



Town of Bridgewater

Community Preservation Committee

May 24, 2023

6:30 PM

The meeting will be held virtually via Zoom.

To attend via video, click on the link below:

<https://us06web.zoom.us/j/89954294250>

To attend via phone, dial: 1(646) 876-9923

Meeting ID: 899 542 942 50

MEETING AGENDA

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2020, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, and the March 31, 2025, extension granted by Chapter 22 of the Acts of 2022, this meeting for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. No in-person attendance is permitted. Citizens who wish to tune in to the meeting may do so via Zoom.

A. Call to Order

B. Chair's Announcements

C. Public Comment

D. Approval of Meeting Minutes

- a) March 22, 2023 Meeting Minutes
- b) April 26, 2023 Meeting Minutes

E. Review of Financial Reports

F. Old Business

- a) Applications Received
 - Broad Street Properties Purchase/Taking
 - Central Square Congregational Church - Phases 2 and 3
- b) Funded Projects Update
 - Active Projects
 - 1. Central Square Congregational Church Historic Restoration
 - 2. Stiles and Hart Parkland Improvements
 - 3. Summer Street Property
 - 4. Hemlock Drive Windows and Doors Replacement

5. Old State Farm Trails

6. Parthenon Frieze

- Projects to be Closed
 1. Library Archival and Digitization Project
 2. Pickle Ball Courts
 3. Memorial Building
 4. McElwain School

c) Eligibility Forms Approved/Awaiting Applications

- Hanson's Farm
- Methodist Church

d) Administrative Account Updates

- Jennings Hill Cemetery Study for Restoration of Gravestones
- Senior Center Design Study for Recreation Area/Trails/Community Garden

e) Anticipated Projects

- Restoration of Fire Department Antique Pump
- Additional Pickle Ball Courts

f) Policies and Procedures Document - Document Submitted to the Committee on May 18th
VOTE

g) Recognition Signs for CPA Funded Projects

h) Annual Public Hearing

G. New Business

a) 5-Year CPC Plan FY24

b) Memorial Building - Request for Additional Funds Application

H. Committee Liaison Reports

I. Upcoming Events

J. Public Comment

K. Next Meeting Date

a) June 28, 2023 at 6:30 PM

L. Adjournment of Meeting

FULL APPLICATION – FY20

This revised application updates the original 9/30/2019 application and the 3/4/2020 revision.

*The Memorial Building work went over budget due to COVID-related delays, labor cost escalation, and supply chain constraints. In addition, 8 required change orders increased the project cost. This revision 5/5/2023 requests an additional \$169,283 from Community Preservation funds to cover additional expenses related to the work the original CPC funded. Revisions are added in **red**. For brevity and simplicity, no attachments referenced on the previous applications are included with this revision.*

COVER PAGE

One original of this application and all attachments should be returned to the Bridgewater CPC, Town Hall, Central Square, Bridgewater, MA 02324, and a copy should be e-mailed to jmcgraw@bridgewaterma.org

ASSURANCE

I **Michael Dutton** hereby certify under the penalties of perjury that following application information is true and correct to the best of my knowledge and that I am legally able to enter into a contract on behalf of. The **Town of Bridgewater** with the Town of Bridgewater for Community Preservation Funds.

Signature _____ Date September 30, 2019 (revised 3/4/2020)
Title _____ Town Manager Revised Date: **05/05/2023.**

Circle one or more project categories:

☐ Community Housing ☒ **Historic Preservation** ☐ Open Space ☐ Recreation

Project Name Memorial Building Renovation
Project Location 25 South Street
Assessor's Map & Lot # Map 34, Lot 85
Legal Property Owner of Record: Town of Bridgewater

Contact Person: Michael Dutton
Telephone 508-697-0919 Email mdutton@bridgewaterma.org
Mailing Address: 66 Central Square Bridgewater, MA 02324

	FY18-19	FY2020	FY2021	FY2022	FY2023	TOTAL
CPA Funds Requested (\$550,000 Requested /\$350,00 approved)		\$350,000			*\$169,283	\$519,283
Other Sources of Funding						
- General Appropriation	\$701,006			\$200,000	\$120,000	\$1,021,006
- Enterprise Appropriation		\$500,000		\$200,000		\$700,000
- Memorial Grant					\$50,954	\$50,954
- IT Capital Appropriation					\$75,000	\$75,000
<u>TOTAL</u>	<u>\$701,006</u>	<u>\$850,000</u>		<u>\$400,000</u>	<u>\$415,237</u>	<u>\$2,366,243</u>

Current Totals = \$2,076,960 with additional funding from CPA (\$169,283) and General Appropriation (\$120,000) = \$2,366,243

***See Attachment 3 for a breakdown of the additional CPA Funding**

Note 1: Prior to final award, the project proponent may be required to submit supplemental/supporting documentation, such as attested copies of recorded deeds or restrictions or corporate papers.

