

Southborough Public Library

Conditions Assessment & Restoration Recommendations



History: Vital Statistics

- ❑ Designed by Alfred Cookman Cass, completed in 1912
- ❑ Noteworthy additions: un-dated portion at rear, & major 1989 expansion
- ❑ Built of granite, limestone, & waterstruck red brick



Existing Conditions – Exterior

Masonry



Existing Conditions – Exterior

Masonry



Existing Conditions – Exterior

Masonry



Existing Conditions – Exterior

Masonry



Existing Conditions – Exterior

Masonry



Existing Conditions – Exterior

Masonry



Existing Conditions – Exterior

Openings



Existing Conditions – Exterior

Openings



Existing Conditions – Exterior

Openings



Existing Conditions – Exterior

Openings



Existing Conditions – Roof & Parapets

Masonry & Flashing



Existing Conditions – Roof & Parapets

Masonry & Flashing



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Masonry & Flashing



Existing Conditions – Roof & Parapets

Masonry & Flashing



Existing Conditions – Roof & Parapets

Water Mitigation & Drainage



Existing Conditions – Roof & Parapets

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Water Mitigation & Drainage



Existing Conditions – Roof & Parapets

Water Mitigation & Drainage



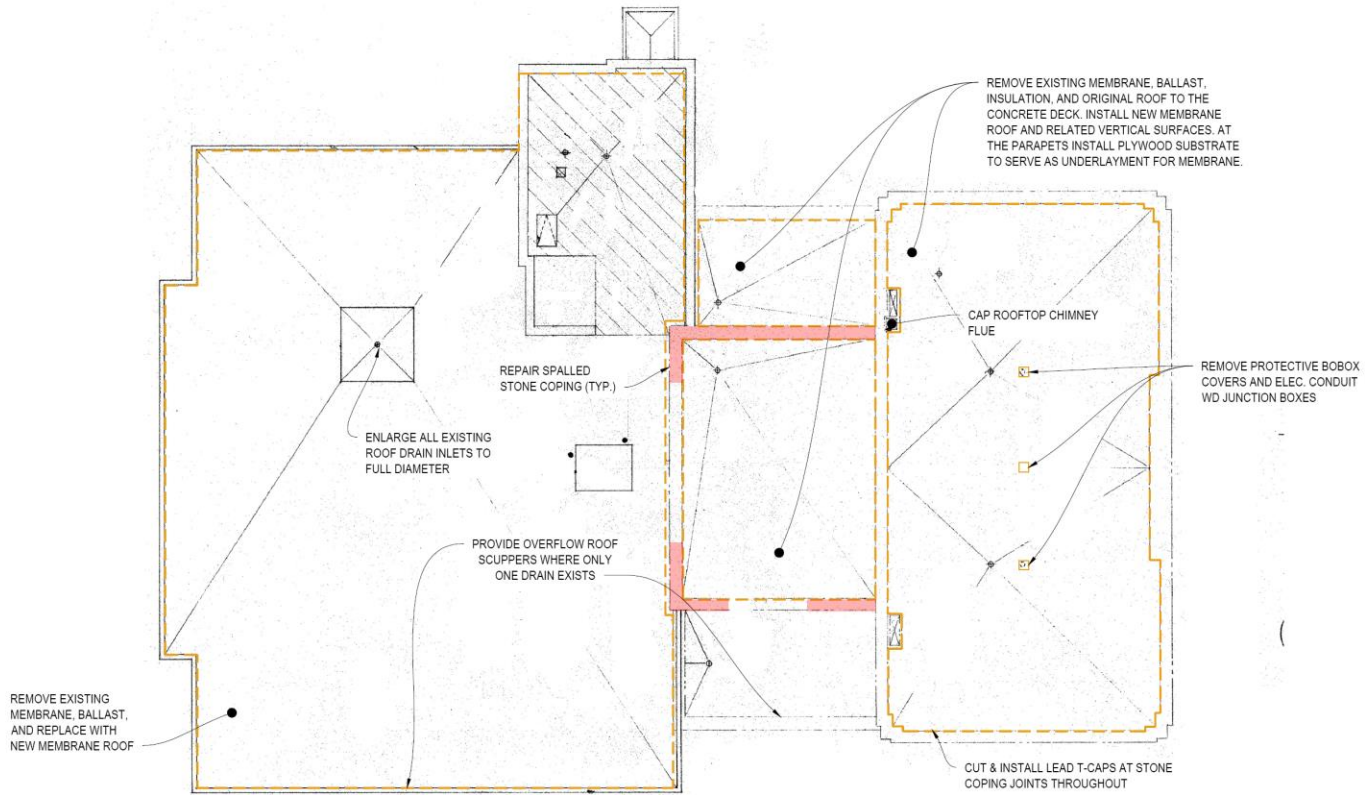
Existing Conditions – Roof & Parapets

Water Mitigation & Drainage



Preservation Recommendations

Roof Plan



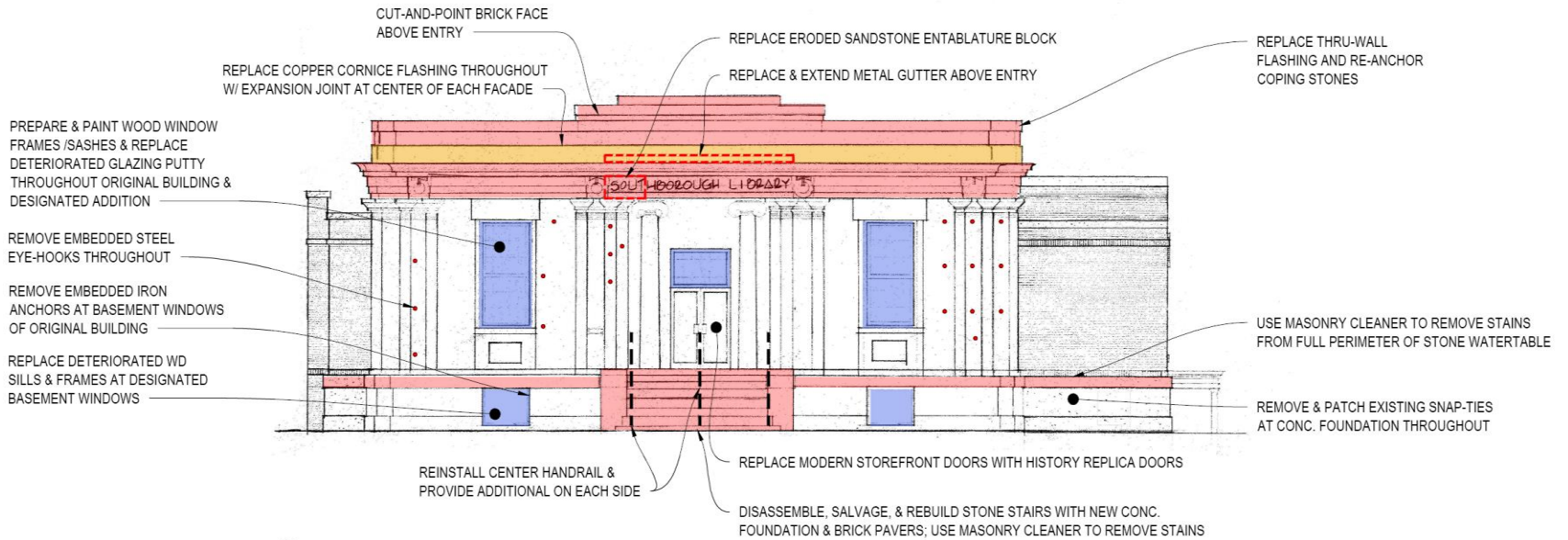
1 EXISTING ROOF PLAN
3/32" = 1'-0"

