



NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION ACT PROJECT APPLICATION

FY18

Application Form Deadline: **December 11, 2017**

Applicants must submit this application no later than 12:00PM on Monday, December 11, 2017. Please refer to Submission Requirements within the Application Packet Instructions.

Full applications will not be accepted--regardless of project eligibility--until the Project Eligibility Determination Form has been submitted and approved.

Department of Planning, Housing & Community Development
608 Pleasant Street, 2nd Floor
Patrick Sullivan, Director



Project Application

Submission Requirements Checklist

Application items should be presented in the following order. Please check each item included in your submission.

GENERAL	
<input type="checkbox"/>	Application Cover Page(form provided)
<input type="checkbox"/>	Submission Requirements Checklist (this form)
<input type="checkbox"/>	Narratives (prompts provided)
<input type="checkbox"/>	Project Schedule(form provided)
FINANCIAL	
<input type="checkbox"/>	Budget Form (form provided)
<input type="checkbox"/>	At least two written quotes for project costs. Detailed cost estimates and/or written quotes.
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project.
<input type="checkbox"/>	Certificate of Good Standing(if operating as a corporation)
<input type="checkbox"/>	501(c)(3) certification (if operating as a non-profit)
<input type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
HISTORIC RESOURCES PROJECTS	
<input type="checkbox"/>	Documentation that the project is listed on the State Register of Historic Places or a written determination from the New Bedford Historical Commission that the resource is significant in the history, archeology, architecture, or culture of New Bedford.
<input type="checkbox"/>	Photos documenting the condition of the property.
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
PLANS & REPORTS <i>The following plans and reports, if available, will strength your application, (submit in digital format only). Applicants are encouraged to submit as much detail as possible.</i>	
<input type="checkbox"/>	Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL	
<input type="checkbox"/>	Map of the property location (if applicable, show wetlands and wetland buffers, flood plain, water bodies, parks, open spaces, rails, and other features pertinent to the project). Applicants may use the City's interactive mapping website .
<input type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies required.
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.



CITY OF NEW BEDFORD
COMMUNITY PRESERVATION FUND FY 2018

Project Application Cover Page

PROJECT INFORMATION

PROJECT TITLE:			
PROJECT LOCATION:			
LEGAL PROPERTY OWNER OF RECORD			
CPA PROGRAM CATEGORY (Indicate all categories that apply)	<input type="checkbox"/> OPEN SPACE	<input type="checkbox"/> HISTORIC PRESERVATION	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE		ESTIMATED COMPLETION DATE	
ONE SENTENCE DESCRIPTION OF PROJECT			

APPLICANT INFORMATION

THE APPLICANT IS: (Check only one)	<input type="checkbox"/> CITY BOARD OR DEPT	<input type="checkbox"/> NON PROFIT 501c3	<input type="checkbox"/> PRIVATE GROUP/INDIV
APPLICANT / ORGANIZATION:			
CO-APPLICANT NAME/ORGANIZATION: (If applicable)			
CONTACT PERSON:			
MAILING ADDRESS:			
TELEPHONE #:		EMAIL:	

BUDGET SUMMARY

CPA FUNDING REQUEST (must match CPA request in attached Budget Summary)	\$
TOTAL BUDGET FOR PROJECT	\$

SIGNATURES

I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded, which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of New Bedford to obtain verification from any source provided. I acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.

NAME (printed)	SIGNATURE	DATE:
NAME (printed)	SIGNATURE	DATE:

PROJECT NARRATIVES**Project Description****1 GENERAL NARRATIVE (1000 Character Maximum)**

Provide a description of:

- *The project's location, the property involved and its proposed use.*
- *The proposed scope of work.*

2 COMMUNITY NEED (1000 Character Maximum)

- *What community need(s) will this project address? How does the project benefit the public and what populations(s) will it serve? If it serves a population currently underserved, please describe.*
- *How does the project preserve and enhance the character New Bedford?*

PROJECT NARRATIVES**Project Description****3 GOALS & OBJECTIVES (1000 Character Maximum)**

- *Describe the project's goals and objectives. The objectives must be specific, measurable, achievable and realistic.*
- *How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan or other current relevant planning documents?*

