6. Wood Lining.</p> <p>6. Backing panels.</p> <p>7. Sheathing.</p> <p>8. Subflooring.</p> <p>9. Underlayment.</p> <p>10. Building wrap.</p>	<p>B. Wood Framing Standards:</p> <p>1. Exterior Wall Framing: 2 inch by 6-inch nominal studs, 18 inches on center.</p> <p>2. Interior Wall Framing: 2 inch by 4-inch nominal and 2 inch by 6-inch studs, 16 inches on center, except where noted otherwise.</p>
<p>C. Materials:</p> <p>1. Dimension Lumber:</p> <p>a. Light Framing: No. 2 grade.</p> <p>b. Structural Framing: No. 2 grade.</p> <p>c. Species: Spruce - Pine - Fir (S-P-F).</p> <p>2. Construction Finishes as Applicable for specific job requirements:</p> <p>a. Telephone and Electrical Equipment Backing Panels: DOC PS 1, Exposure 1, C-D Padded, fire-resistant board.</p> <p>b. Plywood Underlayment for Resilient Flooring: DOC PS 1, Exterior A-C with fully sanded face.</p>	<p>4. Auxiliary Materials:</p> <p>a. Building Paper: Tri-Flex 30 by W.F. Grace Products or Airtel approved equal.</p> <p>b. Building Wrap: Air-retarder sheathing made for polyesters; cross-laminated films except at typical "Zip Wall" sheathing locations.</p> <p>c. Sill Sealer Gaskets: Glass fiber strip resistant to corrosion, suitable for load and exposure.</p> <p>d. Fastening Anchors and Fasteners: Non-corrosive, suitable for load and exposure.</p>
Section 03 4000	<p>Architectural Woodwork:</p> <p>A. Provide exterior architectural woodwork:</p> <p>1. Siding and muntin trim and sills.</p> <p>2. Siding.</p> <p>3. Ornamental items.</p> <p>B. Provide interior architectural woodwork, as applicable for special conditions.</p>

Outline Specifications	Preservation and Restoration of the Josiah Dennis Manse Museum Design Printing Set
<p>1. Standing and running trim and rails.</p> <p>2. Casework and countertops.</p> <p>3. Wood access panels.</p> <p>4. Ornamental items.</p> <p>5. Door frames and jambs.</p> <p>6. Shop finishing of woodwork.</p> <p>C. EXTERIOR MATERIALS:</p> <p>1. Stone Anchor Materials:</p> <p>a. AK BENTON: Tyvek by Dupont, Inc. - Provide Manufacturer recommended tape at all joints.</p> <p>b. FASTENERS: Stainless steel string nuts.</p>	<p>DIVISION 7 - THERMAL & MOISTURE PROTECTION</p>
<p>Section 07 2219</p> <p>Roofing and Accessories:</p> <p>A. Cedar Roof Shingles:</p> <p>1. Machine Sawn Western Red Cedar Shingles</p> <p>a. Premium Grade (No. 1 Blue Label)</p> <p>b. Pressure Treated with Fire Retardant for a Class B roof system.</p> <p>c. Centigrade Cedar Shingles - No. 1 Blue Label</p> <p>e. Length: 24"</p> <p>f. Provide Ridge and Hip Cap Shingles.</p> <p>2. Provide Cedar Breather Underlayment manufactured by Benjamin Obdyke - full coverage at shingle roofs.</p> <p>B. Ice and Water Membrane to be applied in locations indicated on the drawings over the existing sheathing.</p> <p>C. Saturated Asphalt Building Felt: 30# Felt - full coverage.</p> <p>D. Flashings: Zinc Coated Copper Flashings at Valleys, Drip edge, side walls, roof penetrations, etc. Use Lead Flashings at locations that require a more malleable product.</p> <p>Wood Shingles:</p> <p>A. Pre-Stained Clear Cedar Shingle - Kabeec, Chatham - Sold</p> <p>Stain 2 coats in areas indicated for new shingles.</p>	<p>Section 07 4523</p> <p>Wood Shingles:</p>

