Appendix 1 – Millis Community Preservation Funding Request

Date: September 18, 2024

Project Title: Lansing Millis Building - Major Exterior Repair

Full Name of Entity Submitting Application: Millis Select Board

Contact Person: Michael Guzinski, Town Administrator

Address: 900 Main Street, Millis, MA

Telephone: 508-376-7041

Email: mguzinski@millisma.gov

Purpose: Please check all that apply:

_____ Open Space _____ Community Housing

____X__ Historic Preservation _____ Open Space / Recreation

Amount of CPA Funding Requested: $125,000_____ (Provide summary below)

Estimated Costs:

Fiscal Year*	Total Project Cost	CPA Funds requested	Other Funding Sources and Amounts
2025	$250,000	$125,000	Certified Free Cash
2026			
2027			
2028			
2029			

* Fiscal year begins on July 1 of the previous calendar year

Please provide a full description of the project on a separate sheet stapled to this application. This could include available information such as:

- Property address including assessor's map; 64 Exchange Street
- Lot and block number;
- Name of current owner; Town of Millis
- Copy of recorded deed of current owner;
- A statement of need, to be documented with appropriate support information;
- A brief narrative indicating
  - how this proposal meets the goals of the Community Preservation Act,
  - how it benefits the Town of Millis, and
  - any other information you feel the CPC should consider when reviewing your application.
- Additional or alternative sources of funding for this project;
- Description of natural features of the property, if applicable;
- Maps, visual aids and other supplemental information;
- Surveys;
- Appraisals and agreements.

For CPC Use:

Application received on and by: C. Standley (Name) 9/19/24 (Date)

Project presented to CPC on: 9/26/24 (Date)

Initial review by:

Recommendation: (please write addition comments on the back or on another sheet)

APPROVE: ☐

DISMISS: ☐

DATE:

CAPITAL PROJECT DETAIL SHEET

Project Title: **Lansing Millis Building - Exterior Repair**

Department: **Town Buildings**

Category: **Construction/Repair**

Description and Justification:

The Lansing Millis Building (circa 1891) was built under the direction of the Town's namesake and is considered a highly valued historical building in the community.

It is in need of exterior repairs in order to prevent deterioration to the building (water infiltration, pests, etc.).

The repair work would consist of a roof replacement, new siding, and repointing. (see attached quotes). Although a specific future use of this building is yet to be determined, it could potentially have municipal uses, or it could be leased to a private entity.

Please send a photo depicting the capital request as a separate file. Do not drop it in to this template.

RECOMMENDED FINANCING

	Source of Funds	Total Six -Year Cost	Estimated Expenditures by Fiscal Year					
			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
A. Feasibility Study								
B. Design								
C. Land Acquisition								
D. Construction	4 & 6	250000	$250,000					
E. Furnishings/Equipment								
F. Departmental Equipment								
G. Contingency								
H. Other								
TOTAL		**$250,000**	**$250,000**					

Source of Funds Legend

(1) Operating Revenues
(2) Municipal GO Bonds
(3) State Aid
(4) Trust Funds
(5) EMS Revolving Fund Fees
(6) Free Cash / Other
(7) Sewer Enterprise Fund Fees
(8) Water Enterprise Fund Fees
(9) Stormwater Enterprise Fund Fees

Ellen Rosenfeld, Chair
Erin Underhill, Vice-Chair
Craig Schultze, Clerk

TOWN OF MILLIS

OFFICE OF THE SELECT BOARD AND TOWN ADMINISTRATOR

Veterans Memorial Building
900 Main Street • Millis, MA 02054
Phone: 508-376-7040
Fax: 508-376-7053

Michael Guzinski
Town Administrator
mguzinski@millisma.gov

Karen M. Bouret
Assistant Town Administrator
kbouret@millisma.gov

To: Community Preservation Commission

From: Ellen Rosenfeld
Select Board Chair

Date: September 18, 2024

There are three buildings in the Town of Millis that are commonly believed to hold the most historical significance. The Lansing Millis building (Train Station), Oak Grove Farm (Lansing Millis' homestead), and Rossi's/Holiday Shop (Lansing Millis' daughter's residence). Only two of the three properties are under the control of the Town. I believe that we owe it to the Town, the Townspeople and the founder's memory to preserve one of the two properties that serves as the foundation of Millis' establishment.

I'm not sure about checking the boxes RE: CPC funding requirements/parameters, however protecting the integrity of the building that represents Millis's independence from Medway certainly meets the definition of preservation. Replacing the roof, siding, and soffit will not only visually restore the building's intrinsic beauty, it will afford us the time needed to consider various options for its utilization. One option is for one or two Town departments to re-locate to the first floor, with storage on the second floor. Another option is to lease the space to a small business.
The building itself has 'good bones'; the structure is solid and sound. However, we have been kicking this can down the road for far too long. We have been fortunate that the deterioration has not been significant, a testament to its construction. We must preserve this building now, while preservation (and not tearing it down) is still an option.

Metropolitan Corporation

840 Main St. Millis, MA 02054

September 19, 2024

Ellen Rosenfeld
730 Main St.
Millis, MA 02054

RE: Millis Train Station
Electrical Demo

Ellen,

We have priced the electrical work for the removal of the 4 exterior lights, the exterior electrical conduit and all of the existing telephone and catv wiring and equipment as requested. Includes cost of electrical permit and all work is based on prevailing wage.

