

Print**Community Preservation Act Committee Proposal Request Form FY2022 - Submission #16010**

Date Submitted: 10/14/2020**Instruction**

Submit proposals by Monday, October 12, 2020 at 4:30pm. CPAC will ask relevant boards, committees and commissions for their input on proposals and encourages applicants to consult with them before submission. Presentations of projects will be scheduled for CPAC meetings in October and November. Recipients of funds shall report back in writing annually about the progress of the project. Projects must be completed within three years of award and unspent funds returned to the CPA Fund.

Criteria

1. Feasibility of the Project; 2. Documentation for Estimated Costs; 3. Funding available: a. multiple sources of funding, b. need for additional funding in future years, c. demonstrates lack of other funding sources if applicable; 4. Urgency of the Project; 5. Estimated timeline from receipt of funding, to start and to completion; 6. Acquisition and/or preservation of threatened resources; 7. Population(s) to be served by the Project; 8. A Plan for how the project will be maintained over time; 9. Priority ranking of your Project set by relevant Town boards, committees or commissions.

Project Title*

Town of Amherst Slate Roof Repairs

Funding Category*

Check all that apply.

- Community Housing
 Historic Preservation
 Open Space
 Recreation

Amount of Funds Requested*

\$408500.00

Submitting Entity*

Town of Amherst

Contact Person*

Jeremiah Laplante, Facilities and Maintenance Manager

E-mail Address*

laplantej@amherstma.gov

Project Team

Names and e-mail addresses for other members of your project team.

If your proposal has an associated website, you may include a link.

Proposal Overview*

The Town of Amherst is requesting funding to preserve or replace the slate roofs on the Town Hall, Munson Memorial Library, and North Amherst School. Each of the buildings have been assessed by a slate and copper roof specialist.

Town Hall Assessment, assessment and overview of work:

- Replace approximately 50 slates throughout the roof that could cause a leak.
- Install snow guards similar to others on the roof over the left entrance, approximately 10' long.
- Install snow guards above the front door on left side of dormer roof, approximately 5' long.

Munson Memorial Library Assessment, assessment and overview of work:

The slate on the Munson Memorial Library is a long lasting Vermont Mottled Purple that is in good condition. There are some slates that need replacing. Most of the copper flashings, snow belt, gutters and valleys have been replaced and appear to be in adequate condition. The copper flashing for the chimney could use to be replaced. The ridge caps are capped with slate that over time can loosen and start to slide down, which is what is happening now. The best and most economical solution is to install a copper cap over the slate to keep it in place and make it watertight. This will change the appearance, however many slate roofs have copper ridge caps. The cost to replace the caps with slate caps would be much more. A pipe snow guard was added midway up the roof in front and is failing. A heavy duty snow guard, similar to the existing lower snow guard needs to be installed. The back roof has plastic snow guard paddles at the eave that are screwed directly through the slates. An aluminum gutter has also been installed which should be scheduled to be changed out. A heavy duty copper gutter should be installed to replace the aluminum gutter which will involve removal of the first 3' of slate to properly install this gutter, and then the slates can be reinstalled. Snow guards can be installed as an added option but are not necessary as they would not be protecting people or landscape.

Work to include:

- Replace approximately 100 slates throughout the roof.
- Re-flash one entire chimney.
- Install copper on all ridge caps.
- Replace one 24' section of front snow guard.
- Install heavy duty copper gutter at back eave of roof.

North Amherst School, assessment and overview of work:

The slate on this school is the original Vermont Weathering Green slate and is in overall poor condition. With the back being in much worse condition than the front. There are a lot of softer brownish slates. The nails in the back seem to be rusting out. The assessment of the North Amherst School suggests that repairing the roof would be a short time fix. It would not be long before additional repairs are needed. The slate roof specialist feels that simply repairing the roof would be financially imprudent in the long term. The recommendation is to have the existing slate removed, plywood sheathing installed, and a full slate roof replacement.

Work to include:

- Set scaffolding to safely and properly perform work.
- Remove slate.
- Install plywood.
- Install full high temp ice and water shield.
- Install full synthetic underlayment.
- Install heavy duty copper gutters in front.
- Install copper valleys, flashings and back chimney flashing.
- Install Vermont Weathering Green slate.

Include specific details of your project, including deliverables, items to be repaired, specific purchases, etc. Once your proposal is approved by Town Council, no changes will be allowed.

