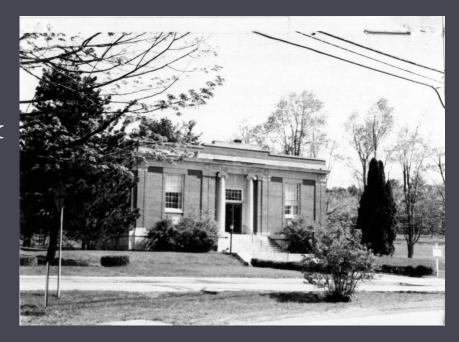
### Southborough Public Library

Conditions Assessment & Restoration Recommendations



### History: Vital Statistics

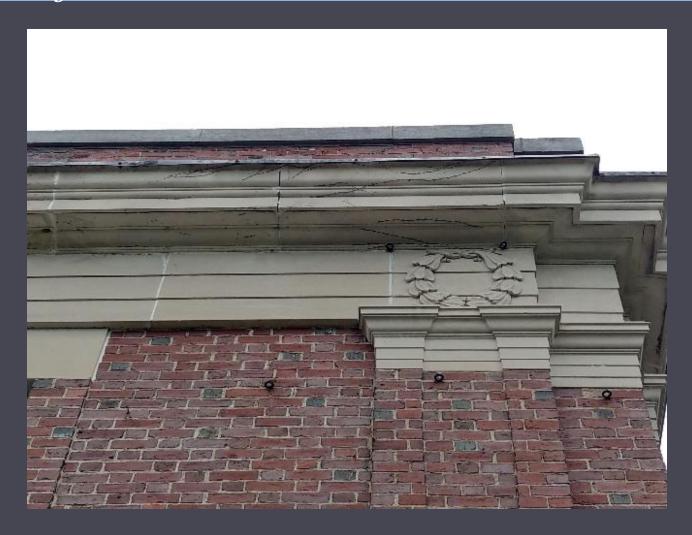
- □ Designed by Alfred Cookman Cass, completed in 1912
- Noteworthy additions: un-dated portion at rear, & major 1989 expansion
- Built of granite, limestone, & waterstruck red brick

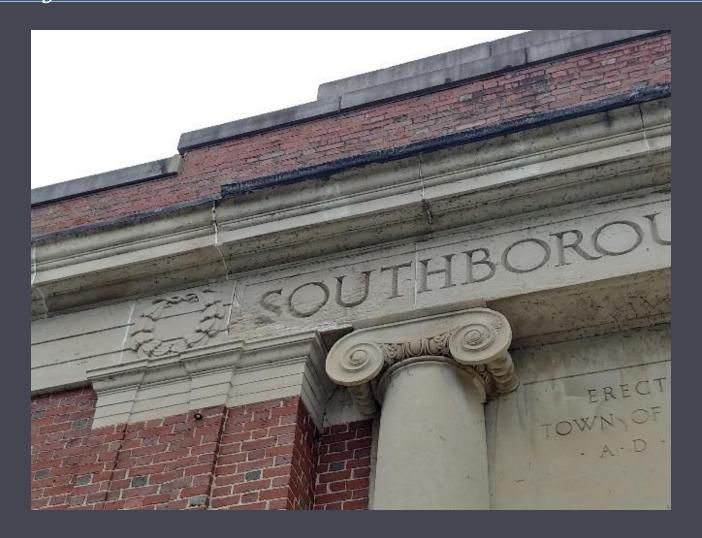
















# Existing Conditions – Exterior Openings



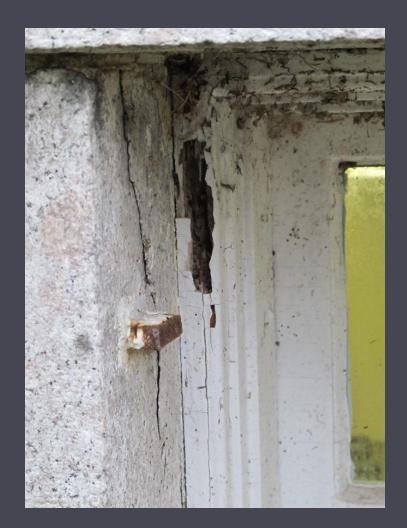
# Existing Conditions – Exterior Openings



