

Kristen Stelljes

From: Barbara Mangum <bmangum411@aol.com>
Sent: Tuesday, May 14, 2019 5:02 PM
To: Kristen Stelljes
Subject: Request for Emergency Funds for the Somerville Museum
Attachments: elevator addition workbook 2019.xlsx; 19026 - Somerville Museum Proposal - 2019.05.10.pdf; HCMC Initial Budget Schedule of Values 5-10-2019.pdf

Dear Kristen and CPC members:

I am writing to request additional funds for the Somerville Museum for the project to build an elevator addition onto to the Museum's historic building. The project costs for the current design were developed in 2016. As a result of a three year long lawsuit, the Museum is only able to begin construction of the elevator now, however our funds have dwindled and the costs have skyrocketed.

The Museum is determined to find a way forward to begin this project this June. At this time, we have everything proceeding toward this end. Bid specifications were prepared this Spring and two bids from highly respected companies came back last Friday. One from Hamilton Construction came in at \$1,774,000 and the other from Stack Construction came in at \$1,264,000. Peter Quinn, our architect believes that the higher bid is an outlier, and that the lower bid is closer to what one can get in this market. Stack also clearly wants the job, asked lots of questions throughout the bid process and have been very eager to work with us within all of our constraints. I also note that they list the ICA as one of their clients. The Director is a friend of mine and I will call and make sure they are as good as they seem, but I am optimistic that they could do a job that everyone will be proud of.

In 2015, we had designs of an elevator drawn up by Peter Quinn Architects and were very excited by the prospect of having the Museum accessible on all three floors, as required by the Mass. Architectural Access Board. During the year following, we worked at length with the Somerville Historic Preservation Commission to come up with an historically compatible design with our building. This required extensive use of brick as well as extending out the eave of the roofline and using slate to match the original. In addition, the dentils and other woodwork were carried throughout the design. All of these design changes added up to major changes in cost. In the last round of updating the specifications for bidding, PQA decided that it would be best if the Museum's west end floor slab could be waterproofed before the restrooms and other rooms on this floor were rebuilt. This has added probably another \$100,000 to the project. We could take out this aspect of the scope for increased savings, although as we all know, it is greatly needed. We can also take out the Palladian window from the scope of the project now and try to raise funds for it separately. That would probably cost more in the long run, but it is possible. We are more than willing to work with the CPA to whittle away the numbers. However, we do not want to delay the project further in order to fundraise as the costs just keep going up and the value of the funds we have keep going down.

Please let me know if I can answer any questions you may or elaborate further. We only received these bids last Friday, so we have not had a great deal of time to go over them in detail. I am away at a conference right now, but am willing to talk on the phone or via email with any of you about the need for these emergency funds. I should clarify that the reason this is an emergency is that these funds are needed now to proceed with this project in June. Either through donations or loans, the Museum will undertake the project if at all possible.

My best,
Barbara

Barbara Mangum
Sculpture & DecArts Conservation
www.sdaconservation.com

Bid received on May 10, 2019	Total Cost
Hamilton Construction Management Corporation includes \$50k contingency	\$1,774,742.00
Stack Construction	\$1,264,143.00
Palladian window installation	\$18,901.00
Substitution of Pella Architect Series Wood Windows in lieu of Kolbe	-\$21,642.00
Palladian window conservation	\$21,000.00
Total	\$1,282,402.00
construction contingency at 10%	\$126,414.30
Total construction cost	\$1,408,816.30
R Graf, Owner's Architect (4% of \$1,186,153)	\$56,352.65
P. Quinn, Architect and firm (10% of \$1,186,153)	\$140,881.63
B.Mangum, Project Manager	\$14,088.16
V. Woodworth, ADA code consultant	\$6,400.00
Payment and Performance Bond (5%)	\$63,207.15
Certified public accountant	\$2,000.00
Total	\$282,929.60
Grand Total	\$1,691,745.90
Funding	
Wallace Foundation	\$22,684.00
MCFF	\$40,000.00
CPA FY15 re-purposed funds	\$24,970.00
Somerville CPA FY16 elevator addition grant	\$237,848.00
CPA FY15 re-purposed funds	\$18,010.00
water alarm installation	-\$300.00
Total	\$343,512.00
Amount needed:	\$1,348,233.90
Difference	\$1,004,721.90
CPA request* (however much the CPA can help us)	\$600,000.00
Museum bank loan	\$404,721.90
<p>*\$235,000 was requested in CPA17, but was not awarded as the Museum was still involved in a lawsuit with the neighbors. The lawsuit has now been found in favor of the Museum, however, costs of construction in Somerville have grown immensely during the past three years.</p>	

