

The Meetinghouse Tower Project

Final Project Report

Submitted to the Board of Selectmen

March 27, 2023

For full information on the project, see <http://www.rs41.org/Meetinghouse/tower.htm>

The Meetinghouse Tower Project commenced in May 2020 with submissions to both the Moose Plate grant program and to LCHIP (Land & Community Heritage Investment Program) indicating that Jaffrey was intending to apply for support. Previous to this it had become clear that the Tower of the 1775 Jaffrey Meetinghouse called for major interior and exterior work.

An Historic Building Assessment was undertaken by Michael Petrovick Architects and received on June 15, 2020. This 53 page report included an Existing Conditions Assessment, Recommendations and a Project Cost Estimate of \$133,500.

(see <http://www.rs41.org/Meetinghouse/tower%20assessment.pdf>)

On September 18, 2020, a \$10,000 Moose Plate grant to Jaffrey was announced. And a grant of \$68,500 from LCHIP was announced on October 21, 2020.

An agreement between the Town and Michael Petrovick Architects for architectural services was signed on December 23, 2020.

(see <http://www.rs41.org/Meetinghouse/tower%20agreement2.pdf>)

The final Project Scope of Work and Invitation to Bid was released by the Town on June 25, 2021. (see <http://www.rs41.org/Meetinghouse/tower%20scope2.pdf>)

The Bid Opening occurred on August 20, 2021. One bid was received from Davis Construction Company for a total of \$159,850. The bid was accepted by the Board of Selectmen at its August 23, 2021, meeting.

Construction commenced on April 21, 2022. (Prior to this, DPW workers removed a large amount of material from the Tower for storage elsewhere or disposal. Also, the Bell Level balustrade, which had become dislodged, was removed out of safety concerns and stored for later replication.)

Construction was deemed completed on August 9, 2022.

The final grant payment of \$13,700 was received from LCHIP on February 7, 2023, and the project was deemed completed.

The major elements of the Meetinghouse Tower Project were:

- Rebuilding the interior stairs
- Installing steel handrails
- Installing new interior lighting
- Replicating and installing the Bell Level balustrade
- Installing metal roofing on the Bell Level roof
- Replicating and installing several deteriorated exterior decorative wood elements
- Plastering and painting of the balcony-level of the Tower
- Painting and re-gilding of the four clock faces
- Fabricating and gilding of four sets of clock hands
- Two-coat painting of the entire Tower and the west façade of Meetinghouse
- Two-coat painting of the south façade of Meetinghouse (not in project)

The total cost of the Meetinghouse Tower Project was **\$185,619** broken down as follows:

\$12,048	Michael Petrovick (Building Assessment and Specs & Project Management)
\$160,243	Davis Construction Company & sub-contractors
\$10,481	D'Avanza Clock Repair
\$2,847	Other (Advertising, Lift, Registry of Deeds)

The project costs were met by the following grants, payments and donations:

\$7,990	Private donations*
\$184,354	Grants & Payments:
	\$10,000 Moose Plate
	\$68,500 LCHIP
	\$750 LCHIP Incentives & Stewardship grant
	\$2,500 Terra Nova Trust
	\$1,000 Jaffrey Center Village Improvement Society
	\$663 Jaffrey Historic District Commission Trust
	\$1,500 Jaffrey Historical Society
	\$6,500 Meetinghouse Trust Fund
	\$2,000 Town Clocks Trust Fund
	\$90,941 Municipal Buildings Trust Fund
\$192,344	GRAND TOTAL (greater than the costs as west façade painting not included)

* David & Nancy Belletete, Hannah R. Clay Trust, John Field, Jon & Lynette Frederick, Caroline & Clay Hollister, Gene & Margaret Pokorny, Cynthia Hamilton Rouvalis, Ann Royce, Kent & Betty Royce, Bob & Diane Schauman, Betty Shea, Rob Stephenson, Kevin & Nancy Sterling, Marc Tieger, Harry Young & Carolyn Garretson.