COLOR KEY

 MASONRY
 ROOF & FLASHING
 WINDOWS

Preservation Recommendations

South Facade



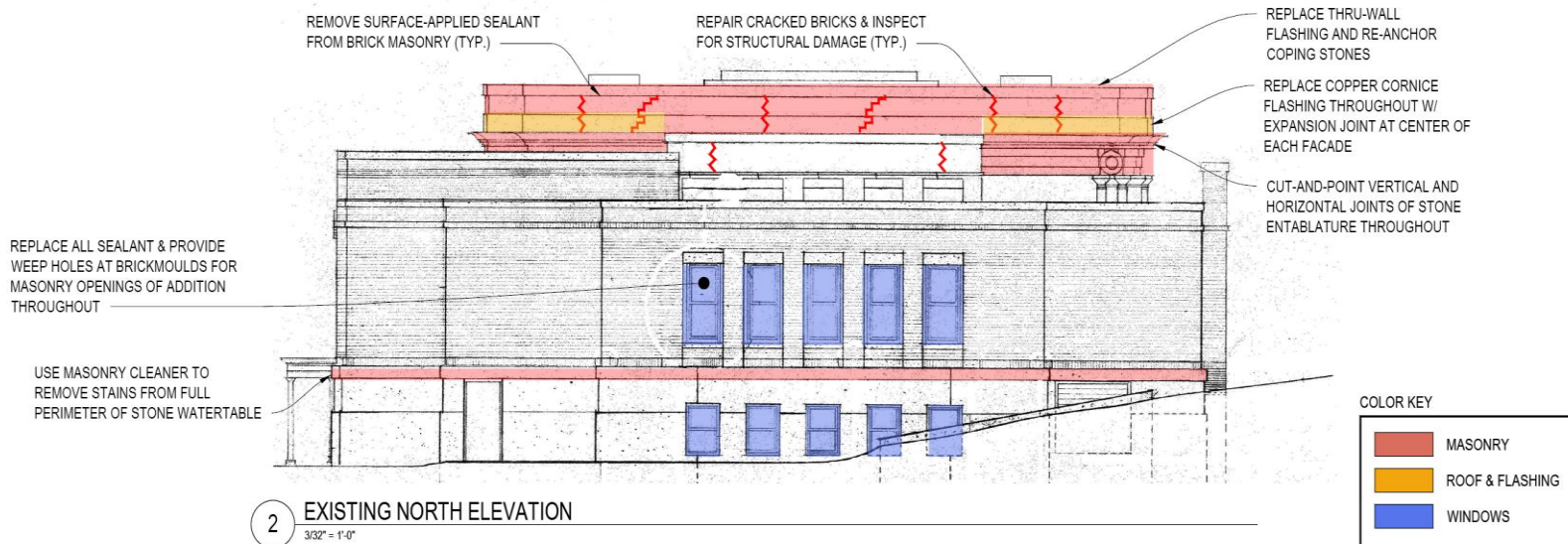
1

EXISTING SOUTH ELEVATION

3/32" = 1'-0"