The total proposed cost for the above is **$1961.00**

Sincerely,

Carl Mathisen
Operations Manager

Accepted by_____Dated_____

PROPOSAL

Aqua Barriers, Inc.
P.O. Box 95
Norfolk, MA. 02056
Ph # 508-520-1859
Fax # 508-520-3407
Email: info@aquabarriers.net

HIC # 122844
CS # 105694

Date: 09-10-24

To: Ellen Rosenfeld
c/o Milliston Common, Inc.
730 Main St, Suite 2A
Millis, MA. 02054
Ph# 508-376-2041

PROPOSAL NO: 2023054

Re: Roof Replacement at 64 Exchange St, Millis, MA:

1. Tarp sides of house and grounds for debris.
2. Remove all roofing from home down to wood decking.
3. Re-nail existing plywood as needed in order to provide a smooth substrate.
4. Replace bad plywood at $110.00 sheet. $12.00 per lineal foot for wood planks (older homes).
5. Install CertainTeed Winterguard Ice & Water Shield on bottom 6' at eaves, 3' in valleys, 18" at roof to wall connections and around all roof penetrations.
6. Install CertainTeed Roof Runner synthetic paper over remaining roof areas.
7. Install 8" white metal drip edge on eaves and rakes.
8. Install CertainTeed Sure Start starter course on eaves and rakes.
9. Install CertainTeed Landmark Pro lifetime architectural shingle over roof area.
10. Install new ridge vent on all peaks.
11. Install new CertainTeed hip and ridge caps.
12. Replace all pipe boots.

13. Replace chimney flashing if needed. We will grind out old lead flashing, install ice and water shield from roof up sides of chimney, new step flashing, new lead flashing, re-mortar joints.
14. Clean grounds and dispose of appropriately. Clean gutters.
15. Use high powered magnet to pick up nails from ground (it is possible that a few will remain after the magnet is used). Area under dumpster should be checked for debris/nails after dumpster is removed.
16. Power wash all stone, wood which is not being replaced.

Notes:
Assumes Prevailing Wages, Building Permit included.

Does not include any work on Flat Locke Copper Roof.

Roof - $60.000.00
Fascia / Aluminum Gutter - $15.000.00
Power washing - $4,000.00

Total - $79,000.00

35% Due upon Acceptance of Scheduling**, 65% Due Day of Completion.
1 ½% per Month (18% per Annum) Finance Charge on Accounts over 30 Days. **All Terms must be Followed.**
** No work will be Scheduled until a **Signed Proposal and a 35% Deposit** is returned to our Office.

Authorized Signature: _____

Proposal Terms:
All Material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

PROPOSAL

Date:
09/09/2024

CUSTOMER:
Town Of Millis

FDM CONSTRUCTION
FRAMING SPECIALIST

I hereby propose to perform the necessary work for the completion of the following:
The complete frame, outside Trim and Siding Installation. All the labor and material, at the house show on plans issued by Email. The job is located at **Train Station Renovation, Millis, MA.**

CONSTRUCTION:

All work performed at this job will be done according to Massachusetts State and Local Building Codes, and according to structural and architectural plans.
Please note that you will be responsible for the supply of all materials needed for the Construction of this building as well as all fasteners.

EXCLUSIONS:

FDM Framing excludes any, and all equipment rental to install Roof Trusses, Floor Trusses, Steel Beams, Cupolas etc.

Payments will be based on productivity and will be billed every week accordingly.

Description	Price
Train Station Renovation	
Labor hours @$120 per hour 750hrs	$90,000.00
Material: Shakers impresion vinyl siding ; azek bead board	$45,000.00
ceiling and azsek trim	
Total:	**$135,000.00**

TO ACCEPT THIS PROPOSAL, SIGN HERE AND RETURN: _____

Thank you for your business!

FDM FRAMING, INC. 40 ALPINE ROW | FRANKLIN, MA 02038 | PHONE: (508)250-2727 | FDMFRAMING@HOTMAIL.COM

Estimate

FASOLINO
Landscape
Design & Construction, Inc.
EST. 1994
P.O. BOX 731 • MEDWAY, MA 02053
(508) 533-4330 • FAX (508) 533-9891

DATE	ESTIMATE NO.
9/18/2024	10196

NAME / ADDRESS
Town of Millis Attn: Ellen Rosenfeld 7 Water Street Millis, MA 02054

PROJECT

DESCRIPTION	QTY	COST	TOTAL
In regards to: Millis Train Station - 64 Exchange Street, Millis			
Grinding out damaged joints in foundation and re-pointing of any deteriorated joints - includes all labor and materials as needed		11,520.00	11,520.00
An administrative service fee of 4.5% will be added for credit card payments for overall amount of work approved.		0.00	0.00
Please note: Prices are subject to change and are valid 30 days from estimate date		0.00	0.00
If accepted, pls. sign & return signed copy along with 40% down pmt. We will call to confirm schedule		**TOTAL**	$11,520.00

SIGNATURE _____