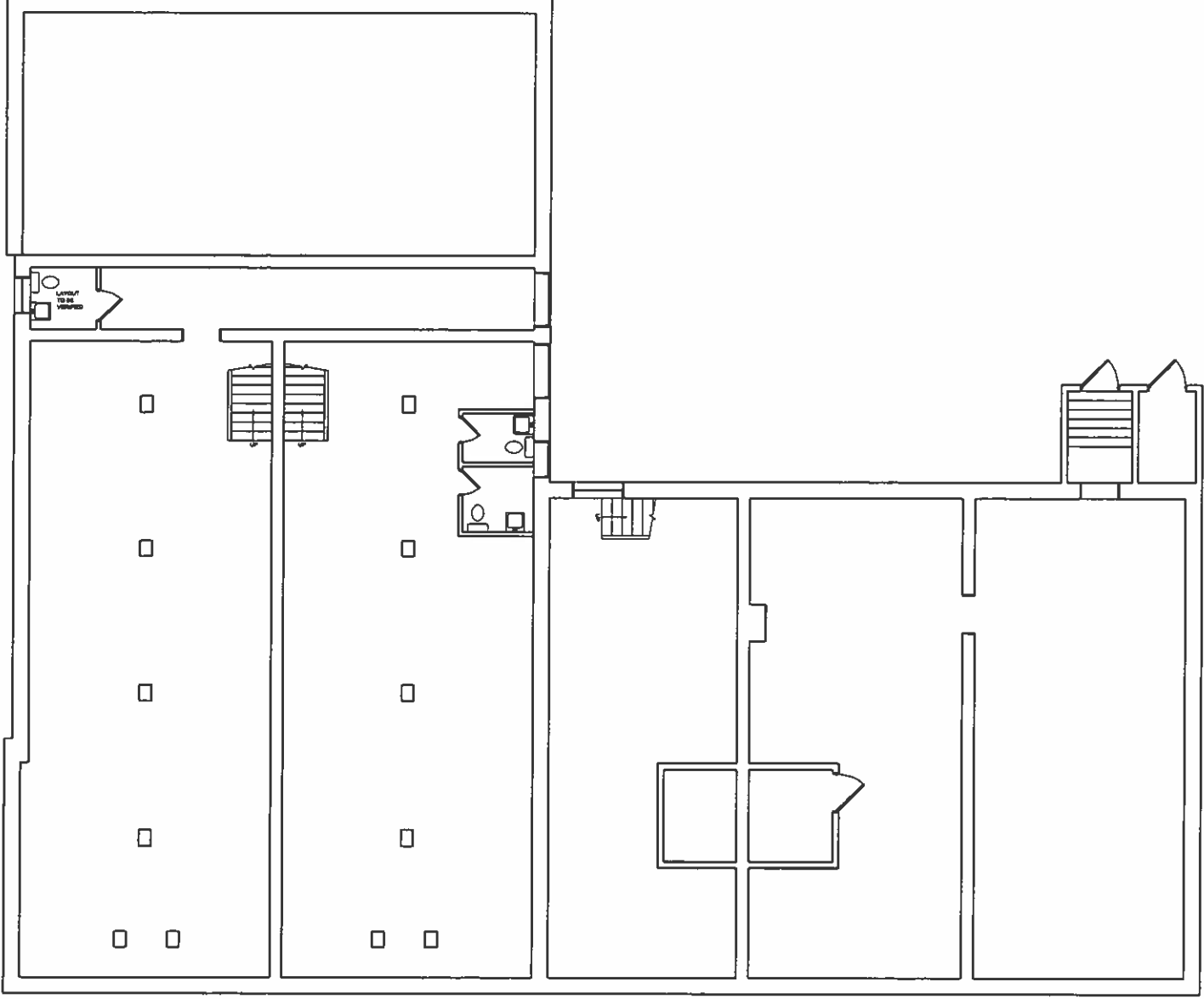


Watts Block Trustees

Meeting August 2, 2023

AGENDA

1. Call meeting to order
2. Review/approve minutes
3. Renovation discussion –
 - Roof structure inspection completed
 - Review plans
 - Balcony review by FM – letter to be submitted
 - Budget as submitted to Historic Preservation
4. MMA Insurance Inspection Report submitted
5. Other



BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 4/13/2023

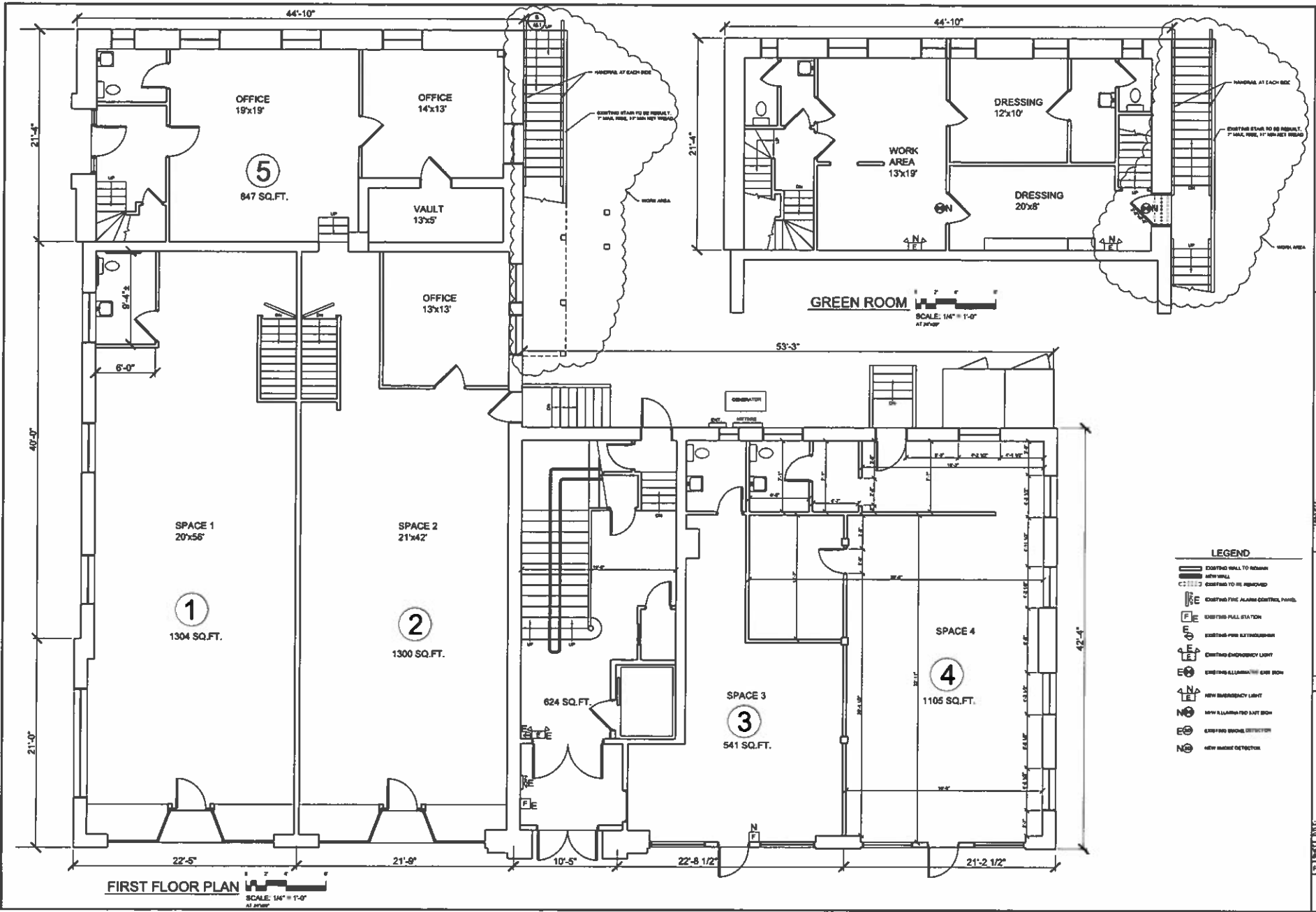


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PROJECT
WATTS BLOCK
 LOCATION
 MAIN STREET
 THOMASTON, MAINE

NO.	DATE	DESCRIPTION

PROJECT FILE
BASEMENT PLAN
 SCALE AS INDICATED
 DATE: JULY 5, 2023



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
AT ARCH

- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW WALL
 - EXISTING TO BE REMOVED
 - EXISTING FIRE ALARM CONTROL PANEL
 - EXISTING FIRE STATION
 - EXISTING FIRE EXTINGUISHER
 - EXISTING EMERGENCY LIGHT
 - EXISTING ILLUMINATED EXIT SIGN
 - NEW EMERGENCY LIGHT
 - NEW ILLUMINATED EXIT SIGN
 - EXISTING SMOKE DETECTOR
 - NEW SMOKE DETECTOR