# Existing Conditions – Exterior Openings



# Existing Conditions – Exterior Openings



### Existing Conditions – Roof & Parapets *Masonry & Flashing*



### Existing Conditions – Roof & Parapets Masonry & Flashing



# Existing Conditions – Roof & Parapets Masonry & Flashing



### Existing Conditions – Roof & Parapets Masonry & Flashing



### Existing Conditions – Roof & Parapets

Water Mitigation & Drainage



### Existing Conditions – Roof & Parapets

Water Mitigation & Drainage



### Existing Conditions – Roof & Parapets *Water Mitigation & Drainage*



### Existing Conditions – Roof & Parapets

Water Mitigation & Drainage

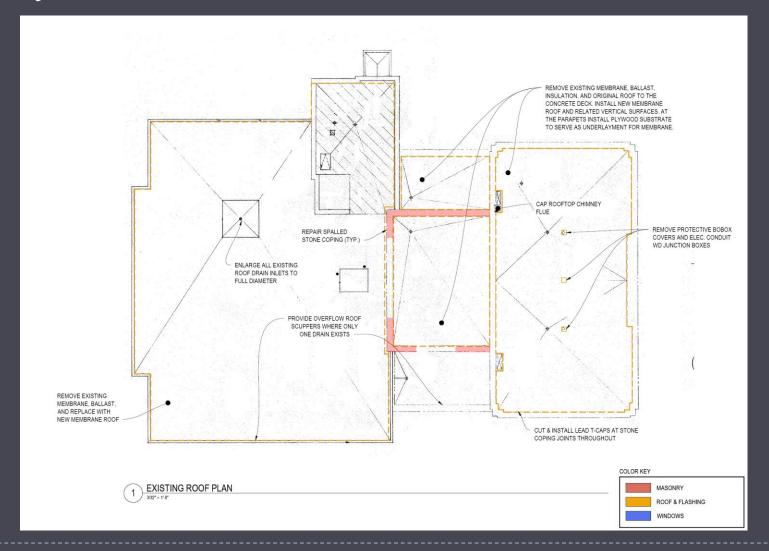


### Existing Conditions – Roof & Parapets

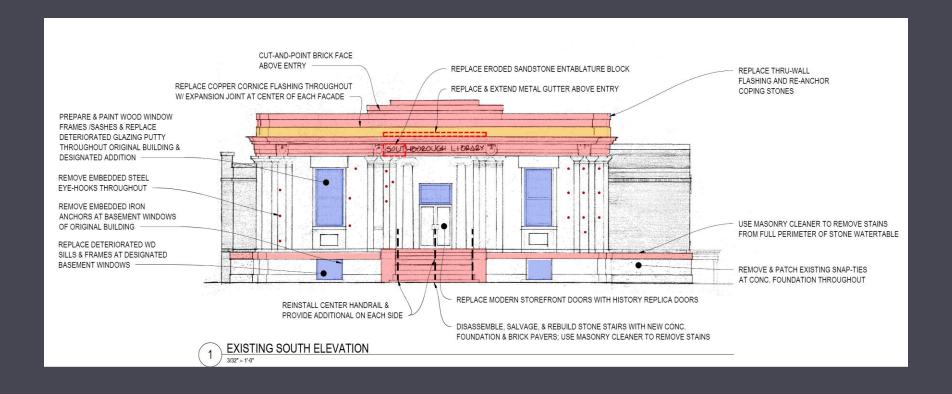
Water Mitigation & Drainage



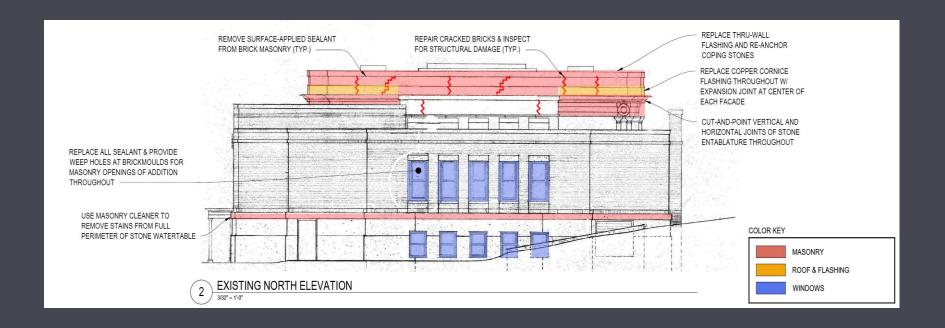
#### Roof Plan



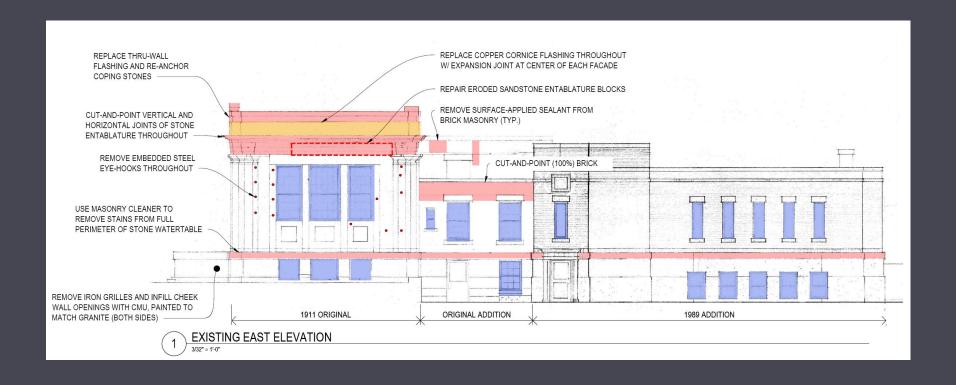
#### South Facade



#### North Facade



#### East Facade



#### West Facade



### Cost Estimate

	os	T ESTIMATE					
DIV	ISIC	ON	Quantity	Unit	Cost	1912	Remarks:
01 -	Ge	eneral Requirements				BUILDING	
	(See	e Below)					
03	F.	isting Conditions				1912	
02 -	EX	isting Conditions	0	Unit	C	Total	Parameter.
Н	+		Quantity	Unit	Cost	Total	Remarks:
Н	410	0 - Demolition					
H		Deconstruct, tag, and number existing granite stairs and cheek walls	1	LS	\$2,500	\$2,500	
H		0 - Asbestos Remediation	1	L	\$2,300	32,300	
H		Remove/dispose of asbestos-contaminated roofing, flashing, and caulking	2600	SF	\$8	\$20,800	
Н	_	nerrove, dispose of dispestos contaminated roomig, masting, and edurang	2000	31	Subtotal		<del>                                     </del>
					Subtotui		
03 - Concrete						1912	
Н	_		Quantity	Unit	Cost	Total	Remarks:
Щ		0 - Maintenance of Concrete			4-		
Н		Use concrete cleaner to remove stains from foundation	750	SF	\$5		
Н	4	Chip out and patch existing concrete foundation snap ties	1	LS	\$4,000		
Н	210	O. Stanistical Consists					
H		10 - Structural Concrete Provide new concrete foundation for front stone stairs	1	LS	\$25,000	\$25,000	
