

Preval, Karen

From: noreply@cambridgema.gov
Sent: Friday, June 16, 2017 4:37 PM
To: Preval, Karen
Cc: Jennings, Taha
Subject: CPA Feedback Form Submission

First Name: Alex

Last Name: Franco

Address: 66 Spring St

Neighborhood You Live In: East Cambridge

I Am A: Resident

I Am Most Interested in Supporting: Open Space Projects

Projects Interested in Having Funded: Digital parking meters, centralized on the streets to reduce/reclaim sidewalk space. Allow citizens to use the smartphones to pay for parking.

Preval, Karen

From: noreply@cambridgema.gov
Sent: Friday, June 16, 2017 10:40 AM
To: Preval, Karen
Cc: Jennings, Taha
Subject: CPA Feedback Form Submission

First Name: Josh
Last Name: Levin
Address: 19 Garfield St #9
Neighborhood You Live In: Agassiz
I Am A: Resident
I Am Most Interested in Supporting: Affordable Housing Projects
Projects Interested in Having Funded:

Preval, Karen

From: noreply@cambridgema.gov
Sent: Friday, June 16, 2017 10:23 AM
To: Preval, Karen
Cc: Jennings, Taha
Subject: CPA Feedback Form Submission

First Name: Jennifer

Last Name: Sullivan

Address: 270 third street #614

Neighborhood You Live In: Area 2/MIT

I Am A: Resident

I Am Most Interested in Supporting: Affordable Housing Projects

Projects Interested in Having Funded: My life was changed by the Middle Income Housing Lottery in Cambridge. I want to make sure others have the same opportunity!

Preval, Karen

From: noreply@cambridgema.gov
Sent: Wednesday, June 21, 2017 1:44 PM
To: Preval, Karen
Cc: Jennings, Taha
Subject: CPA Feedback Form Submission

First Name: Daniel

Last Name: Smith

Address: 11 Garden Street

Neighborhood You Live In: Mid-Cambridge

I Am A: Non-Profit Organization

I Am Most Interested in Supporting: Historical Preservation Projects

Projects Interested in Having Funded: Phase 2 of First Church in Cambridge masonry preservation project focusing on North and Southeast elevations. The CHC has already reviewed and approved Phase 1 of this project.



June 19, 2017

Lisa Peterson, Deputy City Manager
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

The Cambridge Redevelopment Authority (CRA) respectfully request the City of Cambridge (City) to invest Community Preservation Act (CPA) funds in the amount of two hundred and fifty-five thousand dollars (\$255,000.00) for the exterior restoration repairs for the historic building located at 105 Windsor Street (Map Lot 74/25, the Property). In late 2015, the City initiated discussion with the CRA regarding the potential role of the CRA in the revitalization of the 105 Windsor Street Building owned by the City. The CRA understands that the City is in the process of looking into future uses for the Property to best serve the community. With this in mind, the CRA is proposing on behalf of the City, an initial investment of CPA funds towards the rehabilitation of this historical building.

The Property is a three-story structure of approximately 13,000 gross square feet, located on a 10,000-square foot parcel at the intersection of Windsor Street and School Street. The brick structure was built in 1868 as the City's Boardman School. It was one of the first brick school buildings in the City, and is the only surviving structure of its class. The building was converted into a recreation center in 1940 and housed a social services office and a branch library. It was then transformed into a health clinic in 1972 and was last renovated in 1985. Currently, the building is vacant and appears to require a moderate level of investment in order to be usable, including universal accessibility upgrades, new building heating and cooling systems, and other basic improvements.

During the past year the CRA has conducted pre-development analysis of the Property. The CRA contracted with Daedalus Project, Inc. (DPI) for cost estimator services to provide an outline for capital needs required to rehabilitate the property. The report estimates basic improvements to the building will require over two million dollars. The level of capital investment needed will vary depending upon the future programming for the building, and the design of the interior improvements. As part of the CRA's due diligence for the building rehabilitation, the CRA has begun to investigate funding options for the building's capital improvement. The CPA funding cycle provides an opportunity for the City to invest in the external preservation of the building, particularly the public facing portions of the property, while the City and CRA investigate, with the community future, reuse programs and designs.

To maintain the integrity of the Property there are a number of capital repairs as well as site improvements that would contribute to the preservation of 105 Windsor Street. Listed below are the costs of each repair and site improvements needed to be completed to the exterior this historic building:

Exterior Repairs

Exterior Brick Facade Repointing	\$87,301.00
Chimney Repairs and Repointing	\$10,000.00
Window Openings	\$7,000.00
Entrance	\$1,000.00
Slate Roof Repair	\$21,324.00
Fascia and Gutter Repairs	\$13,242.00
Exterior Repairs Total	\$140,000.00

Site Improvements

Replace Entrance Door	\$5,000.00
Demolition of Ramp Railings	\$11,400.00
New Concrete Ramp	\$4,250.00
Strip Footing, Foundation Wall	\$52,500.00
Pipe Guardrail and Railings	\$36,750.00
Restore Paved Surfacing	\$5,000.00
Site Improvements Total	\$115,000.00

A full summary of the assessment provided by DPI is documented in the attached report; existing conditions photographs are also been attached.