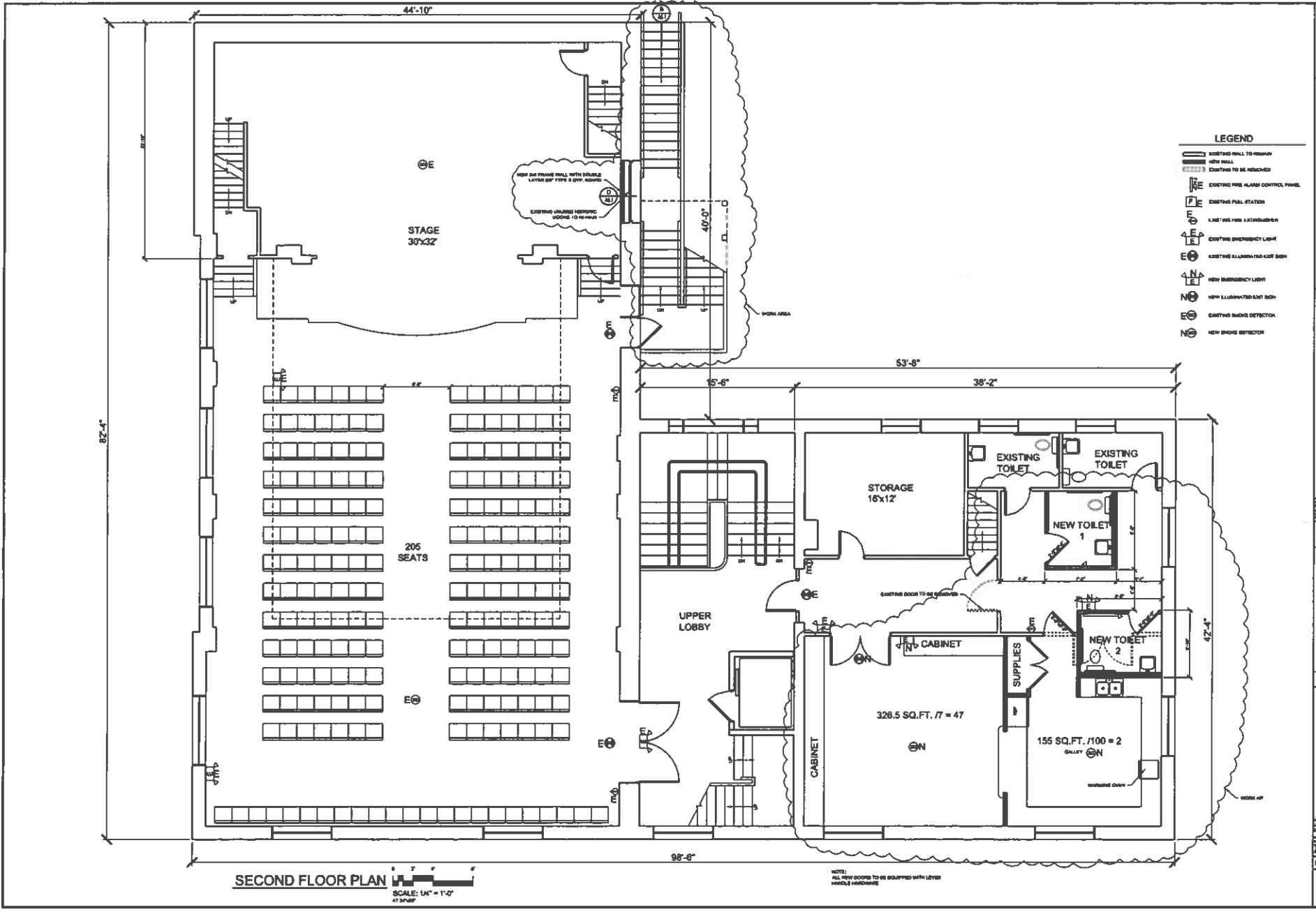


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PROJECT
WATTS BLOCK
MAIN STREET
THOMASTON, MAINE

NO.	DATE	DESCRIPTION

SHEET TITLE
FIRST FLOOR PLAN
SCALE AS INDICATED
DATE JULY 5, 2013



- LEGEND**
- EXISTING WALL TO REMAIN
 - NEW WALL
 - EXISTING TO BE REMOVED
 - EXISTING FIRE ALARM CONTROL PANEL
 - EXISTING FIRE STATION
 - EXISTING FIRE 1ST RESPONDER
 - EXISTING EMERGENCY LIGHT
 - EXISTING ILLUMINATED EXIT SIGN
 - NEW EMERGENCY LIGHT
 - NEW ILLUMINATED EXIT SIGN
 - EXISTING SMOKE DETECTOR
 - NEW SMOKE DETECTOR

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 AT 3/14/23

NOTE:
 ALL NEW DOORS TO BE EQUIPPED WITH LEVER
 HANDLE & HOLDING

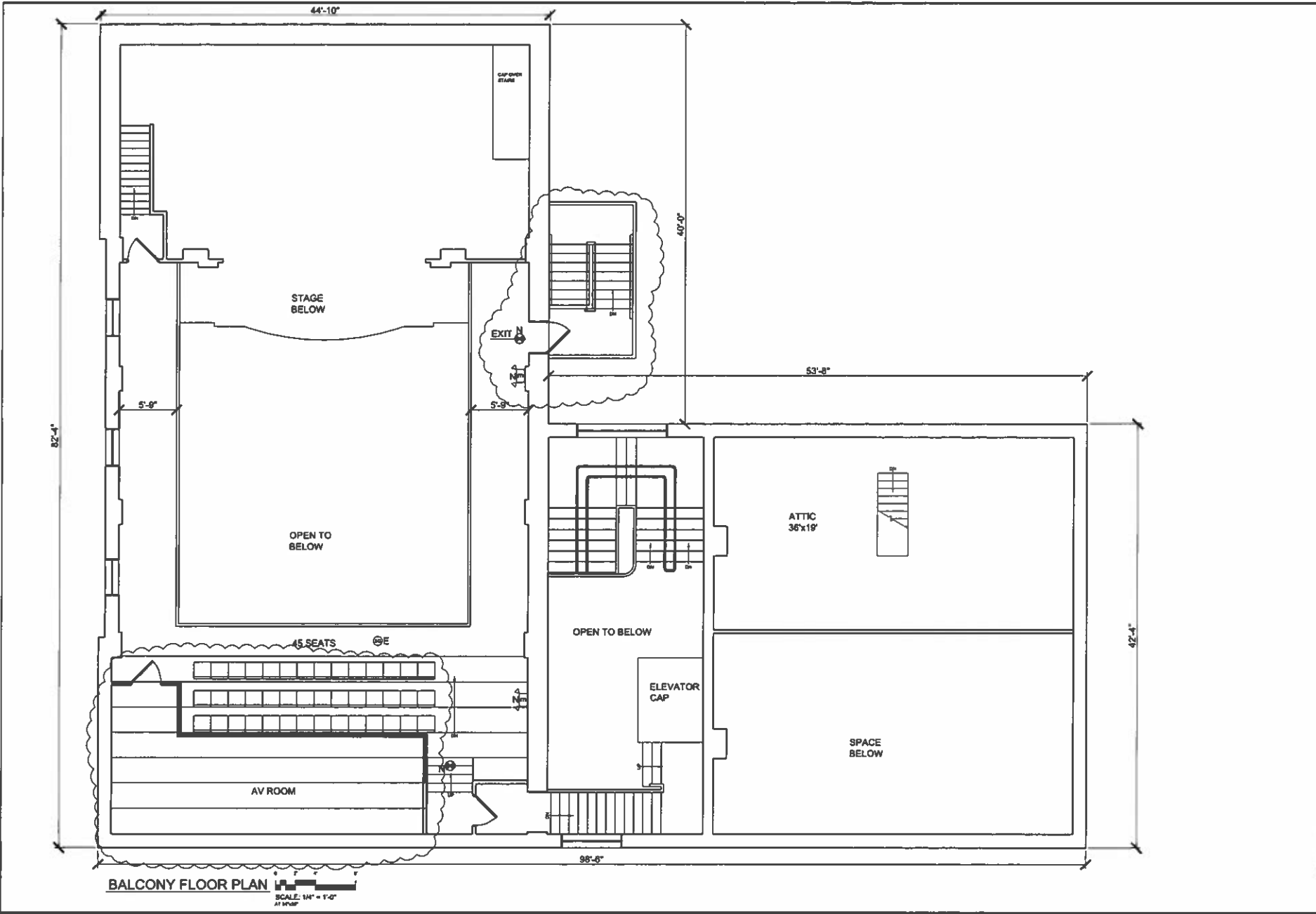


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PROJECT: WATTS BLOCK
 MAIN STREET
 THOMASTON, MAINE

SECOND FLOOR PLAN
 RECALC. AS INDICATED
 DATE: JULY 4, 2023

PROJ. ID: B115 B162
A1.3



BALCONY FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 AT 1/4" P.P.

