



# Rehabilitation Project Update and Application for HDC Certification of Appropriateness

August 9, 2011





**Completion of Phase 1 –  
Presentation to Conservation  
Preservation Commission**

**January 12, 2013**



First Off....



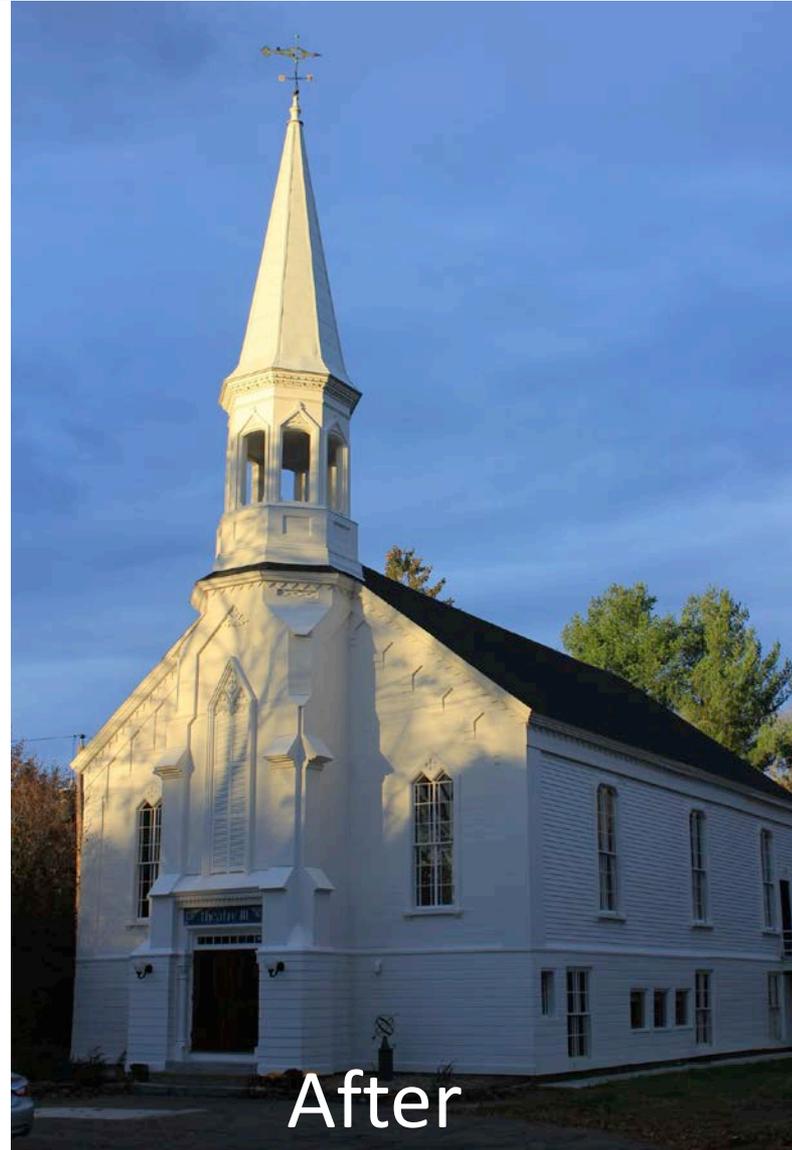
Thank You!