4 MEASURING SUCCESS (1000 Character Maximum)

- *How will the success of this project be measured?*

PROJECT NARRATIVES**Project Description****5 COMMUNITY SUPPORT (1000 Character Maximum)**

- *Explain the level of community support this project has received. If at all possible, please include letters of support from any groups or individuals who have endorsed this project.*

6 CRITICAL NEED (1000 Character Maximum)

- *Is this project of an urgent nature?*
- *Is there a deadline or factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity)?*
- *For historic resource applications, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional.*

PROJECT NARRATIVES**Financial****① FINANCIAL INFORMATION (2000 Character Maximum)**

- *Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project.*
- *Will the project require funding over multiple years, and if so, provide annual funding requirements.*
- *What is the basis for the total CPA request?*
- *How will the project be affected if it does not receive CPA funds or a reduced amount?*

PROJECT NARRATIVES**Project Management****1 APPLICANT INFORMATION (1000 Character Maximum)**

- *Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background?*
- *Identify and describe the roles of all participants (applicants, architects, contractors, etc.), including the project manager.*

2 APPLICANT BACKGROUND (1000 Character Maximum)

- *Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.*

PROJECT NARRATIVES**Project Management****3 PROJECT FEASIBILITY (1000 Character Maximum)**

- *List and explain further actions or steps required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.*

4 PROJECT MAINTENANCE (1000 Character Maximum)

- *Please explain the long-term maintenance plan for the completed project.*

COMMUNITY PRESERVATION FUND ■ PROJECT APPLICATION FY18
PROJECT NARRATIVES

Historic Resources Rehabilitation Projects Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#), as required by the CPA legislation under the definition of rehabilitation.
- Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

Accessibility Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the all [ADA/MAAB Regulations](#).

PROJECT NARRATIVES**Community Housing Projects Requirements****CPA Compliance (1000 Character Maximum)**

- *Describe how the proposed project complies with CPA affordability requirements.(100%of AMI for New Bedford)*
- *Describe the number and types of units (e.g.: 1br, 2br).*
- *Provide a complete Development Budget and an Operating Budget (for rental properties).*

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds, if awarded, may not be available until up to two months following CPC approval.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:		
PROJECT MILESTONE:		
50% COMPLETION STAGE:		
PROJECT MILESTONE:		
PROJECT COMPLETION DATE:		

PROJECT BUDGET

Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Note: CPA funds cannot be used for maintenance.

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA	\$	\$	\$	\$	\$
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

Project Cost Summary

Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet.

FUNDING SOURCE	STATUS OF FUNDING
1	
2	
3	
4	
5	

Construction Projects Only

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$	\$	\$
Performance bond premium	\$	\$	\$
Construction contingency	\$	\$	\$
Other	\$	\$	\$
Architectural and Engineering			
Architect fees	\$	\$	\$
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
Miscellaneous Costs			
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Management Costs			
Marketing/management	\$	\$	\$
Operating	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$

GENERAL ABBREVIATIONS:			
AFF	Above Finish Floor	HF	Hem-Fir
ALUM	Aluminum	INSUL	Insulation
BM	Beam	MTL	Metal
CL	Centerline	NTS	Not To Scale
COL	Column	PT	Pressure Treated
CONC	Concrete	PTD	Painted
CONT	Continuous	SCWV	Solid Core Wood
DBL	Double		Veneer
EL	Elevation	SPF	Spruce Pine Fir
EQ	Equal	SS	Stainless Steel
EXISTG	Existing	SSM	Solid Surfacing Material
FF	Finish Floor		Steel
FNDN	Foundation	STL	Southern Yellow Pine
FOF	Face of Foundation	SYN	Typical
FOS	Face of Stud	U.N.O.	Unless Noted Otherwise
GALV	Galvanized	VIF	Verify In Field
GL	Glass	WD	Wood
GYP	Gypsum Board	WWF	Welded Wire Fabric

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PROJECT SUMMARY:

PROJECT: THE EXISTING FOUR-STORY MIXED-USE HISTORIC STRUCTURE IS LOCATED AT 427 COUNTY STREET IN NEW BEDFORD, MASSACHUSETTS. THE PROPOSED WORK INCLUDES THE RENOVATION AND RESTORATION TO THE EXISTING BUILDING AND SITE. THE BUILDING FOOTPRINT REMAINS. ALL EXISTING EXITS REMAIN. THE SCOPE OF WORK INCLUDES RENOVATIONS TO THE EXTERIOR - REPAIR AND RESTORATION OF THE HISTORIC BUILDING, INCLUDING HANDICAP ACCESS TO THE SITE AND THE FACILITY, AND RENOVATIONS AND RESTORATION OF THE SITE.