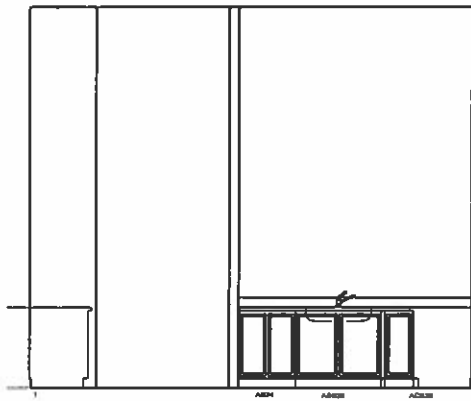


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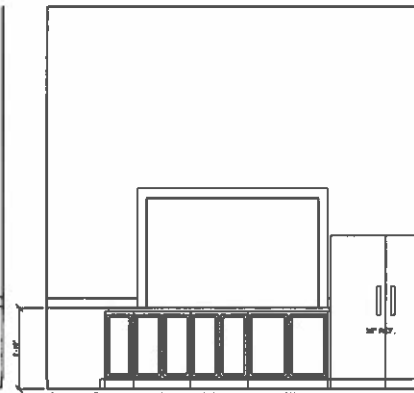
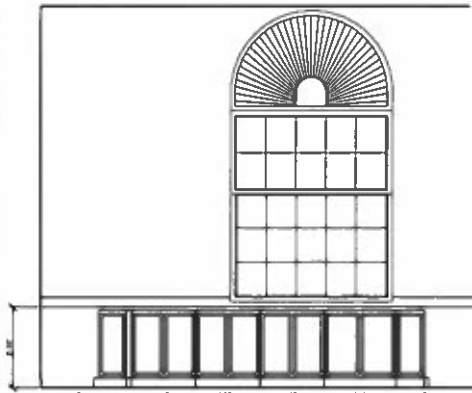
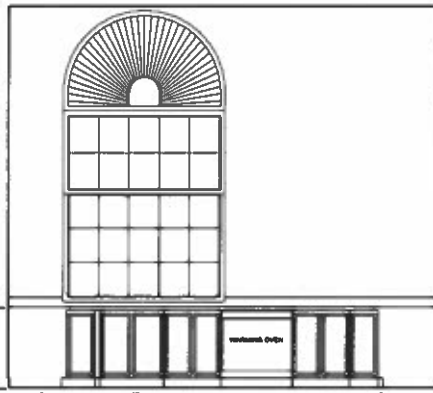
WATTS BLOCK
 UNDER: MAIN STREET
 THOMASTON, MAINE

NO.	DATE	BY	REV.

BALCONY FLOOR PLAN
 AS INDICATED
 DATE: JULY 5, 2013



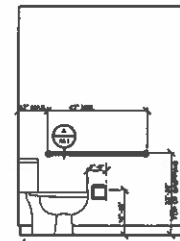
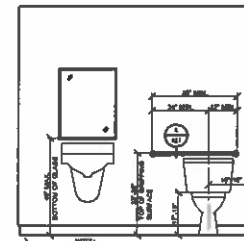
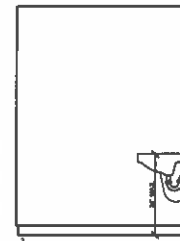
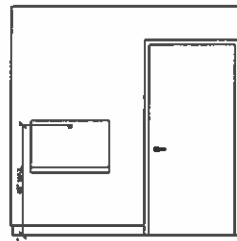
PARALLEL APPROACH
MINI FOR SECTION
SEE DESCRIPTION L



GALLEY ELEVATIONS



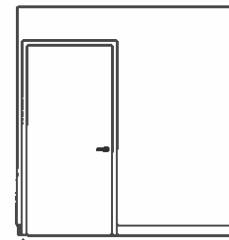
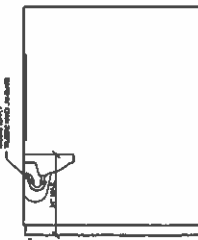
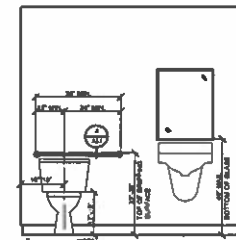
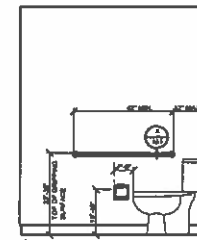
SCALE: 1/2" = 1'-0"



NEW TOILET 2 ELEVATIONS



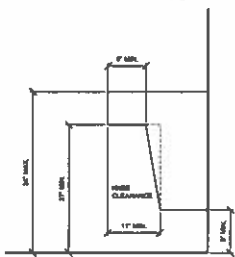
SCALE: 1/2" = 1'-0"



NEW TOILET 1 ELEVATIONS

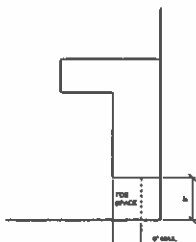


SCALE: 1/2" = 1'-0"



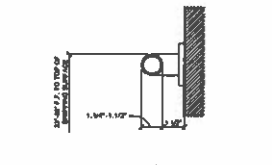
KNEE CLEARANCE

N.T.A.



TOE CLEARANCE

N.T.A.



GRAB BAR



SCALE: 3/4" = 1'-0"



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WATTS BLOCK
MAIN STREET
THOMASTON, MAINE