Please contact myself, or Carlos Peralta (cperalta@cambridgeredevelopment.org), if you have any questions regarding this request for funds or the attached technical report.

Sincerely,



Thomas L. Evans
Executive Director
Cambridge Redevelopment Authority

CC: Charlie Sullivan, Cambridge Historical Commission
Karen Preval, City of Cambridge
Thomas Leslie, Cambridge Health Alliance

Attachments:

- A) Existing Conditions Photographs
- B) 105 Windsor Street Rehabilitation and Adaptive Reuse Cost Estimate

ATTACHMENT A

EXISTING FRONT FACING RIGHT CORNER



EXISTING FRONT ENTRANCE



EXISTING REAR ENTRANCE



EXISTING ROOF VIEW



EXISTING REAR HANDICAP RAMP



EXISTING FRONT OF BUILDING



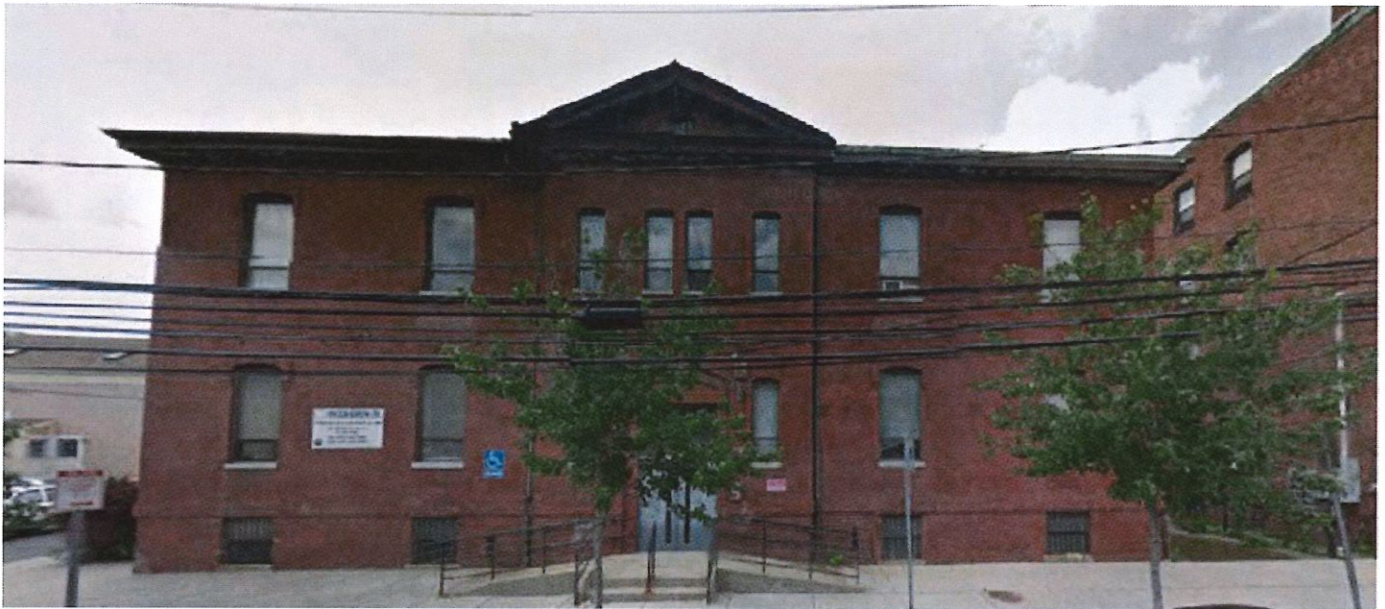
ATTACHEMENT B



105 Windsor Street
Rehabilitation and Adaptive Reuse
Cambridge, MA

September 21, 2016

Concept Design Estimate



Property Developer

Cambridge Redevelopment Authority
255 Main Street, 4th Floor
Cambridge, MA 02142
(617) 492 6800

Cost Consultant

Daedalus Projects Incorporated
112 South Street
Boston, MA 02111
(617) 451 2717

INTRODUCTION

Project Description:

Architectural Scope of Work;

Gut demolition of existing fit-out, new core and shell program architectural fit-out

New 3-stop passenger elevator

Masonry façade repairs

Roofing repairs

Fire Sprinkler Scope of Work;

Modification to existing system

Plumbing Scope of Work;

Provide underground modifications and aboveground rough-in to expanded bathrooms revised layout.

Provide all new fixtures, to include Bi-level Drinking fountain with Bottle Feeder.

Provide new Gas Fired Hot Water Heater to the facility with all required installations . Re-route all condensate as required for the new layout.

Storm Piping is existing and shall remain. New Storm Drains with lead flashing shall be provided in order to support all roofing replacement, as applicable.

Demolition and safe-off as required are included.

HVAC Scope of Work;

Provide One (1) Roof Top Unit with gas fired furnace and a centralized distribution grid complete with VAV Terminal Units.

