



TOWN OF PAXTON

Carol L. Riches

Town Administrator

697 Pleasant Street, Paxton, MA 01612
508-754-7638 Ext: 20 Fax: 508-797-0966
criches@townofpaxton.net

To: Jeffrey Kent, CIPC Chair

From: Carol Riches, Town Administrator

Re: FY2016 Capital Request

Date: December 3, 2014

Please find attached Form B submitted on behalf of the Board of Selectmen to paint the Town Hall exterior.

Over the past 10 years there have been discussions regarding the renovation of the Town Hall but due to funding, nothing has progressed and nor do I see anything happening in the near future.

The current building still has many years of useful life and Town Hall employees have done their best to make the interior as pleasant as possible to the extent of completing the painting the foyer in their own time. We have also utilized the students of Baypath Vocational School to renovate the two bathrooms; the first improvements in over 15 years.

Being in the center of the Town, the Town Hall in the condition that it is today is a disgrace to the Town and we owe it to residents to take pride in what we own and repaint this building and encapsulate the lead contents. The project is many years overdue!

Town Hall Painting Capital Request

Submitted by Carol L. Riches, Town Administrator
on behalf of the Board of Selectmen



Town Hall Painting:

- The Town Hall is the focal point of the Town Center and the condition of the exterior paint is a disgrace.
- Initial tests indicate the presence of lead that will require removal by a licensed professional.
- There are no current plans to fund the renovation of the building and it still has many useful years of life.

Town Hall: Front View

- This is the view that welcomes visitors/residents to the Town Hall.
- Faded and chipping paint; exposing the wood.
- Initial tests indicate presence of lead.



Town Hall: Side View

Side View: West Street



Side Door Entrance



Town Hall: Parking Lot View

- Parking lot view shows chipped and very faded paint



Town Hall Painting: Quotes

- Quotes have been difficult to obtain, I have solicited six and to date received two. This could be because the work is eight months out, no equipment to reach a building this size or no interest.

Quotes received:

- \$59,000 includes lead removal
- \$30,000 does not include lead removal (\$7,000)

Thank you for your support!

Town of Paxton
FORM B
CAPITAL IMPROVEMENTS REQUEST
(Excluding equipment)

Department and Activity: Board of Selectmen:Town Hall		Date Prepared: December 3, 2014	
Contact Person: Carol L. Riches, Town Administrator		Phone Number: 508-754-7638	
1. Project Title: Town Hall Painting	2. Purpose of Project Request Form (Check One)		
3. Department Priority: High 100	(x) Add a new item to the program		
4. Location: 697 Pleasant St	() Delete an item in a year already a part of the program		
	() Modify a project already in the adopted program		
5. Description: Paint the exterior of the Town Hall. Initially tests indicate lead present. This would require encapsulation of any existing lead and increases the cost by \$6-7,000.			
6. Justification & Useful Life: This is the focal point of the town center and the building is a disgrace in it's present condition. I would expect the painting to have a useful life of 5-7 years but from experience I know that if it was painted it would not be painted again for over 10 years			
7. Cost & Recommended Sources of Financing:			
<u>BUDGET FY</u>	<u>TOTAL*</u>	<u>RECOMMENDED SOURCES OF FINANCING</u>	
Program year FY16	\$50,000	Capital Depreciation	
Program year FY	_____	_____	
Program year FY	_____	_____	
Program year FY	_____	_____	
Program year FY	_____	_____	
Program year FY	_____	_____	
TOTAL SIX YEARS	_____	_____	
After Sixth Year			
If adjusted for inflation, indicate adjustment percentage here : * Interest cost not included.			
8. Net Effects on Operating Costs (±):		9. Net Effect on Municipal Income (±):	
<u>Direct Costs</u>		taxes _____	
personnel: number _____		other income _____	
\$ amount _____		Subtotal _____	
purchase of service _____		gain from sale of _____	
materials & supplies _____		replaced assets _____	
equipment purchases _____		Total: _____	
utilities _____			
other _____			
Subtotal () _____			
<u>Indirect Operating Costs</u>		10. Submitting Authority:	
fringe benefits _____		Date:December 3, 2014	
general admin. costs _____		Signature <u>Carol L. Riches</u>	
other _____		Name Carol L. Riches for BOS	
Subtotal () _____		Position Town Administrator	
Total Operating Cost _____		11. Reserved	
Debt Service (P & I) _____			
Total Operating Cost _____			