NO.	DATE	REVISION

PROJECT TITLE	DATE
INTERIOR ELEVATIONS	
SCALE	AS INDICATED
DATE	JULY 5, 2013

A3.1



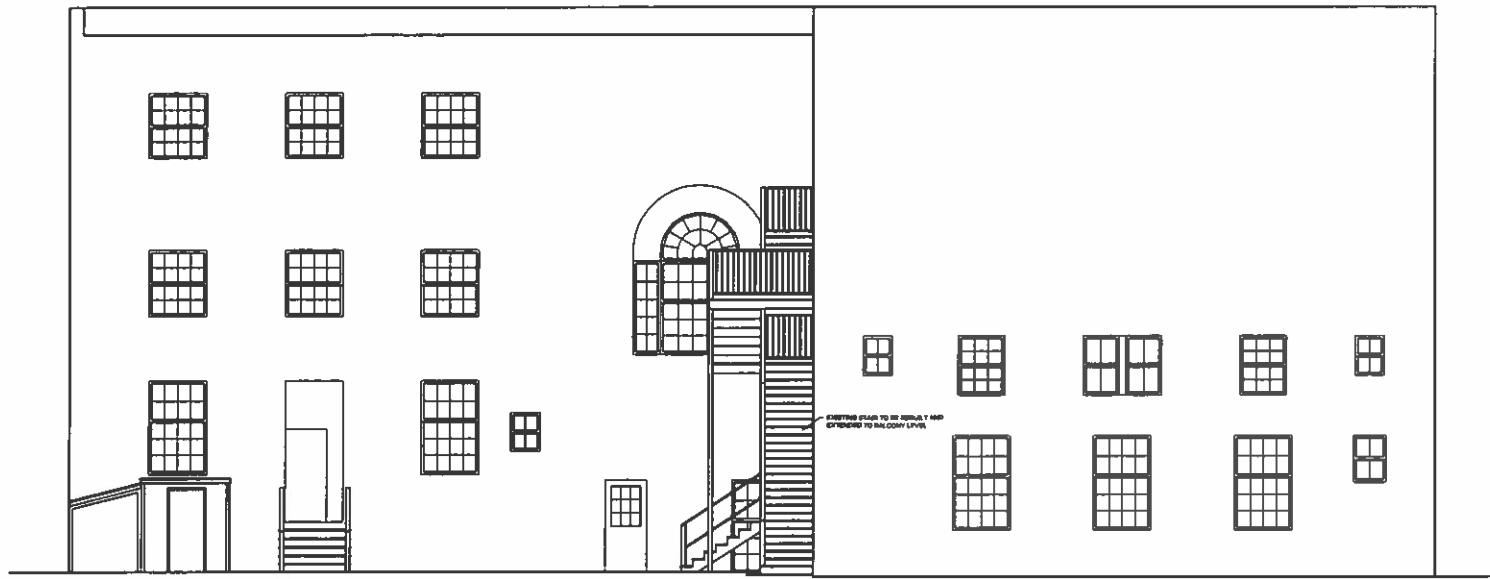
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PROJECT: **WATTS BLOCK**
 ADDRESS: MAIN STREET
 TROMASTON, MAINE
 DATE: 07/05/23

SHEET TITLE: **N & S ELEVATIONS**
 SCALE: AS INDICATED
 DATE: JULY 5, 2023

PROJ. NO: 2023-07
 SHEET NO: 01

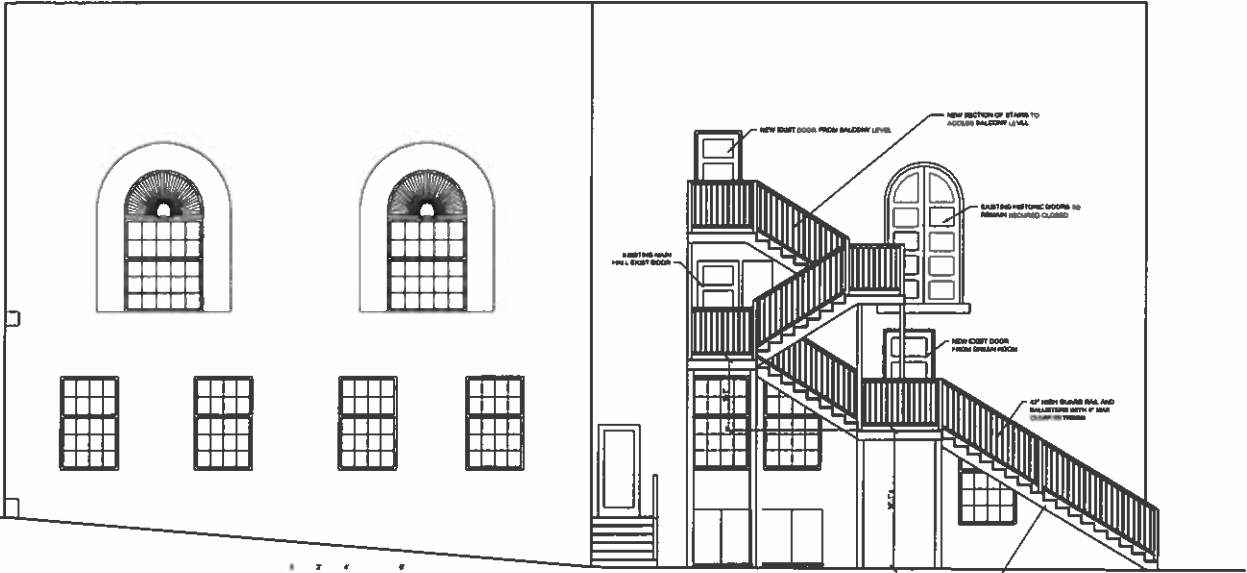
A4.1



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0' 1" 2" 3" 4" 5"