Ductwork and Air distribution to be provided and equally spaced as required for the modified layout.

Makeup Air to be provided within the RTU via makeup air damper, Exhaust Air will be provided by dedicated exhaust fans at all bathrooms and the general space requirements. Return Air shall be sized, as required, and directed to an equally appropriately sized Energy Recovery Unit.

Supplemental heating to be provided via passive chilled beam or floor mounted radiant heat, as required by the architectural design (125 ft. Only Allowance).

Independent Fan Coil Units shall be used in specialty or isolated regions of the project, as required.

Existing Fan Coil Units shall be repaired and serviced for use in the new building scheme.

Stairwells shall be supplemented with electric cabinet unit heaters at all odd number landings.

New Boiler Packages (Qty 2) will be provided and installed. The Boilers shall be approx. sized at 1,500,000 BTU's each for the space given and a new distribution loop provided.

Demolition and safe-off as required are included.

Electrical Scope of Work;

Provide for the relocation of existing electrical and data outlets as required for the modified layout.

Because of the historical space use, the existing facility has ample availability for all electrical, voice and data, therefore, it is assumed that little will be required in terms of modifications to these systems. These requirements shall be defined by the owner and consultant at some future point.

INTRODUCTION

Electrical Scope of Work; cont'd

Lighting of the space will be crucial, this proposal reflects usual and customary commercial standard lighting requirements. Specialty lighting and design will need to be reviewed if required above the standard form.

Fire Alarm and Security systems are existing and require little or no modification (shown as misc. distribution).

There is no electrical site considerations given for the project at this time.

Sitework Scope of Work;

Replace rear ramp with new

Project Particulars:

Existing Plans and Elevation Drawings dated September 20, 2016 prepared by Existing Conditions Surveys Inc.

Scope of Work received August 17, 2016 prepared by Cambridge Redevelopment Authority

Site visit August 25, 2016 by Daedalus Projects, Inc.

Detailed quantity takeoff from these resources where possible

Discussion and review with Cambridge Redevelopment Authority

Daedalus Projects, Inc. experience with similar projects of this nature

Estimate Exclusions:

Salvage of equipment and moveable furnishing items, hand to Owner

Work beyond the boundary of the site

Site or existing condition surveys and investigations

Hazardous materials survey and report, removal and abatement

Architectural/Engineering; Designer and other Professional fees, testing, printing, surveying

Interest expense

Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration

Owner's site representation and project administration

Police details and street/sidewalk permits

Testing and commissioning

Project costs; utility company back charges prior to construction, construction of swing space and temporary facilities, program related phasing, relocation

INTRODUCTION

Project Assumptions:

The project will be publicly bid amongst General Contractors

It has been assumed that no less than 4 bids will be received. Bids can be expected to be significantly higher if fewer bids are received

Site and adjacent building(s) will be occupied during entire construction period

Operation during normal business hours

The Total Estimated Construction Cost reflects the fair construction value of this project in a competitive bidding market

Unit rates are based on current dollars and include an escalation allowance to cover the construction duration

Lay-down/storage area, jobsite shed and trailers, and construction site entrance will be located adjacent to Project area

Temporary electrical and water site utility connections will be available. General Conditions value includes utility connections and consumption costs

Noise and vibration disturbances are anticipated and will be minimized or avoided during normal business hours

Subcontractor's markups have been included in each unit rate. Markups cover the cost of field overhead, home office, overhead and subcontractor's profit

Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification expansion during the design period

General Conditions and Project Requirements includes items from Div. 01 General Requirements

Profit markup is calculated on a percentage basis of direct construction costs

Start of new construction is assumed Spring 2017

Escalation from now to start of construction has been carried in the Main Summary at an allowance of 4½% per year

MAIN SUMMARY

		TOTAL	COST/GSF
02 - Existing Conditions		\$100,000	\$7.81
New Restrooms		\$144,000	\$11.25
New Passenger Elevator		\$364,000	\$28.44
21 - Fire Protection		\$37,000	\$2.89
23 - HVAC		\$615,000	\$48.06
26 - Electrical		\$201,000	\$15.71
Exterior Repairs		\$140,000	\$10.94
32 - Site Improvements		\$115,000	\$8.99
Direct Trade Cost Subtotal		\$1,716,000	\$134.09
Burdens and Markups			
General Conditions and Requirements, Bonds, Insurances	11.00%	\$189,000	\$14.77
Building Permit Fee	1.50%	\$26,000	\$2.03
Fee	3.00%	\$58,000	\$4.53
Estimated Construction Cost Total		\$1,989,000	\$155.42
Escalation from now to start of construction	3.10%	\$62,000	\$4.84
ECC including Escalation Total		\$2,051,000	\$160.26

