



St. Joseph Church, photo from about 1896

# Bartlett History Museum

## Progress Report

### Newsletter Supplement

April 2022 with the Spring Newsletter

PROGRESS! This word is defined in Webster’s Dictionary as “to move forward: Proceed; to develop to a higher, better, more advanced stage.” That word best describes our work in the renovation of our future museum building at 13 School Street in Bartlett. We are making great progress because of the generosity of so many individual and business donors plus the support of some local foundations. A great many of our donors and supporting foundations have given multiple times to this project. Are we done yet, no, but we are constantly narrowing down the list of outstanding renovation items needed for completion to allow us to open those museum doors. Do we still need your help to get to that grand opening, yes, we humbly continue to ask for your support.

At the outset of this project, the largest project ever undertaken by BHS, there were several people who expressed their doubts whether we would bring our vision to reality. Admittedly, we knew the hill we needed to climb was steep and, while this entire project has taken longer than we anticipated, we stubbornly refused to given up nor will we. We hope that as we narrow our “Path to Completion,” we have changed the minds of those who once doubted our chances of success. Nothing good comes without hard work and solid support. We’ve had both and we will be successful.



Future Bartlett History Museum Today

In this Bartlett History Museum Progress Report, we thought we’d do three things:

1. Pause and look at our accomplishments—all done with your support
2. Look at the plans for renovation in spring 2020—it’s a busy checklist—including notation of a “surprise”
3. Review our “Path to Completion” — see to see what’s left to be accomplished before a grand opening.

### **A Quick Financial Review of the Project**

<b>Bartlett History Museum Project - Financial Review - 03/31/2022</b>		
<u>Project Income/Donations</u>		
Individual & Business Donations	\$ 265,154	Support from members & non-members
Foundation Grants	\$ 64,926	Foundations & Donor Advised Funds
BHS Fundraising	\$ 38,881	Various BHS fundraising events
<b>Total Cash Donated (to date)</b>	<b>\$ 368,961</b>	Cash Available for project expenses
Gift-in-Kind Support	\$ 6,514	Donation of labor and/or materials
Total Donations	\$ 375,475	Total value of donations
<u>Project Expenses</u>		
<u>Details included in this update</u>		
Non-Capital Expenses	\$ 23,056	Miscellaneous items inc. roof tarps, building cables, oil tank removal, project marketing & printing, etc.
Capital Expenses	\$ 279,286	Items adding real value to the building inc. hazardous materials removal, roof replacement, new plumbing, electrical, HVAC, insulation, framing, exterior windows, etc.
<b>Total Expenses (to date)</b>	<b>\$ 302,342</b>	
<u>Pending/Planned Expenses</u>		
	\$ 63,725	<u>Details included in this update</u>
Cash Available for Future Work	\$ 2,894	Unassigned cash amount that will grow with the generosity of donors

#### General Comments

As a general rule of thumb, we have been scheduling renovation work as funds have been available for prioritized activities.

The *Capitalized Expenses* reflect work that has increased the real asset value of the building from its \$1.00 purchase price.

Further update information will show expected costs to completion.

## **Future Bartlett History Museum—Renovation Update**

Let's start this update by saying that we have accomplished a tremendous amount of work on the renovation of our future museum building. Without a doubt, this work could only have been accomplished with the support of two important parties, 1. *our donors*, be they BHS members or non-members, plus the generosity of several foundations, and 2, *the expertise and generosity of our General Contractor, Bill Duggan*, who has brought his building and engineering skills to this project, and who has directed or worked first hand to complete the renovation tasks to date. Going forward, this winning combination of positive energy and financial support plus building skills and expertise will get us to our opening of the museum.

