

Date: June 30, 2021

From: The Mantua Restoration Society, Inc.

To: Mantua Township Trustees

John Festa, Chair

Matt Benner

Jason Carlton

Gentlemen:

Thank you for the earnest discussion at the June 1, 2021, Mantua Township Trustees meeting regarding the renovation of one room and repair of another in the Mantua Center School building. We now more clearly understand your goals for the building.

Our intention and offer stand, to be carried out in conjunction with your planned renovation of the building. The work described in the proposal submitted here can reduce the cost to the trustees by as much as \$25,000 or more—a not insignificant amount in the overall project.

Please give this proposal thoughtful consideration. We are eager to cooperate with you in making the building something the residents of the township can all be proud of.

Yours truly,

Mark Hall, President
The Mantua Restoration Society, Inc.

Lynn Harvey, Treasurer
The Mantua Restoration Society, Inc.

The Mantua Restoration Society, Inc.

Proposal for Main Floor, Mantua Center School building

Background

Preliminary Note: When Dave Somers Architects, Kent, evaluated the school building in 2006, the building was described as “non combustible”—an important feature for storing township records.

The mission of The Mantua Restoration Society, Inc., is to seek and develop funding to preserve historic buildings and sites in order for them to be vibrant, integral parts of Township government and civic life.

The Society has carried out that mission in partnership with the Mantua Township Trustees in support of significant grants and various township projects.

Grants awarded have totaled \$283,000

Projects paid for through restoration society fund raising have totaled \$40,243.64.

Purpose

The purpose of this proposal is to describe a plan, with cost estimates, by which The Mantua Restoration Society, Inc., will renovate the north class room for use as a multi purpose community and meeting room.

Additionally, the proposal describes how the trustees repairing and renovating the west classroom using the insurance money on hand dovetails with The Mantua Restoration Society, Inc., renovating the north classroom. The result will make the main floor fulfill two of its three defined uses when the building was purchased: for business and assembly. (The third use is education, which can be carried out in other areas of the building.)

Scope

This proposal details the work and cost that The Mantua Restoration Society, Inc., stands ready to commit to in order to make the main floor of the Mantua Center School building fully usable.

This proposal does NOT include installing makeshift heating in the north room, since heating is part of the overall building and is the responsibility of the Trustees.

The Proposed Work

Only three things are necessary to make the north classroom an inviting, functional multi- purpose community and meeting room. This is in contrast to the Annex, which is ideally suited to large gatherings.

The three improvements are to remove the existing carpet and refinish the floors; paint the walls; and replace the windows with historically correct, energy efficient windows. The windows constitute a special case, which will be addressed later.

Heat Ducts

Before any other considerations, the building needs heat. The heat ducts cut to install the elevator have been of great concern and discussion . If the heat ducts can be reconnected and used when the heating system is modified, The Mantua Restoration Society, Inc., is willing to have a licensed person approved by the Trustees inspect those ducts and determine which ones need to be reconnected. The society is then willing to pay for the cost of doing that work, which has been roughly estimated at around \$5500.

Refinish Floor

Carpet in general is a maintenance issue, and a health issue for some. The carpet in the north classroom has been in place for many years. It will be removed, and the floors will be refinished and left as they originally were: wood.

The Mantua Restoration Society, Inc., will remove and dispose of the carpet. (The assumption here is that the township dumpster will be used for this.)

The contractor will refinish the floors.

Estimated cost per square foot: \$5.00 Square footage: 858 square feet

Cost to refinish floor: **\$4,290.00**

Paint the Walls

Sherwin Williams has a complete library of the company's paint colors and can recommend historically appropriate or accurate colors.

The woodwork on the west wall of the north room will be cleaned and polished.

Cost of paint and primer (walls), 2 coats: \$611.84_ Cost of Labor (walls) \$2,832.00

Cost of paint/primer (ceiling), 2 coats: \$459.00_ Cost of Labor (ceiling) \$1716.00

Total Paint Cost: \$1070.84_ Total Labor Cost: \$4548.00_ **TOTAL: \$5,618.84**

Total floor, walls, and ceiling:: \$9,909.00

Replace Windows

The windows pose a decision. Crooked River Building Supply Company is a Marvin Windows dealer. Marvin Windows is a premiere historic window replacement company.

Patrick McIntee, Crooked River Building Supply Company representative, met with Lynn Harvey, restoration society treasurer and designated representative to the proposed committee to make recommendations regarding the school, and Susan Skrovan, Mantua Township Fiscal Officer, on May 26, 2021.

The estimated cost to replace the windows in the north room with energy-efficient, historically correct windows is \$15,745.14. Detailed costs and specifications are at the back of this proposal.

Heating efficiency can be improved by at least 50% by eliminating heat loss through the present windows.

The Mantua Restoration Society, Inc., is able to pay the cost of replacing the north room windows.

NOTE: Windows are expensive and probably best paid for with grant money. All grantors are interested in additional sources of funding beyond the grant request. The amount that The Mantua Restoration Society, Inc., is willing to cover would reduce the total cost to the trustees and strengthen the request for grant funding.

In the west classroom, the water damage needs to be repaired with the insurance money and the records storage room needs to be completed to comply with the State auditors' recommendations. This would be the time to replace the windows in that room.

Cost to replace windows on west wall, west room:

\$13,811.36.

Mr. McIntee has also given an estimate to replace all of the windows: \$188,000.

Advantages of the Above Proposal

Almost all of the main floor will become functional. (The east room is already in use and only needs a good cleaning and possible re-organization of furnishings and files.)

The fiscal officer and the township records will be housed in a secure location owned by the Township, **as recommended by the State of Ohio's auditors.**

The trustees, social, and civic groups will have a completely ADA-compliant meeting place, a focus of township life, in a non combustible building. Uses for the room will increase as people see its potential.

Accomplishing the improvements described here will give the township a chance to celebrate the installation of the elevator, the gleaming renovation of the bell tower, and the opening of the building once again to community life.

Accomplishing the improvements described here, if publicized properly, will also demonstrate the Trustees' commitment to the building. That will help support a ballot issue to raise funds **if necessary**.

Conclusions

The proposal given here, if implemented, will:

- * Provide heat for the 1914 section of the building.
- * Repair the damage in the west room and complete the records storage area.
- * Renovate the north classroom for community use and meetings.
- * Make most of the main floor usable.

Recommendations

Accept the proposal described here.

Seek grant funding to modify the heating system and to install new, energy-efficient, historically correct windows.

Repair the west room, using insurance money **that is on hand**, to house the fiscal officer.

Complete the storage area at the north end of the room to store the township records.

Move the fiscal officer and the records into the west room.

Authorize The Mantua Restoration Society, Inc., to renovate the north classroom as described in this proposal.