DIRECT TRADE COST DETAILS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
7 02 - Existing Conditions				
8 Site set-up, temp fencing	1	LS	\$20,000.00	\$20,000
9 Gut demolition	12,798	GSF	\$3.50	\$44,792
10 Cut up, cart and haul away MEP demolition elements	12,798	GSF	\$1.00	\$12,798
11 Dumpsters, cleaning	12,798	GSF	\$0.15	\$1,920
12 Repair concrete stair landing	3	FLT	\$5,000.00	\$15,000
13 New code compliance signage	12,798	GSF	\$0.25	\$3,199
14 fire extinguisher and cabinet	3	EA	\$500.00	\$1,500
15 02 - Existing Conditions Total				\$100,000
16				
17 New Restrooms				
18 Gut demo existing single user restroom	8	RMS	\$1,000.00	\$8,000
19 janitor closet	2	RMS	\$500.00	\$1,000
20 Slab on grade trench at new MEP installs, infill, patch	95	GSF	\$15.00	\$1,425
21 Interior door, frame, hardware	10	LEAF	\$1,200.00	\$12,000
22 Partitions	2,310	SF	\$15.00	\$34,650
23 Flooring, wall and ceiling finishes	395	GSF	\$14.00	\$5,530
24 Specialties for single user restroom	8	RMS	\$900.00	\$7,200
25 Plumbing; Underground Rough-in	4	FIX	\$5,000.00	\$20,000
26 Rough-in, Fixtures	14	FIX	\$3,800.00	\$53,200
27 New Restrooms Total				\$144,000
28				
29 New Passenger Elevator				
30 Reconfigure central stair	3	FLT	\$25,000.00	\$75,000
31 Cut new opening in slab on grade for elevator pit	1	LOC	\$2,500.00	\$2,500
32 underpinning	10	LF	\$2,500.00	\$25,000
33 earthwork by hand, disposal	1	LS	\$15,000.00	\$15,000
34 Elevator pit, lean-concrete backfill	1	EA	\$25,000.00	\$25,000
35 pit ladder, sill angles, hoist beam	1	LS	\$6,750.00	\$6,750
36 Demo partitions, cut new floor plate opening	2	LOC	\$3,000.00	\$6,000
37 reinforce slab perimeter, patch existing to remain	2	OPEN	\$3,700.00	\$7,400
38 Cut new opening in roof framing and roofing	1	LOC	\$5,000.00	\$5,000
39 Shaftwall assembly	1,385	SF	\$15.00	\$20,780
40 Overrun doghouse	1	LS	\$15,000.00	\$15,000
41 New passenger MRL elevator, 1x cab opening	3	STOP	\$50,000.00	\$150,000
42 MEP associated with new elevator	1	LS	\$10,200.00	\$10,200
43 New Passenger Elevator Total				\$364,000
44				

DIRECT TRADE COST DETAILS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
45 21 - Fire Protection				
46 Sprinkler coverage (Relocate existing heads as Req'd)	12,798	GSF	\$2.85	\$36,473
47 21 - Fire Protection Total				\$37,000
48				
49 23 - HVAC				
50 RTU/ERU, exhaust air, supplemental radiant heat, FCU,	12,798	GSF	\$43.50	\$556,698
51 cabinet unit heaters, Boiler package				
52 VAV ductwork, air distribution	12,798	GSF	\$4.50	\$57,589
53 23 - HVAC Total				\$615,000
54				
55 26 - Electrical				
56 Demolition, make safe	12,798	GSF	\$0.25	\$3,199
57 Temporary lighting and power	12,798	GSF	\$0.20	\$2,560
58 Electrical Equipment and Distribution	12,798	GSF	\$4.50	\$57,589
59 Fit-out; lighting, power	12,798	GSF	\$10.00	\$127,977
60 minor modifications to low voltage systems	12,798	GSF	\$0.75	\$9,598
61 26 - Electrical Total				\$201,000
62				
63 Exterior Repairs				
64 Exterior brick façade	8,730	SF	\$10.00	\$87,301
65 chimney	2	EA	\$5,000.00	\$10,000
66 window opening	28	EA	\$250.00	\$7,000
67 entrance	2	EA	\$500.00	\$1,000
68 Roofing	4,265	GSF	\$5.00	\$21,324
69 restoration after elevator install				New Elevator
70 fascia, gutter	265	LF	\$50.00	\$13,242
71 Exterior Repairs Total				\$140,000
72				
73 32 - Site Improvements				
74 Replace entrance door	1	LEAF	\$5,000.00	\$5,000
75 Demo ramp railings, ramp, foundations	380	GSF	\$30.00	\$11,400
76 New concrete ramp	425	SF	\$10.00	\$4,250
77 strip footing, foundation wall	210	LF	\$250.00	\$52,500
78 pipe guardrail and railings	210	LF	\$175.00	\$36,750
79 Restore paved surfacing	1	LS	\$5,000.00	\$5,000
80 32 - Site Improvements Total				\$115,000
81				
82				

MEMORANDUM

TO: Dr. Marian Darlington-Hope
Consultant - Diamond Bridge Associates

FROM: Troy Ellerbee
Chief Operations Officer

DATE: **March 1, 2017**

SUBJECT: Pentecostal Tabernacle – South (PTS) Renovations

Your consultant services have been beneficial to Pentecostal Tabernacle. The Office of Operations would like to offer you the opportunity to provide additional services at your weekly rate of \$500.00. To ensure our budgetary goals are met, we would prefer to retain your services by task. This proposal method will also allow for additional tasks to be added as the need arises.