Description of Funding Needed*

Budgetary estimates were received from a qualified slate roofing specialist. The total for all three buildings is \$408,500.00. Please see attached documentation.
 Breakdown of repair/replacement estimates:
 Town Hall \$20,500.00
 Munson Memorial Library \$53,000.00
 North Amherst School \$250,000.00
 *\$85,000.00 Membrane Roof Replacement

Include cost estimates and other sources of funding.

Budget*

TOA CPA Slate Roof 2020 Budget.docx

Attach your project budget.

Estimated Timeline*

The project would be scheduled to begin as soon as the funds are available, and the weather is seasonally conducive. Other considerations for the roofing repairs are the availability of the slate. The red slate on Town Hall is quarried in New York which has one of the very few commercial deposits of red slate in the world. The anticipated project start date would be late FY21 to mid FY22.

Describe the project timeline from receipt of CPA funds to project completion. Include in the timeline when funds will be spent.

What is the urgency of the project, if any?

Generally speaking, slate tile roofing have a lifespan of 60 to 125 years, with little to no maintenance needs. Some slate roofing tile can last upwards of 200 years. Based on the assessment done by the slate roof specialist, the three building identified in this proposal have slate materials quarried from New York and Vermont. These quarry's tiles have had lifespans of 125+ years respectively.

The Town Hall slate has survived the test of time with little wear and damage. However, there are a number of tiles that need replacement. Having the slate repaired will ensure the Town Hall's New York red roof is preserved and will help to prevent damage to interior finishes.

The Munson Memorial Library roof features the long lasting Vermont molted purple slate. There are some areas of damaged slate tiled but the greatest need is in flashing and gutters. Flashing can be the weakest point of any roofing system. The Munson Library has experienced water infiltration in years past. Having the slate roof and gutters repaired will help ensure precipitation is carried away from the building preventing damage to interior finishes and the books held within.

North Amherst School has the original Vermont Weathering Green slate which is in overall poor condition. The back roof slope of the building is in much worse condition than the front. There are a lot of softer brownish slates. The nails in the back seem to be rusting out. The slate at North Amherst School has reached its serviceable life expectancy. The roofing structure viewed from the attic has shown minor water staining. Another consideration for the North Amherst School is to replace the membrane roof on the back flat section. It too is reaching its life expectancy. The estimated cost to replace the membrane is around \$85,000.00. Without making extensive repairs or replacing the slate at North Amherst School, the building will experience water infiltration and damage which will inflate the annual maintenance expenses and lead to repairs of a much greater cost. The repairs could also lead to extended downtime to the occupants of the building which would result in a possible loss of revenue.

Does this project preserve or acquire any threatened resources?*

Repairing and replacing the slate roofs ensure the historic integrity and appearance of the three Town buildings. Proper care and maintenance leads to more sensitive interventions in which original material is preserved and the building's historic character.

What population(s) will be served by this project?*

The Amherst residents who these buildings serve and local municipal government.

How will the CPA investment in your project be maintained over time?*

Each of the three Town building would have a full roof structure and roofing system assessment by the professional roofing company involved in the repair and/or replacement. Preventive maintenance programs will be developed to ensure the building and roofs are properly cared for. Some of the items included in the preventive maintenance program would be: attics, wood rafters and sheathing would be checked for water stains and rot. Roof plates and at the intersection of roof planes, such as at valleys and hips would be visually inspection on a regular basis. Regular maintenance would be performed such as cleaning gutters, and damaged slates would be replaced promptly. Every several years inspections would be conducted by professionals experienced in working with slate and steep slopes. Establishing good record keeping will help to log all repairs and create a written history which is a benefit to maintenance moving forward.

What relevant Town committees or commissions are you working with?

Please include any other information regarding the project you deem necessary for the CPAC.

You may upload any attachments you deem useful to CPAC here.

6269 Town Hall.pdf

Suggested attachments include floor or site plans, photographs, drawings, etc.

You may upload any attachments you deem useful to CPAC here.

6268 North Amherst School.pdf

You may upload any attachments you deem useful to CPAC here.

6267 Munson Library.pdf

Affirmations*

I understand that if my project is approved by the Town Council, my organization will have a maximum of three years from July 1, 2021 to expend its grant. After June 30, 2024, the Town may return any unused money to the CPA fund for new appropriation, unless an extension is granted.

I acknowledge the above.