### **Let's Take A Quick Look At What We've Accomplished On Our Journey To The Bartlett History Museum**

<b><u>Event Date</u></b>	<b><u>What Happened</u></b>
June 2016	BHS signs a long-term lease with the Bartlett School District to become the stewards of the former St. Joseph Church building
2016 – today	Fundraising for the renovation project is underway; along the way, BHS takes several tactical steps to secure the building and prevent accidental loss of the structure
August 2019	<ul style="list-style-type: none"> <li>• Bartlett Planning Board approves property boundaries;</li> <li>• Bartlett Zoning Board of Adjustment approved special exception to operate the building as a “museum”</li> </ul>
November 2019	BHS purchases the building – sale price \$1.00
November 2019	BHS has building cleared of all hazardous materials
July, August 2020	The old failed roof structure is removed; a new, engineered truss roof structure is installed  Phase 1 of the project is complete—WE SAVED THE BUILDING
Summer 2021	<ul style="list-style-type: none"> <li>• Interior framing for the museum walls is completed</li> <li>• Rough-in of the new plumbing system is completed</li> <li>• Work to resecure the choir loft to the building frame, level it and suspend it by three steel rods from the trusses is completed</li> <li>• Front foyer structure is leveled, resecured to the building's frame, sided with new clapboard, reroofed, painted; new front doors and mobility assistance ramp door installed</li> <li>• A new concrete sidewalk is installed</li> <li>• A new set of granite front steps is installed</li> </ul>
July 4, 2021	BHS opens the building for our first Renovation Open House; visitors are delighted with what they see
Fall 2021	<ul style="list-style-type: none"> <li>• New heating, ventilation and air conditioning system is installed</li> <li>• Rough-in of the new, upgraded electrical system is completed</li> <li>• Site design for the mobility assistance ramp and added sidewalk is completed</li> <li>• Septic repairs are made with the donated expertise</li> </ul>
October 9, 2021	BHS opens the building for our second Renovation Open House; More visitors attend; more are amazed at the progress
Winter 2021 into 2022	<ul style="list-style-type: none"> <li>• Installation of wall insulation is completed</li> <li>• Framing for the wainscoting and chair rail to recreate an original design feature of the old church are installed</li> <li>• Exterior window installation installed</li> </ul>

These are the work highlights completed so far that have put us on the path to reopen our building for the community as a new cultural center focused on the history of Bartlett, Hart's Location and Livermore.

## **Our Planned Renovation Work and Our “Surprise”**

### Old Buildings are Full of Surprises!

We all know that old buildings have their little surprises waiting for us. We’ve encountered a few as we moved along in the renovation and, working together, Phil Franklin and Bill Duggan gotten past a few unexpected issues in the renovation. Nothing has been so major, however, that the project plan needed major alteration. At the highest level, the plan was to complete the interior renovation of the building first, open the museum and then focus on the building’s exterior. While installing the new exterior windows in late March, Bill discovered a problem that could change our plans. To be clear, all of these windows are now installed but the trim installation is pending a larger decision on our unexpected issue.

The new twist has to do with how the vinyl siding was installed many years ago and how this impacts the installation of the trim around the new windows. Apparently, the vinyl was causing water pockets at the base of each window. This was resulting in slowly developing water damage to the building. Analyzing the issue to make a decision on how to move forward, Phil and Bill discussed the options for the situation. The two most prevalent options are (Option 1) to remove all of the existing siding, fix any existing accumulated water damage and reside the building with new clapboards or (Option 2) install the window trim on the new windows and do the best we can to keep water out of the window structures. Option 1 adds renovation cost now but fixes the problem now. With Option 2, a viable option, we’d need to address the problem by residing the building at another point in the future with the potential for added repair costs. There’s a lot involved here so we are weighing our options carefully and should have a decision on the direction soon.

Meanwhile, here’s what we have planned for the immediate future in the renovation effort. Some of this is subject to change based on our siding decision.

### **Our Spring 2022 Renovation Work Plan (Pending the decision on the exterior siding)**

<b><u>Renovation Activity</u></b>	<b><u>Status</u></b>	<b><u>Description</u></b>
Exterior Windows/ Exterior Siding Decision	Pending Decision	<ul style="list-style-type: none"> <li>• All nine exterior windows have been installed (and look great)</li> <li>• Pending decision on the direction to take with the window trim and exterior siding</li> </ul>
Wall Board / Sheetrock	Pending Exterior Siding Decision	Building interior is ready for the installation of sheetrock wall covering; Our sheetrock contractor, BHS Business member Dennis Lufkin.
Ceiling / Attic Insulation	Pending Sheetrock Installation	Following the sheetrock installation, blown in cellulose insulation will be installed in the attic space of the building
Stained-Glass Windows	Pending Start	All stained-glass windows have been removed from the building; work to clean and repair them is scheduled; following this step, they will be installed in their “light-boxes”
Site Work for the Mobility Assistance Ramp	Pending Start	<ul style="list-style-type: none"> <li>• As soon as the ground firms up after winter, we will engage a local firm to complete the site work for the mobility assistance ramp.</li> </ul>
Mobility Assistance Ramp Installation	Pending Site Work Completion	<ul style="list-style-type: none"> <li>• Pending completion of the site work, the ramp will be assembled</li> <li>• The mobility assistance ramp has been purchased and delivered to the museum building</li> </ul>
Flagpole	On Order	A 20’ white fiberglass flagpole is on order and will be installed thanks to the generosity of a BHS member responding to our “Path to Completion” checklist
Railings for the Front Steps	Being Fabricated	The fabrication and installation of the railings is being donated the Mountain Valley Fabrication in Center Conway. BHS will be responsible for the cost of the powder coating of the new railings.
Building Landscaping	Pending Start	Another BHS member has volunteered to do the landscaping design and plantings in front of the building. This work is pending completion of the mobility ramp site work and end of Mud Season in the spring.

