



Town of Orleans

19 School Road Orleans Massachusetts 02653-3699
Telephone (508) 240-3700 – Fax (508) 240-3388

FY24 COMMUNITY PRESERVATION PROJECT APPLICATION

Project Title: *Northwest Schoolhouse Restoration* Submission Date: *11/21/22*

Applicant (note if Town, individual or non-profit): *non profit*
Mailing Address: *2 Nansketset Rd. Orleans*

Co-Applicant, if any (note if Town, individual or non-profit):
Mailing Address: *Paul Davies Box 717 East Orleans Ma. 02643*

Project Contact Person: *Paul Davies*
Telephone: *508 237 4422* E-mail: *pdavies344@yahoo.com*

Federal Tax Identification Number (if non-profit): *46-1467676*

Project purpose (Check all that apply):

Open Space Historic Preservation Community Housing Recreation

Project Location/Address: *2 Nansketset Rd.*

Community Preservation Funding Request: *\$121,984.56*

Brief Project Summary, Including Justification of Project Category Checked Above:

With this grant we would upgrade the fire suppression system, repair downspouts and install a kitchen to replace the kitchen that had historically been in the building.

Please attach the following information with all applications:

- **Detailed Narrative:** A detailed but succinct description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.
- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.
- **Financial Data:** Provide financial information for the project including detailed and total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Costs relating to historical rehabilitation/renovation should be clearly identified (if possible) compared to other costs, such as code compliance or accessibility improvements. Applicants are encouraged to submit more than one quotation from potential contractors.

Community Preservation 2022

We wish to sincerely thank the CPC for their ongoing commitment and support in preserving and maintaining Orleans's Historic treasure - the old Northwest Schoolhouse. Thanks to the CPC the building has been stabilized and protected from fire. The new roof has been installed and it looks great!.

This year we ask for money to repair the downspouts, fire suppression upgrade and also, again, a commercial kitchen.

The company that poured our CPC funded foundation stressed to us the importance of maintaining proper drainage around the building to avoid the build up of hydraulic pressure. See attached estimate from gutter pro.

Simplex Grenell, the company that installed and maintains our sprinkler system, has indicated that it is time to do a thorough inspection of the entire system to identify sprinkler heads that may need to be replaced. Their estimate is also enclosed.

Ultimately, In order to make full use of all four floors, the biggest part of the remaining project is the construction of an addition housing a four story elevator (estimated cost in 2005 was 1.5 million dollars). CPC indicated that they would be willing to help financially with this project but *that partners would need to be found to help shoulder the cost.*

AS mentioned during last year's round of CPC funding, we are still interested in using the Northwest Schoolhouse as a much needed community center for the town of Orleans. In the shorter term, however, our efforts at fund raising are hampered by the lack of a commercial kitchen. Having a kitchen again in the Northwest Schoolhouse would greatly enhance our ability to raise funds for building the addition already completely planned by the architect David R. Maclean of Cataumet. In 2011 the CPC asked Mr. Ford, the town attorney, if funding a kitchen would be legally allowed. His response was that it was up to their discretion. Even though the hall had a kitchen at the start of the restoration project, our request was denied on those grounds.

That was 12 years ago. We believe that matters that were left to the discretion of the 2011 incarnation of the CPC need not be binding on all future committees. So much has happened in the intervening decade, but while much has changed, our need for a Community Center remains. We believe that it would be in the town's best interest for the CPC to revisit the question. This application represents the fastest and least expensive path to achieve this common goal.

We resubmit the request for a kitchen not out of impertinence but rather out of necessity. Forward momentum On The Northwest Schoolhouse Restoration Project was essentially halted by that 2011 decision.

Gutter Pro \$1,475

Simplex \$7,500

Kitchen plumbing \$70,000

Kitchen flooring \$5,050

Kitchen equipment \$37,959.56

Total Request **\$121,984.56**



Johnson Controls Fire Protection LP
 95 Shawmut Road
 Canton, MA 02021
 617-244-8197

PROPOSAL AND SERVICE AGREEMENT

www.johnsoncontrols.com

Date: 7/27/2022		Customer #: 1859107		Product Family: Sprinkler-Wet		Inspection Deficiency	
SR #: 52253648		JD Proposal #: N/A		Prepared By:			
Quote Ref:				Name: Alicia Bourgette		Phone #: 781-619-6193	
				Email: Alicia.Bourgette@jci.com			
Site Information				Billing Information			
Name: Odd Fellows Hall				Name: Odd Fellows Hall			
Address: 2 Namskaket Road				Address: 2 Namskaket Road			
City: Orleans		State: MA		Zip Code: 02653		City: Orleans	
						State: MA	
						Zip Code: 02653	
Purchaser Contact Information:							
Name: Bill Wordell		Phone: 508-776-6774		Email: Sewman@comcast.net			

Johnson Controls Fire Protection LP ("Company"), for and in consideration of the prices herein named, proposes to furnish the work, and or materials hereinafter described, subject to the terms and conditions of this Agreement.

