



Town of Simsbury


933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas J. Roy, PE - Director of Public Works

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:** Dewy Farm House – Recommendation for Demolition
2. **Date of submission:** December 5, 2013
3. **Date of Board Meeting:** December 9, 2013
4. **Individual or Entity making the submission:** Thomas J. Roy, PE 
5. **Action requested of the Board of Selectmen:** (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.)
The Individual or Entity making the submission requests that the Board of Selectmen:

Approve the demolition of the existing farm house.
6. **Individual(s) responsible for submission:**

Thomas J. Roy, PE – Director of Public Works
7. **Summary of Submission:**

The existing farm house on the Dewy farm property at 51 Terry's Plain Road is in poor condition and Town staff is recommending that it be demolished.
8. **Description of documents included with submission:** (All documents must be in final form and signed by the appropriate party.)
The following documents are included with this submission and attached hereto:
 - December 2, 2013 Memo, Dewy Farm House, Recommendation for Demolition.



Town of Simsbury

66 TOWN FOREST ROAD, P.O. BOX 495, SIMSBURY, CONNECTICUT 06070

~ Department of Public Works ~

Memorandum: Dewy Farm House – Recommendation for Demolition

To: Mary Glassman, First Selectman
CC: Richard Sawitzke, Henry Miga
From: Thomas J. Roy, Director of Public Works *(TJR)*
Date: December 5, 2013

With the Town taking possession of the Dewey Farm property this past year, we have worked to clean the site and remove all of the contents of the farm house. With this work having been completed, an assessment of the existing house was completed by myself and Henry Miga. Generally, we found the house it to be in poor condition. This 1868 sf farm house was originally constructed circa 1900 and then received at least one significant addition. The layout of the house is not ideal, as it is comprised of a number of small rooms, a narrow central staircase, and limited closets.

In order to make the house habitable the Town would need to spend an estimated \$73,500 to complete the repairs listed on the attached page. These costs do not include any contingency if additional defects are found during the renovation process. I believe the required work far outweighs the value of this house and I therefore recommend the structure be demolished. If this is acceptable, Public Works will issue a bid for qualified demolition contractors to remediate all hazardous materials, demolish the structure and remove all materials from the site. When the work is completed the site will be graded level and seed. The estimated cost of demolition is \$18,500.

Please let me know if you are in agreement with this recommendation of if you require any further information.

**Dewey Farm House
Required Renovation Work**

Electrical System:	\$8,000
The existing electrical system consists of light gauge wire that is not properly connected or insulated. There are numerous areas of exposed bare wire presenting a fire hazard. The electrical wiring needs to be completely removed and reinstalled.	
Foundation:	\$14,000
The foundation has failed in several areas and other areas are undermined. To properly repair the foundation, the existing house would need to be supported while the existing deteriorated foundation is removed and a new concrete foundation is installed.	
Framing:	\$9,500
Several areas of the first floor have settled and are now supported by wooden poles in the basement. This framing would need to be upgraded and strengthened to support the floor loads.	
Heating/Furnace:	\$8,500
The existing heating system is inoperable and would need to be replaced.	
Paint (interior/exterior):	\$12,000
The interior and exterior of the house are in need of paint. The estimated value of this work does not include any lead paint removal that could further increase the costs of this work.	
Misc. General Improvements:	\$18,000
The existing house is old and worn many of the interior flooring, light fixtures, plumbing fixtures, etc. will need to be updated. Windows would need to be replaced and insulation added to the exterior walls.	
Contingency:	\$3,500
With any renovation project, unforeseen problem can be uncovered during while the work is in progress. To complete this project we would need to anticipate at least a 5% contingency.	
Total:	\$73,500