

APPENDIX A: APPLICATION FORM

WEST BOYLSTON COMMUNITY PRESERVATION COMMITTEE

APPLICATION FORM

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Project Name:

Painting Historical portion of Library Exterior

Date: 8/22/19

CPA Funding Requested: \$ 70,000

Total project cost: \$ 67,420

Category (check all that apply):

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

Lot Number: 148/36 *

Assessors' Map: _____ *

Number of acres in Parcel: _____ *

Number of proposed housing units: _____ *

Project Sponsor/

Organization: Beaman Memorial Public Library, West Boylston, MA

Contact Name: Anna Shaw, Library Director

Address: 8 Newton Street, West Boylston, MA 01583

Phone # 508-835-3711 E-Mail ashaw@cwmars.org

- Insert additional information, if applicable to the application

APPLICATION FORM
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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,	CPA Funds	Other Funding	Total Cost
	\$67,420		\$67,420

- 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



For Community Preservation Committee Use:

Date request received by West Boylston CPC: _____

Copies provided to CPC Members on _____

1. Project Description:

The Beaman Library was built in 1912. In 2016, it was accepted to the National Register of Historic Places. The painted surfaces on the exterior of the original library need painting. These areas are along the roof line, and around the doors and windows. At some point in the past, lead paint was used, and therefore certified lead abatement contractors must be used.

This proposal benefits the town of West Boylston because it allows the Library to correctly handle this building maintenance issue that also poses a health risk.

The Library hopes that the Community Preservation Committee will consider this request as it falls under three of the CPC Goals:

Goal 1: To acquire, preserve, rehabilitate or restore historic resources, which includes historic documents or artifacts as well as historic buildings, and real property

Goal 2: To increase the Town's ability to protect environmentally sensitive, historic and culturally significant properties

Goal 3: To recognize, preserve and enhance the historic heritage and character of the Town of West Boylston for current and future generations.

There are no legal ramifications or impediments to this project that the Library is aware of. However due to the nature of the lead paint found on the property, state laws and health regulations must be strictly followed.

2. Project budget:

One proposal has come in from Alpine Environmental, a reputable and licensed company for \$67,420. The Library requests that the CPC consider approving a small amount more \$70,000 to ensure that the funding is enough to complete the entire project, as costs may change a small amount, or if any additional small repairs may be needed.

The Library will make every effort to schedule this project during the Fall which is the off-peak season, to secure any discounts that may be available.

3. Project timeline:

Alpine Environmental estimates that the project will take 21 working days to complete. The Library hopes to schedule this project for the Fall season, and will need to follow the state's procurement guidelines for a project of this scale.



Town of West Boylston
149 Worcester St.
W. Boylston, MA

August 20, 2019

RE: Beaman Memorial Public Library, 8 Newton St., West Boylston, MA ("Subject Property")

PROPOSAL FOR SERVICES

Alpine Environmental, Inc. ("Alpine") is pleased to submit the following proposal regarding the Subject Property.

I. GUARANTEES

- A) Alpine Guarantees the scheduled date for completion of interior work. Exterior work completion date is also guaranteed, weather permitting
- B) Alpine's work will be done with the highest level of care and craftsmanship. All stripped surfaces will be finish sanded.
- C) Alpine guarantees the quality and fit of all installed doors, windows and associated hardware.
- D) Alpine guarantees that the quality of carpentry will equal or exceed the quality of the existing carpentry.
- E) Unless specifically noted herein, painting services are not included within the scope of this proposal.

II. SAFETY

Quality and safety are of the highest importance to Alpine. Experienced and fully trained professionals who will environmentally isolate and decontaminate the work area will complete all work. All carpentry is performed by skilled carpenters, ensuring you a quality finished product. No interior air will be exhausted outside the work area without having been HEPA filtered. All waste will be properly disposed of by Alpine.

III. INSURANCE

Alpine maintains appropriate Workers Compensation and General Liability coverage. Alpine maintains one million dollars in Occurrence Based Environmental Liability coverage and a two million dollar Environmental and General Liability Umbrella Policy.