A lot of work is planned, some plans could be altered, all based on our exterior siding decision.

*Still, we continue to move forward!*

## **The Remaining Items on Our “Path to Completion”**

Below is the list of items that we still need to tackle as we work toward the completion of the museum renovation project. Some of the items are scheduled for work in spring 2022, as noted on the previous page.

We’ve listed the cost estimates with each item. If anyone would like to help with the cost of any of these items, we would be very grateful. Please contact Phil Franklin at [Phil@BartlettHistory.org](mailto:Phil@BartlettHistory.org) or for more information on any of these items or with any questions concerning the renovation process

<b><u>Outstanding Work Items to the Completion of the Bartlett History Museum</u></b>		
<b>Renovation Component</b>	<b>Cost Estimate</b>	<b>Component Notes</b>
Insulation for Museum Display Area Ceiling & Attic	\$ 6,500	Ceiling and attic insulation to be installed by a licensed professional
Drywall/Sheetrock Installation	\$ 26,400	This includes the purchase of the sheetrock, installation, taping and one coat of primer paint
Purchase & Installation of Emergency Exit Door plus Exterior Stairs to Ground	\$ 4,600	This includes purchase and installation of commercial grade emergency exit door; Purchase of the lumber and labor to built exterior stairs outside the emergency door
ADA Ramp Door Motor	\$ 1,200	Purchase & installation of a motor to power the automatic opening/closing of the ADA ramp door
Air Exchange System	\$ 5,000	Required by commercial building code, an air exchange system needs to be installed; cost includes the materials & labor for the installation
Construction & Installation of Stained-Glass Window Light Boxes	\$ 4,000	Purchase materials, build and install special "Light Boxes" to protect and display the original stained-glass windows of the building Goldberg Foundation contributed \$5,000 to this component (\$9,000 estimate in total)
Installation of concrete pad and sidewalk for ADA Ramp and Walk to Parking Lot	\$ 2,000	Cost for the site work for a concrete slab to support ADA Ramp plus sidewalk between parking lot, ramp base and main sidewalk to the building Coleman Concrete is donating the concrete
Handrailings for the front stairs	\$ 750	Iron handrailings are being donated but BHS is responsible for the cost of powder coating the railings prior to installation
Four Chandeliers	\$ 10,000	Purchase of four multi light, multi level chandeliers for the main museum display area (large fixtures about 48" wide)
Complete the Plumbing Installation	\$ 6,000	Complete all of the final plumbing details including installation of fixtures in lavatory and curator work space, connections to septic system
Complete the Electrical Installation	\$ 15,000	Complete all of the final electrical details including installation of all light fixtures, switches, outlets and any other electrical details
Refinish the original floors in the building	\$ 12,000	Includes minor repairs to the floor boards, sanding them and finishing with paint or sealer; approximately 1,800 square feet
Purchase & installation of flooring sheet goods for specific areas of the building	\$ 6,000	Durable sheet goods flooring is needed in the front foyer, lavatory, curator's work space and emergency exit corridor
Installation of all interior trim and finish wood work	\$ 60,000	Includes all wainscoting, chair rail, window trim, doors, door & passageway trim, baseboard, office half-wall cap
Interior stain & wall paint	\$ 3,000	Focus on labor for finish coats of stain and paint Paint & stain being donated by a generous donor
Flagpole - 20' White Fiberglass	\$ 400	A BHS member has donated \$325 toward the cost of this pole; full purchase price = \$725
Exterior sign for the museum	\$ 1,000	An exterior street sign to display in front of the building; design TBD; permit TBD