Note 2: Once a project proposal has been submitted, the applicant and his/her agent(s) may not speak with any CPC member about that proposal. After the submission of a proposal, any questions must be addressed in writing to the Committee Chair

PROJECT NARRATIVE

Please answer each of the following questions using up to three (3) additional pages, as necessary.

- 1) What is the purpose and scope of the project? ***This project involves the historic renovation of the Memorial Building to preserve the exterior and interior, and to adapt it for use as office and meeting space, as well as document sorting, digitation, and storage areas in the lower level.***
- 2) How does the project preserve or enhance Bridgewater's community character? ***The Memorial Building is an iconic building in Bridgewater. It is a destination for elementary school students, high school students and university students who are studying history and historic architecture. It has been one of the centers of Bridgewater town government for generations. Through the historic renovation, the Town can ensure that the exterior and interior of the building are carefully preserved, while providing required accessibility and bathroom facilities.***
- 3) What is the community need for this project? ***Without providing required accessibility, the interior of the building is rendered useless for Town purposes. As a community asset, it is incumbent on the Town Manager to ensure that the building is renovated for its intended uses while creating an accessible and professional workspace. In addition, the Town has little space for historic displays of its historic assets. The rich historic nature of the building and its collections will benefit from the building's historic renovation.***
- 4) How does the project achieve Town goals and objectives as laid out in the Community Preservation Plan, Comprehensive Master Plan, Housing Production Plan, Open Space and Recreation Plan, and any other relevant Town planning documents? Please be specific, citing document and page of each goal/objective. ***The Memorial Building is referenced in several important documents. The 2002 Master Plan: "OLD LIBRARY – This Civil War Memorial is most likely the only such memorial in the State that is used as an actual building. Once the home of the Bridgewater Public Library, the Town has restored this beautiful old structure and is using it for municipal offices." In addition: "Preserve and protect significant historic and cultural resources." The Memorial Building is also referenced in the Community Preservation Plan 2014-2018 in chapter 4, Historic Preservation (page 20), "As described in Chapter 2: Guiding Principles, Bridgewater has critical needs to preserve, restore, and rehabilitate historic municipal properties, particularly the Academy Building and Memorial Building. These two primary municipal buildings are needed to house municipal services and that are significant historic buildings." Furthermore, the Community Preservation Plan contemplates exactly what the Memorial Building project is attempting to achieve in terms of accessibility: "Furthermore, within the definition of "rehabilitation" CPA is allowed to fund improvements to make historic resources functional for their intended use, including improvements to comply with the Americans with Disabilities Act and other building or access codes. All rehabilitation work with respect to historic resources is required to comply with the Standards for Rehabilitation stated in the US Secretary of the Interior's Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68).***
- 5) What is the nature and level of community support for this project? Please describe support in narrative and attach letters of support from public and private sources affected by or relevant to the project. ***The proposed renovation of this building comes as the most recent commitment to preserve and maintain this building, despite decades of poor building maintenance throughout Town. In 2012 the building was affected by an earthquake, and the horsehair plaster ceiling was dislodged from the strapping, causing the plaster to begin to drop to the floor. The Community Preservation Committee recommended appropriation to replace the ceiling and the Town Council unanimously approved the request. In 1999 the Town received State Historic Commission grant funding to make a number of repairs to the building and committed to preservation restrictions on both the exterior and interior of the structure.***
- 6) If the project relates to a parcel of land, describe the current zoning, present property use, and potential use if project is not funded. ***The subject property is currently within the Central Business District. There is no alternative use if the project is not funded.***

