

WEST BOYLSTON COMMUNITY PRESERVATION COMMITTEE

APPLICATION FORM

[page 1]

Project Name:

CEMETERY CHAPEL REPOINTING

Date: MAY 30, 2019

CPA Funding Requested: \$ 53,000

Total project cost: \$ 53,000

Category (check all that apply):

- ☐ Open Space
- ☒ Historical
- ☐ Housing
- ☐ Recreation

Lot Number: _____ *

Assessors' Map: 149/1 *

Number of acres in Parcel: 16.73 *

Number of proposed housing units: N/A *

Project Sponsor/

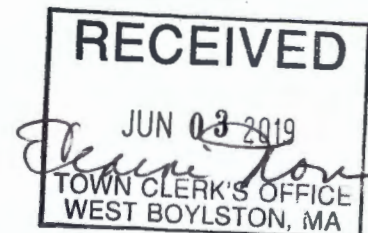
Organization: MOUNT VERNON CEMETERY

Contact Name: KEVIN MCKEE

Address: 140 WORCESTER ST. WEST BOYLSTON, MA 01583

Phone # 508 662 1391 E-Mail kmckee@westboylston-ma.gov

- Insert additional information, if applicable to the application



APPLICATION FORM

[page 2]

Application Requirements

A complete application consists pages 1 and 2 of the application form along with the following information:

1. A detailed description of the project explaining how your proposal benefits the Town of West Boylston and how it meets CPA goals and selection criteria outlined in the Town of West Boylston Community Preservation Plan. Are there any special permits, variance, or other approvals required? Are there any legal ramifications or impediments to this project?
2. A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational? If the project is expected to continue over more than one year or if bonding for the project is anticipated, detail the cost of the project on the following chart:

Fiscal Year ending June 30, 2020	CPA Funds	Other Funding	Total Cost
	\$53,000		\$53,000

- 3 A project time line.
- 4 Additional supporting information such as photographs, plot plans, and maps, if applicable.

Please file 10 copies of your completed application with the Town Clerk.

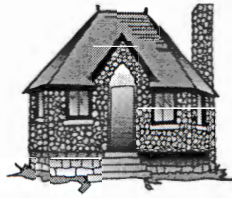
Applications for funding must be filed by January 1 to be considered for funding at the spring semi-annual town meeting and by June 1 to be considered for funding at the fall semi-annual town meeting. However, the Community Preservation Committee may accept late applications after these deadlines, for emergency or other appropriate reasons, solely at the Committee's discretion.

Applicant signature *K. Munn*
FOREMAN / APPLICANT MOUNT VERNON CEMETERY

For Community Preservation Committee Use:

Date request received by West Boylston CPC: _____

Copies provided to CPC Members on _____



Mount Vernon Cemetery

May 30, 2019

Mr. Patrick Crowley, Chairman
Community Preservation Committee
140 Worcester Street
West Boylston, MA 01583

Dear Mr. Crowley,

The Mount Vernon Cemetery Board of Trustees are seeking quotes on removing damaged or compromised mortar and repointing same on our "treasured hidden gem" - The Holbrook Chapel.

The Holbrook Chapel construction was completed in 1891. It was gifted to the Town of West Boylston for use as a chapel for burials and tomb space for winter storage. Mount Vernon Cemetery along with The Holbrook Chapel were placed on The National Register of Historic Places in 2008.

The Holbrook Chapel is an 8-sided stone structure. The Holbrook Chapel is constructed with an all slate roof, including copper flashing and valleys. The exterior is round fieldstone with a stone block foundation. There are 8 original stained glass windows which complement the stone structure. The interior walls are decorative v-board and the roof framework is comprised of large handcrafted beams.

The mortar joints on the Holbrook Chapel have become weathered, weakened, and are beginning to fail. The Cemetery Board of Trustees are seeking quotes for work to be completed in full. The work will include removal of all poor mortar joints, including hairline voids. The contractor will be expected to enlarge the areas of compromise so that the appropriate mortar will bond. The Cemetery Board of Trustees expect that great care and attention will be used in matching existing mortar colors and restoring the existing raised mortar bead in all the exterior mortar joints. Enclosed are pictures of the building, showcasing some areas of concern. Below is a brief description of each side and some areas of concern.