Outline Specifications	
Preservation and Restoration of the Josiah Dennis Marse Museum Schematic Design Pricing Set	<p>a. Add Alamoite #1: Provide full replacement of Pre-Stained cedar Marsoe Chatham Solid Stain 2 Coats sidewall sashes.</p> <p>b. Provide Clear Cedar Stingles - Natural Unfinished Stingles at areas of spot repairs/replacement. To be field sanded.</p>
Section 07 6200	<p>Flashing & Sheet Metal:</p> <p>A. Provide flashing and sheet metal.</p> <p>B. Metal counterflashing and base flashing.</p> <p>1. Zinc Coated Copper: ASTM B370, Copper, 16 oz. per sq. ft. and 0.06 pounds per sq. ft. zinc coating both sides.</p>
Section 07 6205	<p>Joint Sealants:</p> <p>A. Provide joint sealers at interior and exterior vertical and horizontal joints.</p> <p>B. Urethane Elastomeric Joint Sealants:</p> <p>1. Manufacturers: Geocel Corp., Pacors Corp., Siba Corp., Barnabson, Division of Chem/Rex Inc., Tremco, or approved equal.</p> <p>2. Type and Application: One-part nonsew urethane sealant, ASTM C 820.</p> <p>3. Type: "Quick Shield" VOC Free Sealant by Geocel Corp.</p>
Section 08 2100	<p>Rooms:</p> <p>A. Exterior Doors and Frames:</p> <p>1. Fiberglass Door and Frame: Thermatru ClassicCraft 4-Panel Exterior Door.</p>
Section 08 6800	<p>Interior Storm Windows:</p> <p>A. Provide Custom Interior Storm Windows Manufactured by Inneglass Window Systems, LLC, 18 Herman Drive, Suite D, Simsbury, CT 06070</p> <p>2. Color: Choose from manufacturer's standard colors.</p>
Section 08 6500	<p>Window Restoration:</p> <p>A. Glazing Putty: Replaces glazing putty on all windows</p> <p>B. Glass Replacement:</p>

Outline Specifications	Preservation and Restoration of the Josiah Dennis Manse	Schmaitke Design Pricing Set
1. Clear Historic Glass: Replace existing cracked clear glass with new Benjamin Restoration Glass, or salvaged historic glass to match the original existing window glass. (Quantity: 10 panes).	2. Replace existing damaged insulated glazing units, with new IGUs of the same size and depth.	C. Wood Restoration at Sash and Frame: Replace damaged wood window elements: (Quantity: 30 L.F.)
1. Epoxy Consolidator: Repair small areas with two-part epoxy patch to be sanded smooth upon curing.	2. Dutchman Repair: Repair larger areas of damaged/rot using a wood species to match the original window.	D. Custom Sash Replacement of Sash with Insulated Glazing Units: Provide solid mahogany sash to match existing size and depth, to be installed in existing frame.
A. Clear Historic Glass: Replace existing cracked clear glass with new Benjamin Restoration Glass, or salvaged historic glass to match the original existing window glass. (Quantity: 10 panes).	2. Replace existing damaged insulated glazing units, with new IGUs of the same size and depth.	C. Wood Restoration at Sash and Frame: Replace damaged wood window elements: (Quantity: 30 L.F.)
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1. Epoxy Consolidator: Repair small areas with two-part epoxy patch to be sanded smooth upon curing.	2. Dutchman Repair: Repair larger areas of damaged/rot using a wood species to match the original window.	D. Custom Sash Replacement of Sash with Insulated Glazing Units: Provide solid mahogany sash to match existing size and depth, to be installed in existing frame.

Section 08 7000

DIVISION 9 - FINISHES

Section 09 5000

Painting

A. Painting and surface preparation for exterior unfinished surfaces as scheduled. Power wash existing exterior wood shingles to remain in preparation for solid stain application.

A. Stains: Semi-Gloss

B. System: 1 coat latex primer

2. 2 coats latex finish

C. Type

1. Benjamin Moore "EcoSpec" Interior Primer Sealer.

2. Benjamin Moore "EcoSpec" WB Semi-Gloss

Wood Stain for Painted Shingles:

A. System:

Cathy Architecture/Interior

1/27/24

Outline Specifications **Preservation and Restoration of the Josiah Dennis Manse**
Schematic Design Pricing Set

1. Spot Prime with Exterior Oil-Based Wood Primer,
2. Sherwin Williams Wood Scapes Exterior Acrylic Solid Color Stain (2 Coats minimum) or approved equal.