Н	-	Provide new concrete foundation for front stone stairs	1	LS	\$25,000 Subtotal		
					Subtotal	925,000	
04 -	M	asonry				1912	
	I		Quantity	Unit	Cost	Total	Remarks:
		0 - Maintenance of Masonry					
Ц		Use masonry cleaner to remove stains from water table	7100	SF	\$5	\$35,500	
Ц		Use masonry cleaner to remove ferrous stains from stairs & foundation walls	400	SF	\$5	\$2,000	
Ц		Cut-and-point (100%) brick parapet & designated locations	1385	SF	\$35	\$48,475	
Н		Remove embedded ferrous eye-bolts from brick walls & repoint	1	LS	\$4,000	\$4,000	
$\sqcup$		Remove embedded ferrous anchors at basement masonry openings & patch	1	LS	\$2,000	\$2,000	
$\vdash$		Cut-and-point (100%) sandstone entablature joints	420	LF LF	\$20	\$8,400	
$\vdash$		Repair spalled stone coping from termination bar anchors	1		\$4,000	\$4,000	
$\vdash$		Install lead T-Caps at stone coping Replace salt-weathered carved-stone lintel block "SOUT"	75	EA LS	\$100 \$20,000	\$7,500 \$20,000	
$\vdash$	-	neplace sait-weathered carved-stone linter block SOOT	1	LS	\$20,000	320,000	
H	220	0 - Concrete Unit Masonry					
H		Infill existing granite stair cheek wall openings with CMU	15	SF	\$55	\$825	
H	1	Brance stall trices wall openings with two		51	400	9023	
	410	IO(?) - Dry-Placed Stone					
П		Reconstruct existing granite stairs & cheek wall	1	LS	\$85,000	\$85,000	
$\vdash$	1						
	_				Subtotal	\$217,700	
05						1010	
05 -	Me	etals	0	Link	C	1912	Domesto.
H.	720	O Describing Matel Brillians	Quantity	Unit	Cost	Total	Remarks:
H		10 - Decorative Metal Railings Remove and reinstall existing center handrail in front stone stair	1	LS	\$5,000	\$5,000	
$\vdash$		Provide 2 new galvanized metal railings on each side of front stone stair	1	LS	\$15,000	\$15,000	
H	+	TOTAL E TOTA BOTTONIZED METALLIBRINGS ON EACH SIDE OF MORE STORE STAIR	*	2.3	Q23,000	920,000	
	_			_	Subtotal	\$20,000	
H					Juniotal		
06 -	W	ood, Plastics, & Composites				1912	
П	П		Quantity	Unit	Cost	1912 Total	Remarks:
П	460	0 - Wood Trim				Total	Remarks:
П	460	10 - Wood Trim Replace deteriorated window sills at basement level	10	LF	\$125	Total \$1,250	Remarks:
П	460	0 - Wood Trim				Total	Remarks:
П	460	10 - Wood Trim Replace deteriorated window sills at basement level	10	LF	\$125 \$850	\$1,250 \$4,250	Remarks:
П	460	10 - Wood Trim Replace deteriorated window sills at basement level	10	LF	\$125	\$1,250 \$4,250	Remarks:
	460	10 - Wood Trim Replace deteriorated window sills at basement level Repair (dutchmen) window brick mould at basement level	10	LF	\$125 \$850	\$1,250 \$4,250	Remarks:
	460	10 - Wood Trim Replace deteriorated window sills at basement level	10	LF	\$125 \$850	\$1,250 \$4,250 \$5,500	Remarks:
07 -	460 Th	0 - Wood Trim Replace deteriorated window sills at basement level Repair (dutchmen) window brick mould at basement level  ermal & Moisture Protaction  0 - Sheet Metal Flashing and Trim	10 5	LF LF	\$125 \$850 Subtotal	Total \$1,250 \$4,250 \$5,500	
07 -	460 Th	Wood Trim Replace deteriorated window sills at basement level Repair (dutchmen) window brick mould at basement level ermal & Moisture Protection	10 5	LF LF	\$125 \$850 Subtotal	Total \$1,250 \$4,250 \$5,500	
07 -	Th	0 - Wood Trim Replace deteriorated window sills at basement level Repair (dutchmen) window brick mould at basement level  ermal & Moisture Protaction  0 - Sheet Metal Flashing and Trim	10 5 Quantity	LF LF Unit	\$125 \$850 Subtotal	Total \$1,250 \$4,250 \$5,500 \$5,500 1912 Total	
07 -	Th	O - Wood Trim  Replace deteriorated window sills at basement level  Repair (dutchmen) window brick mould at basement level  ermal & Moisture Protection  O - Sheet Metal Flashing and Trim  Replace copper comice flashing (cleated) and provide expansion joints	10 5 Quantity	LF LF Unit	\$125 \$850 Subtotal Cost	Total \$1,250 \$4,250 \$5,500  1912 Total \$40,000	
07 -	Th	O - Wood Trim  Replace deteriorated window sills at basement level  Repair (dutchmen) window brick mould at basement level  ermal & Moisture Protection  O - Sheet Metal Flashing and Trim  Replace copper comice flashing (cleated) and provide expansion joints	10 5 Quantity	LF LF Unit	\$125 \$850 Subtotal Cost	Total \$1,250 \$4,250 \$5,500  1912 Total \$40,000	

