

# Spaulding Cooperage Project Specifications

*1 South Street, Townsend, Massachusetts 01469*



*Prepared by:*

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## **Building Repairs and Upgrades**

### **Introduction:**

The Preservation Collaborative, Inc. created the following scope of work, which constitutes the most critical elements needing to be addressed on the Spaulding Cooperage. This work is fully funded in our 2022 fiscal season, financed by both the Society budget and generous grants by many organizations. The selection of the final contractor is subject to the Board of Directors.

### ***Scope of Work and Specifications:***

Finalized on March 1, 2022

### **1. Project Summary:**

- 1.1. Project Overview: The Spaulding Cooperage is an important local landmark that will be incrementally restored by the Townsend Historical Society to maintain the building to top condition. These project specifications aid in clarifying particular products, materials and methods in conjunction with the contract documents.
  - 1.1.1. The building is located at 1 South Street in Townsend, Massachusetts 01469.
  - 1.1.2. The owner is the Townsend Historical Society whose address is 72 Main Street / P.O. Box 95, Townsend, Massachusetts 01469.
  - 1.1.3. The building has a preservation easement held by the Society for the Preservation of New England Antiquities, now Historic New England. All work is subject to their review and approval, which has been sought and received.
  - 1.1.4. The building is located within a local historic district. All work is subject to their review and approval which has been sought and received..
- 1.2. Drawings: These specifications are based on documents prepared by The Preservation Collaborative, Inc and dated March 1, 2022.
  - 1.2.1. Additionally, these specifications take into account the proposed plans outlined in the Needs Assessment and Recommendation report prepared by The Preservation Collaborative, Inc.
- 1.3. General Overview Description: The general intent is to restore the Spaulding Cooperage to top condition for tenant comfort. Work will follow guidelines set forth by the Secretary of the Interior. In summary, construction will include:
  - 1.3.1. Repairs to the building's exterior including: replacement of select clapboards, trim repair, window restoration, and removal of existing security screens. The entire building will be painted at the end of construction.
  - 1.3.2. Interior work which includes repairs to the spongy boards located near the front entrance. The scope will determine if this is undertaken in conjunction with the exterior repairs or at a later time.
  - 1.3.3. Finally, the restoration will include an add alternate for the rebuilding of the existing security screens entirely in the form of a hanging storm window typical to the nineteenth century.
- 1.4. Pricing: The General Contractor is requested to submit pricing for this work described in these documents:
  - 1.4.1. Base price to include all products, methods and materials as defined in these documents. No deviation is allowed from this base cost for construction.
  - 1.4.2. Alternative pricing for project may be submitted using substitution materials, methods and products provided the G.C. submits all applicable information with such submittal. Alternates should clearly be stated and defined.
  - 1.4.3. Price shall include all necessary permits for this project. The G.C. shall secure a building permit for this work.
- 1.5. The Owner's tenant shall occupy the property during construction. G.C. shall notify the Tenant and Owner when work is planned so both may coordinate access. The G.C. shall maintain all egress requirements during work.

### **2. Setup and Protection:**

- 2.1. Setup Summary: During construction, the General Contractor shall have full use of the site. Storage may be facilitated on an adjacent site to minimize disruption to Tenant. Throughout the project, work will be governed by the following rules:
  - 2.1.1. The jobsite, inside and outside, must be left broom and rake clean every evening. No excavations shall be left open at the end of the day; barriers are to be provided if work is not complete by day's end.
  - 2.1.2. All workers, Contractor or Subcontractor, will take care to be considerate of neighbors and the surrounding area. Work hours are per local ordinances.
  - 2.1.3. Smoking is not allowed.
  - 2.1.4. Radios are not allowed.
- 2.2. Protection Summary:
  - 2.2.1. Provide dust protection around all areas of work, to separate work areas from non work areas.
  - 2.2.2. Protect all floors and all areas that may be damaged by this project.
  - 2.2.3. Provide protection of any plantings, lawn elements, driveway, etc. that may be affected by exterior work.
  - 2.2.4. Special protection must be made on work over the river. The G.C. shall provide screens to catch any and all debris from entering the Squannacook River.
- 2.3. Construction Schedule: The General Contractor shall prepare a bar chart type construction schedule which lists important milestones throughout the proposed project.
  - 2.3.1. Contractor should submit such document within ten days of the established commencement of work.
  - 2.3.2. The schedule should be provided on reproducible media and illustrate the entire duration of the project.
  - 2.3.3. Indicate substantial completion and allow for Architect's procedure necessary for verification of the same.
  - 2.3.4. Distribute copies to all applicable parties including: Owner, Architect, subcontracts and municipalities.
  - 2.3.5. Changes to the schedule should be made after any meetings and delays. G.C. is responsible for ensuring the project stays on time.
- 2.4. Staging: The G.C. may require staging for the river façade and shall provide it as part of his cost. The Townsend Historical Society is aware of the expense. In our experience, we recommend a single suspended platform cantilevered over the river to provide access for pump staging for the most economical solution.
  - 2.4.1. Staging safety measures by staging vendor. G.C. shall ensure all staging meets necessary requirements.
  - 2.4.2. Any and all insurance for staging shall be provided by G.C. and name the Townsend Historical Society as additionally insured against any damage.
  - 2.4.3. The platform may not be bolted to the building per the requirements of the easement holder.