- 7) Will your project need any permits? Please describe nature of permits and inspections required and schedule of reviews, if possible. **Permits/Authorizations will be required from the MA Historic Commission, the Bridgewater Historic District Commission, and the Town of Bridgewater's Building Official.**
- 8) Are there any existing use or deed restrictions on the subject property? Will there be any deed restrictions after project completion (e.g., conservation, preservation, and/or affordability restrictions). **There is a preservation restriction recorded in 2000 which can be found at the Plymouth County Registry of Deeds in Book 18463, Page 219 (a copy is attached to this application). This preservation restriction would not be affected by the contemplated work and will continue after the completion of the project.**
- 9) Will current property owner maintain ownership? If not, what is proposed ownership after project completion? **The property is and will continue to be owned by the Town of Bridgewater.**
- 10) Does the project include public access? Please describe. **The project will result in a building which will be accessible and open to the public.**
- 11) What maintenance responsibilities will be required to sufficiently maintain the resource? How much will annual and long-term maintenance cost? What entity will be responsible for these responsibilities and costs? How will this revenue be generated? **As a Town building, the Memorial Building will be maintained by the Town. While the funding for Town building maintenance is pooled into one maintenance line item, future budgets will reflect the need to fully fund our building maintenance plan. As a Town building housing the Department of Public Works administrative staff, the cost to maintain the building will be shared among the Water Enterprise Fund, the Sewer Enterprise Fund, and the General Fund.**
- 12) Provide a project schedule showing all major project milestones and supporting information/explanation for the project's estimated timeline. Include estimated date for project start and completion. (Note: CPA projects are expected to begin within 6 months of funding allocation and funds may be revoked if there is no evidence of project activity within that time). **Once funded, it is anticipated that the project will begin immediately with pre-construction planning. Easements will be secured for the addition of an improved walkway on the north side of the building, construction drawings will be completed, and value engineering and peer review will identify areas of savings. It is anticipated that the project will go out to bid in mid-2020 and take up to one year to complete.**
- 13) Are there any special issues related to the timing of this project? For instance, is the property at risk for development or otherwise threatened? **There is currently no identified issue related to the timing, other than the escalation of building costs at approximately 4% per annum.**
May 2023: Due to redesign based upon ad hoc committee input, construction began much later than originally planned. During the delay, price escalation drove the eventual bid proposals much higher. Only one company bid just below the appropriated amount. During construction, eight change orders, product delivery delays, and exploding costs drove the cost substantially above the appropriated amount.
- 14) Has this project or a closely related project previously received CPA funding? If yes, explain. **Yes. The Community Preservation Fund was used for the replacement of the central ceiling substructure and plaster after its failure in 2012. This amounted to \$58,735.**
- 15) What are the qualifications/experience of the project's sponsoring organization? Provide mission statement, experience of the project manager, track record with summary of similar projects completed by the project manager and by the sponsoring organization.
The Town is the applicant.

BUDGET NARRATIVE

Include a narrative description of the budget on no more than two additional pages in addition to your budget spreadsheet. The budget narrative must answer the following:

1) Identify all sources and uses of funds; clearly distinguish among costs to be paid from CPA funds versus other sources of funding. ***The project will be funded from three sources. The balance in the Memorial Building Capital Fund (bonded funds voted specifically for the Memorial Building in August of 2013), Community Preservation Funds, and the Water Supply and Water Pollution Control Capital Funds.***

May 2023: The changes noted above have necessitated the need for additional funding. As outlined herein, the Town is requesting \$169,283 from the Community Preservation funds to cover overages associated with previously CPC-funded components of the project. An additional \$120,000 will be coming from the Town's capital funds to cover overages and contingency unrelated to CPC-related components.

2) Identify hard and soft costs, contingencies, legal fees, and project management (from contracted managers or existing staff)

a) Note: If employees are to be hired, attach job descriptions, and describe the hiring mechanism to be used (newspaper listings, internal postings, etc. and their costs) and the timing of the hire(s). ***Anticipated expenses are listed in the project budget which is attached to this application. While no additional employees will be hired, it is anticipated that the Town will hire an Owner's Project Manager to manage the day-to-day construction process. This expense is listed in the project budget under "Clerk of the Works."***

3) What are your project costs based on? Obtain written estimates for project costs whenever possible, include financial estimates, comparative analysis with similar project, etc.

a) Note: For acquisition of an interest in real estate, property value will need to be established by the Town through procedures "customarily accepted by the appraising profession as valid" per Section 5(f) of MGL Chapter 44B. CPA funds may be requested to pay for an appraisal – the appraisal must be commissioned by the Town to comply with the statute. ***The Town's architect has commissioned a detailed schematic design project cost estimate which is attached to this application. The estimate was completed by an independent professional estimating firm.***

May 2023: As referenced above, the professional estimate was commissioned and used as the basis for appropriation. After the estimate was completed and updated in 2019, costs escalated rapidly over the period prior to bidding and during construction.