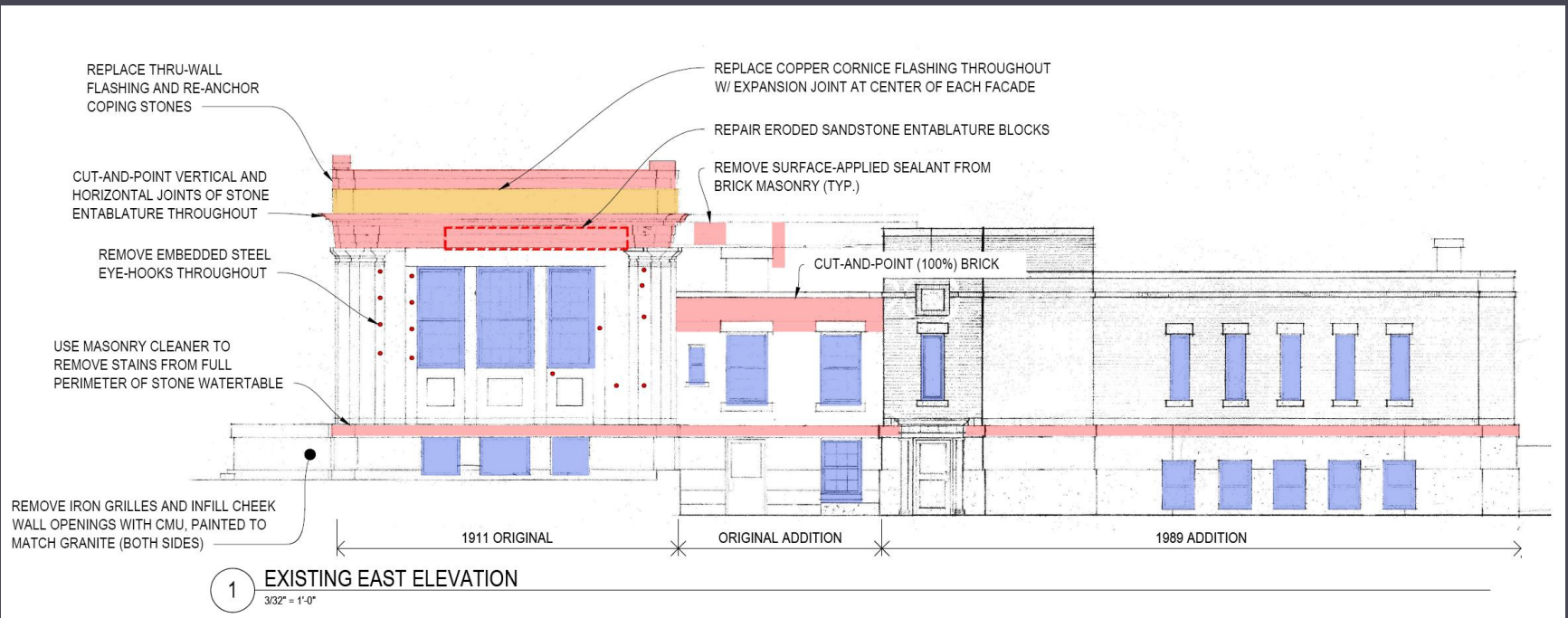
Preservation Recommendations

North Facade



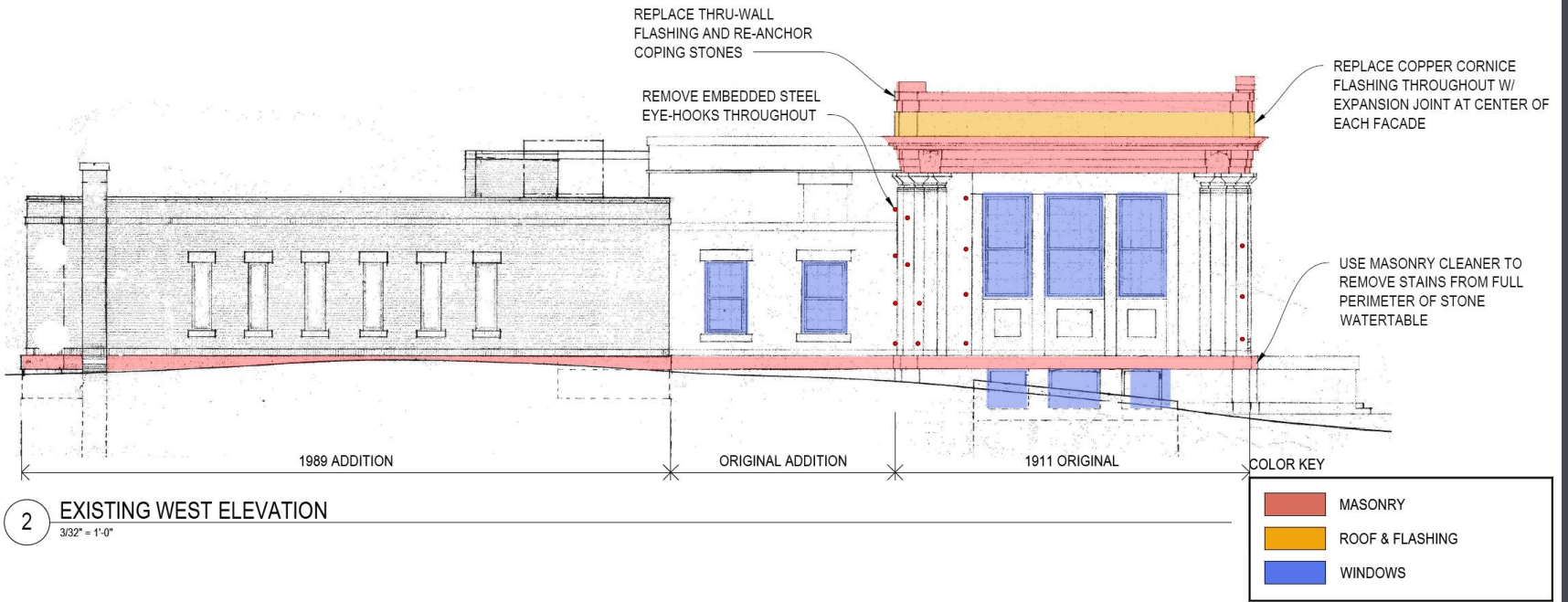
Preservation Recommendations

East Facade



Preservation Recommendations

West Facade



Cost Estimate

COST ESTIMATE						
DIVISION	Quantity	Unit	Cost	1912	Remarks:	
01 - General Requirements				BUILDING		
[See Below]						
02 - Existing Conditions				1912		
	Quantity	Unit	Cost	Total	Remarks:	
4100 - Demolition						
Deconstruct, tag, and number existing granite stairs and cheek walls	1	LS	\$2,500	\$2,500		
8200 - Asbestos Remediation						
Remove/dispose of asbestos-contaminated roofing, flashing, and caulking	2600	SF	\$8	\$20,800		
				Subtotal		\$23,300
03 - Concrete				1912		
	Quantity	Unit	Cost	Total	Remarks:	
0100 - Maintenance of Concrete						
Use concrete cleaner to remove stains from foundation	750	SF	\$5	\$3,750		
Chip out and patch existing concrete foundation snap ties	1	LS	\$4,000	\$4,000		
3100 - Structural Concrete						
Provide new concrete foundation for front stone stairs	1	LS	\$25,000	\$25,000		
				Subtotal		\$25,000
04 - Masonry				1912		
	Quantity	Unit	Cost	Total	Remarks:	
0100 - Maintenance of Masonry						
Use masonry cleaner to remove stains from water table	7100	SF	\$5	\$35,500		
Use masonry cleaner to remove ferrous stains from stairs & foundation walls	400	SF	\$5	\$2,000		
Cut-and-point (100%) brick parapet & designated locations	1385	SF	\$35	\$48,475		
Remove embedded ferrous eye-bolts from brick walls & repoint	1	LS	\$4,000	\$4,000		
Remove embedded ferrous anchors at basement masonry openings & patch	1	LS	\$2,000	\$2,000		