### **3. Site Work:**

- 3.1. General: The Owner shall clear the existing plantings away from the building in preparation for any work to site and building. The Tenant shall remove all displayed items on exterior. The General Contractor shall be responsible for the removal of any signage and prep beyond these to ready the building for construction.
  - 3.1.1. The area harbors the potential for archaeology. Care is to be given to prevent the disturbance of potential subsurface resources. Notification shall be given to the Owners upon the discovery of any artifacts (ex. bottles, arrowheads, bones, etc.) and work shall cease until given the proper clearance.
- 3.2. Septic System: Care shall be made in avoiding disturbance of the existing tight tank located on the site. This is located feet from the north facing façade.
- 3.3. Parking Area: There shall be no work to the parking area at this time. The G.C. shall utilize the parking located at the Townsend Historical Society headquarters. G.C. shall not utilize the existing site for parking or staging.
- 3.4. Grading/Seeding: Grade shall be pulled away from project as required to slope for drainage. Upon completion, the finished 6" closest to building shall have crushed gravel. The remainder shall be covered with 2" screened loam and seeded to a 12" border in all directions around building.
- 3.5. Front Walk Alteration: Additional work shall involve removal of the existing front walkway away from building and replacing with a new 1:20 graded walk to the front entrance and held off building approximately 2" with a bridge plate to

front sill. This shall prevent the deterioration of elements currently below grade. As an alternative, AZEK trim and weather proofing shall be installed per notes on plans. Hold earth back with 4X4 cedar boards spiked into place. Final grade for path shall be stonedust, no less than 36" wide. Existing railing shall be reused in project.

#### **4. Exterior Elements:**

- 4.1. Roofing and Flashing: Existing roofing to remain. All existing flashing (at chimney, edges, etc.) have been inspected and replaced in kind. No work is necessary at this time.
- 4.2. Walls: Existing wooden walls are to be repaired using in-kind materials and methods:
  - 4.2.1. Clapboards are mostly original and are to be maintained as feasible. Replacement is to be with clear pine or white cedar with similar exposure within the appropriate course (varies, but is approximately four inches).
    - 4.2.1.1. Fasteners are to be Tremont Fine Finish Cut Nails with round head to match existing.
  - 4.2.2. Corner Boards and Trim: Wooden trim elements are to be replaced with Dutchman repairs wherever rot has occurred. New boards are to be ripped to match width and spliced in at a 45 degree angle facing upwards at all instances to prevent water infiltration.
    - 4.2.2.1. Fasteners are to be Tremont Fine Finish Cut Nails with round head to match existing.
- 4.3. Chimney: Existing chimney has received recent work. No work at this time.
- 4.4. Windows: In general, windows are in good condition and need only to be repainted. Those that need to be reglazed shall be removed and repaired before painting.
  - 4.4.1. Each window security screen shall be removed and rebuilt entirely. Materials are to be wood frame fastened together with center bar at level of meeting rail. Screens shall be plastic covered metal mesh. Color shall be black.
  - 4.4.2. All window tracks shall be inspected and restored to functionality. This includes:
    - 4.4.2.1. Repairing all damaged center and side stops in kind with pine trim and stained to match existing oxidized wood.
    - 4.4.2.2. Waxing/Lubricating existing tracks to provide smooth operation for wooden sash.
  - 4.4.3. All windows shall have new locks. Utilize Window Sash Hardware by Acorn Forge. Typical for all windows throughout. One lock in center per unit.
- 4.5. Doors: This section pertains solely to exterior doors. For interior doors, see section under interior elements.
  - 4.5.1. Front Door: The front door is to be repainted entirely. Repair as required to make functional.
  - 4.5.2. Barn door: The barn door shall be repainted entirely. Remove and repair non-functional side doors. All boards are to be replicated exactly as exists. Patch all holes. Door material shall match existing wood.
  - 4.5.3. Rear Door: Existing rear door shall be replaced in kind. Design to match existing. It is not original and may be replaced.
  - 4.5.4. Hardware to be per hardware schedule if needed.
- 4.6. Painting: It is important that the entire building be prepared and painted as part of this scope of work. The G.C. shall include this work as part of their proposal. There is a unique challenge to painting this structure over water. Careful consideration must be made in determining the best course of accomplishing work.
  - 4.6.1. The entire building shall be scraped to remove existing paint down to sound material. Light sanding shall be completed in order to smooth out rough patches and wood.
  - 4.6.2. Deteriorated wood shall be consolidated with epoxy filler, patched and made sound if feasible. Material too damaged shall be replaced in kind. The Society and Architect understand final inspection shall be made in the field with G.C. during work to determine how much material shall be replaced.
  - 4.6.3. All wood that is new shall be back primed prior to install.
  - 4.6.4. All paint shall be oil based (often labeled direct to metal). Provide two coats of primer and two coats finished color. Colors to be determined by building owner and shall likely match the adjacent Grist Mill.