The following is an outline of tasks proposed:

Task 1 – Exterior Renovation Funding Requests (PTS2017.Task 1)

Assist in research, development, and completion of local, state, and national grant funding request applications for renovations of Pentecostal Tabernacle South. This task includes advising the office of operations on all related administrative requirements; help with obtaining and coordinating related information/documentation.

Task 2 – Capital Campaign Committee (PTS2017.Task 2)

Represent the Office of Operations in conjunction with the Chief Operations Officer(COO) in the establishment of a capital campaign committee, including the recommendation of qualified individuals to participate as members of this committee. In addition, assist with the development of protocols & procedures to guide the committee in its function.

Task 3 – Capital Campaign Fundraiser: PT South-Lower Sanctuary (PTS2017.Task 3)

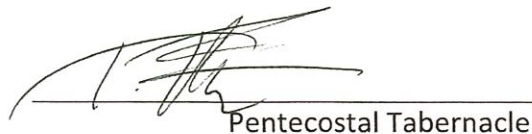
Assist in research, development, planning and implementation of fund raising for renovations to the Lower Sanctuary (Basement) of PT South including the participation in regular meetings with the COO and Capital Campaign Committee. This task includes advising the COO on all related administrative requirements; help with obtaining and coordinating related information/documentation.

You will be required to submit detail reports on related tasks mentioned in this proposal upon request. The Chief Operations Officer(COO) or designee will give final approval for any task implementation. You will provide detailed invoices for services rendered Monthly. The invoices will be submitted for processing upon review by the COO.

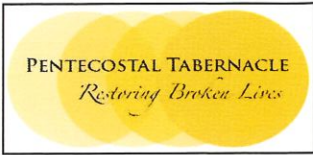
By signing below, I concur with the terms of the proposal.



Diamond Bridge Associates

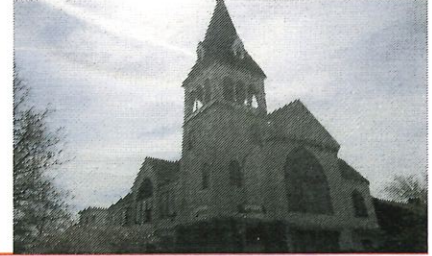


Pentecostal Tabernacle



NORTH CAMPUS
77 Columbia St.
Cambridge, MA 02139

SOUTH CAMPUS
56 Magazine Street
Cambridge, MA 02139



BRIEFING

PT-South Restoration Project: Exterior Renovations

Pentecostal Tabernacle - South Campus

November 2016

Restoration of the Roof & Steeple

In May of 2016 PT received official signed documentation confirming that the Cambridge Historical Commission (CHC) approved the Church's request for an Institutional Preservation Grant (IPG) for roof replacement; steeple assessment and repair; and stained glass window restoration at 56 Magazine Street.

The CHC provided a Scope of Work that PT is required to include in our requests for proposals from contractors (a condition of the IPG award).

The CHC indicated that they were particularly worried about the structural integrity and the deteriorating decorative elements of the steeple.

PT hired Wolf Architects Inc. to complete a full structural assessment (including the steeple) to ensure that the planned roof replacement project would not be negatively impacted by any structural concerns. Wolf Architects Inc. is a well respected firm that meets the standards of the CHC.

<http://www.wolfarchitects.com/>



Deteriorated belfry finishes; missing column; damaged siding and trim.

Process Update

Wolf Architects Inc. began surveying PT to review structural conditions Including:

- The structures at the main roof
- The sills of the foundation
- The steeple

The roof is supported on a system of purlins and trusses. Two parallel chord trusses, the main support, span from front to rear of the building and are supported on 12-inch square timber posts. These trusses support several gable shaped trusses which in turn support timber purlins holding up wood lumber rafters.

The Structural Engineer reports that trusses and purlins are in good condition and appear to be adequately supporting the roof.



Severely deteriorated asphalt roofing shingles; membrane roof.

The foundation sills were probed in several areas where exposed shingles and trim are in an advanced state of deterioration. The Structural Engineer reports that the sills are in adequate condition.

The framing at the steeple is more exposed to the elements. Some of the trim boards and architectural posts at the belfry openings are in an advanced state of decay. The structural engineer saw evidence of past repairs to structural posts and braces.

Hidden Hazard

When the structural engineer attempted to open the hatch to the spire, guano fell out of the hatch. Wolf Architects Inc. notified PT that spire will need to be abated of guano and decontaminated to assess the spire framing.

PT hire Vealco Restoration Inc. (VRI) to complete the remediation of the massive amount of bird waste and carcasses discovered in the spire.



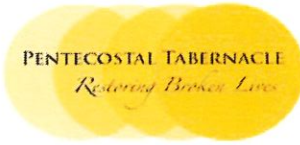
Hazard In Spire

Upon removal of all visible waste, VRI removed a floor board and discovered that bird waste had gotten between the floorboards & ceiling.

On November 18, 2016 VRI was authorized by PT to remove the floorboards and continue removing the bird waste. Once complete, the structural engineer will finish the steeple assessment.