LOCATION: 427 COUNTY STREET, NEW BEDFORD, MA, 02740

ZONING CLASSIFICATION: A, RESIDENTIAL

USE GROUP CLASSIFICATION: MIXED USE, A: ASSEMBLY, R: RESIDENTIAL, B: BUSINESS.

CONSTRUCTION CLASSIFICATION:

427 COUNTY STREET IS A BRICK/MASONRY WALL STRUCTURE WITH WOOD FRAMED ROOF AND FLOORS.

EXPOSURE CATEGORY: URBAN

WIND BORNE DEBRIS REGION: 115 mph BASIC WIND SPEED

ARCHITECT: KATHRYN DUFF, **studio2sustain inc**, 412 COUNTY STREET, NEW BEDFORD, MA 02740. OFFICE: 508.999.5145, FAX: 508.999.5183, **MA RA #7778**

GENERAL NOTES:

1. ALL WORK, AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS.
2. ALL DIMENSIONS SHOWN REPRESENT APPROXIMATE DELINEATIONS AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. ALL WIDTH DIMENSIONS ARE APPROXIMATE, AS WALLS ARE UNEVEN PLASTER, STONE AND/OR BRICK MASONRY. ALL DIMENSIONS MUST BE VERIFIED IN FIELD (V.I.F.)
3. THE CONTRACTOR SHALL EXAMINE THE ENTIRE SITE, AND WILL TAKE INTO ACCOUNT ALL CONDITIONS THEREON AS MAY AFFECT THE PERFORMANCE OF THE WORK UNDER THE CONTRACT. ALL DIMENSIONS MUST BE VERIFIED IN-FIELD PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM WHAT IS PRESENTED AND/OR IMPLIED ON THESE DRAWINGS AND SPECIFICATIONS.
4. ALL REPAIR OF EXISTING BRICK TO BE EXECUTED IN STRICT ACCORDANCE WITH THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AND WITH THE SPECIFICATIONS AND CONSTRUCTION DRAWINGS.
5. THESE DRAWINGS ARE INTENDED TO SHOW THE EXISTING CONDITIONS OF THE EXISTING BUILDING LOCATED AT 427 COUNTY STREET, INCLUDING PROPOSED REPAIRS AND RENOVATIONS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN FIELD. DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY THE ARCHITECT AND THE OWNER IF ANY CONDITIONS APPEAR CONTRARY TO THE DRAWINGS AND/OR SPECIFICATIONS.
6. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.

DRAWING LIST:

- A-0.0 COVER SHEET - PROJECT SUMMARY
- SP1.1 PROPOSED SITE PLAN
- A-1.1 PROPOSED PLANS
- A-2.1 PROPOSED ELEVATIONS
- A-2.2 PROPOSED ELEVATIONS
- A-2.3 EXISITING ELEVATIONS AND IMPROVEMENT INVENTORY