Somerville Museum

Elevator Addition

Construction Services Proposal
May 10, 2019

Stack + Co.
555 East 2nd Street
Boston, MA 02127
www.stackac.com



Bid Form

Proposal

Assumptions and Quals

Schedule

Proposed Site Logistics Plan

Firm Profile and Case Studies

Project Team

References

SECTION 00 21 13 Instructions to Bidders

Note – Please transmit this form along with accompanying documents to

Peter Quinn Architects LLC
259 Elm St, Suite 301
Somerville MA 02144
Attn: Katrina Sousa, Project Manger
Phone - 617-354-3989
Email – ksousa@pqarch.com

**Project: Addition and Partial Renovation
The Somerville Museum
One Westwood Rd, Somerville MA 02143**

To the Owner: The Historical Society of Somerville
The Board of Directors of the Somerville Museum and its President, Barbara Mangum
One Westwood Rd, Somerville MA 02143

A. The undersigned proposes to furnish all labor and materials required for:

The Addition and Partial Renovation of the Somerville Museum

In accordance with the accompanying plans and specifications prepared by:

Peter Quinn Architects LLC
259 Elm St, Suite 301
Somerville MA 02144

Including all Labor and Materials, for the contract price specified below, subject to exceptions, additions and deductions according to the terms of the Specifications.

B. This bid includes Addenda numbered [inset Addenda #'s received]

C. The proposed contract price is

 \$1,264,143 DOLLARS

(\$)

D. Alternates

For Alternate No. 1: Add \$ \$18,901

Description – Add for the field assembly and installation of the historic Palladian Window Set in the Attic level existing brick wall, as described in the Drawings and Specifications

See budget summary for Alternates 2 and 3

E. Bidder understands that the Owner reserves the right to reject any or all bids and to waive any formalities in the bidding process.

F. The undersigned agrees that if selected as General Contractor, within Twenty-One (21) days, weekends and legal holidays excluded, after presentation thereof by the Owner, execute a Construction Contract in accordance with the terms of this Bid.

G. The bidder agrees that this bid shall be good and may not be withdrawn for a period of 30 days (excluding weekends and holidays) after the scheduled closing time for receiving bids.


H. The undersigned certifies that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word “person” shall mean any natural person, joint venture, partnership, corporation or other business or legal entity.

I. The undersigned agrees to commence work on the Contract within seven (30) calendar days from receipt of written notice to proceed issued by the Owner and to thereafter diligently and continuously carry on the work. He agrees to Substantially Complete the work of this Contract on or before the date of Substantial Completion set forth in the Contract Agreement.

J. The undersigned shall include with the Bid a Proposed Construction Schedule.

K. The undersigned shall include with the Bid a Schedule of Values of Construction Costs based on CSI divisions. Please note that Contractor General Conditions, Profit and Overhead, Project Requirements, Insurances, and Contractor Fee shall be listed as separate line items.

H. The Bid shall include the following information:

Date:	5/10/19
Submitted By (Company):	Stack Design Build, LLC (Stack + Co.)
Signature	
Name	Joshua Brandt
Title	Managing Member
Business Type	LLC

END OF SECTION 00 21 13

**BUDGET SUMMARY**

May 10, 2019

Scope	Budget Amount
01000 - Project Requirements	\$ 50,270
02050 - Demolition + Shoring	\$ 54,920
02200 - Site Prep & Utilities	\$ 106,900
02950 - Landscaping	\$ -
03300 - Concrete	\$ 119,696
04200 - Masonry	\$ 137,500
05100 - Structural Steel	\$ 52,750
05500 - Misc. Metals	Inc. in 05100
06100 - Rough Carpentry	\$ 94,271
06400 - Finish Carpentry	\$ 27,650
07200 - Insulation	\$ 3,226
07500 - Roofing	\$ 25,431
07900 - Misc Thermal and Moisture	Inc. in 03300
08100 - Doors, Frames, Hardware	\$ 21,580
08800 - Windows	\$ 26,500
09250 - Walls and Ceilings	\$ 35,250
09300 - Tile	\$ 14,707
09400 - Countertops	Inc. in 06400
09600 - Floor Finishes	\$ 1,377
09900 - Paint	\$ 13,500
10000 - Specialties + Signage	\$ 10,519
11000 - Equipment	\$ -
12000 - Furnishings	\$ -
14000 - Conveying Systems	\$ 99,476
15300 - Fire Protection	\$ -
15400 - Plumbing	\$ 29,150
15500 - HVAC	\$ 39,750
16000 - Electrical	\$ 67,500
30000 - General Conditions	\$ 130,500
01000 - Permit	\$ 23,730
Subtotal	\$ 1,186,153
50000 - Design + Construction Contingency	\$ -
60000 - Insurance	\$ 17,792
70000 - Fee	\$ 60,197
BUDGET TOTAL	\$ 1,264,143