Hazard Under Floor Boards



NORTH CAMPUS
77 Columbia St.
Cambridge, MA 02139

SOUTH CAMPUS
56 Magazine Street
Cambridge, MA 02139



BRIEFING

PT-South Restoration Project: Exterior Renovations

Pentecostal Tabernacle - South Campus

December 2016/ January 2017

Restoration of the Roof & Steeple

Project Summary

In May of 2016 PT received official signed documentation confirming that the Cambridge Historical Commission (CHC) approved the Church's request for an Institutional Preservation Grant (IPG) for roof replacement; steeple assessment and repair; and stained glass window restoration at 56 Magazine Street.

PT hired Wolf Architects Inc. to complete a full structural assessment (including the steeple) to ensure that the planned roof replacement project would not be negatively impacted by any structural concerns.

Process Update

Wolf Architects completed the assessment of the structures at the main roof and the sills of the foundation.

Hidden Hazard Remediation

PT hired Vealco Restoration Inc. (VRI) to complete the remediation of the massive amount of bird waste and carcasses discovered in the spire. VRI is the subcontractor hired by Wolf Architects to assist with the structural assessment. Upon removal of all visible waste, VRI removed a floor board and discovered that bird waste had gotten between the

floorboards & ceiling. VRI inspected the floor boards during the removal process and recommended they all be replaced.

On November 30, 2016 PT authorized VRI to replace all the floorboards. PT also requested that VRI fabricate a robust access hatch to replace the piece of plywood that was currently used to cover the entrance into the belfry.



Repairs In Spire (Before/After)



Hazard Under Floor Boards



New Floor Boards

Roof Repairs

VRI recommended that PT not start the roof renovations during the winter because some of the roofing materials needed are negatively affected by extreme cold temperature which could reduce overall lifecycle.



Temporary Repair - Roof

PT requested VRI inspect areas on the roof where there appears to be water intrusion and provide a cost estimate for temporary repairs.

On December 26, 2016 PT authorized VRI to complete temporary repairs to the roof and gutters.



Temporary Repair - Gutter



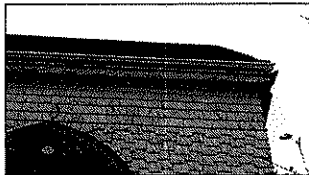
DISCONNECTED DOWNSPOUT



DAMAGED DOWNSPOUT AND
 SHINGLE HOOD AT WEST FRONT



SHINGLE HOOD, WEST FRONT



ROOF EDGE CONDITION, GUTTERS

SCOPE OF WORK FOR ROOFING REPLACEMENT:

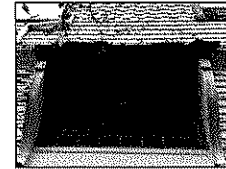
1. REMOVE EXISTING ASPHALT SHINGLES, FLASHING, GUTTERS, AND DOWNSPOUTS, ALONG WITH OTHER RELATED DETERIORATED ITEMS, AND REPLACE WITH NEW.
2. REPAIR/REPLACE DAMAGED FASCIA AND RAFTER ENDS AT EDGE OF ROOF, AS REQUIRED, BEFORE INSTALLING NEW GUTTERS.
3. REPAIR/REPLACE DAMAGED ROOF SHEATHING AS REQUIRED (AND WALL SHEATHING AT LIMITED AREAS OF VERTICAL SURFACES).
4. REPAIR/REPLACE DAMAGED SOFFITS AS REQUIRED.
5. REPAIR/REPLACE MISCELLANEOUS CARPENTRY ITEMS CONTIGUOUS WITH ROOF AND /OR ROOF-MOUNTED STRUCTURES AS REQUIRED, INCLUDING LOUVERS, TRIM AND SHEATHING AT CUPOLA; AT AREAS OF STEEPLE & BELFRY ADJOINING THE ROOF; AT AREAS WHERE CROSS GABLES INTERSECT WITH ROOF; AT ROOF ELEMENTS PROTRUDING FROM WALLS, INCLUDING PENT ROOFS AND HOODS AND PROJECTING FEATURES WHERE WALL FLARES OUT, ETC.
6. PROVIDE NEW COPPER FLASHING AT ALL LOCATIONS WHERE FLASHING CURRENTLY OR FORMERLY EXISTS, OR IS APPROPRIATE, INCLUDING BUT NOT LIMITED TO PERIMETER FLASHING; STEPPED AND THROUGH-WALL FLASHING AT CUPOLA, DORMERS, STEEPLE, ETC; STEPPED AND CORNER FLASHING AND CRICKET AT CHIMNEYS; AT ALL VALLEYS AND RIDGES OF MAIN ROOF AND CROSS GABLES, ETC.
7. PROVIDE NEW COPPER GUTTERS AND DOWNSPOUTS TO REPLACE EXISTING.
8. PROVIDE NEW GRACE "ULTRA" ICE AND WATER SHIELD AT PERIMETER OF ROOF; AT PEAKS OF GABLES; AT INTERSECTIONS OF GABLES, CHIMNEYS, CUPOLA, AND STEEPLE WITH ROOF, ETC..
9. BACK AND END PRIME NEW WOOD BEFORE INSTALLATION. PAINT ALL NEW AND EXISTING WOOD CONTIGUOUS WITH ROOF AND CUPOLA WITH PRIMER AND 2 COATS.
10. REMOVE AND REBUILD TWO CHIMNEYS; NEW BRICKS, DETAILS, MORTAR AND TOOLING TO MATCH EXISTING. PROVIDE STAINLESS STEEL FLUE LINER IN KITCHEN CHIMNEY, AS REQUIRED.
11. PROVIDE SEPARATE PRICE AS ALTERNATE #1: THE REMOVAL OF WOOD SIDING AND COPPER PATCHES ON THE INSIDE WALLS AND STRUCTURE OF THE BELFRY, TO EXPOSE THE STRUCTURE CONCEALED BEHIND IT. SECURE OPENINGS ALL FOUR SIDES OF THE BELFRY WITH FABRIC WEATHER PROTECTION TO MINIMIZE PENETRATION OF RAIN AND SNOW AND TO PROVIDE SECURE SPACE FOR WORKING.



