

## Proposed Summer 2023 Library Building Exterior Work

We would ask the Selectboard to fund the following project from the Town Center Fund to be done in July of 2023 by Hunger Valley Construction per their bid.

### Repair of steeple slate, woodwork & flashing\*

- Replace broken and missing slate on the lower tower roofs with matching slate.
- Replace sheet metal on four steeple gable outcroppings with copper.
- Clean existing slate
- Restore woodwork on both towers from the top of the slate roof sections to foundation (see attached)
- All woodwork will be restored where possible and replaced in kind where needed.
- Prime and two coats of finish paint on all restored and new woodwork.

#### **COST:**

Slate Cost: \$24,600

Woodworking Cost: \$30,100

Total Estimated Cost: \$54,700

+ 15% contingency = \$8,205

+ Management Fee = \$3,000

**Total Project Cost: \$65,905**

- Vermont Division of Historic Preservation Grant \$14,801 (to be reimbursed)

**Final Cost to Town: \$51,104**

### **This recommendation is based on the information below:**

**Building Inspection:** This recommendation is based on the building inspection reports from Jan Lewandowski in 2018 which said "The lower portion of the tall steeple and the entirety of the short steeple share the problem of fast-moving runoff quickly being stopped and diverted by dormers and trim, with potential ice and snow buildup as well. It is at these locations where there is woodwork deterioration, nail deterioration (evidenced by some woodwork pulling free of the steeple) and old flashing rusting through. While rot is not occurring in the frame of the steeple or attic currently, water is entering the cornice and skirting roofs of the steeples. At the lower, dormered areas, of the steeple and the entire short steeple, **it will be necessary, the sooner the better, to replace the valley, ridge and sidewall flashings and all deteriorated woodwork associated with them.** Any moldings should be copied exactly, and not just replaced with similar ones off the shelf, unless they provide a exact fit." (bold is mine)

**Grant:** This is the project for which we received the \$14,801 grant from the State Division of Historic Preservation. I have contacted them for their approval of this project as meeting the requirements of our grant.

**Contingency:** Jay Labare recommended a 15% contingency

**Management Fee:** This would be Jay's fee to act as the Owner's Rep for this project.