# What we did...



Before



After

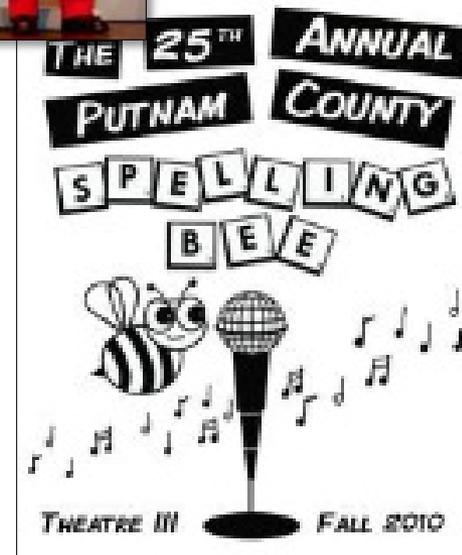
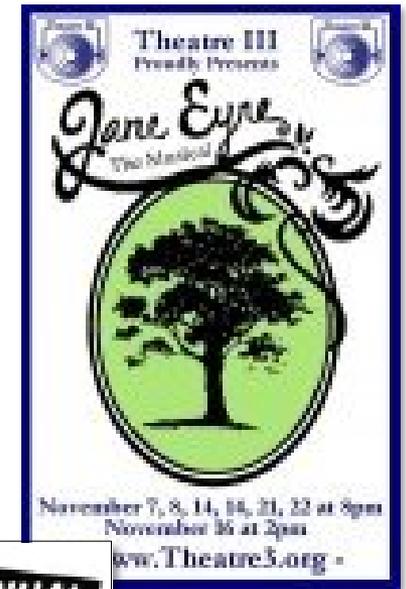
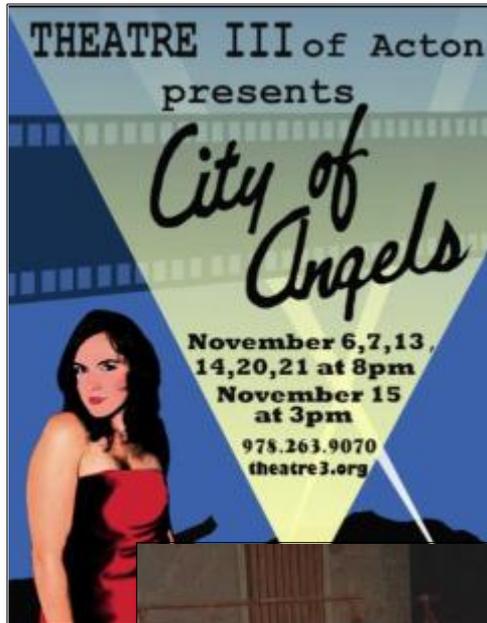
# 250 Central Street, West Acton



- 1868 – West Society of Universalists of Acton
- 1925 – Blanchard, Mead, Wright purchased building, deeded it to West Acton Women’s Club
  - Stage and dressing rooms added
- 1955 – Purchased by Acton Community Center
  - Nursery school, dog training, kids movies, etc.
  - Little Theater Workshop, Acton Chorus, Acton Dance Club
- Theatre III in 58<sup>th</sup> season



# Theatre III – 58 Years Strong



# Theatre III's 58<sup>th</sup> Season





**Coming This Fall!**

## Brigadoon

Book & Lyrics by:  
Alan Jay Lerner  
Music by:  
Frederick Loewe



**October 12-13,  
19-20, & 26-27, 2012  
Matinee October 21**

Show Time: 8:00 pm  
Matinee Time: 2:00pm



**Coming in 2013!**

## Sealed for Freshness

*A Tupperware Party  
Gone Awry*

by Doug Stone

**Jan 25-26, Feb 1-2, 2013  
Matinees  
Jan 27 & Feb 3**

Show Time: 8:00 pm  
Matinee Time: 2:00pm



**Coming Next Spring!**

## LITTLE SHOP OF HORRORS

by composer Alan Menken  
and writer Howard Ashman

**APRIL 12-13,  
19-20, 26-27  
@ 8PM  
MATINEE:  
APRIL 21 @ 2PM**



# 56 Years of New England Weather



# Preparing for the Next 160 years...



- Windows Restored, 2008
- Temporary Preventative Repairs, 2009
- Master Plan Developed, 2009-2010
- Phase I Commences, 2011



# The Master Plan



- Three – Four Phases
- Exterior Containment & Rehabilitation
- Interior Rehabilitation
- Landscaping
- New HVAC, Electrical Systems
- Full Accessibility