Cut-and-point (100%) sandstone entablature joints	420	LF	\$20	\$8,400		
Repair spalled stone coping from termination bar anchors	1	LF	\$4,000	\$4,000		
Install lead T-Caps at stone coping	75	EA	\$100	\$7,500		
Replace salt-weathered carved-stone lintel block "SOUT"	1	LS	\$20,000	\$20,000		
2200 - Concrete Unit Masonry						
Infill existing granite stair cheek wall openings with CMU	15	SF	\$55	\$825		
4100(?) - Dry-Placed Stone						
Reconstruct existing granite stairs & cheek wall	1	LS	\$85,000	\$85,000		
				Subtotal		\$217,700
05 - Metals				1912		
	Quantity	Unit	Cost	Total	Remarks:	
7300 - Decorative Metal Railings						
Remove and reinstall existing center handrail in front stone stair	1	LS	\$5,000	\$5,000		
Provide 2 new galvanized metal railings on each side of front stone stair	1	LS	\$15,000	\$15,000		
				Subtotal		\$20,000
06 - Wood, Plastics, & Composites				1912		
	Quantity	Unit	Cost	Total	Remarks:	
4600 - Wood Trim						
Replace deteriorated window sills at basement level	10	LF	\$125	\$1,250		
Repair (dutchmen) window brick mould at basement level	5	LF	\$850	\$4,250		
				Subtotal		\$5,500
07 - Thermal & Moisture Protection				1912		
	Quantity	Unit	Cost	Total	Remarks:	
6200 - Sheet Metal Flashing and Trim						
Replace copper cornice flashing (cleated) and provide expansion joints	200	SF	\$200	\$40,000		
Install copper thru-wall flashing at coping stone	172	LF	\$350	\$60,200		
7500 - Membrane Roofing						
Provide new roofing system at 1912 building, inc. early addition	1	LS	\$132,000	\$132,000		

