



CPA FUNDED PROJECT STATUS REPORT

Project Name: **Wright Tavern Repairs and Renovations 2021**

Project Number: **15 - 20**

1. What percentage of the project has been completed? 5%

2. Describe work completed to date:

- 1) Engaged Nashawtuc Architects to develop floor plan drawings of the full Wright Tavern to be used for assessment and planning purposes.
- 2) Engaged Consulting Structure Engineer to assess criticality of issues identified in the 2017 Structural Engineering Report. Identified priority repairs are needed in roof structure. Received comments from Larry Sorli, Historical Structural Architect Advisor to the Wright Tavern Legacy Trust Board. Received comments by members of the CPC about their concerns with making any repairs until we had fully documented all historic fabric in the building. Decided to hold off on repairs/changes until received contract and initiated work with Spencer Preservation Group to conduct complete inventory of historic fabric and assess the recommended solutions. Future action is pending receiving second opinion on strategies for addressing roof issues and structural issues within the basement.
- 3) Contracted with legal counsel to conduct research and draft of Preservation Restriction. Legal firm was Biatman, Bobrowski & Haverty, LLC. Received their draft. After receiving their draft, we decided to find another legal firm with specific expertise in Preservation Restrictions. We have contracted with Dresser & McGourthy LLC to develop Preservation Restriction who is working with Spencer Preservation Group in documenting and photographing interior historic elements to be preserved.

3. What key project milestones have been reached?

- 1) We have received existing condition plan drawings of all floors in the Wright Tavern.
- 2) Finalizing Preservation Restriction will be submitted to CHC and CPC on Wednesday, April 20th or Thursday, April 21. Although this Grant did not require such a submission until we submit final design plans for the Tavern, the grant proposal for 2022 decision states this must be done prior to Town Meeting on May 1st.
- 3) We have hired Spencer Preservation Group (SPG) as our design and planning partner; this firm is currently finalizing material for the final Preservation Restriction, working with the Board on programming and initial planning ideas, and will be moving with us into the Schematic Design phase later in the spring. The firm's thorough evaluation of existing conditions has given our Board a much clearer vision of both critical preservation aspects and possible future uses of all Tavern spaces.

4. Expenditure Report:

a. What is the date your project began or will begin spending CPA funds? _
We began the project in September, 2021 once we received the signed Grant Agreement from the Town.

b. Briefly account for the amount of CPA funds expended to date:

- i. 9/20/21 – Nashawtuc Architects – Designs and reproductions -- \$173.58
- ii. 10/15/21 – Biatman, Bobrowski & Haverty – Preservation Restriction -- \$2250
- iii. 10/21/21 – Nashawtuc Architect – Designs and reproductions -- \$83.49
- iv. 11/23/21 – Consulting Structural Engineer – Analysis of conditions -- \$4500
- v. 12/20/21 – Consulting Structural Engineer – Recommendation design -- \$2257.50
- vi. 12/21/21 – Nashawtuc Architects – Designs and reproductions -- \$558.02
- vii. 3/31/22 – Feltonville Building Co. – Opening floors, beams -- \$1286.00

Total for expenses allocated to this Project: **\$11,108.59**

5. Describe remaining work and projected timeline:

- 1) Completing preparation of Preservation Restriction for CHC and CPC – April 26
- 2) Preparation and submission of PR to Town Counsel, First Parish Congregation, Concord Select Board and Massachusetts Historic Council – June 15
- 3) Developing schematic designs for Wright Tavern use and layout – July 15
- 4) Finalize plan for repairs for work covered by CPA funding - October 1
- 5) Contracting work agreements to address priority issues in building repair and design – Fall/Winter of 2022/2023.

6. What is the expected project completion date? July 1, 2024

Name of person who completed this form: ___

Tom Wilson, Chair, Wright Tavern Legacy Trust Board Date: April 20, 2022

Contact Information /Email Address: Tom@WrightTavern.org