Acton Theatre III - ADA and Historic Renovations 15-Oct-10  
 West Acton, MA Rev 1  
 Preliminary Project Construction Cost Estimate - if all phases done at one time  
 Historic renovation and ADA upgrades to existing Theatre of 6,632 GSF

Subsequent Sheets itemize each phase separately  
 Phase 1 - Exterior Envelope Improvements/Septic System  
 Phase 2 - ADA Improvements and Fire Protection Improvements  
 Phase 3 - Mechanical and Electrical Improvements

Item	Cost/SF	Cost
1 Excavation and Site Work	\$2.50	\$16,580
2 Demolition and Disposal	\$3.50	\$23,212
3 Utilities - electrical service upgrade	\$2.00	\$13,264
4 Site Improvements: septic/paving/sidewalks/landscaping/lighting	\$6.50	\$43,108
5 Concrete foundations and slabs for elevator pit and related	\$3.20	\$21,222
6 Masonry - allowance for repointing existing foundation	\$3.00	\$19,896
7 Metals - steel for elevator work	\$1.50	\$9,948
8 Rough and Finish Carpentry - framing	\$15.00	\$99,480
9 Roofing - Misc Repair Allowance	\$3.50	\$23,212
10 Exterior Trim and Siding restoration - Allowance	\$3.50	\$23,212
11 Window Restoration - work completed	\$0.00	\$0
12 Doors, Frames and Hardware - 16 new doors and frames	\$4.00	\$26,528
13 Carpet/Flooring - new flooring on lower level only - 3300 SF	\$1.50	\$9,948
14 Acoustical Ceilings - at lower level only	\$1.50	\$9,948
15 Ceramic Tile Floors/Walls at Restrooms	\$3.50	\$23,212
16 Gypsum Drywall - incl shaft wall for elevator shaft	\$7.00	\$46,424
17 Painting - Interior and Exterior	\$6.00	\$39,792
18 Historic Detailing and Replication - Allowance	\$3.50	\$23,212
19 Specialties/Restroom Accessories/Window Blinds	\$1.00	\$6,632
20 Furniture, Fixtures and Equipment - By Owner	\$0.00	\$0
21 Conveying - New Elevator - 3 stop - 2 door and New Stage Lift	\$14.50	\$96,164
22 Fire Protection System throughout - assumes no fire pump needed	\$6.50	\$43,108
23 Plumbing - new restrooms - 15 fixtures	\$6.00	\$39,792
24 HVAC - all new system with AC	\$20.00	\$132,640
25 Electrical - all new distribution	\$20.00	\$132,640
26 Fire Alarm system	\$2.75	\$18,238
27 Tel/Data/Communications	\$2.00	\$13,264
<b>28 Subgrade Sub-total</b>	<b>\$143.95</b>	<b>\$954,676</b>
29 Contractors General Conditions/OH/Profit at 20%	\$28.79	\$190,935
<b>30 Construction Sub-total</b>	<b>\$172.74</b>	<b>\$1,145,612</b>
31 Design Phase Contingency at 5%	\$8.64	\$57,281
32 Construction Phase Contingency at 10%	\$17.27	\$114,561
33 Architectural and Engineering Fees at 11%	\$19.00	\$126,017
<b>34 Project Estimated Total</b>	<b>\$217.65</b>	<b>\$1,443,471</b>

Note: no escalation amounts included in this single phase estimate  
 Lead Paint Analysis & Abatement not included  
 Gorman Richardson Lewis Architects, Inc.