DATE: 11.27.2017

WAMSUTTA CLUB

427 COUNTY STREET,
NEW BEDFORD, MA,
02740

PRELIMINARY
-NOT FOR
CONSTRUCTION-

studio2sustain inc

architects consultants environmental evangelists

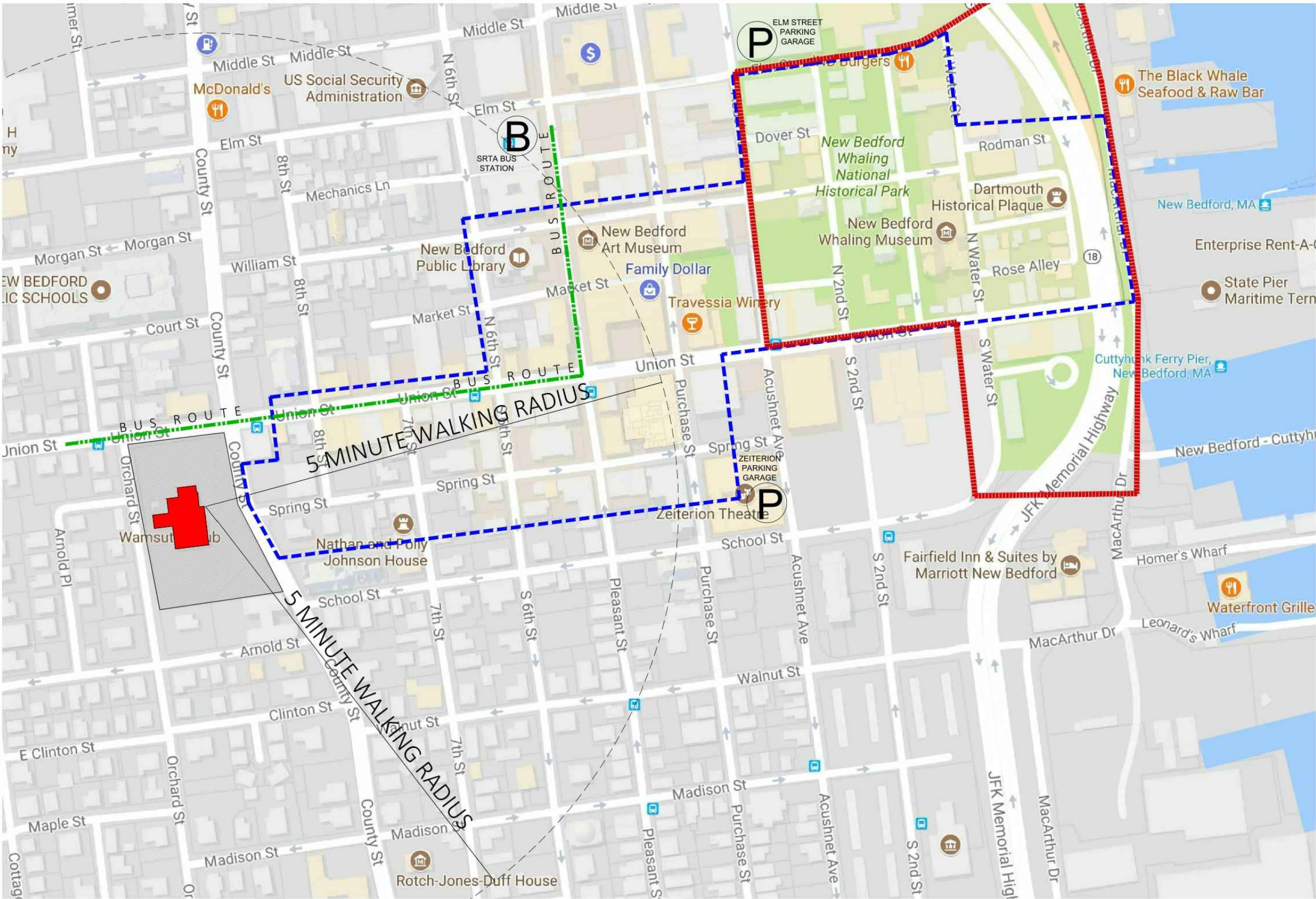


kathryn duff, RA, founder & director, kathryn@studio2sustain.com

412 county street, new bedford, massachusetts, 02740, 508.999.5145

PROJECT INFORMATION SHEET

A 0.0



DOWNTOWN
NEW BEDFORD

BEDFORD LANDING HISTORIC DISTRICT &
N.B. WHALING NAT'L HISTORIC PARK

SEAPORT CULTURAL DISTRICT

BUS ROUTE

- B BUS STATION
- P PARKING GARAGE

JAMES ARNOLD MANSION, INC.