Scope of Work

We are pleased to submit our quotation to repair the fire sprinkler deficiencies as noted during the inspection.

Sprinkler fitter will measure (2) dry sidewall sprinkler heads and (2) dry upright sprinkler heads that are over 10 years of age. The heads are located throughout the building. Sprinkler fitter will return to replace dry heads once received (please note: 4-6 week time on dry heads due to specialty fabricated material). Send a sample of the (4) heads that are over 10 years old to Underwriters Laboratories for testing. Upon completion of the UL testing, we will forward the report with the results.

A fire alarm technician is included for panel disconnect/reconnect.

Total: \$7,840.40

UL Testing fee included.
 Excludes lift and fire alarm standby.
 Excludes water department fees, fire watch and police detail.
 Taxes are not included.
 Normal daytime working hours of 7:00 AM - 3:30 PM
 Excludes -Cutting, patching & painting, coring, drawings, PE stamps, plans and fire watch.

Prevailing Wage Required?	<u>No</u>	Working Hours: Based on normal business hours Mon-Fri 7:30AM-4:00PM unless otherwise noted.
Certified Payroll Required?	<u>No</u>	
Customer/Site Tax Exempt?	<u>No</u>	
Payment Terms:	Net 30	\$7,840.40 Seven Thousand Eight Hundred Forty Dollars and Forty Cents
<input checked="" type="checkbox"/> Fixed Price <input type="checkbox"/> Labor and Material <input type="checkbox"/> NTE <input type="text"/>		


Name: _____
 Title: _____
 PO # _____
 Signature _____





Johnson Controls Fire Protection LP
 Alicia Bourgette
 Alicia.Bourgette@jci.com
 781-619-6193

Project:
 Odd Fellows

From:
 Harris-Warren Comm. Kitchens
 Michael Harris-Warren
 171 Weir Rd
 Yarmouth Port, MA 02675-
 5083750316
 (508)375-0316 (Contact)

Please note it is the responsibility of the purchaser to verify all specifications. Please review the quote carefully to verify, size of equipment, electrical and plumbing needs. All final electrical and plumbing connections need to be performed by a license tradesman. Harris Warren technicians are not license plumbers or electricians.

Item	Qty	Description	Sell	Sell Total
2	1 ea	REFRIGERATOR, REACH-IN	\$2,485.75	\$2,485.75
		 True Food Service Equipment Model No. T-23 Refrigerator, Reach-in, one-section, (3) shelves, stainless steel front & exterior, aluminum ends, white aluminum interior with stainless steel floor, (1) s/s hinged door with lock, dial thermometer, 4" castors, 1/3 HP, 115v/60/1-ph, 9' cord, NEMA 5-15P, 7.6 amps, ENERGY STAR®, MADE IN USA		
	1 ea	Self-contained refrigeration standard		
	1 ea	4" stem castors, standard (adds 5" to OA height)		
	1 ea	Warranty - 5 year compressor (self-contained only), please visit www.truemfg.com for specifics		
	1 ea	Warranty - 3 year parts & labor, please visit www.Truemfg.com for specifics		
	1 ea	Door hinged right standard		
			ITEM TOTAL:	\$2,485.75