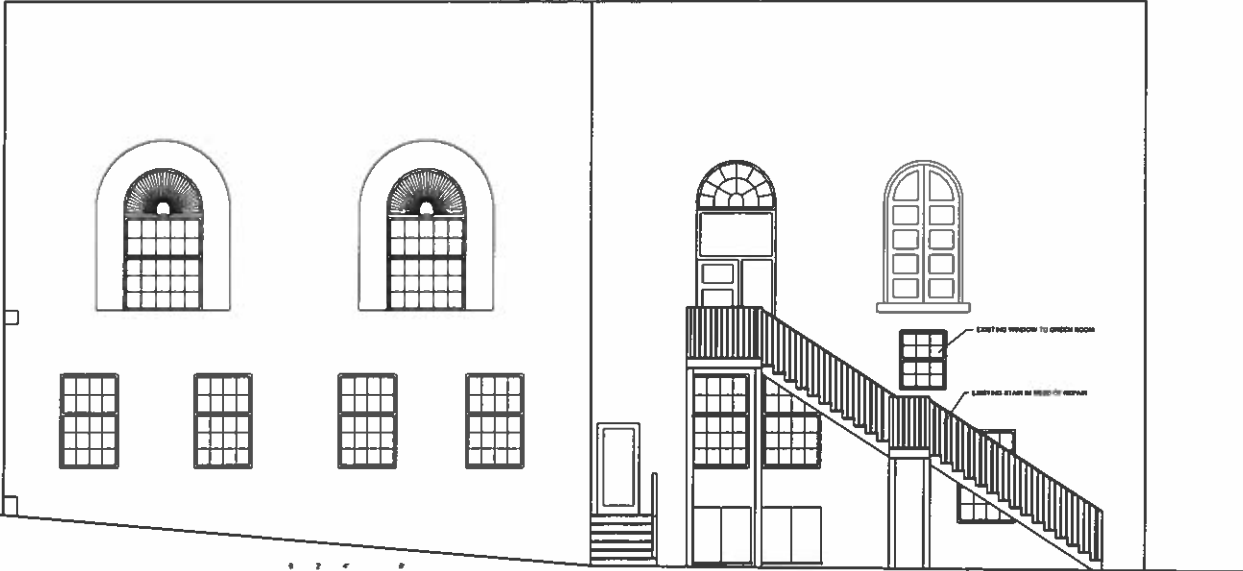


NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0' 1" 2" 3" 4" 5"



PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 AT 1/8" = 1'-0"

EXISTING EXTERIOR STAIR FROM SIDEWALK TO BALCONY LEVEL TO ACCOMMODATE NEW EXTERIOR DOOR



EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 AT 1/8" = 1'-0"

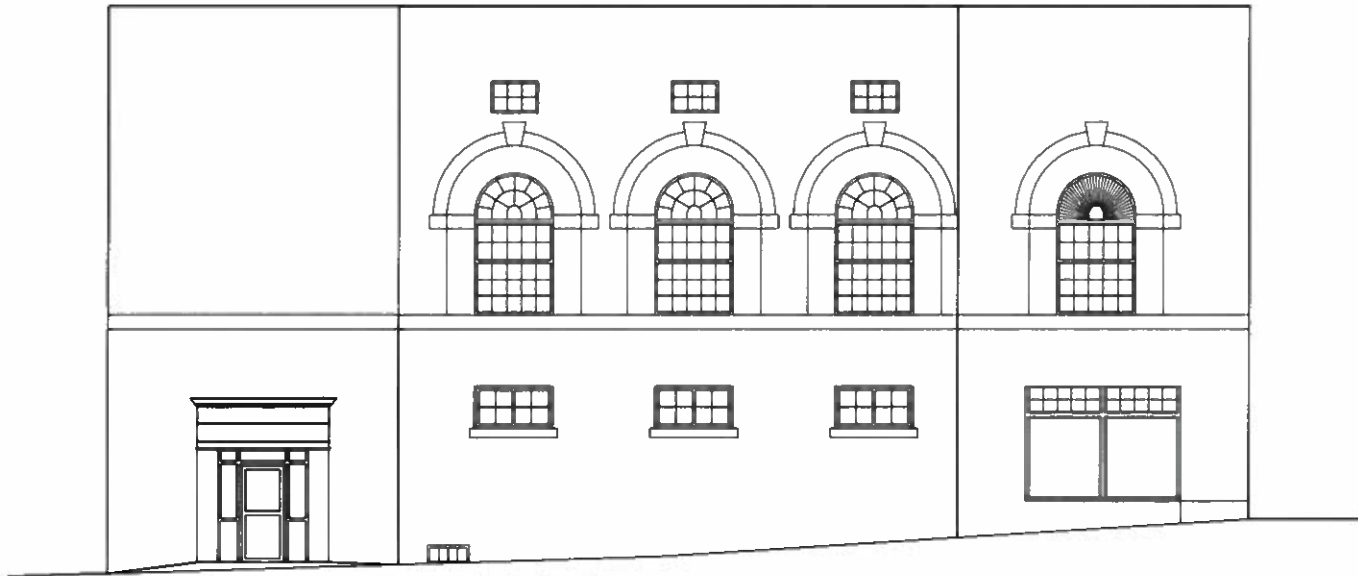


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PROJECT: WATTS BLOCK
 ADDRESS: MAIN STREET
 THOMASTON, MAINE

DATE	DESCRIPTION
11-15	
10	
11-15	
10	
11-15	
10	
11-15	
10	
11-15	
10	

DATE PLOTTED: 7/15/23
W ELEVATIONS
 SCALE: AS INDICATED
 DATE: JULY 5, 2023



EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 AT 1/8"



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PROJECT
WATTS BLOCK
 MAIN STREET
 THOMASTON, MAINE

SHEET TITLE
EAST ELEVATION
 AS INDICATED
 DATE: JULY 5, 2013

PROJ. NO. 10000
DATE 7/5/13

A4.3



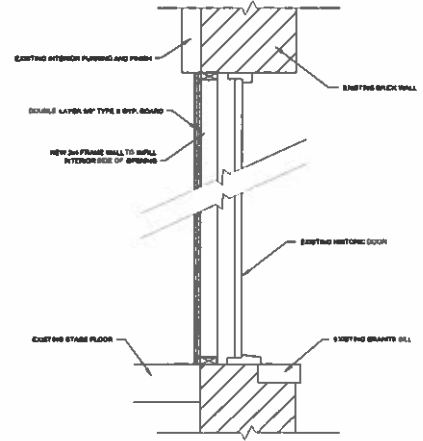
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PROJECT
WATTS BLOCK
 MAIN STREET
 THOMASTON, MAINE

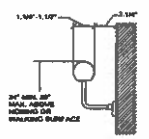
NO.	1
DATE	07-05-13

DETAILS
 AS INDICATED
 JULY 5, 2013
 DATE

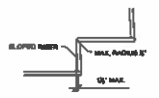
PROJECT
 WBS 001
A5.1



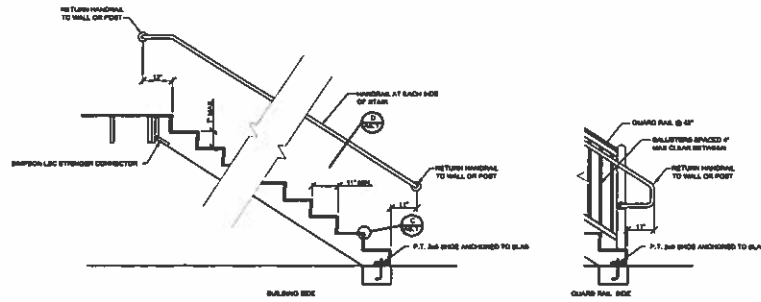
STAGE DOOR
 SCALE: 1" = 1'-0"



