

ELECTRIC ARCHITECTURE LLC

FINE DESIGN & HISTORIC PRESERVATION

20 MUNICIPAL DRIVE
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PROPOSAL FOR PROFESSIONAL SERVICES

June 19, 2015

Mansfield Township Open Space, Farmland Preservation,
Conservation, Historical & Recreation Advisory Committee
c/o

Dena Hrebenak, Municipal Clerk
100 Port Murray Road
Port Murray, NJ 07865
908-689-6151
dhrebenak@mansfieldtownship-nj.gov

RE: Mount Bethel Methodist Episcopal Church

A. STATEMENT OF PROBLEM

The Mount Bethel Methodist Church was built in 1844 and placed on the National Register of Historic Places in 1980. The structure is a superb example of mid nineteenth century rural Greek Revival ecclesiastical architecture. In 2014 the church was purchased by the Township of Mansfield.

The structure has been vacant for several years and is in fair to poor condition. The worst part of the structure is a 20th century wing off of the east elevation which partially collapsed during the previous winter. Although replaced with a modern roof in the 20th century, the roof on the 19th century core building is in poor condition and leaks have contributed to considerable water damage on the interior. The north slope retains the original lath and the south slope has had the lath removed and replaced with plywood sheathing. Windows appear to be reproductions from the early 20th century for the most part but the main doors appear to be original to the building. The exterior masonry is in fair condition. Inappropriate grey Portland cement based mortar was added as a repointing repair in the 20th century. It is potentially damaging to the building as a whole and is failing in areas. While not urgent, the building will require complete repointing with an appropriate lime-based mortar. The interior contain debris and mold due to the roof leaks but on the whole are in fair condition and are able to be restored relatively easily.

The Township received a grant from the Warren County Municipal and Charitable Conservancy Trust Fund in 2014 and is eager to move forward with building envelope stabilization focusing on the roof.

B. SCOPE OF WORK

The 20th century lean-to wing which had partially collapsed does not appear to have any historical value to the structure. It is recommended that the wing be deconstructed through a process that will remove it while being sensitive to look for evidence of an earlier structure or historic fabric.

The focus of the project will be drawings and specifications to guide the stabilization and restoration of the roof. The roof structure does not appear to be substantially compromised, however there will need to be repairs to the framing and rafter plates especially on the southern slope. It is recommended that the roof sheathing potentially be replaced in its entirety and that the new roof be an imitation slate product which will be less weight for the roof framing to take.

Eclectic Architecture will draw the entire building as part of the project so as to have a set of working drawings for this and future projects. This documentation of the existing conditions is critical to planning and construction tasks. Because the historic building is owned by the Township and because there is public grant money involved with the work from the MCCTF, it will be necessary to execute all work as per the Secretary of the Interior's Standards for the Treatment of Historic Buildings. Existing historic fabric will need to be identified, proposed work will need to be justified as being appropriate, and authorization for work will need to be received from the New Jersey State Historic Preservation Office. Eclectic Architecture will be responsible for the historic preservation approvals but the Township will be responsible for local approvals such as any zoning and building permits required for the project.

As part of the project, Eclectic Architecture will also make recommendations for the phasing of future work including restoration of the masonry exterior, restoration of the interior, restoration of the millwork, rehabilitation of the windows and doors, and rehabilitation of the building overall for a proposed adaptive re-use by the community.

C. PROJECT SCHEDULE

From the date of authorization to proceed, it is estimated that the task will take three weeks to develop preliminary drawings and specifications. The finalization of the documents will depend on factors such as the review process of the municipality. It is anticipated that the roof work would be able to be bid and completed this fall.

D. PROJECT FEES

Total fee \$4,200

No additional services are anticipated with this proposal. However, any additional services as directed by the Client would be billable at hourly rates and could include:

1. Duplication of efforts including the repetition of tasks.
2. Changes to the scope of work.
3. Excessive meetings requested by the Client which may infringe on time required for the execution of the contract.
4. Denial of access to the site during hours mutually beneficial to both parties.
5. Any work not specifically described above.

Hourly Rate Schedule for all tasks:

Principal Architect	\$120.00
Draftsman/Technician	\$ 75.00
Administrator	\$ 55.00

E. PROJECT TEAM

Michael J. Margulies, AIA, owner of Eclectic Architecture, LLC, will be the direct contact for the Client. Chris Carson, the staff Historic Preservation Specialist, will also be involved with the project during the assessment and recommendation tasks.

The education and experience of the firm of Eclectic Architecture meets the requirements established in 36-CFR-61 Professional Qualification Standards.

Invoicing

Invoices will be submitted monthly and payment is due within 45 days of the date of the invoice.

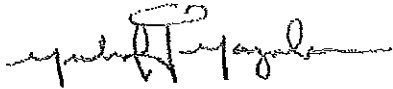
Client Responsibilities

1. Provide timely information and decisions. This includes simply supplying EA with answers to questions regarding the site, operations, etc. in the interest of the project.
2. Supply EA with all information that affects the project.

Other Conditions

1. All work conducted will be based upon all applicable Federal and State standards for the treatment of historic structures.
2. The project team will meet or exceed the requirements for historians, architectural historians and architects established in 36-CFR-61 Professional Qualification Standards.
3. Billing rates and fees are subject to change if there is no contract agreement before October 1, 2015.

4. Work products are owned by and copyrighted by Eclectic Architecture, LLC as instruments of service. The Client is granted a license to reproduce them solely for the purpose of current and future work. In addition, a license is granted for the reproduction of the work product for the purposes of public awareness and education as long as full credit is given to Eclectic Architecture, LLC and/or the Architects. Any other use of the copyrighted materials without full and fair financial compensation and credit will be considered a copyright infringement.



Michael J. Margulies, Architect, AIA

Accepted by: Dena Urebenak Date: 7/1/2015

Printed Name: Dena Urebenak