DIVISION 31 - EARTHWORK

Section 31 1000

Site Clearing:

- A. Provide site-clearing and construction staking operations.
- B. Protecting existing trees and plants to remain.
- C. Temporary erosion and sedimentation control measures.
- D. Temporary protection of adjacent property, structures, benchmarks, and monuments.
- E. Removal and legal disposal of cleared materials.

Section 31 2315

Earthwork:

- A. Perform excavation, filling, compacting and grading operations both inside and outside building limits as required for below-grade improvements and to achieve grades and elevations indicated. Provide trenching and backfill for mechanical and electrical work and utilities.
- B. Provide subbase materials, drainage fill, common fill, and structural fill materials for slabs, pavements, and improvements.

DIVISION 32 - EXTERIOR IMPROVEMENTS

Section 32 1415

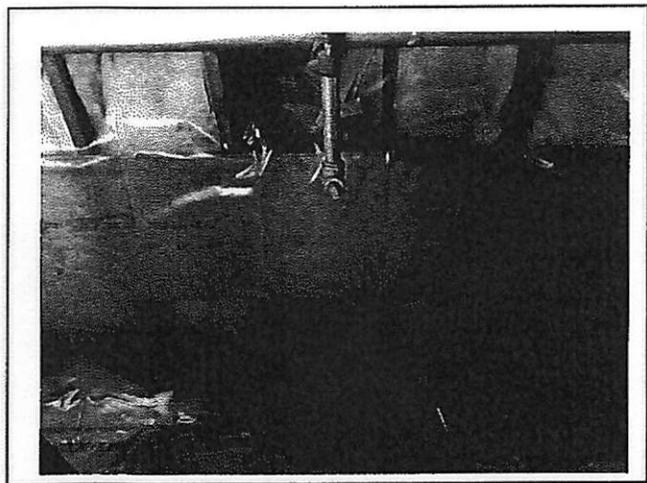
Brick Pavers:

Provide Brick Pavers at Handicapped Parking Space and Handicapped Accessible Walkways.

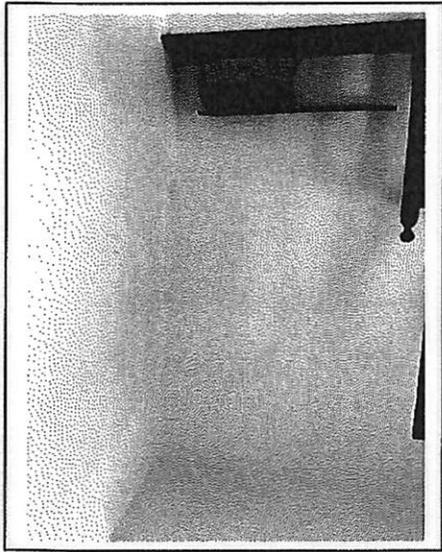
A. MATERIALS:

1. Brick Pavers: Boston City Hall Pavers, Manufactured by Sites and Hart, Bridgewater, MA, or approved equal.
 - a. Thickness: 2 1/4"
 - b. Color: As selected by Architect.
2. Joint Sand: Comply with ASTM C 33 Grading Requirements.
3. Bedding Sand:
 - a. Accessible Walkways: Comply with ASTM C 33 for fine aggregate.
 - b. Parking Area: Comply with grading requirements for bedding sand subject to channelized traffic.