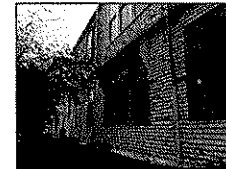
WEST FRONT



WEST FRONT



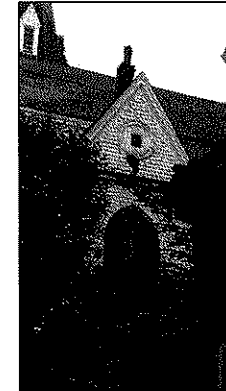
PENT ROOF AT NORTH SIDE



NORTH SIDE PENT ROOFS



SOUTH SIDE, CUPOLA



SOUTH SIDE, SHOWING ROOF ABOVE
 GABLE



NORTH SIDE ROOF, GUTTERS,
 DOWNSPOUT, CHEEK WALLS OF
 CROSS GABLE

Date October 31, 2016
 Scale HALF SIZE @ 12" x 18"
 AS NOTED @ 24" x 36"

Issuance:
 WORKING SCOPE,
 AS PART OF REPORT

Cover Page and Notes

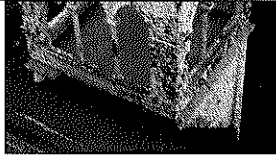
A-0

NOTE: ASSUME UNIT PRICE OF RAFTER
END REPAIRS @ \$50 EACH; SOFFITS
@ \$20 A LINEAR FOOT; AND ROOF
BOARD REPLACEMENTS @ \$14 A
SQ. FT.

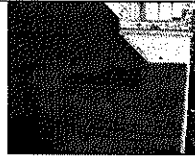
Pentecostal
Tabernacle South
Roof Replacement
56 Magazine Street
Cambridge, MA 02139



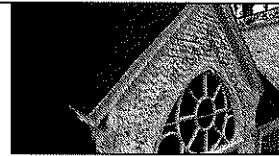
WEST CHIMNEY, FLASHING, ROOF



CRICKET AND FLASHING AT STEEPLE



CROSS GABLE AT NORTH SIDE



CROSS GABLE AT NORTH SIDE

AT PENT ROOF BELOW, NEW
SHEATHING, FASCIA, GRACE "ULTRA"
ICE AND WATER SHIELD WITH NEW
WOOD SHINGLES TO MATCH
EXISTING, TYP.

EXISTING SLATE STEEPLE ROOF
TO REMAIN

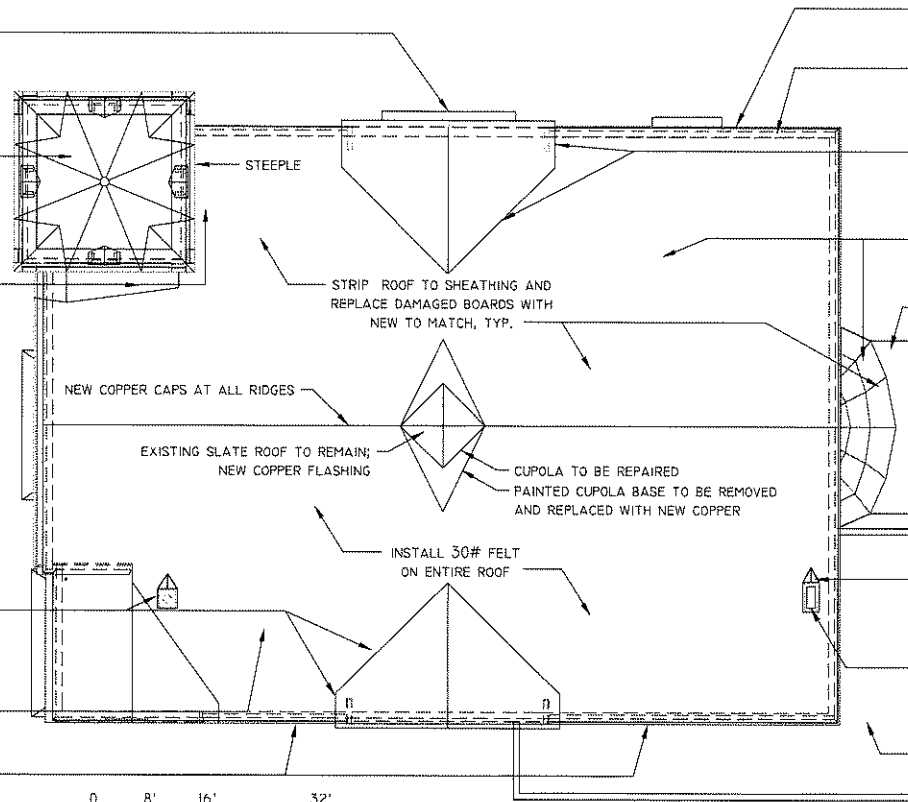
REMOVE AND REPLACE EXISTING
CRICKET AND FLASHING AT
STEEPLE, ADD GRACE "ULTRA" ICE
AND WATER SHIELD MINIMUM OF
6'-0" ,TYP., AROUND STEEPLE