COST ESTIMATE						
DIVISION	Quantity	Unit	Cost	1912	Remarks:	
	1	LS	\$85,000		Provide new roofing system at 1989 addition	
9200 - Joint Sealants						
Replace all sealant at all masonry openings & provide sill weep holes	500	LF	\$13			
				Subtotal		\$232,200
08 - Openings				1912		
	Quantity	Unit	Cost	Total	Remarks:	
5100 - Metal Windows						
Provide new exterior storm windows						
4 x 57 SF	228	SF	\$34	\$7,752		
4 x 40 SF	160	SF	\$34	\$5,440		
1 x 20 SF	20	SF	\$34	\$680		
4 x 25 SF	100	SF	\$34	\$3,400		
1 x 21 SF	21	SF	\$34	\$714		
1 x 5 SF	5	SF	\$34	\$170		
4 x 15 SF	60	SF	\$34	\$2,040		
4 x 13 SF	52	SF	\$34	\$1,768		
				Subtotal		\$21,964
09 - Finishes				1912		
	Quantity	Unit	Cost	Total	Remarks:	
9100 - Painting						
Prep and paint all wood windows at 1912 building and early addition	610	SF	\$20	\$12,200	Including window glazing repairs as necessary	
Prep and paint all doors and frames at 1912 building and early addition	65	SF	\$20	\$1,300		
Coat CMU infill to match granite stair cheek wall	15	SF	\$20	\$300		
				Subtotal		\$13,800
10 - Specialties				1912		
	Quantity	Unit	Cost	Total	Remarks:	
7000 - Exterior Specialties						
Provide chimney flue cap at exposed flue	1	LS	\$1,000	\$1,000		
				Subtotal		\$1,000
31 - Earthwork				1912		
	Quantity	Unit	Cost	Total	Remarks:	
2300 - Excavation and Fill						
Excavate/fill earth for reassembled granite stair foundation	1	LS	\$4,000	\$4,000		
				Subtotal		\$4,000
32 - Exterior Improvements				1912		
	Quantity	Unit	Cost	Total	Remarks:	
1400 - Unit Paving						
Remove & replace brick pavers at front stairs; include stone dust bed	1	LS	\$1,000	\$1,000		
				Subtotal		\$1,000
				1912		
SCOPE OF WORK COST				\$565,464		
D1 - General Conditions & Requirements (20%)				\$113,093		
Overhead and Profit (10%)				\$67,856		
Payment and Performance Bonds (1%)				\$746,412		
CONSTRUCTION TOTAL				\$753,877		
Contingency (15%)				\$113,081		
Architectural Fees (15%)				\$113,081		
PROJECT COST TOTAL				\$980,040		

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