

HEADQUARTERS ROAD BRIDGE - THE WOODTIGER FUND OFFER EXECUTIVE SUMMARY

PROJECT

The project includes the rehabilitation of the Headquarters Road Bridge (the “Bridge”), all improvements associated with all roadways and approaches conveyed with the Bridge and the necessary signage at the various access points to Headquarters Road (hereinafter the “Project”).

The Project also includes subsurface improvements to be made just off the Bridge entry that are designed to increase the vehicle weight bearing capacity of the Bridge. This is to accommodate the largest emergency service vehicles providing coverage to the community.

FUNDING

All soft & hard costs for plans, permits and improvements (including all legal and engineering costs) for the Project are to be provided by The Woodtiger Fund.

Funding is also provided for the development of a bridge Maintenance Plan and a corresponding budget for the work prescribed. The required endowment for this work shall be provided by The Woodtiger Fund.

As the Project’s various costs are not currently known, an initial distribution of \$1,000,000.00 shall be provided to Tincum Township for deposit into an account controlled by the Township upon adoption of a Resolution by the Board of Supervisors.

Additional funds beyond the initial distribution shall be made in accordance with the following proposed schedule:

1. \$500,000.00 shall be deposited every 60 days up until the Township has received \$3,000,000.00 or until the Project Bid is ready to be advertised, whichever occurs first; and,
2. Prior to authorizing the advertisement of the Project Bid, the difference, if any, between the total funds received by the Township to date and the total of the estimated Project costs, including construction costs, reasonable overages allowance, and estimated operations and maintenance costs, shall be deposited into the account held by the Township.

This is the proposed schedule at this time and will be part of the final agreement(s). Funds provided for the Project will come from and be secured by The Woodtiger Fund’s existing financial assets which are in excess of \$80 million.

The Township shall acknowledge that time is of the essence and agree to develop and pursue plans and permits for the Project, all documents needed for the Project Bid including advertisement, as well as maintenance plans and schedules as quickly as practicable.

The final agreement will be drafted to provide the benefits thereof and impose the obligations thereof to all successors and assigns. The obligation is to run with the Bridge and not the specific entities involved.

Upon satisfactory completion of the project, any Project funds, not including funds provided specifically for the estimated operations and maintenance costs, received by the Township in excess of the true and actual cost of the Project shall be promptly returned to The Woodtiger Fund without interest earned.

HISTORICAL STANDARDS

The Woodtiger Fund desires the rehabilitated structure qualify as a certified rehabilitation by the Department of the Interior. To be certified, a rehabilitation project must be determined by the Secretary of the Interior to be consistent with the historic character of the structure and the district in which it is located, where applicable. The Secretary of the Interior's Standards for Rehabilitation can be summarized as:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Woodtiger Fund is asking the Township to follow these standards as closely as possible. The Woodtiger Fund understands that actual conditions of the Bridge and the land may prevent strict compliance.

END OF DOCUMENT