

Agenda Summary
May 14, 2018

Agenda Item No: 3f
Akeley Building-Chimney Restorations

Summary: Public Works has solicited 4 proposals from historic masonry restoration contractors for the restoration of the 4 deteriorated chimneys on the Akeley Memorial Building. 3 of 4 proposers were recommended by the State of VT Dept of Historic Preservation. The project scoping included a detailed field review of existing conditions and project goals and qualifications interviews with each. Each proposer had variations in project approach, materials, schedule, price and exclusions. Key variations in project approach included the proposed use of lifts and/or cranes (3 of 4) vs. traditional staging (1 of 4). This has implications to pedestrian safety and vehicular access to the building (and abutters) and possible power shut downs (or temporary generators-cost not included) during the work on the eastern chimneys adjacent to existing overhead electrical wires that serve both Akeley and 91 Main St. Variations regarding materials include salvaging existing historic brick and use of lime base mortar to match existing vs. use of new brick and mortar to match existing as “close as possible”. Some included aluminum caps vs. historic copper. Variations in schedule included commitments to complete the project this construction season vs it possibly rolling over to next. Variations in price ranged from \$58K to \$70K. Some included exclusion regarding repairs to slate roofing and required deposits. The most inclusive proposal for a historic restoration without exclusions was Mike Eramo Masonry from Granville who proposed a price of \$70,240. He was also the proposer Public Works was most comfortable with. His proposal included a full historic restoration using salvaged brick and lime mortar to match existing. He also proposes to use traditional staging which will be safest approach for pedestrians and building access and his staging approach will avoid any power shut downs to complete the work. He is also committed to complete the work this season.

Town Plan Impact: Economic Development Task #1: *Maintain and improve the Town’s infrastructure, including roads, town buildings, sidewalks, recreation paths and streetscape to attract visitors and businesses.*

Fiscal Impact: The FY19 Akeley budget included a total of \$74,500 for chimney repairs.

Recommendation: Move to accept the proposal for the restoration of the Akeley Building Chimneys to Mike Ermao Masonry and authorize the Town Manager to endorse an Agreement for the project on behalf of the Town.