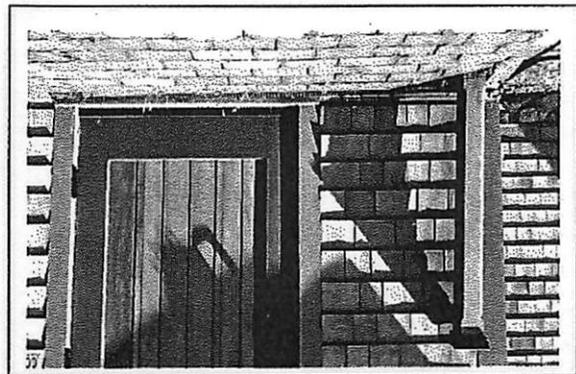
Outline Specifications	Preservation and Restoration of the Josiah Dennis Manse Schematic Design Pricing Set
Section 32 9300	<ul style="list-style-type: none">4. Edge Restraints: Provide plastic edge restraints.5. Geotextile Fabric: Provide geotextile fabric below of brick paving. Minimum 6.2 mm (No. 70) apparent opening size and permit water passage without allowing sand or soil migration.6. Base Course: Materials conforming to local Department of Transportation requirements for highway pavements or ASTM D 2940. Compacted to 98% maximum density per ASTM D 1557.
DIVISION 33 – UTILITIES	Landscape:
Section 33 1400	<ul style="list-style-type: none">A. Provide landscape work:<ul style="list-style-type: none">1. Trim/Prune existing tree at southeast corner of the building to eliminate overhang and contact with roof and building.2. Repair all damaged landscape to original condition.
	END OF SPECIFICATION



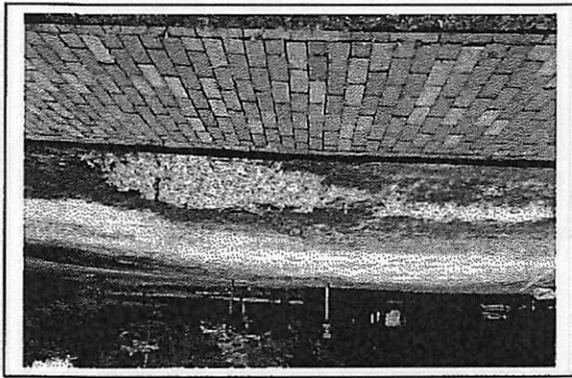
Manse Attic Floor covered in plastic



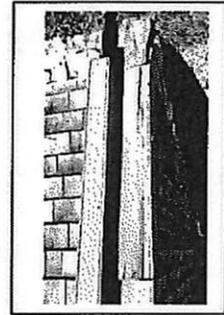
Crack at chimney wall along stair case



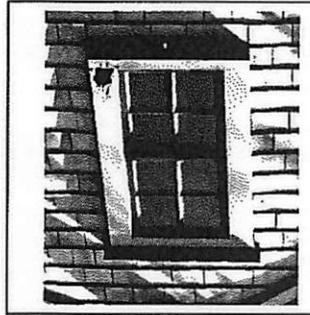
ADA non-compliant landing & entry threshold



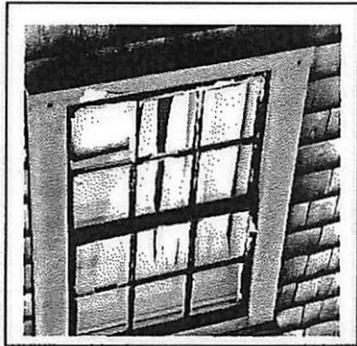
ADA non-compliant walkway & parking area



Front corner post, B side



Original Attic Window



2nd floor office, original window

- 23. Potential Lender Interest - N/A
- 24. Other Funding Sources - volunteer services of the Josiah Dennis Marse Committee and community volunteers; Dennis Historical Society funding
- 25. Five-year Income & Expense Plan - N/A

SUPPORT DOCUMENTS

- 26. Letters of Support - to be attached
- 27. References - None at the time of application
- 28. Other Relevant Materials - None at this time
- 29. Most Recent Form 990 - N/A
- 30. Certificate of non-collusion -

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under 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.

Chief Executive Officer(s):

<p>ELIZABETH C SULLIVAN Name (print)</p> <p><i>[Signature]</i> Signature</p>	<p>MICHAEL LAVIN Name (print)</p> <p><i>[Signature]</i> Signature</p>
<p>5/11/24 Date</p>	<p>5/11/24 Date</p>



MEMORANDUM

TO: Mike Lavin, Director of Public Works
FROM: Kelly Race, Executive Assistant
DATE: April 23, 2024
SUBJECT: CPC Application for the JD Manse Museum Improvements

At their April 23rd meeting, the Select Board voted to approve the CPC application for the JD Manse Museum Improvements. Please see the Board's vote below.

Paul McCormick moved to approve the CPC application for improvements at the Josiah Dennis Manse Museum. John Terrio seconded the motion. The Board voted unanimously in favor. VOTE: 5-0-0