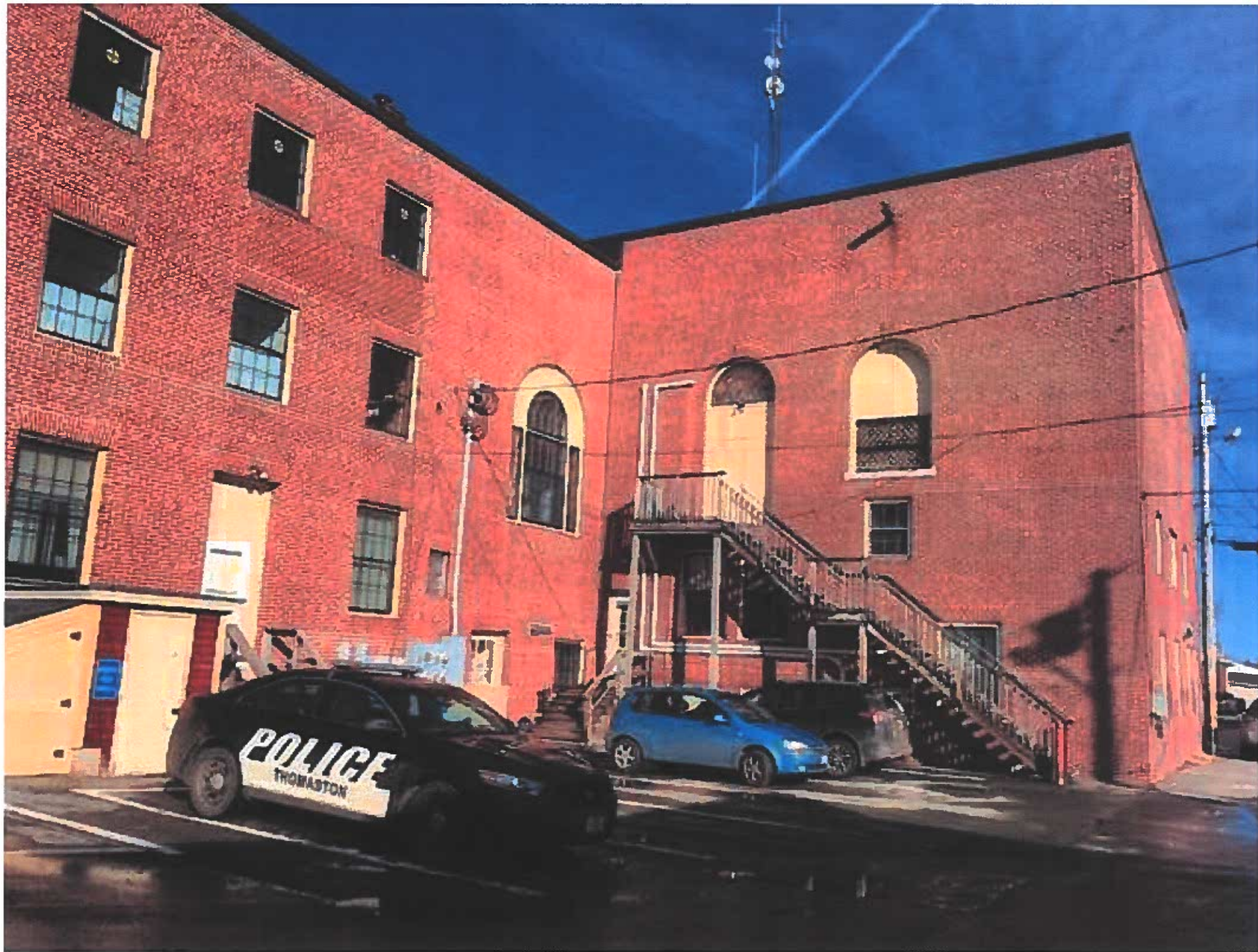
HANDRAIL
 SCALE: 3" = 1'-0"



NOSING EXAMPLE
 SCALE: 1" = 1'-0"



STAIR DETAIL
 SCALE: 1/2" = 1'-0"



WATTS BLOCK					
HISTORIC PRESERVATION BUDGET					
JULY 27, 2023					
	Scope of Work	Estimated Cost	HP Project	Other Work	Notes
ADMINISTRATIVE EXPENSE		\$ 10,500	\$ 10,500		
	ADMINISTRATIVE SUBTOTAL:	\$ 10,500	\$ 10,500		
PROFESSIONAL SERVICES					
ARCHITECT	Working drawings, contact docs; project admin	\$ 20,000	\$ 15,000	\$ 5,000	
ENGINEERING					
Structural		\$ 4,000	\$ 4,000		
Mechanical	HVAC System, 2nd Floor	\$ 15,000	\$ 15,000		
Abatement	Assessment	\$ 2,500	\$ 2,500		
CONSTRUCTION MANAGEMENT	Contract award, administration, completion	\$ 56,000	\$ 50,000	\$ 6,000	
	PROFESSIONAL SERVICES SUBTOTAL:	\$ 97,500	\$ 86,500	\$ 11,000	
GENERAL BUILDING RENOVATIONS					
Masonry Repair and Repoint	Repair	\$ 20,000		\$ 20,000	
Main Street Pair of Egress Doors	Refinish	\$ 1,500		\$ 1,500	
Replacement windows	Rear of building, 7 openings	\$ 5,600		\$ 5,600	
AC units, north side	Remove, replace sash	\$ 2,000		\$ 2,000	
Second floor sash	Repair; repair storms; improve sills	\$ 12,000		\$ 12,000	
ELECTRICAL					
System upgrades	Upgrades	\$ 30,000		\$ 30,000	
Other	Separate 3 Knox from 2nd floor	\$ 3,000		\$ 3,000	
ABATEMENT	Removal of asbestos pipe insulation	\$ 20,000	\$ 20,000		
	GENERAL RENOVATION SUBTOTAL:	\$ 94,100	\$ 20,000	\$ 74,100	
HVAC SYSTEM					
3 KNOX					
HVAC	Heat Pump	\$ 10,500	\$ 10,500		
166 MAIN					
HVAC	Install Heat Pump 24,000 BTU	\$ 24,000	\$ 24,000		
174 MAIN					
HVAC	Central system 2nd floor	\$ 232,000	\$ 232,000		
SPRINKLER	Associated with HVAC system	\$ 10,000	\$ 10,000		
ELECTRICAL	Associated with HVAC system	\$ 10,000	\$ 10,000		
CARPENTRY AND FINISHES	Associated with HVAC system	\$ 19,500	\$ 19,500		
176 MAIN					
HVAC	Heat Pump	\$ 9,500	\$ 9,500		
178 MAIN					
HVAC	Heat pumps	\$ 26,000	\$ 26,000		
BASEMENTS					
	Heat basement spaces, electric	\$ 5,000	\$ 5,000		
	HVAC SYSTEM SUBTOTAL:	\$ 346,500	\$ 346,500		
AREA 1: AUDITORIUM					
EGRESS IMPROVEMENTS					
Exterior Door	Replace Door	\$ 2,000	\$ 2,000		