4) Do you anticipate that your project will require the Town to bond against CPA funds? ***The Town bonded three projects in one bond in 2014. This included the Academy Building (for which the CPA funds offsets a portion of the bond), the Fire Station roof, and the Memorial Building renovation. Other than the existing bond funds set aside for the Memorial Building, the Town does not anticipate financing the balance of the project, nor does it bond against CPA funds.***

5) How will this project leverage funds from other sources? Will there be in-kind contributions, donations, or volunteer labor? Are there fundraising plans?

a) If seeking grants/loans from other funding sources, please include commitment letters from funders or letters of inquiry to funders and include date(s) you anticipate those funds will be available.

The Town attempted to apply for grant funding through two applications to state agencies: The Massachusetts Disabilities Commission and the Massachusetts Historic Commission. Unfortunately, neither of these grants was successful, but the Town Manager intends to reapply if appropriate. As mentioned, the Town appropriated, and the voters elected to debt-exclude the bond which pays for more than one-third of the cost of this project.

BUDGET SPREADSHEET

MEMORIAL BUILDING RENOVATION

Project Name

TOWN OF BRIDGEWATER

Applicant Name

SEPTEMBER 30, 2019

Start Date

MAY 5, 2023

End Date

[illegible]

*See **Attachment 3** for a breakdown of the additional CPA funding

Include ALL expenses relevant to this project (bid advertisements, deed restriction, legal fees, appraisal costs, support staff to create bid specifications, etc.) and ALL contributions including municipal funds, government grants, private grants, private donations.

If this is a municipal project, explain how it will add no administrative burden to the Town.

This project will provide offices for the Department of Public Works, so the project relieves the current burdens of the Water Supply and Water Pollution Control Departments which are located in temporary quarters. In addition, the project will create universal access to the building and allow public access. Building maintenance and upkeep will be partially offset by the enterprise funds, thereby guaranteeing the upkeep of this important historic structure.

Attachment 1 – Original Cost Estimate



Tappé Architects

PRELIMINARY PROJECT BUDGET SUMMARY

Phase

Memorial Library

Date 6/20/2018 Rev1 7/12/18 Rev 2 03/28/19

Total SF 4,023 Sq. Ft.

PROBABLE CONSTRUCTION COSTS

Projected Costs

Construction

Renovation	\$242/Sq. Ft.	4,023 Sq. Ft.	\$973,566*
NO new construction	\$0/Sq. Ft.	0 Sq. Ft.	\$0
Site Work (included above)			\$0
Design Contingency		7%	\$68,150
Sub-total			\$1,041,716

Overhead & Profit, Escalation and Contingencies

Contractor's General Conditions		12.0%	\$125,006
Construction Cost Escalation to mid-point (4% annually)		2.0%	\$23,334
Phasing Allowance? (Not Applicable)		0.0%	\$0
Construction Contingency		5.0%	\$119,000
Permitting (assumed waived fee)			\$0

PROBABLE CONSTRUCTION COST SUB-TOTAL:

(rounded)

\$1,309,100

PROJECT EXPENSES

Fees

Architect/MEP/FP & Civil/Lands Fees	\$122,400*
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Other fees

• Data/Network/IT (by Owner)	\$6,000
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Project Expenses

Reimbursable Expenses allowance	\$20,000
Misc. Expenses allowance	\$4,500
Move Allowance	\$0 removing boxes by Town
Testing @ construction allowance	\$10,000
Clerk of the Works allowance	\$50,000
Furnishings Design and purchase Allowance	\$25/Sq. Ft.
LAN Installation	\$5.0/Sq. Ft.
Project Expenses Contingency @ 5%	\$17,000
Hazardous Materials Abatement Allowance	\$25,000 as per UEC report
site survey	\$0 Survey provided by Town

PROJECT EXPENSES SUB-TOTAL

\$375,475

TOTAL PROJECT BUDGET (DOLLARS):

\$1,684,575

\$419/Sq. Ft.

Note: Does not include computer equipment costs

Disclaimers:

Conceptual budget only, based on gross assumptions - detailed design drawings are required to develop an accurate estimate

*Items appropriate for Community Preservation Funding under IGR No. 19-14 (Supersedes IGR No. 00-209, IGR 01-207, IGR No. 02-208) and Sec. of Interior Standards for Rehabilitation.