IV. BASE PROPOSAL: Original Building Only

Area	Description	Qty
A-side	Seal off work area around window for lead-safe work.	15
	Remove storm window panels and screen and leave at window location for re-installation. Re-install storm window panel and screen after work is completed.	9
	Scrape loose and flaking paint and glazing on window sashes, loose and flaking paint on window frames and sills. Leave ready for finishing. Regulations do not allow the use of power sanding on lead painted surfaces. Repairs of damaged surfaces not included and will be invoiced at prevailing wage rates, including Overhead and Profit plus materials. (Prevailing wage including taxes, overhead and profit = \$145 per hour. Materials markup is 15%)	-
	Scrape loose lead paint from exterior trim of original building Leave ready for paint.	-
	Clean area by HEPA vacuuming and TSP wash.	-
	Seal off exterior work area for lead abatement per Mass. regulations.	-

toll-free: 877-527-4040 | fax: 978-250-0565

275 Billerica Rd., Suite #2B, Chelmsford, MA 01824

B-side	Seal off work area around window for lead-safe work.	8
	Remove storm window panels and screen and leave at window location for re-installation. Re-install storm window panel and screen after work is completed.	4
	Scrape loose and flaking paint and glazing on window sashes, loose and flaking paint on window frames and sills. Leave ready for finishing. Regulations do not allow the use of power sanding on lead painted surfaces. Repairs of damaged surfaces not included and will be invoiced at prevailing wage rates, including Overhead and Profit plus materials.	-
	Scrape loose lead paint from exterior trim of original building Leave ready for paint.	-
	Clean area by HEPA vacuuming and TSP wash.	-
	Seal off exterior work area for lead abatement per Mass. regulations.	-
D-side	Seal off work area around window for lead-safe work.	10
	Remove storm window panels and screen and leave at window location for re-installation. Re-install storm window panel and screen after work is completed.	5
	Scrape loose and flaking paint and glazing on window sashes, loose and flaking paint on window frames and sills. Leave ready for finishing. Regulations do not allow the use of power sanding on lead painted surfaces. Repairs of damaged surfaces not included and will be invoiced at prevailing wage rates, including Overhead and Profit plus materials.	-
	Scrape loose lead paint from exterior trim of original building Leave ready for paint.	-
	Clean area by HEPA vacuuming and TSP wash.	-
	Seal off exterior work area for lead abatement per Mass. regulations.	-
All sides	Repair window glazing removed during preparation, apply caulking to all visible gaps and voids at window frames. Spot prime all bare wood and apply 2 coats of latex finish paint to all prepared surfaces. All paints to be Sherwin Williams or equal. Colors and sheens to be provided by the Library/Town 10 days prior to start date	-

Total Cost = \$67,420

This project will take 21 working days to complete.

This Proposal is valid for 90 days from the date of submission

Offer for Fall and Winter Season Discounts

You can save 10% on this project if you elect to have the work done during our Fall Season. Our Fall Season includes jobs that start between October 28, 2019 and November 29, 2019.

You can save 15% on the Interior* of this project if you elect to have the work done during our Winter Season. Our Winter Season includes jobs that start between December 2, 2019 and February 28, 2020.

The Client must sign a Contract (10% deposit is due at that time) within 30 days from the date of this Proposal for the Fall Season Discount or Winter Season Discount to be in effect.

*** Note:** Due to weather, Exterior work cannot typically be performed after December 1. So most Exterior work is not eligible for the Winter Season discount. Check with your Alpine Sales Rep to see if your Exterior work can be performed in winter and is eligible for the Winter Season Discount.

If you have any questions regarding this proposal, please do not hesitate to contact me.

Sincerely,

Todd Drew
Client Services
Alpine Environmental, Inc.

For more information on Alpine Environmental, please visit our website at
www.alpine-environmental.com

Memberships & Organizations



Connect With Us:



toll-free: 877-527-4040 | fax: 978-250-0565

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alpine@alpine-environmental.com | www.alpine-environmental.com