Egress Stair, Auditorium	Replace Existing	\$ 45,000	\$ 10,000	\$ 35,000	Davis Foundation
FINISHES					
Walls	Repair/refinish	\$ 14,000	\$ 14,000		
Wood Trim	Repair/refinish	\$ 15,500	\$ 15,500		
Floor	Refinish	\$ 11,500		\$ 11,500	
Stage front	Repair/refinish	\$ 6,000		\$ 6,000	
Stairs at stage	Repair/refinish	\$ 600		\$ 600	
	AREA 1 SUBTOTAL:	\$ 94,600	\$ 41,500	\$ 53,100	
AREA 2: ENTRANCE LOBBIES AND STAIR					
ABATEMENT					
Tile in Lobby	Remove/dispose	\$ 1,500		\$ 1,500	
DOORS					
Main Entrance Doors	Refinish	\$ 3,000		\$ 3,000	
Door to west wing, 2nd floor	Relocate Kitchen door and trim; add lite	\$ 5,000		\$ 5,000	
FINISHES					
Walls	Repair	\$ 3,000		\$ 3,000	
Walls, doors, ceiling	Repaint	\$ 5,000		\$ 5,000	
Woodwork	Refinish	\$ 4,000		\$ 4,000	
Main Stair	Refinish	\$ 4,000		\$ 4,000	
Tile in Lobby	Tile	\$ 2,000		\$ 2,000	
Stair to balcony	Repair, refinish	\$ 1,000		\$ 1,000	
ELEVATOR					
Elevator Cab finishes	Replace flooring, wall surfaces	\$ 4,000		\$ 4,000	
	AREA 2 SUBTOTAL:	\$ 32,500		\$ 32,500	

AREA 3; 2ND FLOOR WEST					
TOILETS					
Corridor	Repair/refinish		\$	7,000	\$ 7,000
New partitions	60 lf; 12' h; 2x4 construction, 5/8 gb		\$	5,500	\$ 5,500
Finish Carpentry			\$	6,000	\$ 6,000
Doors	4;		\$	3,600	\$ 3,600
Floor Refinish	510 sf		\$	2,500	\$ 2,500
Rough plumbing			\$	4,000	\$ 4,000
Fixtures			\$	2,500	\$ 2,500
Rough electrical			\$	3,000	\$ 3,000
Lighting, fans etc			\$	2,000	\$ 2,000
	Toilet Subtotal:	\$ 36,100			
GALLEY 225sf					
New partitions	30 lf; 12' h; 2x4 construction, 5/8 gb		\$	2,800	\$ 2,800
Ceiling	Gypboard, 12' ht		\$	2,500	\$ 2,500
Floor Refinish	225 sf		\$	1,100	\$ 1,100
Doors			\$	3,500	\$ 3,500
Counters, Cabinets			\$	5,000	\$ 5,000
Finish Carpentry			\$	2,000	\$ 2,000
Painting			\$	2,000	\$ 2,000
Appliances			\$	6,000	\$ 6,000
Rough Plumbing			\$	500	\$ 500
Plumbing Fixtures			\$	800	\$ 800
Electrical			\$	2,000	\$ 2,000
Electrical /Fixtures			\$	1,000	\$ 1,000
	Galley Subtotal:	29,200			
MEETING					
Ceiling	Gypboard at 12' height		\$	3,000	\$ 3,000
Refinish Flooring	350sf		\$	1,800	\$ 1,800
Finish Carpentry			\$	12,000	\$ 12,000
Painting			\$	4,500	\$ 4,500
Cabinets			\$	6,000	\$ 6,000
Rough electrical			\$	2,000	\$ 2,000
Electrical Fixtures			\$	4,500	\$ 4,500
	Meeting Subtotal:	\$33,800			
	AREA 3 SUBTOTAL:		\$	99,100	\$ 93,100
					\$ 6,000
AREA 4: GREEN ROOM, BACK ENTRANCE					
EGRESS DOOR					
Demo wall, masonry repair			\$	5,000	\$ 5,000
Door and frame			\$	3,000	\$ 3,000
FINISHES					
Walls/ceilings	Repair/refinish		\$	-	Completed
Floors	Repair/refinish		\$	-	Completed
Miscellaneous			\$	-	Completed

	AREA 4 SUBTOTAL:	\$	8,000	\$	8,000		
3 KNOX VESTIBULE/STAIR							
Walls/ceiling	Repair/refinish	\$	2,200	\$	2,200		
Floor	Install tile	\$	1,500	\$	1,500		
Stair	Repair/refinish	\$	1,500	\$	1,500		
	AREA 5 SUBTOTAL:	\$	5,200	\$	5,200		
	PROJECT TOTAL:	\$	788,000	\$	606,100	\$	181,900