#### **5. Interior Elements:**

- 5.1. Insulation: There is no work to insulation.
- 5.2. Flooring: Existing wood floors are to remain. Patch to match and meet new construction where applicable.
  - 5.2.1. Existing first floor at front is to be removed, inspected for decay from spongy feeling, and replaced in kind with new to repair. Weave new floor into existing flooring. Do not cut a straight joint.
- 5.3. Walls: There is no work to interior walls.
- 5.4. Ceiling: There is no work to interior ceilings.
- 5.5. Doors: There is no work to interior doors.
- 5.6. Stairs: There is no work to the existing stairs. Protect during construction if necessary.
- 5.7. Mouldings and Trim: There is no work on interior mouldings or trim.
- 5.8. Fixtures: There is no work for fixtures.
- 5.9. Furnishings: Existing tenant shall occupy the space. Avoid disturbing items beyond what is noted in the beginning of this scope. Any items which shall remain shall be protected during construction.
  - 5.9.1. Cover and tape off with plastic to serve as a dust barrier. Bubble wrap all corners to protect against bumping damage. Do not stand on existing artifacts.

## **6. Structural Elements:**

- 6.1. There is no visible need to repair existing structural elements at this time. G.C. shall remove existing skirt board to inspect existing sill and direct condition report to the Architect for approval of additional work if necessary. The repair to the existing spongy flooring is an interior add alternate and shall be investigated prior to execution of work.
- 6.2. Foundation Repointing: The existing rubble stone foundation shall be repointed along river edge to prevent deterioration. Repointing shall be by others at a later date.
- 6.3. Chimney Foundation Repointing: The brick masonry base of the six sided chimney shall be repointed in order to restore dislodged elements. This shall be by others at a later date.
- 6.4. Mortars: Existing mortar shall be raked back to sound material where applicable. Repairs shall be conducted using a watered lime based mixture. Portland cement products, which will accelerate deterioration, are prohibited.
- 6.5. Existing Wood Framing: Existing wood framing to remain in-tact wherever possible. Salvage and re-use existing elements whenever feasible.
- 6.6. New Wood Framing: Any area of new construction shall be per the Architect's drawings.
  - 6.6.1. All studding to be Douglas Fir studs secured on a top and bottom plate and no more than sixteen inches on center.

## **7. Building Systems:**

- 7.1. Mechanical: To prevent deterioration of the building, a new mechanical (heating) system shall be upgraded and installed in the future. No work at this time.
- 7.2. Plumbing: 521 CMR requires full compliance with code if the cost of improvements exceeds 30% of the assessed building value. We anticipate that we shall not exceed this figure. Both bathrooms have been restored to operable condition.
- 7.3. Electrical: This structure has a suitable service that feeds lighting and a handful of outlets. There is no need to upgrade service at this time. G.C. shall have access to power as-needed.
  - 7.3.1. Lighting is covered under this area. No upgrades to lighting are being undertaken as part of this work.
- 7.4. Fire Protection/Life Safety: There is presently minimal life safety items installed in this building. No work is planned. Maintain existing egress at times.
- 7.5. Security: No work at this time.

## **8. Closeout:**

- 8.1. Closeout submittals: G.C shall provide a binder to the Owners with final project data following substantial completion and punch list procedures. Documents contained within shall include:

- 8.1.1. Record Drawings: Maintain a set of Contract Drawings as record. G.C. shall mark to show instillation that varies from work originally designed.
- 8.1.2. Record Specifications: Maintain one set of specifications, including addenda, change orders and submittals, as record. Mark to show variations in work performed versus work specified.
- 8.1.3. Operation Data and Cut Sheets: Provide a three ring binder with pocket folders and sheet information on any and all products installed. These shall be record manuals for the Owner which shall include: instructions, parts, warranties, diagrams and shop drawings.
- 8.2. Final Completion: Request inspection for certification of final acceptance and final payment, once the following are complete:
  - 8.2.1. Submit final payment request with releases of liens and supporting documentation. Include insurance certificates.
  - 8.2.2. Submit a copy of the Substantial Completion inspection list stating that each item has been completed or otherwise resolved for acceptance.
  - 8.2.3. Architect will reinspect the Work on receipt of notice that the Work has been completed.
    - 8.2.3.1. On completion of reinspection, Architect will prepare a certificate of final acceptance. If the Work is incomplete, Architect will advise Contractor of the Work that is incomplete or obligations that have not yet been fulfilled.