C	os:	T ESTIMATE					
DIV	/ISIC	ON CONTRACTOR OF THE CONTRACTO	Quantity	Unit	Cost	1912	Remarks:
	F	Provide new roofing system at 1989 addition	1	LS	\$85,000		
Ш		0 - Joint Sealants		_			
Н	F	Replace all sealant at all masonry openings & provide sill weep holes	500	LF	\$13		
Н	Ш					\$232,200	
Н					Subtotal	\$232,200	
08	- Op	enings				1912	
			Quantity	Unit	Cost	Total	Remarks:
Н		0 - Metal Windows		-			
Н	F	Provide new exterior storm windows	220	cr.	624	67.753	<del></del>
Н	+	4 × 57 SF 4 × 40 SF	228 160	SF	\$34 \$34	\$7,752 \$5,440	
Н	+	1 × 20 SF	20	SF	\$34	\$680	
Н	+	4 × 25 SF	100	SF	\$34	\$3,400	
Н	+	1 × 21 SF	21	SF	\$34	\$714	
П	$\top$	1 × 5 SF	5	SF	\$34	\$170	
П		4 × 15 SF	60	SF	\$34	\$2,040	
		4 × 13 SF	52	SF	\$34	\$1,768	
╙	_				Subtotal	\$21,964	
09	- Fin	ishes				1912	
	T		Quantity	Unit	Cost	Total	Remarks:
П	910	0 - Painting					
	F	rep 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	
Ш	Ш				Subtotal	*** ***	
Н							
				_	Subtotal	\$15,800	
10	- Spe	ecialties	Т		Subtotal	1912	
			Quantity	Unit	Cost		Remarks:
	700	0 - Exterior Specialties	Quantity		Cost	1912 Total	Remarks:
	700		Quantity 1	Unit		1912	Remarks:
	700	0 - Exterior Specialties	Quantity		Cost \$1,000	1912 Total \$1,000	Remarks:
	700	0 - Exterior Specialties	Quantity 1		Cost	1912 Total \$1,000	Remarks:
	700	0 - Exterior Specialties	Quantity		Cost \$1,000	1912 Total \$1,000	Remarks:
31	7000 F	Deterior Specialties  Provide chimney flue cap at exposed flue  thwork	Quantity 1 Quantity		Cost \$1,000	1912 Total \$1,000	Remarks:
31	7000 F - Ear	D - Exterior Specialties Provide chimney flue cap at exposed flue  thwork  O - Excavation and Fill	1	LS	Subtotal	1912 Total \$1,000 \$1,000 1912 Total	
31	7000 F - Ear	Deterior Specialties  Provide chimney flue cap at exposed flue  thwork	1	LS	Subtotal	1912 Total \$1,000 \$1,000	
31	7000 F - Ear	D - Exterior Specialties Provide chimney flue cap at exposed flue  thwork  O - Excavation and Fill	1	LS	Cost \$1,000  Subtotal Cost \$4,000	1912 Total \$1,000 \$1,000 1912 Total \$4,000	
31	7000 F - Ear	D - Exterior Specialties Provide chimney flue cap at exposed flue  thwork  O - Excavation and Fill	1	LS	Subtotal	1912 Total \$1,000 \$1,000 1912 Total \$4,000	
31	7000 F - Ear 2300	D - Exterior Specialties Provide chimney flue cap at exposed flue  thwork  O - Excavation and Fill	1	LS	Cost \$1,000  Subtotal Cost \$4,000	1912 Total \$1,000 \$1,000 1912 Total \$4,000	
31	7000 F - Ear 2300	D - Exterior Specialties Provide chimney flue cap at exposed flue  **Thwork**  O - Excavation and Fill  Excavate/fill earth for reassembled granite stair foundation	1	LS	Cost \$1,000  Subtotal Cost \$4,000	1912 Total \$1,000 \$1,000 1912 Total \$4,000	
31	7000 F - Ear 2300 E	0 - Exterior Specialties Provide chimney flue cap at exposed flue  thwork 0 - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  terior Improvements 0 - Unit Paving	Quantity	Unit Unit	Cost \$1,000 Subtotal Cost \$4,000 Subtotal	1912 Total \$1,000 \$1,000 1912 Total \$4,000 \$4,000 1912 Total	Remarks:
31	7000 F - Ear 2300 E	O - Exterior Specialties Provide Chimney flue cap at exposed flue  thwork  O - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation	Quantity	Unit	Subtotal  S4,000  Subtotal  Subtotal	1912 Total \$1,000 \$1,000 1912 Total \$4,000 \$4,000	Remarks:
31	7000 F - Ear 2300 E	0 - Exterior Specialties Provide chimney flue cap at exposed flue  thwork 0 - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  terior Improvements 0 - Unit Paving	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total  \$1,000  \$1,000  1912 Total  \$4,000  \$4,000  1912 Total  \$51,000	Remarks:
31	7000 F - Ear 2300 E	0 - Exterior Specialties Provide chimney flue cap at exposed flue  thwork 0 - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  terior Improvements 0 - Unit Paving	Quantity	Unit Unit	Cost \$1,000 Subtotal Cost \$4,000 Subtotal	1912 Total  \$1,000  \$1,000  1912 Total  \$4,000  \$4,000  1912 Total  \$51,000	Remarks:
31	7000 F - Ear 2300 E	0 - Exterior Specialties Provide chimney flue cap at exposed flue  thwork 0 - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  terior Improvements 0 - Unit Paving	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total  \$1,000  \$1,000  1912 Total  \$4,000  \$4,000  1912 Total  \$51,000	Remarks:
31	7000 F - Earl 2300 E	0 - Exterior Specialties Provide chimney flue cap at exposed flue  thwork 0 - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  terior Improvements 0 - Unit Paving	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total  \$1,000 \$1,000  1912 Total  \$4,000  1912 Total  \$4,000  1912 Total  \$51,000  \$1,000	Remarks:
31 32 SCC	7000 F	0 - Exterior Specialties Provide Chimney flue cap at exposed flue  thwork  0 - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  serior Improvements  0 - Unit Paving  temove & replace brick pavers at front stairs; include stone dust bed	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total \$1,000 \$1,000 1912 Total \$4,000 1912 Total \$4,000 1912 Total \$1,000 \$1,000 1912 \$51,000 1912 \$555,546 \$513,093	Remarks:
31 32 SC0 01	7000 F	De Exterior Specialities Provide chimney flue cap at exposed flue  thwork  De Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  serior Improvements  De - Unit Paving Remove & replace brick pavers at front stairs; include stone dust bed  OF WORK COST  neral Conditions & Requirements (20%)	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total \$1,000 \$1,000 1912 Total \$4,000 \$4,000 1912 Total \$51,000 1912 1913 1913 1913 1913 1913 1913 1913	Remarks:
31 32 SCC 01	7000 F	O - Exterior Specialities Provide chimney flue cap at exposed flue  thwork  O - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  serior Improvements  O - Unit Paving  tenove & replace brick pavers at front stairs; include stone dust bed  OF WORK COST	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total \$1,000 \$1,000 1912 Total \$4,000 \$4,000 1912 Total \$1,000 \$1,000 1912 \$55,464 \$5113,093 \$678,557 \$567,856	Remarks:
31 32 5CC 01	7000 F	D - Exterior Specialities Provide chimney flue cap at exposed flue  **Thwork**  O - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  **Particular of the foundation of the founda	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total \$1,000 \$1,000  1912 Total \$4,000 \$4,000  1912 Total \$51,000  1912 \$555,464 \$5113,003 \$513,005 \$57,856 \$5746,412	Remarks:
31 32 SCC 01 Ov	7000 F F 2300 E E 2300 F F F F F F F F F F F F F F F F F F	O - Exterior Specialities Provide chimney flue cap at exposed flue  thwork  O - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  serior Improvements  O - Unit Paving  Permove & replace brick pavers at front stairs; include stone dust bed  OF WORK COST  neral Conditions & Requirements (20%)  and and Profit (10%)  at and Performance Bonds (1%)	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total \$1,000 \$1,000 1912 Total \$4,000 \$4,000 1912 Total \$1,000 \$1,000 \$1,000 1912 \$5565,464 \$113,003 \$5675,856 \$746,412 \$73,464	Remarks:
31 32 5CC 01 Ove	7000 FF 2300 E E 1400 FF - Gerhernern NSTI	0 - Exterior Specialties Provide chimney flue cap at exposed flue  thwork 0 - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  erfor Improvements 0 - Unit Paving Remove & replace brick pavers at front stairs; include stone dust bed  OF WORK COST  neral Conditions & Requirements (20%) ad and Profit (10%)  at and Performance Bonds (1%) RUCTION TOTAL	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total \$1,000 \$1,000 1912 Total \$4,000 1912 Total \$1,000 1912 Total \$1,000 1912 \$585,864 \$113,003 \$678,575 \$5746,412 \$7,464 \$7758,877	Remarks:
31 32 32 5C0 01 Ove	7000 FF 2300 E E T 1400 FF - Gerherhermannting	O - Exterior Specialities Provide chimney flue cap at exposed flue  thwork  O - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  serior Improvements  O - Unit Paving  ternove & replace brick pavers at front stairs; include stone dust bed  OF WORK COST  neral Conditions & Requirements (20%)  at and Profit (10%)  at and Performance Bonds (1%)  RUCCION TOTAL ENERGY (15%)	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total \$1,000 \$1,000 1912 Total \$4,000 1912 Total \$4,000 1912 Total \$1,000 1912 \$565,464 \$113,003 \$587,564 \$275,464 \$2754,642 \$774,644 \$753,877	Remarks:
31 32 SC0 01 Ove	7000 FF - Eart 2300 FF - Ext 1400 FF - Gee erhee /merrhoting	0 - Exterior Specialties Provide chimney flue cap at exposed flue  thwork 0 - Excavation and Fill Excavate/fill earth for reassembled granite stair foundation  erfor Improvements 0 - Unit Paving Remove & replace brick pavers at front stairs; include stone dust bed  OF WORK COST  neral Conditions & Requirements (20%) ad and Profit (10%)  at and Performance Bonds (1%) RUCTION TOTAL	Quantity	Unit Unit	Cost   S1,000   Subtotal   Cost   S4,000   Subtotal   Cost   S4,000   Cost   S1,000   Cost   S1,000   Cost   S1,000   Cost   Cos	1912 Total \$1,000 \$1,000 1912 Total \$4,000 1912 Total \$1,000 1912 Total \$1,000 1912 \$585,864 \$113,003 \$678,575 \$5746,412 \$7,464 \$7758,877	Remarks:

### Southborough Public Library