BUDGET SUMMARY

May 10, 2019

Scope Alternates Items below are excluded from the Budget but may be added for the all-inclusive amounts as shown.	Add/Alternate Amount
Alternate #1 - Installation of Historic Palladiun Window - to be completed within project schedule duration	\$ 18,901
Alternate #2 - Allowance for Garaventa 5 year Preventative Maintenance Plan and Extend Parts Warranty	\$ 11,404
Alternate #3 - Furnish Pella Architect Series Wood Double Hung Windows, in lieu of Kolbe Heritage Windows	\$ (21,642)

ASSUMPTIONS AND QUALIFICATIONS

May 10, 2019

General Qualifications

- This Budget is based on Open Shop Labor.
- This Budget is based upon and subject to all Qualifications noted in the enclosed Budget Detail.
- This Budget excludes any work indicated as an "Exclusion" in the enclosed Budget Detail.
- Costs for hazardous material testing and abatement are excluded.
- Costs for remediating existing non-conforming building conditions at the direction of code officials are excluded.
- Costs associated with unforeseen concealed existing conditions are excluded.
- Costs for all fees to Utilities/Municipalities for new or temporary utility services are excluded.
- Costs for utilities consumed during construction are excluded.
- All work to be performed during normal working hours.
- All Construction Proposals are only good for 30 days.
- Tolerances are +/- 1/8"

Project Specific Qualifications

- This Budget is based on Proposed Elevator Addition Bid Set, dated 04/09/2019
- This Budget is based on MEP Addendum, dated 04/30/2019, Proposed Elevator Addition Demo Plans, received 04/29/2019
- This Budget is based on Proposed Elevator Addition Project Manual, dated 04/09/2019
- This Budget is based on RFI Responses.
- The assumed onsite construction duration is **180** working days (**36** working weeks). See Schedule for specifics.
- This Budget assumes that this project is tax exempt.
- This Budget assumes normal business hours.
- This Budget assumes that the sidewalk along Westwood Road can be fenced in and used during construction.
- We have included waterproofing and topping slab in the Basement per the Architectural plans and sections. However, there are details that will need to be resolved; specifically at slab edge at the step down into the stair, at slab edge at new doors into the east wing, etc. A sump or drain may be desirable.
- This Budget excludes cost for new underslab drain piping or new perimeter foundation drain. These may be desirable for moisture control; however, they would need to discharge somewhere TBD.
- This Budget excludes cost for forming the sump pit or furnishing or installing a sump pump. Based on Stack's experience with Garaventa lifts, we do not believe a sump in the elevator will be required.

Allowances - Certain scopes of work (as described below) have been included as Allowances. If the cost of a specific selection is greater than the Allowance value, the contract value shall be increased accordingly, including markups for Contractor's Overhead + Profit. These Allowances are summarized here and detailed in the enclosed Budget Detail. If values / scope differ between this Summary and the Budget Detail, the value /scope in the Budget Detail shall govern.