**\$1.4M**

# Phase I – The Building Envelope



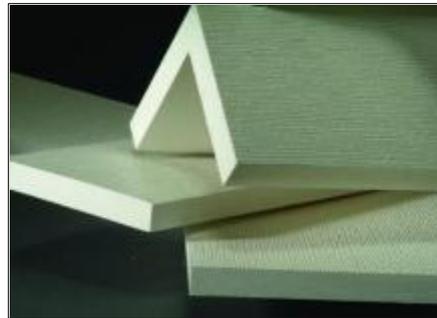
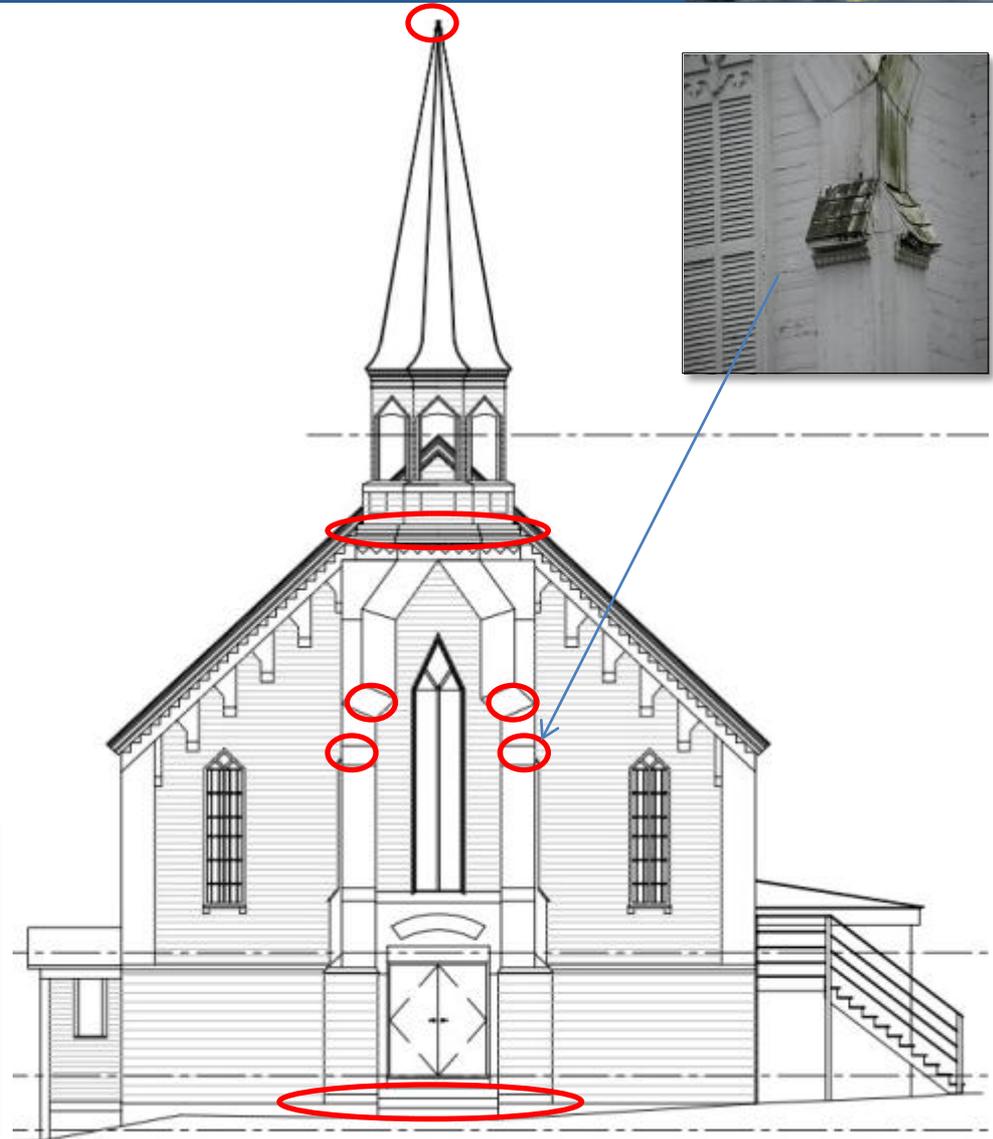
- Local Project Team
- Replace Rotten Wood
- Repair Structural Defects
- Restore Historical Features
- Improve Drainage, Foundation
- Paint Building
- Two Part Process with HDC
  - Replacement in Kind (approved)
  - Certificate of Appropriateness