Item	Qty	Description	Sell	Sell Total
3	1 ea	FREEZER, REACH-IN  True Food Service Equipment Model No. T-23F Freezer, Reach-in, one-section, -10° F, (3) shelves, stainless steel front & exterior, aluminum ends, white aluminum interior with stainless steel floor, (1) s/s hinged door with lock, dial thermometer, 4" castors, 1/3HP, 115v/60/1-ph, NEMA 5-15P, 7.2 amps, ENERGY STAR®, MADE IN USA 1 ea Self-contained refrigeration standard 1 ea 4" stem castors, standard (adds 5" to OA height) 1 ea Warranty - 5 year compressor (self-contained only), please visit www.truemfg.com for specifics 1 ea Warranty - 3 year parts & labor, please visit www.Truemfg.com for specifics 1 ea Door hinged right standard	\$3,106.53	\$3,106.53
			ITEM TOTAL:	\$3,106.53
4	1 ea	DISHWASHER, UNDERCOUNTER  Jackson MSC Model No. DISHSTAR LT Dishstar® Dishwasher, undercounter, 24-1/4"W, low temperature chemical sanitizing, approximately (24) racks/hour, (1.2) gals of water per rack, universal timer, delime cycle, built in chemical pumps, auto fill, stainless steel wash/rinse pump, cabinet finished in stainless steel, 1 HP wash pump, 115v/60/1-ph, 10.0 amps, ENERGY STAR®, cETLus, ETL-Sanitation 1 ea 1 year parts & labor warranty, continental USA, standard 1 ea Voltage to be verified with jobsite	\$7,027.93	\$7,027.93
			ITEM TOTAL:	\$7,027.93
5	1 ea	SOILED DISHTABLE  Eagle Group Model No. UDT-4L-16/4 Soiled Dishtable, undercounter, dishwasher on left, 48"W x 27-1/2"D x 43-1/2"H overall, 16/430 stainless steel top, 20" x 20" x 5" pre-rinse sink includes basket drain with removable crumb cup, 8"H backsplash, single deck mount faucet hole for pre-rinse, raised rolled rims on front & sides, accommodates 24" (front-to-back) undercounter dishwasher, galvanized legs & crossrails with adjustable plastic bullet feet, NSF	\$1,919.80	\$1,919.80
			ITEM TOTAL:	\$1,919.80
6	1 ea	ONE (1) COMPARTMENT SINK  Eagle Group Model No. 314-16-1-18L-X 314 Series Sink, one compartment, 38-7/8"W x 27-1/2"D, 304 stainless steel construction, coved corners, 16" wide x 20" front-to-back x 13-1/2" deep compartment, 18" drainboard on left, 9-1/2"H backsplash with 1" upturn & tile edge, 8" OC splash mount faucet holes, 2" euro-style edges on front & sides, includes 3-1/2" basket drain, galvanized legs & side crossrails, adjustable plastic bullet feet, NSF (FLYER)	\$1,877.02	\$1,877.02
			ITEM TOTAL:	\$1,877.02

Item	Qty	Description	Sell	Sell Total
7	1 ea	HAND SINK Eagle Group Model No. HSA-10-1X Hand Sink, wall mount, 13-1/2" wide x 9-3/4" front-to-back x 6-3/4" deep bowl, 304 stainless steel construction, requires splash mounted faucet, deep-drawn seamless design-positive drain, inverted "V" edge, NSF (FLYER)	\$396.74	\$396.74
			ITEM TOTAL:	\$396.74
8	1 ea	RANGE, 36", 6 OPEN BURNERS Southbend Model No. 4361D Ultimate Restaurant Range, gas, 36", (6) non-clog burners, standard grates, standing pilot, (1) standard oven with battery spark ignition, includes (1) rack, 22-1/2" flue riser with shelf, stainless steel front, sides, shelf & 6" adjustable legs, 243,000 BTU, CSA, NSF (Note: Qualifies for Southbend's Service First™ Program, see Service First document for details)	\$6,769.02	<Alternate>
	1 ea	Standard one year limited warranty (range)		<Alternate>
	1 ea	NOTE: 22.5" high flue riser, with heavy duty shelf, standard		<Alternate>
	1 ea	Specify Gas Type		<Alternate>
	1 ea	Casters, 2 locking & 2 standard, in lieu of legs	\$478.98	<Alternate>
			ITEM TOTAL: <Alternate>	\$7,248.00
9	1 ea	RANGE, 60", 4 BURNERS, 36" GRIDDLE Southbend Model No. 4601AD-3GR Ultimate Restaurant Range, gas, 60", (4) non-clog burners, standard grates, (1) 36" griddle right, standing pilot, (1) standard oven with battery spark ignition, (1) convection oven with battery spark ignition, includes (4) racks total, 22-1/2" flue riser with shelf, stainless steel front, sides, shelf & 6" adjustable legs, 273,000 BTU, cCSAus, CSA Flame, CSA Star, NSF (Note: Qualifies for Southbend's Service First™ Program, see Service First document for details)	\$20,149.31	\$20,149.31
	1 ea	Standard one year limited warranty (range)		
	1 ea	NOTE: 22.5" high flue riser, with heavy duty shelf, standard		
	1 ea	Additional one year warranty (range) (net)	\$517.50	\$517.50
	1 ea	Natural Gas		
	1 ea	115v/60/1-ph, 5.9 amps, 6' cord & plug, per oven		
	1 ea	Casters, 2 locking & 2 standard, in lieu of legs	\$478.98	\$478.98
			ITEM TOTAL:	\$21,145.79
			Total	\$37,959.56

Harris Warren Commercial Kitchens does not have licensed electrician or plumbers on staff. The customer is responsible to hire a tradesman for all connection needs. All water, gas and electrical needs are to be completed by others.