- An allowance of \$26,630 is included for Site Logistics. This includes pedestrian barriers and temp fence (\$14,780), remove and replace the City Sidewalk (\$8,100), remove and reinstall pavers at parking spot (\$2,750), and removal of existing hedges along sidewalk on Westwood Road (\$1,000). This is based on the attached proposed Site Logistics plan. This plan will need to be reviewed and approved by all stakeholders including the Owner and Terrence Smith at Somerville Traffic prior to starting construction.
- An Allowance of \$15,000 (\$2,500 per Unit) is included to furnish and install cast stone pilasters
- An Allowance of \$1,500 is included for new beam pockets for the W8x31 beams.
- An Allowance of \$2,400 is included to enlarge the existing star landing
- An Allowance of \$10,500 is included for Kitchenette Casework/Counter and Reception Desk Materials
- An Allowance of \$3,250 is included for interior and exterior door hardware

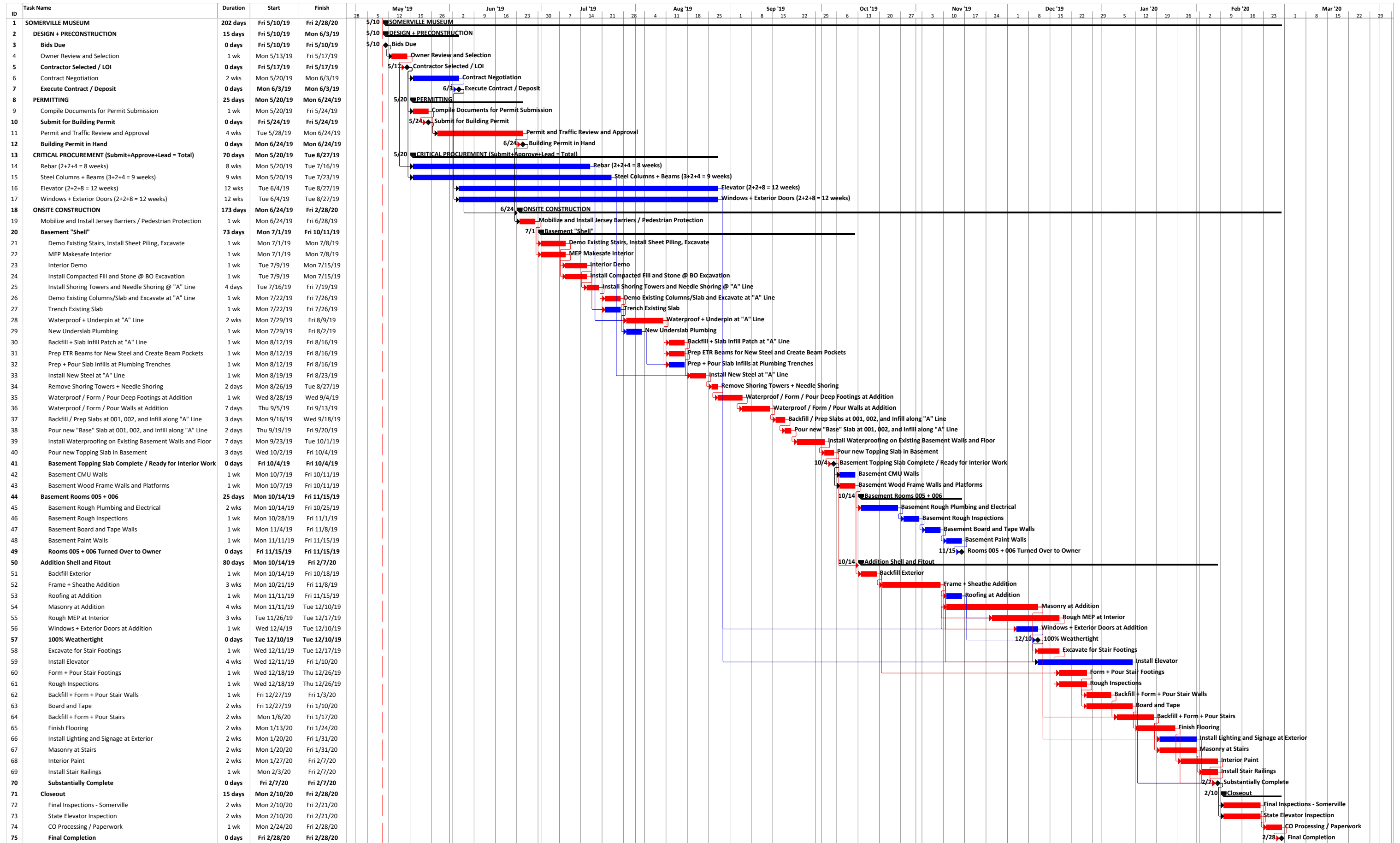
ASSUMPTIONS AND QUALIFICATIONS

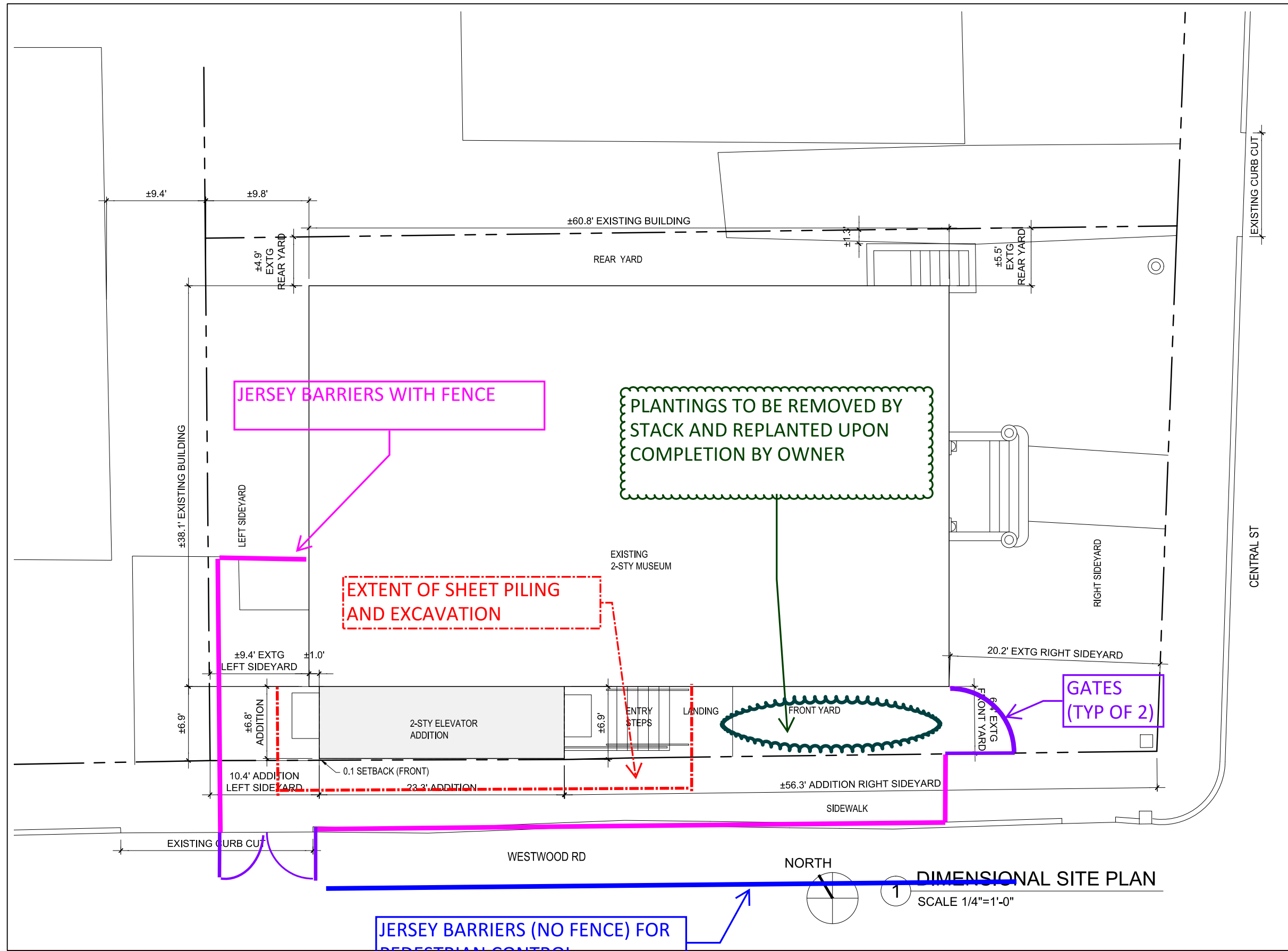
May 10, 2019

- An Allowance of \$2,500 is included to patch and repair existing board and plaster.
- An Allowance of \$6,714 is included to furnish tile and VCT flooring material.
- An Allowance of \$1,842 is included to furnish Bathroom accessories, Fire Extinguishers and Cabinets, and Restroom Signage.
- An Allowance of \$1,500 is included to furnish and install flooring in the elevator.
- An Allowance of \$3,750 is included to trench, patch and repair for underground plumbing.