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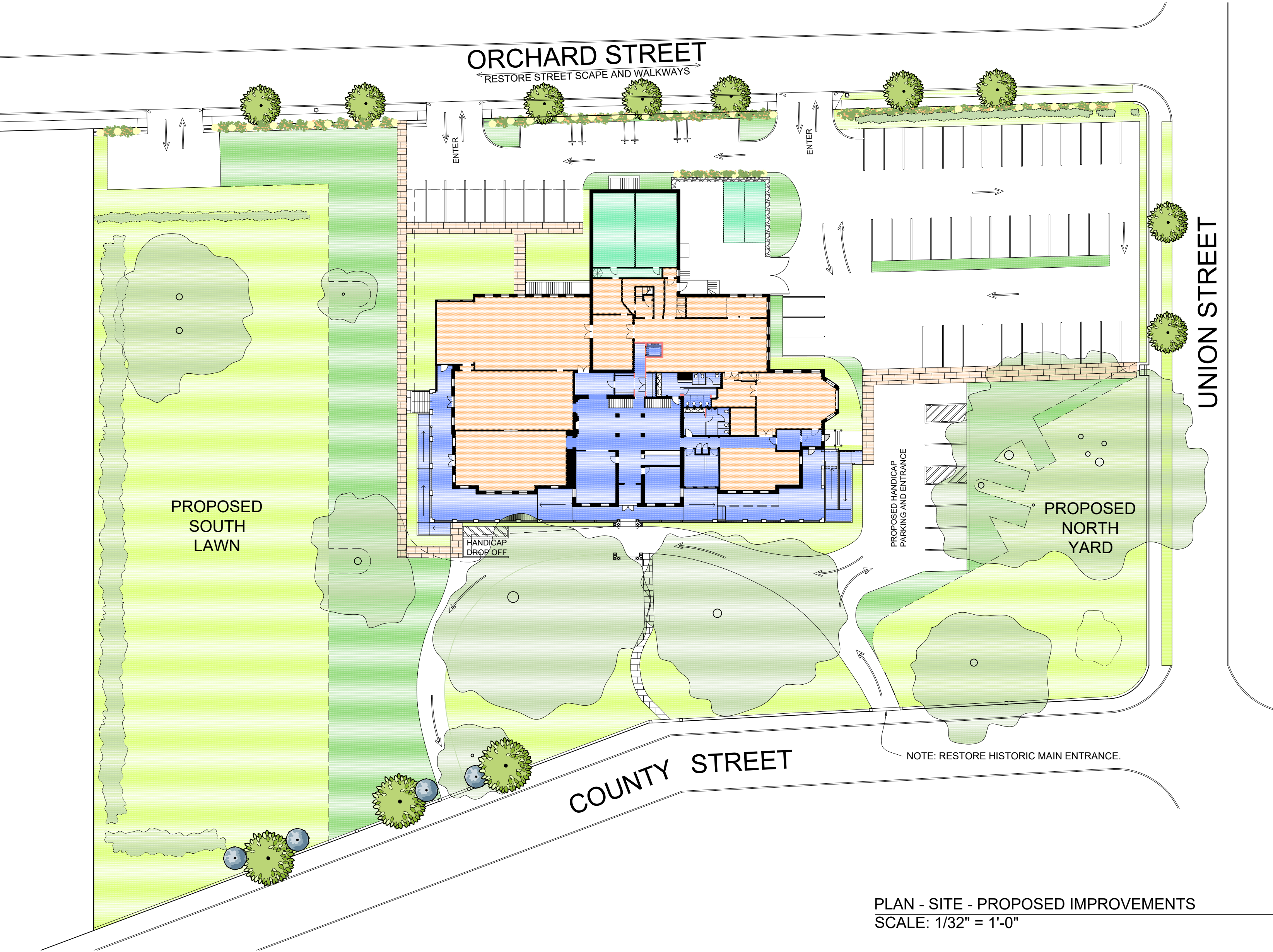
	EXISTING	PROPOSED	REQUIRED
SITE	(FROM ASSESSOR) 126,044 SF	(ASSESSOR) (S2S ASSESSOR) 128,522 SF	NA
GREEN SPACE	60,764 SF 47.3 %	74,031 SF 57.6 %	44,983 SF 35 %
IMPERVIABLE SURFACES	68,405 SF 53.2 %	54,491 SF 42.4 %	NA NA
PARKING	P- 102 HP- 3	P- 56 HP- 5	P- 86 HP- 4