NOTE: UNDER ALL FLASHING SHOULD
BE GRACE "ULTRA" ICE AND WATER
SHIELD.
FLASHING AND ICE AND WATER
SHIELD ARE LOCATED AT THE
RIDGES, VALLEYS, DRIP EDGES,
CRICKETS, CUPOLA, CHEEK WALLS,
CHIMNEYS AND STEEPLE PERIMETER.

ALL NEW COPPER STEP AND COUNTER
FLASHING AT ALL VALLEYS AND
CHEEK WALLS, WITH GRACE "ULTRA"
ICE AND WATER SHIELD, TYP.

GRACE "ULTRA" ICE AND WATER SHIELD
MINIMUM OF 12'-0" TYP. UP THE ROOF
FROM THE GUTTER LINE, TYP.

NEW 20oz COPPER GUTTERS AND
DOWNSPOUTS



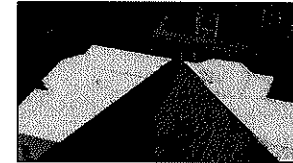
REMOVE AND REPLACE FASCIA AND
REPAIR RAFTER ENDS AS REQUIRED,
TYP.

REMOVE AND REPLACE EXISTING
GUTTER AND DOWNSPOUT SYSTEM
WITH NEW CUSTOM 20 OZ COPPER
TO MATCH EXISTING PROFILE, TYP.

16 OZ. COPPER FLASHING AND
GRACE "ULTRA" ICE AND WATER
SHIELD MINIMUM OF 12" UP ALL
WALLS AND 6'-0" AT VALLEYS,TYP.

NEW ROOF WITH 50-YEAR GRAND
MANOR OR LANDMARK
ARCHITECTURAL SHINGLES, TYP.

REMOVE FLAT COPPER ROOF AND
REPLACE WITH NEW CARLISLE OR
FIRESTONE EPDM RUBBER ROOFING



REMOVE AND REPLACE CRICKET AND
CHIMNEY FLASHING, ADD GRACE
"ULTRA" ICE AND WATER SHIELD ON
THE ENTIRE CRICKET AREA, TYP.

REMOVE AND REBUILD CHIMNEY,
MATCH EXISTING MATERIALS AND
DETAILS, ADD A NEW STAINLESS
STEEL FLUE LINER, AS REQUIRED

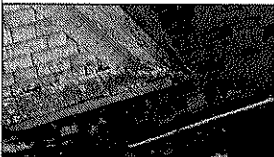
REMOVE AND REPLACE FLAT ROOF
ABOVE KITCHEN BELOW WITH NEW
CARLISLE OR FIRESTONE EPDM
RUBBER MEMBRANE ROOFING



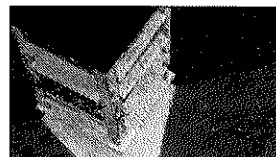
Date November 7, 2016
Scale 1/16" = 1'-0" @ 12" x 18"
1/8" = 1'-0" @ 24" x 36"
MAT
GW

Issuance:
WORKING SCOPE,
AS PART OF REPORT

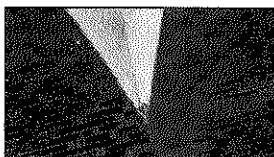
Roof Plan



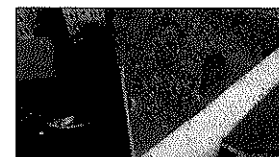
ROOF EDGE AND GUTTER



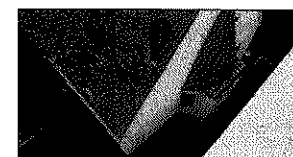
CUPOLA SHOWING LOUVERS AND BASE
TO BE REPAIRED AND/OR REPLACED



CUPOLA COPPER BASE



EAST CHIMNEY, KITCHEN ROOF, CURVED
ROOF



EAST END WITH CURVED ROOF AND
COPPER ROOF BELOW