Exclusions

- Upgrade / Repair existing system scheduled to remain - Masonry, trim Windows and doors, MEPs, etc.
- Quality Control and Testing
- Snow Removal
- Project Utility Usage
- Temporary toilets for Museum employees and visitors
- Remove / relocate furniture, items in storage, etc. Space expected to be cleared prior to construction start.
- Asbestos abatement / Hazardous materials, Unsuitable soils, rock/ledge/boulders
- Dewatering
- File, maintain, prepare SWPP
- Furnish new/replace sidewalk curbs - reuse existing
- Replace plants removed during construction, along Westwood Road
- Soil testing and changes to underpinning design due to results of Geotech Report, Soil treatment and compaction testing
- Concrete testing, Specialty Ad-Mixtures
- 7 day wet cure
- Structural steel testing / inspections, peer review, special inspections
- Radiused Lintels at Wood Shutters and Elevator Vent
- Vapor barrier behind GWB at exterior walls
- Furnish new wood trim for Westwood Road Elevation. Existing trim to be salvaged and reused
- Replace crown throughout - only patch in as necessary
- Spray foam or blown in cellulose insulation
- Furnish and install snow rails or snow guards
- Automatic door opener
- Level 5 finish at new drywall - level 4 finish carried
- Floor prep, self leveler and antifracture below tile, Moisture testing / mitigation, Crack membrane
- Stone Tile - Porcelain carried
- Furnish/install floor in Existing Reading Room, Reference Room, Accession Room, Short-Term Storage, Elevator Machine Room, all Stair Treads & Landings, Existing Gallery Space
- Polish / finish concrete floors not receiving tile
- Provide rubber stair treads, risers & landings, transition strips for VCT flooring
- Paint areas not included in Construction - Existing Gallery Spaces, Existing Reference, Existing Reading Room, Front of Museum, existing wood trim at ext. of building
- Paint stair treads, stringers, wood handrails
- Repair / replace water heater
- Furnish new or replace existing BMS systems
- Shut down fees





PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
 259 ELM STREET, SUITE 301
 SOMERVILLE, MA 02144
 PH 617-354-3989 FAX 617-868-0280

SEAL

CONSULTANT

PROJECT
SOMERVILLE MUSEUM ADDITION & PARTIAL RENOVATION
 1 WESTWOOD ROAD
 SOMERVILLE, MA 02143

PREPARED FOR
 SOMERVILLE HISTORICAL SOCIETY

1 WESTWOOD ROAD
 SOMERVILLE, MA 02143

DRAWING TITLE
ZONING COMPLIANCE DIM. SITE PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE

BID SET 09 APR 2019
 DRAWN BY MY REVIEWED BY PQ

SHEET

Z1.1

Stack + Co.

FIRM PROFILE

At Stack + Co. we utilize our unique and versatile staff to deliver architecture, construction management, and integrated services. We specialize in various forms of hybrid delivery, providing services across the entire project life-cycle in-house, or integrating with industry partners including architects, consulting engineers, and construction managers.

Stack + Co. provides construction management services in concert with top architecture and design firms, and our clients include some of the most successful operators in the hospitality, food and beverage, academic and commercial spaces. Founding Principal Josh Brandt has developed a recognized expertise in delivering high-quality, complex projects resulting in Stack + Co.'s robust referral driven client base.

Stack + Co.'s work has been celebrated in Architectural Record, Dwell, Design New England, Boston Home, and Green Building & Design and the Firm was awarded the "Best of Boston Home, Custom Home Design/Build" from Boston Home in 2019, New England Home magazine's "Rising Stars" in 2019, and "Best Design Build Firm" by Boston Architects in 2018.





CASE STUDY

Norfolk House Residences, Dedham, MA

Project Type: Historic Restoration/Multi-Family

A major restoration and development of 6 high-end condominiums in an 1802 landmark building listed on the National Register of Historic Places. Originally constructed as a country tavern, the building saw significant expansion and improvement in 1905 by renowned Colonial Revival architect Frank Chateau Brown, and again in 2015 when Stack + Co. teamed with developer Oxbow Partners and Horne and Johnson Architects to create 6 stunning residential units featuring period details and modern amenities. This project won a 2017 Adaptive Reuse and Rehabilitation Restoration Award from the Massachusetts Historic Commission.

Architecture: Horne and Johnson

Construction: Stack + Co.





