

# Appendix A – CPA Preliminary Proposal

[CPC Use Only]	Date Received: 10-23-24	Received By: Kate Bery	Assigned CPC #: 2026-10
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This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

## 1-A Applicant Information

Last Name: Donovan	First Name: Megan
Organization(s)(as appropriate) Friends of Prescott, Inc.	

1-B Regional Project? YES  NO  If YES, Town/Organization:

2 Submission Date: 10/23/24

## 3 Applicant Address

Street: 145 Main St.	City: Groton	State: MA	Zip: 01450
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4 Phone: 978-877-6933 Email: executivedirector@prescottscc.org

## 5 CPA Purpose (Check all that apply)

Affordable Housing: <input type="checkbox"/>	Community Housing: <input type="checkbox"/>	Historic Preservation: <input checked="" type="checkbox"/>
Open Space: <input type="checkbox"/>	Recreation: <input type="checkbox"/>	

As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's Registry of Historic Places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6 Project Address/Property Owner's Name: Town of Groton, 145 Main St., Groton, MA 01450

7 Project Name: Prescott Community Center

## 8 Community Preservation Plan Objectives – Use codes from SECTION 5 to indicate all that apply

5.1.1 Reuse and preservation of Town-owned historic resources

9<sup>1</sup> Proposal Basic Description

Friends of Prescott seeks to upgrade the main floor of the historically significant Prescott (School) Community Center to restore the building's serviceability and better accommodate the growing traffic of individuals who take classes, join discussions, and enjoy events in this cultural and educational hub. In 2024, approximately 5800 individuals came into Prescott for classes, events and to access information from the Groton Visitor's Center. Prescott is on the registry of historic buildings and any work done will be in compliance with the MA Historical Commission's regulations. Work to be conducted and completed in 2025.

Prescott will focus on three main high-traffic areas which include (1) the entry foyer, the main hallway and Room 105. The goal is to maximize usage as a community center, safeguard the existence and appearance of historic elements of the property, and address sustainability through energy-efficient lighting and window treatments.

FLOORS/WALLS/TRIMS/ CEILINGS:

1. Remove crumbling vinyl stair treads and replace stair protector treads with new.
2. Remove old wall to wall carpet in #105. Sand, repair, stain, and seal all hardwood floors of the main hall and #105 up to the cased openings of the lower level and 2nd floor. Include stairs and landings.
3. Purchase new commercial entry floor rugs for dirt/mud collection to protect the hardwood floors.
4. Remove redundant hand railing and sand/stain original wood handrail and newels.
5. Sand, repair and replace where needed any failing wall surfaces with new drywall.
6. Remove dropped ceilings & replace with TIN type ceiling panels above fire suppression in #105.
7. Remove all bulletin and chalk boards, replace with drywall. Replace trims as needed.
8. Paint all trims, walls, ceilings, radiator covers in the project area.
9. Purchase new commercial entry floor rugs for dirt/mud collection to protect the hardwood floors.

ELECTRICAL:

1. Replace ALL florescent type strip lights with new LED "schoolhouse style" light fixtures @ 3200 Kelvin. 500 lumens minimum with dimmers
2. Eliminate antiquated power lines for florescent lighting, old telephone lines and any remaining obsolete cable/communications & electrical no longer serving the building's systems.
3. Review all switching, outlets and dimmers to code.

DOORS/HARDWARE:


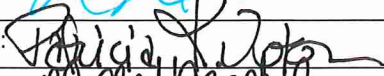
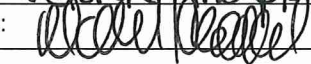
1. Install 18 new 4 panel & 1 lite, paint grade solid wood doors. Install 18 sets of BRASS lever door handles and square hinges and self-closing mechanisms where required. Locks where required.
2. Purchase and install new accessible/ADA Compliant Room signage.

FURNISHINGS/SHADES:

1. Purchase new versatile furnishings to include 8 upholstered guest chairs and 4 round side, 8 36" square tables, 32 resilient stacking chairs and 1 rolling rack, 1 @ 8x10 area rug, 3 modular sectional pieces. 1 coffee table, 2 upholstered chairs. ALL fabrics CAL. rated and 100,000 RUBS commercial.
2. Install 8 new window shades to offer better protection against direct sunlight and to reduce heating and cooling expenses.

Initial Estimated CPA Cost \$ 125,000

10 Signature

Applicant Signature: 	Date: 10/23/24
Co-Applicant Signature: 	Date: 10/23/24
Co-Applicant Signature: 	Date: 10-23-24