Side A – Minor hairline cracks in mortar. A few pieces of mortar missing from foundation blocks

Side B – Minor hairline cracks in mortar. A few pieces of mortar missing from foundation blocks. 1" x 5" loss of mortar by top of window

Side C – This is the biggest area of concern. This side hosts the chimney which has water seeping into the fire box. Obvious compromise of mortar on the cricket side of the chimney. Voids of 1 inch or larger noted. The chimney will be reflashed with acceptable standard building practices. Should the current flashing not be salvageable, the awarded contractor will purchase replacement flashing. The accepted flashing will only be lead or copper. The majority of the wall has minor hairline cracks.

Side D - Minor hairline cracks in mortar. A few pieces of mortar missing from foundation blocks. Several large mortar pieces are missing around the window

Side E – Moderate voids in mortar on this side in some areas. Mortar missing around the windows. Large pieces of mortar are missing from foundation blocks

Side F – Minimal hairline cracks are noted. Small amount of mortar missing from under window

Side G – Minimal hairline crack are noted. Foundation blocks are missing pieces of mortar

Side H – Minimal hairline crack are noted. Foundation blocks are missing pieces of mortar

Firebox – The interior firebox will have all compromised mortar removed and repointed with color matched mortar and hardness approved by the Cemetery Board of Trustees. **All** of the interior red brick and its existing mortar must be cleaned from sediment and efflorescence.

The proposed work to be completed will benefit the town by preserving the historic Holbrook Chapel for many more years. The work will hit the CPA's goal #1 in "preserving, rehabilitating, and restoring" the structure of the building. The building is eligible for CPA funding, because it is listed on the National Register of Historic Places in 2008. A Building Permit will be required; however the fee will be waived. There will be no variance needed. The other approvals would be the Cemetery Trustees voting and approving the work to be completed.

The estimated time line for this project from start to completion may be up to 4 months, dependent upon weather.

The contractor will be expected on a daily basis to maintain a clean/safe job site. The site will be cleaned at the end of each day. Should a funeral procession enter the cemetery or a funeral service take place in the proximity of the work area, all work will cease until the event/service has ended. This will be communicated to the contractor on site by the cemetery staff.

The Cemetery Board of Trustees reserves the right to approve and/or reject the mortar color and hardness, both interior and exterior, prior to repointing.

The contract will be awarded in October 2019. If the contractor is not be able to start work until spring and/or weather permitting, more damage may incur during the winter months. The Cemetery Board of Trustees asks that the contractor will work with the town on assessing and pricing any additional work.

The awarded contractor will provide proof of insurance and workers compensation to the town upon being awarded the contract.

The above is a casual observation, in no way does this limit or define the scope of the job to be completed. The Cemetery Board of Trustees and the Town of West Boylston will hold the contractor responsible for any incomplete or faulty work found on inspection by the Cemetery Board of Trustees at the completion of this work. Payment may be withheld until work is completed to the approval by the Cemetery Board of Trustees.

The Cemetery Board of Trustees request that the quote for this project be divided in to 2 parts. The first being the "C" side of the chapel, including the exterior and interior portion of the chimney. The second part shall be the entire exterior portion of the chapel excluding the "C" side, exterior chimney and interior chimney/firebox.

Sincerely,

Kevin McKee



RESIDENTIAL AND COMMERCIAL

149 Main ST Oxford MA, 01540

Estimating@cdmasonry.com

P-774-289-1248 F-508-731-0861

Date: 05-17-2019

Submitted to:
Mount Vernon Cemetery
Board of Trustees
West Boylston MA

Proposal

Project:
Holbrook Chapel Restoration

CD Masonry proposes to furnish the materials, equipment & labor to restore the Holbrook Chapel's exterior façade and interior fireplace per the RFQ specifications.

- Base bid "C" : \$24,580.00
- Alternate; entire exterior façade repointing 10%: \$4,475.00

Total Quote: \$29,055.00

All materials is guaranteed to be as specified, and the above work to be performed and completed in a substantial workmanlike manner. Payments to be made upon submitted invoice max: net thirty days, late payments subject to three percent per day fee till paid unless an agreement was made/signed.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents, delays beyond our control will be subject to a daily fee.

WE PROPOSE to furnish material, equipment and labor in accordance with the above specifications for the sum of:
Twenty nine thousand fifty five dollars

NOTE: This proposal may be withdrawn if not accepted within 30 days from the date of the proposal.
Respectfully submitted by: CD Masonry Restoration Inc.

WE ACCEPT the prices, specifications, and terms as stated in this bid proposal are approved. We authorize you to draw up all necessary documents so work can begin.

approved and accepted (owner or owner's authorization)
date

Thank you for the opportunity to bid this work, if you have any questions please call.

Sincerely,

Chase Davis, President
CD Masonry Restoration Inc.