CASE STUDY

Saint Norbert School Lofts, Jamaica Plain, MA Project Type: Historic Restoration/Multi-Family

Located in Jamaica Plain, MA, Stack turned this former school into a 16,000 SF modern apartment complex. Composed of 21 modern studios and one bedrooms, each apartment is equipped with top of the line climate control systems, tall ceilings, in-unit laundry facilities, and an abundance of natural light. The project required intensive structural modifications and restoration to the projects existing historical conditions.

Architecture: RODE Architects
Construction: Stack + Co.





CASE STUDY

ICA Watershed, East Boston, MA
Project Type: Art Exhibition

Located in the East Boston Shipyard, the ICA Watershed provides 15,000 SF of dedicated installation art exhibition space for the Institute of Contemporary Art. An adaptive reuse of a WW2 era copper pipe factory, the project required the full reconstruction of the condemned building. Nonetheless, the ICA Watershed was executed on an accelerated fast track schedule with all work completed in 28 weeks.

The ICA Watershed is always free and represents the ICA's long term commitment to enriching the Boston arts community.

Architecture: Anmahian Winton Architects
Construction: Stack + Co.



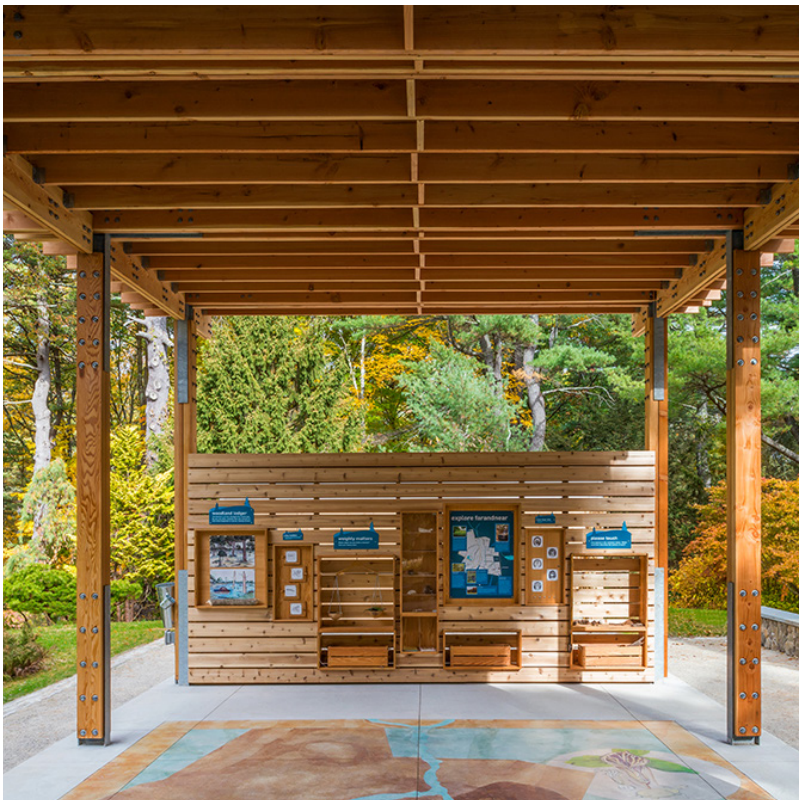


CASE STUDY

Farandnear, Shirley, MA
Project Type: Outdoor Pavilion

Built for the Trustees of Reservations, this new pavilion is a welcoming center for the 89 acre Farandnear reservation in Shirley, MA. Also serving as a gathering area for venue events, the Farandnear Pavilion was constructed using an intricate system of structural steel nodes and exposed douglas fir timbers, features an eco-friendly rain water collection system and a custom painted structural slab that depicts a map of the reservation.

Architecture: designLAB Architects
Construction: Stack + Co.