Attachment 2

Activity in Fund 3003 Memorial Building Project Fund as 05.01.23

TYPE PAYMT	VDR NAME/ITEM DESC	AMOUNT
1-ENGINEERING/OPM	TAPPE ARCHITECTS	246,886.45
1-ENGINEERING/OPM Total		246,886.45
2-PERMITS/TESTS	COMMONWEALTH OF MASSACHUSETTS	136.00
	YANKEE SPRINKLER COMPANY	750.00
	UTS OF MASSACHUSETTS INC	3,475.00
2-PERMITS/TESTS Total		4,361.00
3-ADMIN COSTS	PROJECTDOG	1,791.75
3-ADMIN COSTS Total		1,791.75
4-MISC CONSTRUCTION	KILROY BROS INC	11,029.00
	TOWN OF BRIDGEWATER	518.48
	NATIONAL GRID	1,343.50
	DYER CONSTRUCTION INC	39,710.00
	NOREL SERVICE COMPANY INC	15,816.84
4-MISC CONSTRUCTION Total		68,417.82
5-CONSTRUCTION	APC DEVELOPMENT GROUP INC	1,930,660.18
5-CONSTRUCTION Total		1,930,660.18
6-FFE	AMAZON CAPITAL SERVICES	442.26
	CREATIVE OFFICE PAVILION LLC	50,108.32
	W B MASON CO INC	60.44
	HOME DEPOT CREDIT SERVICES	375.96
6-FFE Total		50,986.98
6-IT	AMAZON CAPITAL SERVICES	4,323.79
	HOME DEPOT CREDIT SERVICES	68.59
	FEDERAL TELEPHONE AND COMMUNICATIONS	5,293.50
	MONOPRICE INC	135.54
	DEWHURST LUMBER CO INC	70.57
6-IT Total		9,891.99
Grand Total		2,312,996.17

	Norel from proforma - paid to date per Norel	-
	Tappe from proforma pd to date per Tappe	5,613.87
	APC Remaining Contract	42,633.00
		48,246.87

AS OF PROFORMA 04/28/23	PROFORMA FROM OPM	2,356,298.00
IT funding O-FY22-038 in Capital Fund	Funds appropriated/including IT leftover	(2,076,960.04)
	Needed? Including all contingencies?	279,337.96
	CPC Pending	(169,283.00)
	remaining needed.....	110,054.96

SPENT TO DATE	2,312,996.17
due to be spent? Check Tappe/Norell	48,246.87
Brad - IT still pending -TV Meeting monitor	5,000.00
	2,366,243.04
	(2,076,960.04)
	289,283.00
CPC Pending request	(169,283.00)
Capital Pending order 5/1/23	(120,000.00)
balance available	(0.00)

FUND 3003 MEMORIAL FUND Sources of Funding	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	TOTALS
TRANSFER FR GF	(300,000.00)						(300,000.00)
TRANSFER FR CAP TRUST	(401,006.00)				(200,000.00)		(601,006.00)
TRANSFER FR CPA			(350,000.00)				(350,000.00)
TRANSFER FR EF			(500,000.00)		(200,000.00)		(700,000.00)
Closed out PY Memorial Bldg Grant						(50,954.04)	(50,954.04)
IT Capital Appropriation						(75,000.00)	(75,000.00)
Sources of Projects	(701,006.00)	0.00	(850,000.00)	0.00	(400,000.00)	(125,954.04)	(2,076,960.04)

Less Activity of Expenses	EXPENSES	750.00	23,610.00	0.00	69,406.00	984,186.32	1,288,290.72	2,366,243.04	53,246.87
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Current Fund Balance: DEFICIT		289,283.00
Tappe Professional Services	31,910.00	Prior Cost Incurred Broken out 11/30/18-Supplement ServicesBroken out 11/30/18-Supplement Services
Tappe Professional Services	122,200.00	Contract Includes
Tappe Professional Services	55,020.00	Additional Management Fee
	209,130.00	Contracts in hand??
Schematic Design	15,000.00	Contract
Design Development	18,400.00	Contract
Construction Documents	42,700.00	Contract
Bidding	6,100.00	Contract
Construction Administration	40,000.00	Contract
Continuing CA services	18,000.00	Showed up in Sept? As 42,000 on the proforma
Project Management	25,000.00	Contract amendment
Added Proj mgt Kilne	20,020.00	Contract amendment
FF&E Purchases/procurement of	10,000.00	Contract
HazMat CA	4,500.00	
Data/Network	6,000.00	
Reimbursables	3,700.00	
	209,420.00	
	31,910.00	See above costs prior to contract
	241,330.00	
APC Construction 11/3/21	1,678,932.00	
CO#1 01/27/2022	34,304.00	co#1
CO#2 03/17/2022	32,427.00	co#2
CO#3 05/03/22	40,921.00	co#3
CO#4 07/xx/22	94,114.00	co#4
CO#5 09/xx/22	34,372.00	co#5
CO#6 12/16/22	21,564.00	co#6
CO#7 01/27/23	33,873.00	co#7
CO#8 3/14/2023	2,785.00	co#8
	1,973,292.00	
Furnishings TO DATE	40,231.82	