PO Box 466
Northborough, MA 01532

T 508-612-8069
F 508-393-7765
stidsenmasonry@aol.com

www.stidsenmasonry.com

Mount Vernon Cemetery
140 Worcester Street
West Boylston, MA 01583

May 31, 2019

Job Location: The Holbrook Chapel

Proposal:

Labor, material and equipment to repair poor mortar joints as shown by bid documents dated 4-30-19 by Ron Menard for the sum of: FORTY FOUR THOUSAND EIGHT HUNDRED DOLLARS. \$44,800.00

Qualifications.

Scope of work is well defined in the Bid documents listed above.
Prices below represent dividing project into 2 parts.

Side- A, B, D, E, F, G, H. \$17,800.00
Chip/grind 10 % of mortar joints and tuck point leaving the grape vine on mortar joint.

Side- C and interior fire box. \$27,000.00
Repair 10% of bottom 9 ft. of joints and from roof line up repair 100% of joints.
Grind out mortar joints in firebox and tuck point. Clean all brick.

Clean up masonry debris every day.

Gregg Stidsen
Stidsen Masonry

Sent by email: kmcnee@westboylston-ma.gov

Mr. Kevin McNee
CC: Ron Menard
Mt. Vernon Cemetery
Board of Trustees
140 Worcester St.
West Boylston, MA. 01583

RE: Holbrook Chapel
Masonry repairs
RFP dated 4/30/19

Dear Mr. McNee,

Raymond James Restoration, Inc., further referenced as RJR, Inc., is pleased to submit the following scope and pricing information for work on the above referenced project. RJR Inc. will provide labor, materials and supervision to perform the following scope of work. Please review this scope of work to ensure it meets your needs.

Scope of Work:

BASE BID- Elevation C:

- Provide product data, MSDS, physical samples and representative mock-up samples for approval prior to job start
- Provide OSHA compliant access to work area(s)
- Provide barricades and signage as required
- Cut and repoint defective mortar joints at cobblestone chimney 50% above roofline to replicate existing color, texture and tooling as closely as possible
- Repair and/or replace existing chimney counterflashing to replicate original installation
- Cut and repoint defective mortar joints at cobblestone wall and ashlar granite foundation 10-15% to replicate existing color, texture and tooling as closely as possible
- Detergent/pressure wash completed masonry

INTERIOR:

- Mask, shroud adjacent surfaces at fireplace, selectively cut and repoint defective mortar joints at fireplace with type 'S' mortar to replicate existing color, texture and tooling as closely as possible, repoint defective mortar joints at firebox and hearth with refractory mortar
- Clean fireplace and hearth with waterless poultice (Cathedral Stone CSP Latex Poultice or equal)

Contract Total - Base Bid- \$39,600

ADD ALTERNATE:

- Cut and repoint balance of exterior cobblestone and ashlar granite exterior walls 10-15%
- Detergent/pressure wash completed masonry

Contract Total - \$13,295

NOTE: Defective mortar joints are those that exhibit cracks, voids, excessive erosion or vegetative growth

Excludes * Winter Conditions *Water & Electricity *Police Detail *Engineering

100 North Street Worcester MA 01605
Worcester MA 508-753-5230 Boston MA 617-209-3461 Toll Free 1 855-853-5230 Fax 508 753-9230
www.RaymondJamesRestoration.com