All returned of equipment is subject to 30% restocking charge plus shipping

Acceptance: _____ Date: _____

Printed Name: _____

INSTALLATION CONTRACT

Gutter Pro Enterprises, Inc
190 S Meadow Rd,
PO Box 1197
Plymouth, MA 02360
(800) 994-3000

Sales Representative
Tom McKeown
(508) 648-2214
thomas@gutterpro.com



Odd Fellows Building
Paul Davies
2 Namskaket Rd
Orleans, MA 02653

Estimate #	87639
Date	11/7/2022

Job Location:
2 Namskaket Rd-Orleans 2
2 Namskaket Rd
Orleans, MA 02653

Home/Office:(508) 237-4422 Mobile: Work: Email:pdavies344@yahoo.com

Description
Replace 2 missing sections of 2X3 corrugated white aluminum downspouts on the front right & rear left side of the building as per the attached blue highlighted photos.
Note- a B-Elbow will be installed at the bottom of the left rear downspout so the owners can install a PVC drain pipe extension onto it to drain the water further away from the building.
Cut back 4 - existing rotted/damaged rake tails and seal the rake ends with white aluminum fastened with white zip screws as per the attached blue highlighted photos.
Install white aluminum over the left rear rotted upper trim on the corner utilizing sealant and white zip screws as per the attached blue highlighted photo.
30% Deposit required upon signed acceptance of this proposal. The remaining balance will be collected on-site the day of installation completion.
***This proposal is good for 30 days from the date that it is issued.

Financing available through Synchrony Financial. *Subject to credit approval. Minimum monthly payments required.

Terms & Conditions:

Contract valid for 30 days from the date shown. This contract represents the entire agreement between the customer and Gutter-Pro Enterprises, Inc. d/b/a GutterPro. Customer shall be charged \$25 for any returned checks. One and one-half (1.5%) interest per month will be charged for overdue invoices. Customer shall be liable for all costs of collection, including attorney's fees and court costs. This binding contract shall be governed by and subject to the laws of the Commonwealth of Massachusetts. Massachusetts courts shall have the exclusive jurisdiction with respect to any disputes between the parties. Payment will be made as outlined above or please charge my Mastercard/Visa/Discover/AMEX (circle one)

Card# _____

Expires _____ / _____ Security Code _____

Billing Zip Code _____

for the required deposit in the amount of \$ _____ and I will pay the balance upon completion via check/credit card (circle one). If not home the balance will be charged to the credit card on file.

Sub Total	\$1,475.00
Total	\$1,475.00

C U S T O M E R N O T E

Odd Fellows Building Paul Davies
2 Namskaket Rd
Orleans MA, 02653

Job Location: 2 Namskaket Rd-Orleans
2 Namskaket Rd
Orleans, MA 02653

Contract Date:11/7/2022 Contract #:87639 Contract Cost:\$1,475.00

Terms & Conditions: Customer acknowledges that rain gutter systems installed by Gutter Pro are guaranteed to perform in rain conditions.