Attachment 3

Additional Funding Request CPC - Memorial Building Project
5/5/2023

Requisition	1R	9R2	10R1	2	3	4R	5R1	6	7	8R2	Totals	Adjusted Totals	CPC Ask
Supervision (at 1/3 of total)	20437.16	6812.38	3406.2	\$6,812.39	\$6,812.39	\$6,812.39	\$6,812.39	\$6,812.39			\$64,717.69	\$21,572.56	\$21,572.56
Bond (at 1/3 of total)	32146.9										\$32,146.90	\$10,715.63	\$10,715.63
Profit (at 1/3 of total)	18888.16	12592.11	6296.05	\$2,518.42	\$3,777.63	\$25,184.21	\$25,184.20	\$6,296.06	\$6,296.06	\$12,592.10	\$119,625.00	\$39,875.00	\$39,875.00
PCO 01R1 - Add granite tread at entry steps	10,002										\$10,002.00	\$10,002.00	\$10,002.00
PCO 13R2 - Add 4" conduit for IT connection to utility pole	5,960										\$5,960.00	\$5,960.00	\$5,960.00
PCO 11 - Rebuild Rear Stairs	23,818										\$23,818.00	\$23,818.00	\$23,818.00
PCO 25 R3 - Change ramp footings to accommodate sprinkler line	2,984										\$2,984.00	\$2,984.00	\$2,984.00
PCO 30 - Added sleeve at ramp for backflow preventer	1,641										\$1,641.00	\$1,641.00	\$1,641.00
PCO 29 R1 - Sidewalk transition at South Street entrance	17,737										\$17,737.00	\$17,737.00	\$17,737.00
PCO 39 - Water Service riser and cap	958										\$958.00	\$958.00	\$958.00
PCO 47 - Repair waste pipe at exterior side stair	644										\$644.00	\$644.00	\$644.00
PCO 49R1 - Additional pavers at entry area	1,315										\$1,315.00	\$1,315.00	\$1,315.00
PCO 56 - Parge exising granite foundation adjacent to stair and parking	2,526										\$2,526.00	\$2,526.00	
PCO 61R1 - Exterior handrail return at top landing	910										\$910.00	\$910.00	\$910.00
PCO 65 - Field paint exterior stair railing	941										\$941.00	\$941.00	\$941.00
PCO 68 - West window grate reinstallation	1,511										\$1,511.00	\$1,511.00	\$1,511.00
Approved Change Order-Rebuild Side Stair		17863.5									\$17,863.50	\$17,863.50	\$17,863.50
Approved Change Order-Added General Conditions (at 1/3 of total)									\$10,835.25		\$10,835.25	\$10,835.25	\$10,835.25

\$169,282.94
Total CPC Request 5/2023

Original Vote: The recommended funding was for the purpose of constructing the accessibility components, such as a ramp, as outlined in the Memorial Building application and final accessibility plan mentioned above. The additional requested funding would address overages concerning these componenets only.



Town Manager's Office

Municipal Office Building

66 Central Square

Bridgewater, MA 02324

508-697-0919

May 19, 2023

Ms. Gina Guasconi, Chair
Community Preservation Committee
Town of Bridgewater
66 Central Square
Bridgewater, MA 02324

Re: Hanson Farm Appraisal

Dear Chair Guasconi:

As you know, we have been discussing the possibility of the Town purchasing a development restriction over the land commonly referred to as Hanson Farm off of Pleasant Street. Within the next few months we will be commissioning an appraisal of the property as required by Massachusetts General Law for any potential purchase.

To that end, I request that the Community Preservation Committee fund the cost of the appraisal through the Committee's administrative account. Based on input from the appraiser of the Murray/Needs property in 2014, we estimate the cost to be no more than \$12,000. We are reissuing this request due to the lapse of previously voted funding for the appraisal.

As always, I thank the committee members for your diligent efforts on behalf of the residents of Bridgewater.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Dutton", is written over a white background.

Michael Dutton

Bridgewater:

Preserving Our Past. Enriching Our Present. Building Our Future.