DATE: 11.27.2017

JAMI
James Arnold Mansion Inc.
427 COUNTY STREET,
NEW BEDFORD, MA,
02740

PRELIMINARY
-NOT FOR
CONSTRUCTION-

PLAN KEY	
JAMI	
WAMSUTTA CLUB	
PUBLIC/ COMMON SPACE	
EXISTING GREENSPACE	
PROPOSED GREENSPACE	
PROPOSED STONE PATHWAYS	
NEW WOOD DECKING	
TREE/ BUSHES	
DEMO	
PROPOSED WALLS	
EXISTING WALLS	
PROPOSED RENOVATIONS	



PLAN - SITE - PROPOSED IMPROVEMENTS
SCALE: 1/32" = 1'-0"

1
SP1.2

NORTH

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SITE PLAN
PROPOSED &
EXISTING

SP 1.1

DATE: 11.27.2017

JAMI
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PRELIMINARY
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PLAN KEY

JAMI	
WAMSUTTA CLUB	
PUBLIC/ COMMON SPACE	
EXISTING GREENSPACE	
PROPOSED GREENSPACE	
PROPOSED STONE PATHWAYS	
NEW WOOD DECK	
TREE/ BUSHES	
DEMO	
PROPOSED WALLS	
PROPOSED RENOVATIONS	
EXISTING WALLS	

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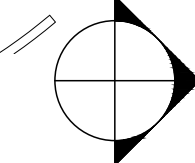
PLAN - FIRST FLOOR
PROPOSED

A

1.1

PLAN - FIRST FLOOR - EXISTING
SCALE: 3/32" = 1'-0"

NORTH



1
A1.1

DATE: 11.27.2017

JAMI
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427 COUNTY STREET,
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ELEVATION - WEST - EXISTING AND PROPOSED RENOVATIONS FOR PUBLIC ACCESS
SCALE: 3/32" = 1'-0"

2
A2.1



ELEVATION - EAST - ENTRANCE - PROPOSED RENOVATIONS INCLUDING PUBLIC ACCESS
SCALE: 3/32" = 1'-0"

1
A2.1

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S2S

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PROPOSED
EAST & WEST
ELEVATION

A 2.1

DATE: 11.27.2017

JAMI
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PROPOSED
NORTH & SOUTH
ELEVATION

A 2.2



ELEVATION - SOUTH - EXISTING AND PROPOSED RENOVATIONS FOR PUBLIC ACCESS
SCALE: 3/32" = 1'-0"



ELEVATION - NORTH - EXISTING AND PROPOSED RENOVATIONS FOR PUBLIC ACCESS
SCALE: 3/32" = 1'-0"

DATE: 11.27.2017

JAMI
James Arnold Mansion Inc.
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NEW BEDFORD, MA,
02740

PRELIMINARY
-NOT FOR
CONSTRUCTION-



ELEVATION - EAST
SCALE: 3/32" = 1'-0"

2
A2.3

NUMBER	EXISTING CONDITION PHOTO	UNIT DIM.
1		PAINT PEELING OFF, PREP AND REPAINT AS NEEDED.
QUANTITY		
ALL		
2		TOP LINTEL CRACKED, REPLACE AND REPOINT BRICK AS NEEDED.
QUANTITY		
5 LINTELS		
3		DAMAGED BRICKS TO BE REPAIRED WITH "HELIBAR - HELIFLEX" BRICK REPAIR SYSTEM.
QUANTITY		
1989 GSF		
4		WINDOW SILL CRACKED, REPAIR AND REPOINT BRICK AS NEEDED.
QUANTITY		
3 SILLS		
5		EXTERIOR CEILING WARPING, REPAIR AS NEEDED.
QUANTITY		
ALL		
6		WATER DAMAGE, REPAIR AS NEEDED.
QUANTITY		
ALL		