- **Ice Dams and Icicles:** Gutter Pro makes no performance guarantees during abnormal snow and ice conditions. Due to the build-up of snow and ice in Open Trough systems or on the top of MicroGuard, Leaf Relief, Duo Pro or other add-on debris shedding devices, normal drainage through the system is not possible. GUTTERS WILL NOT ELIMINATE OR HELP ELIMINATE ICE FORMATION OR ICICLES AT YOUR EAVES. THIS CONDITION CAN BE SEVERE IN SITUATIONS WHERE THERE IS EXCESSIVE HEAT LOSS FROM YOUR ROOF! WE MAKE NO REPRESENTATION REGARDING THE ELIMINATION OR PREVENTION OF ICE FORMATION WITH THE INSTALLATION OF ANY GUTTER SYSTEM.
- **Leaf Protection Warranties:** All Leaf Relief and DuoPro products are covered by manufacturer warranties. Leaf Relief singles screen products are covered against internal clogging due to wind blown debris for 25 years excluding pine needles. DuoPro dual layer screens are covered against clogging from wind blown debris for 35 years and includes pine needles. Failure to remove debris that may accumulate on top of Leaf Relief and DuoPro covers preventing water from entering the gutter system is not covered under this warranty. ***See manufacturer warranty for full details
- **Solar Panels and Metal Roofing:** Gutter Pro makes no performance guarantees when installed below metal roofs or solar panels. Snow and ice sliding can potentially damage gutters when no ice retention system is in place. Excessive roof panel overhang or solar panels installed too close to the edge of the roof may cause water to overshoot the gutter in certain conditions.
- **Decking Over Rubber Roofs:** Gutter Pro will not cut decking to extend a downspout through a deck when there is a rubber roof below. If a hole has been cut through the deck by another contractor or the homeowner, Gutter Pro accepts no responsibility for any issues which may be caused by water directed between the decking and roof below.
- **Dissimilar Materials:** Aluminum, galvalume, galvanized and steel gutters, downspouts and accessories may experience premature corrosion due to direct contact with certain dissimilar materials, or contact with water run-off from dissimilar materials. Dissimilar materials include copper, asbestos siding, pressure treated/pretreated lumber, roofing materials or roofing systems containing metallic granules or strips, or corrosive non-metallic materials. For installations where these issues are a concern copper and fiberglass gutter systems are recommended.
- **Manufacturer Warranty Disclaimer:** Materials used during installations are covered by the manufacturers and are presented upon completion and payment in full for work performed. Most do not cover normal weathering, oxidation, exposure to corrosive atmospheric (such as those contaminated with salt or salt spray, acid rain, harmful chemicals, or vapors,) mildew, unreasonable use, misuse, physical abuse, accidental damage, vandalism, use of incompatible accessories, fire, flood, earthquake, lightning, radiation, ice or windstorms, hail or other acts of God, wind-borne objects, building settlement, structural failures (including walls and foundations), or the use of harmful cleaning compounds. Ask your representative if you would like a copy of the warranty for review.
- **QUALITY:** All material shall be as specified herein. All Work shall be completed in a workmanlike manner in accordance with standard industry practices and as per the Manufacturer's recommended specifications.
- **CHANGES TO WORK:** Changes to the Work shall be made only upon written change orders. However, in the event additional Work is performed without a written change order, but with the knowledge and acquiescence of Buyer, such Work shall be considered to have been performed pursuant to a written change order, the price term being the market value of such Work.
- **WORK BY OTHERS:** Gutter Pro is not responsible for the quality or adequacy of any Work other than the Work required under this Contract performed by its own crews. Gutter Pro does not use subcontractors.
- **PROPERTY DAMAGE:** Gutter Pro is not responsible for damage to valuables attached to or adjacent to walls, or shelves, or in other locations in which they may be damaged due to vibration, dust or other foreseeable events related to the performance of the Work.
- **CHANGED CONDITIONS:** If the conditions under which the Work is to be performed are materially different than those indicated in the Contract Documents or are materially different from the conditions ordinarily encountered and generally recognized as inherent in the Work, then Gutter Pro shall give prompt notice to the Buyer and an equitable adjustment to the Contract Price shall be made.
- **SURPLUS MATERIAL:** All surplus material and scrap are the property of Dealer. (Gutter Pro always sends more material than is required, as delays caused by material shortages are costly.)
- **INSURANCE:** Gutter Pro shall maintain insurance of the types and in the amounts required by law, including, but not limited to Worker's compensation insurance.
- **CONTRACT DOCUMENTS:** The Contract Documents consist of, and are limited to, the Installation Contract, and any subsequent change orders or other written modifications to the Contract. Any different terms and conditions in the Buyer's acceptance or order are not binding unless expressly accepted by Dealer in writing. The Contract Documents constitute the entire agreement between the Buyer and Gutter Pro and replaces and supersedes all prior discussions and understandings. You may CANCEL this transaction, without any penalty or obligation, within THREE BUSINESS DAYS from the execution of this contract. To cancel this transaction, mail or deliver a signed and dated written notice to Gutter Pro Enterprises 190 S Meadow Rd, Plymouth, MA 02360, NOT LATER THAN MIDNIGHT ON THE THIRD BUSINESS DAY FOLLOWING THE TRANSACTION DATE.

SIGNATURE: _____ DATE: _____