Arthur Cole Painting Corporation

Contract Painting
Specialty Coatings
Wall coverings
Millwork Finishing
Maintenance Programs

E-MAIL BID BUDGET

Date: October 27, 2014
To: Carol Riches @ Paxton Town Hall
Job: Exterior repaint
Architect/Engineer:
Addenda included: None
Section Bid: Painting
Plans Dated: Site visit

Inclusions: All labor, materials equipment and insurance's.

SCOPE OF WORK: We propose to completely repaint the town hall based on following scope of work.

- 1.) Power wash building to de chalk and profile for new finishes.
- 2.) Prime all siding, trim, doors, and columns with Exterior problem solving primer followed by 1 top coat of 100% exterior acrylic paint.
- 3.) Storm windows to be removed and sash to be re glazed as needed and re painted.

PRICE TO COMPLETE: \$59,000.00

QUALIFICATIONS:

1. Our bid is based on the inclusion of PDCA Standards.
2. Price based on regular working hours.
3. Estimated prevailing wage carried for budget but may have to be adjusted based on 2015 wage report.
4. Lead found to be present on existing coating after being tested with a child swab test. Further testing may be advised by the town before starting work. Cole painting will have to follow current Lead RRP Laws which includes the following. Competent foreman to be a lead certified renovator. All paint chips to be safely contained and disposed of properly. Entire site will have to posted that lead is present.

We thank you for the opportunity to quote this project. If you have questions, or wish any additional information, please call.

Very truly yours,

Peter Cole

Vice President
Arthur Cole Painting Corporation
508-799-9019
Cell 508-887-2801
Fax 508-797-4049



Arthur Cole Painting Corporation
— Established 1968 —

Carol Riches

From: Patrick Byrne <triplelfff@gmail.com>
Sent: Wednesday, October 22, 2014 8:49 AM
To: Carol Riches
Subject: Estimate for Painting of Town Hall

Patrick Byrne
President/Owner
O'Byrne Painting & Contracting, Inc.
21 Old Farm Road
Wayland, MA 01778
617-699-5548 (cell)
866-779-0613 (fax)
pbyrnewayland@gmail.com (email)
www.obyrnepainting.com (website)

Paxton Town Hall
Exterior Painting.

All Loose paint shall be scraped off building. All trim and clabbords and window sash to be primed and to receive 2 finish coats of paint. Primer to be a Sherwin Williams A100 primer Oil and Finish to be Duration latex finish

Estimate for Labor and Materials \$30,000

Carol Riches

From: Peter Cole <pcole@colepainting.com>
Sent: Wednesday, December 03, 2014 10:57 AM
To: Carol Riches
Subject: RE: ext painting

Carol we are not lead abatement company. we have guys who are certified lead renovators. We follow current laws to contain chips and dispose of properly. Also we make sure all workers are completely protected while working.

Lead abatement companies come in and remove any substrate that has lead in it. We price the job to encapsulate existing lead. That's why the town may want to do further testing to see if you require abatement. If you don't you could use our method.

However to answer your question I would say I added 6 or 7 thousand for protection, posting, and proper disposal of chips.

From: Carol Riches [mailto:criches@townofpaxton.net]
Sent: Wednesday, December 03, 2014 9:25 AM
To: 'Peter Cole'
Subject: RE: ext painting

Hi Peter

Your quote included Lead Abatement, can you tell me how much you estimated for this aspect of the job. I am getting ready to submit my budget request for funding.

Thank you for all you help.

Carol

Carol L. Riches
Town Administrator
697 Pleasant Street
Paxton, MA 01612
(W) 508-754-7638 ext. 20
(C) 508-277-5234
(F) 508-797-0966

From: Peter Cole [mailto:pcole@colepainting.com]
Sent: Tuesday, October 28, 2014 7:18 AM
To: Carol Riches
Subject: ext painting

Carol any questions please call thanks.