NUMBER	EXISTING CONDITION PHOTO	UNIT DIM.
7		CRACK IN STRUCTURAL PORCH COLUMN, REPLACE AND REPAIR AS NEEDED.
QUANTITY		
2 COLUMNS		
8		SEPARATION OF EXTERIOR WOOD TRIM, REPAIR AND REPLACE AS NEEDED.
QUANTITY		
ALL		
9		ROTTING WOOD TO BE REPLACED, MATCH EXISTING.
QUANTITY		
ALL		
10		MISSING DENTAL MOLDING, REPAIR AND REPLACE TO MATCH EXISTING
QUANTITY		
0 DENTAL MOLDINGS		
11		HISTORIC WOOD ROOF BANISTERS REMOVED, REBUILD AND REPLACE TO MATCH OLD HISTORIC BANISTERS
QUANTITY		
5 BANISTERS		
12		SEPARATION OF BRICK, REPAIR AND REPOINT AS NEEDED
QUANTITY		
ALL		

NUMBER	EXISTING CONDITION PHOTO	UNIT DIM.
13		HISTORIC WINDOW IN-FILLED WITH WOOD LOVER PANELS, REMOVE AND REPLACE WITH NEW WINDOW. NEW WINDOW TO MATCH EXISTING
QUANTITY		
1 WINDOW		
14		TRIM BOARDS PRIMED BUT NOT PAINTED, PREPARE SURFACE FOR NEW PAINT. NEW PAINT TO MATCH EXISTING
QUANTITY		
ALL		
15		MISSING OR DAMAGED SLAT ROOF SHINGLES TO BE REPLACED - ASSUME 20%
QUANTITY		
807 GSF		
16		CEMENT CRACKING, REPAIR AND REPLACE AS NEEDED
QUANTITY		
17		GUTTERS TAPED AT DECK INTERSECTION, NEW GUTTER FLASHING AT INTERSECTIONS
QUANTITY		
2 GUTTERS		
18		STRUCTURAL CONCERNS AT ARCHED BRICK OVER WINDOWS .
QUANTITY		
2 ARCHES		

EXISTING BUILDING CONDITION SCHEDULE
SCALE: N/A

1
A2.3

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412 county street, new bedford, massachusetts, 02740, 508.999.5145

ELEVATION - EAST
EXISTING
REPAIR INVENTORY

A 2.3

COST ESTIMATE

Property: Existing historic house-structure to be renovated and restored into an accessible mixed-use facility – building and grounds, located at 427 County Street, New Bedford, MA. Phase I is the Front Elevation restoration.

Owner: JAMI (James Arnold Mansion Inc.), 427 County St., New Bedford, MA.

Trade Division	Cost Estimate
01 General Conditions - Total: <i>Based on 8% of Estimate</i>	\$29,000.00
02 Demolition – Total: <ul style="list-style-type: none">Lead Abatement, Demolition	\$15,000.00
03 Concrete: <ul style="list-style-type: none">HP Ramp FoundationFoundation Repair	\$6,000.00
04 Masonry: <ul style="list-style-type: none">Brick Re-Pointing (\$55.00/SF):Granite Lintel & Sill Repair (\$2,000.00/each)	\$126,000.00
05 Metals: <ul style="list-style-type: none">Copper Flashing repair @ roof edge:	\$6,000.00
06 Woods & Plastics – Total (\$32/SF): <ul style="list-style-type: none">Wood Decking (SF @ \$35.00/SF):New HP Ramps (80 LF @ \$New WD Rails (LF @ \$100.00/LF)	\$98,000.00
07 Thermal & Moisture Protection: <ul style="list-style-type: none">Slate Roof Repair (300SF @ \$100.00/SF)Insulation	\$30,000.00
08 Doors & Windows – Total: <ul style="list-style-type: none">Window Repair, including Painting (24 @ \$250.00/Unit):	\$6,000.00
09 Finishes – Total (\$30/SF): <ul style="list-style-type: none">Painting - Exterior	\$45,000.00
10 Specialties: <ul style="list-style-type: none">HP Rails @ Ramp:	\$20,000.00
11 Equipment:	\$0.0
12 Furnishings:	\$0.0
21 Fire Suppression (\$5/SF):	\$0.00
22 Plumbing (\$10/SF):	\$0.00
23 HVAC (\$5/SF):	\$0.00
26 Electrical (\$10/SF):	\$3,000.00

34 Site Work – Drainage,	\$5,000.00
Contractor Profit & Overhead (10%):	\$36,000.00
Construction Contingency (10%):	\$0.0
TOTAL ESTIMATED BUDGET	\$425,000.00

PROPOSAL

Date: 13 June 2017
To: Mr. Richard Asquino, President, James Arnold Mansion Inc. (JAMI), Ms. Nancy Crosby, Board, JAMI.
Project: Feasibility Study, James Arnold Mansion, Building & Grounds
RE: Feasibility Study: Assessment of James Arnold mansion & site relative to necessary and planned Improvements.