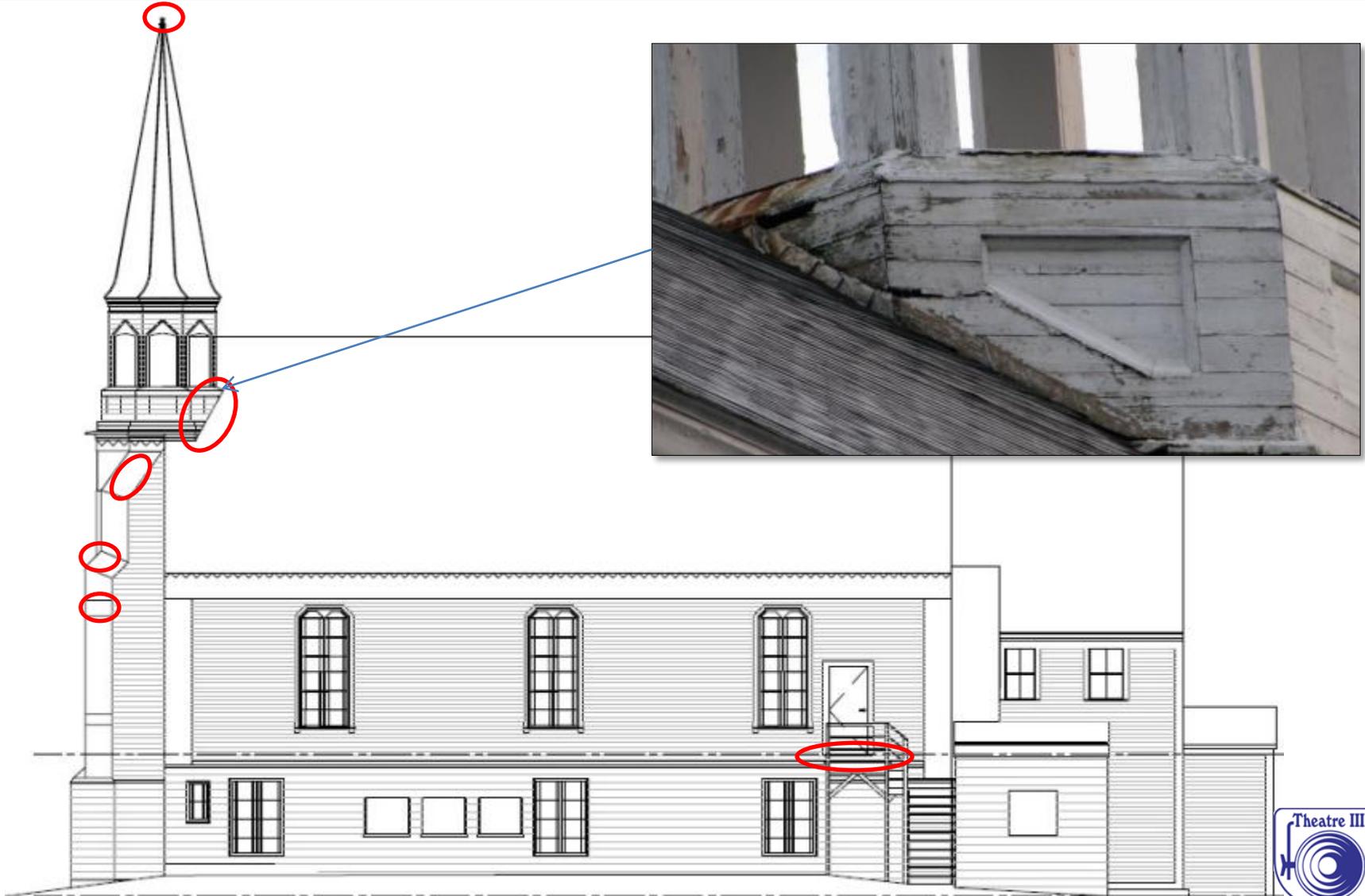
# Limited Use of Composite Materials



- Selective use of composite material will prolong life of repairs and save money at no aesthetic expense



