Restoration of the Historic Josiah Smith Tavern

Request for CPA Construction Funds
December 2019
Objectives

- To Retain Town Ownership and Access for Weston Residents
- To Abide by Historic New England’s 500 Year Preservation Deed Restriction
- To Create Financial Sustainability – All Rents are for Property Upkeep or Town Use
- To Use Sustainable Construction Techniques – Original Windows, Framing Materials and Building Fabric Will be Preserved
- To Require the Restaurant Facility to Pay for its Own Build-out
- To Transform an Underutilized Facility into an Active Amenity Completing Weston’s Town Center Revitalization
Process

Investigation

Design and Engineering

Deed Restriction Review
Base Building Upgrades – Code Compliance Items

- Rear Addition – Elevator, Fire Stair, Accessible Restrooms
- Building and Site Improvements to Afford Total Accessibility
- New Integrated Heating, Cooling and Ventilation Systems
- Complete Plumbing and Electrical System Replacement
- New Fire Protection System
- Structural Repairs
- Extensive Sitework Upgrades
- New Parking and Septic Systems
## Renovation Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>General Construction</td>
<td>$9,563,337</td>
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<tr>
<td>Utility Backcharges, Permit &amp; Work order Fees</td>
<td>$90,000</td>
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<tr>
<td>Information Systems / Access Controls</td>
<td>$30,000</td>
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<tr>
<td>Architectural Fee / Consultants</td>
<td>$402,000</td>
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<tr>
<td>Project Management</td>
<td>$275,000</td>
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<tr>
<td>Testing, Legal, Insur; Haz Mat, Commissioning Etc.</td>
<td>$218,000</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$10,578,337</strong></td>
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<td>20% Project Contingency</td>
<td><strong>$2,115,663</strong></td>
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<tr>
<td><strong>Project Total</strong></td>
<td><strong>$12,694,000</strong></td>
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<tr>
<td>Project Total Includes Landscape Alternate</td>
<td><strong>$250,000</strong></td>
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</tbody>
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Yearly Operating Expenses

Base Building

Site
- septic, general service  1,200.
- lawn sprinkler service  1,500.
- site lighting/common area lighting  2,500.
- tree maintenance  2,500.
- tree treatments  2,000.

Building
- insect program  1,000.
- gutter cleaning  800.
- window cleaning  1,200.
- interior cleaning/common area  3,000.
- chimney services  1,000.
- replacement and liability insurance  10,000.
- fire protection system contract  2,000.
- elevator service contract  3,700.
- boiler service  1,500.

Total Site and Building  33,900.

Property Manager  25,000.

Reserve Replacements  35,000.

Note:

1. Utilities by tenants.
2. Restaurant to pay snow plowing, landscape upkeep, water, dumpster, ansul hood service, septic biocler service and pumping.
3. Town to maintain base building insurance.
Budget Summary

A. Revenue Sources - Yearly

Restaurant Base Rent 90,000.
Restaurant Percentage Rent * 10,000.
Non-Profit Tenant Rents 10,000.
JST Trust Fund 7,000.
Subtotal 117,000.

Community Room Rentals
Tenant, Non-Profit, and Residents 15,000.
Restaurant CR Rental 8,000.
Total A. 140,000.

B. Expenses - Yearly

Operations and Maintenance 33,900.
Reserve Replacement Fund 35,000.
Property Management Fees 25,000.
Total B. 93,900.

Revenue After Expenses (A. - B.) 46,100.
( Back to Weston)
Restaurant Taxes to Weston 15,000.
Total 61,100.

* Estimated to be Determined in Lease Phase
First Floor Plan
SECOND FLOOR PLAN

COMMUNITY ROOM

RESTAURANT/DINING

OFFICE/NONPROFITS

LEGEND
Site Plan
Benefits to Weston: A Home for Non-Profits

Weston Historical Society
Benefits to Weston: A Home for Non-Profits

Weston Forest and Trail
Benefits to Weston: A Home for Non-Profits

Women’s Community League
Benefits to Weston: A Place to Gather

A Farm to Table Restaurant
Benefits to Weston: A Place to Gather

Today

Gatherings

Family Events

A Community Room

Tomorrow

Meetings
Benefits to Weston: A Place to Gather

A Direct Link to Activities on the Green
Benefits to Weston: An Exciting Future

- Completes the Art and Innovation Center/Josiah Smith Tavern Campus.
- Realizes the Tavern’s full potential.
- Completes the Town Center Plan vision.
- Links with all the activities in the heart of the community.
VOTE YES!