Dear Mr. Asquino & Ms. Nancy Crosby,

I enjoyed meeting with you in March and celebrating the public “outing” of JAMI in April. The feeling in the mansion was of hope, anticipation and respect. Touring the property and listening to your reflective observations about the organization, the building, the site and the community were both insightful and informative. I enjoyed experiencing the vastness of the building and hearing of ideas to restore both the site and full use and occupancy of the structure. I sensed a new beginning for an old building and site. Bravo.

Working with WHALE, studio2sustain inc (s2s) welcomes the opportunity to provide a comprehensive review of the James Arnold mansion and site. This study, which will identify the opportunities and the challenges of this vast property, in combination with the business and program assessments by WHALE will give JAMI tools to plan for and begin to raise necessary funding for the project to restore and develop this “treasure within our midst.” I propose the following Feasibility Study scope, fee and schedule:

James Arnold Mansion Inc. Feasibility Study:

The Feasibility phase of the project begins with the documentation of the buildings – measured plans, elevations and sections. With the buildings documented, s2s will work with the JAMI team and WHALE to assess the capacities of the spaces in the context of program goals. Once the program is developed, we explore various schematic designs to best meet the desired functions and/or purpose and necessary/recommended improvements. The Feasibility Study will focus on three major areas:

Site:

The James Arnold Mansion sits on a large historic site at a significant corner, atop our historic port city. There are complicated access, historic garden restorations, parking and connectivity (relative to our downtown and waterfront) issues. And, of course, there is the heritage of the Arnold family and site development. The presence of the mansion and the significance of the site will form the foundation of a site study.

Mansion:

This large, expanded, multi-use and historic structure is both complicated and extraordinary. Our feasibility study will focus on identify the overall use/uses of the building in the context of overall goals for the use of the building. Often these studies result in an understanding and simplification of the overall structure. The Mansion is an historic structure and will need careful review to assess a strategic path for development. In addition, building systems that need upgrading will be reviewed: Heating, Air-Conditioning and/or Ventilation, Lighting – natural and upgraded LED.

Feasibility Study deliverables:

Final Report:

An 8.5 X 11 final report will be produced that summarizes the JAMI building and site, the challenges and schematic proposals for improvements. The final report will include estimated costs for these improvements.

Drawings:

The existing building, use studies of spaces, and proposed improvements to the existing building will be documented on 18 X 24 architecture drawing prints, showing plans, elevations and one building section. JAMI will receive one set of prints and one thumb drive of PDF images. In addition, studio2sustain will develop one sketch/rendering for JAMI to use for marketing materials. This rendering will be printed on one 18 X 24 heavy weight paper, and JAMI will receive one thumb drive with a digital scan image of the rendering. studio2sustain inc will retain ownership of the AutoCAD files.

Feasibility Study fee:

s2s Feasibility Fee is based on three phases: A. documentation: \$2,500.00, B. Schematic Design Proposal, \$2,500.00 and Sketches: \$1,500.00.

studio2sustaaain inc Feasibility Study total Fee:

\$6,500.00

Feasibility Study schedule:

s2s anticipates five meetings with the JAMI leadership team and WHALE during this process, which will evolve over 20 - 28 weeks. Once the buildings are documented, a program and use plan will be developed – highlighting use diagrams and building/property strategies for development.

Note: This is just a Feasibility Study. This study is not a set of drawings for construction, rather, a set of ideas for improvements and planning purposes. JAMI will need to engage full Architectural Services for any planned construction projects.



The James Arnold Mansion Inc. is a welcomed newcomer in our city – like discovering a long lost friend!

Thank you for this opportunity. It is a pleasure to submit this Proposal, and I look forward to working with the JAMI and WHALE leadership teams.

Respectfully,

Kathryn Duff RA CPHC