# Limited Use of Composite Materials



# Steeple Restoration



- We would like to replace deteriorated, non-historic asphalt shingles with non-corrosive metal
- We would like to replace finial with more durable composite material
- Repair light inside steeple



# Non-Original Chimney Removal



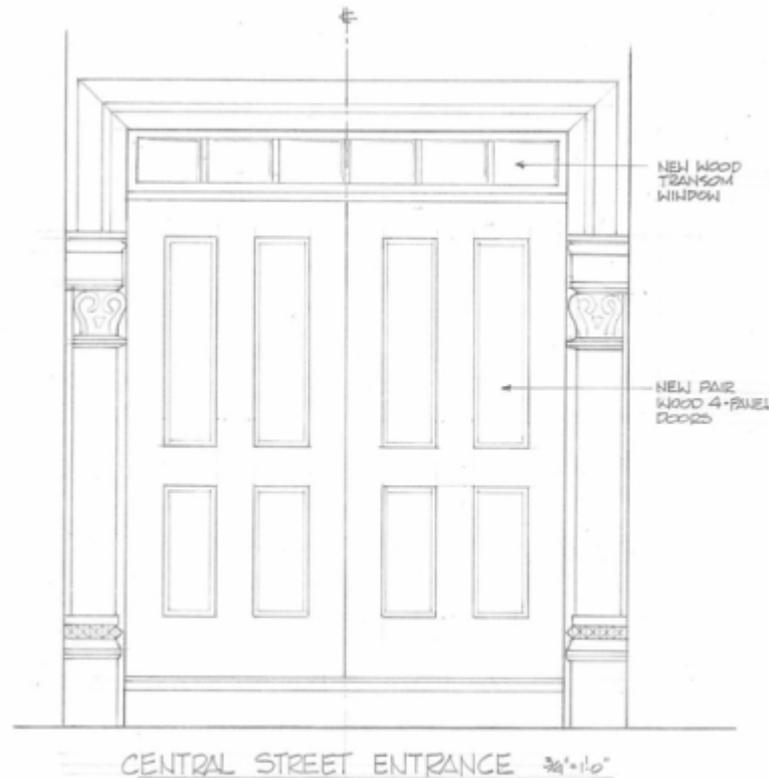
- Remove non-functioning, non-original chimney built in '20s



# Exterior Door Selection



- Front Exterior Doors to be replaced with historically accurate reproductions, including transom
- Side door to match



# Exterior Lighting Selection



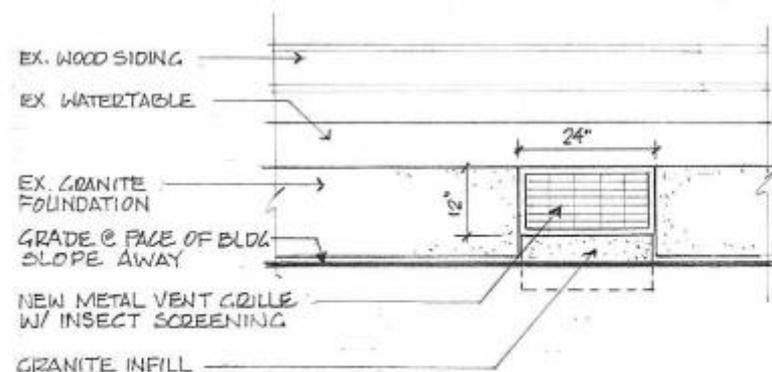
- Front and Side Lights to be Replaced with Historically Accurate Reproductions



# Foundation Repair



- Remove asphalt that's guiding water into building
- Re-point foundation, install proper drainage
- Install appropriate venting
- Fill gap with granite



FOUNDATION VENTILATION  $\frac{1}{2}'' = 1'-0''$

# What we did...



Pictures



**Thank You!**