Initials _____

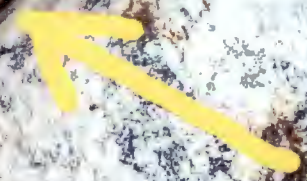


RAYMOND JAMES
RESTORATION, INC.
MASONRY & WATERPROOFING SPECIALISTS





A





B





B

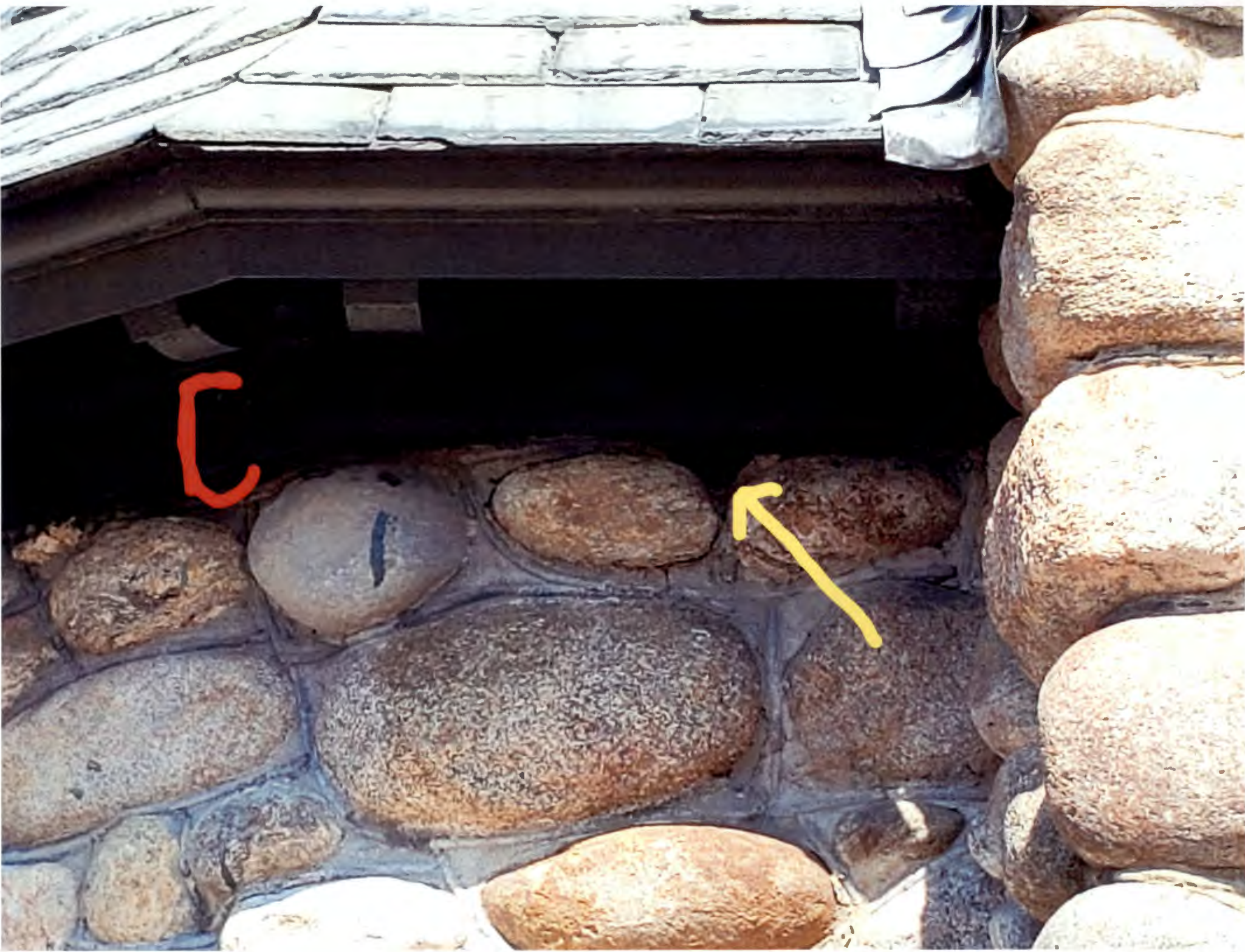


C



C









G







MOUNT VERNON CEMETERY

MOUNT VERNON CEMETERY IS COMPRISED OF THREE DISTINCT ADJACENT AREAS COVERING 16.73 ACRES. THESE ARE THE BEAMAN CEMETERY, CIRCA 1757, MOVED HERE IN 1901 WHEN IT WAS DISPLACED BY THE WACHUSETT RESERVOIR; THE OLD BURYING GROUND, CIRCA 1792; AND MOUNT VERNON CEMETERY, 1852.

THIS CEMETERY IS SIGNIFICANT FOR ITS ASSOCIATION WITH THE OVERALL SETTLEMENT OF WEST BOYLSTON, FROM THE EVOLUTION OF THE TOWN'S EARLY CENTER, TO ITS RETURN IN THE LATTER 19TH CENTURY.

IT IS ALSO SIGNIFICANT FOR ITS COLONIAL/FEDERAL BURIAL GROUND AND MANY EXCELLENT REPRESENTATIONS OF REGIONAL GRAVESTONE CARVINGS.

THE HOLBROOK CHAPEL, CIRCA 1891, IS A CHARMING VERNACULAR EXAMPLE OF VICTORIAN ECLECTIC ARCHITECTURE. MANY EARLY SETTLERS AND OTHER PEOPLE IMPORTANT IN WEST BOYLSTON'S HISTORY ARE BURIED HERE, INCLUDING EZRA BEAMAN, THE FOUNDING FATHER OF WEST BOYLSTON.

RECORDED IN
THE NATIONAL REGISTER OF HISTORIC PLACES
2008

WEST BOYLSTON HISTORICAL COMMISSION