CASE STUDY

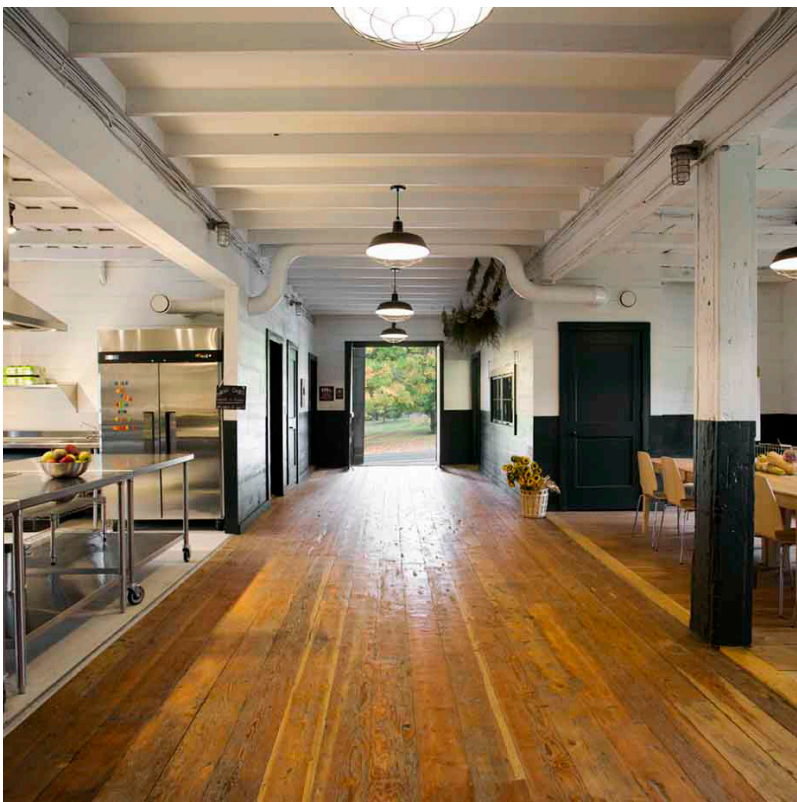
Powisset Farm, Dover, MA

Project Type: Deep Energy Retrofit

A deep-energy retrofit, built for the Trustees of Reservations; which included installation of super insulated walls, roof, and floor assemblies in the existing barn structure. Additionally, Stack installed a photovoltaic array system that ultimately makes the establishment net positive in terms of energy use. In addition to the deep energy retrofit scope, Stack constructed a full new commercial kitchen and classroom, where the staff will be initiating a new “farm to fork” CSA program for visitors.

Architecture: ZeroEnergyDesign

Construction: Stack + Co.





CASE STUDY

285 Washinton Street, Somerville, MA
Project Type: Office Building

The intensive renovation and repositioning of an existing 3 building office complex owned by Riverside Properties in Somerville. A new entry and lobby, bathrooms, windows, and retail storefronts take the building into the 21st century.

Architecture: Peter Quinn Architects
Construction: Stack + Co.





Joshua M. Brandt, LEED AP

Principal

Education

Bachelor of Science in Civil Engineering
Brown University

Registrations and Certifications

LEED Accredited Professional by the US
Green Building Council

Professional Affiliations

US Green Building Council Rhode Island
Chapter, Founding Member, 2009

Construction Rhode Island, Founding
Member, 2009

Urban Land Institute (ULI), East Boston
Development Wave, Speaker and Panelist,
2016

NAIOP (Commercial Real Estate
Development Association), Craft Beer Taps
Commercial Real Estate, Speaker and
Panelist, 2015

Member, Massachusetts Brewers Guild

Josh Brandt founded Stack + Co. in 2009 with Andrew Wade Keating out of the belief that a more cooperative and integrated approach to architecture and construction would deliver a better process and building. He is a recognized leader in the preconstruction and construction management of complex and demanding projects in the institutional, hospitality, commercial, and residential markets.

Josh excels at setting priorities based on each project's unique circumstances and not on previous project precedents as is so commonly done in the industry. He begins each new venture with a rigorous exploration of client needs and individual circumstances to develop a solution that best suits the demands of the project.

Prior to starting Stack + Co., he worked as a Construction Manager with Stonestreet Building Company where he worked on high-end luxury condominiums and as a Project Manager with Shawmut Design and Construction specializing in large institutional projects.

Relevant Experience

- Saint Norbert School Lofts, Jamaica Plain, MA
- Hopkinton Residence, Hopkinton, MA
- Gates Residence, Scituate, RI
- Parmalee Street Apartments, Boston, MA
- Appleton @ Davis, Somerville, MA
- Contemporary South End Townhouse, Boston, MA
- The Box Office, Providence, RI
- ICA Watershed, East Boston, MA



Casey Wilcox

Construction Project Manager

Education

Bachelor of Science in Civil Engineering
Rochester Institute of Technology (RIT)

Registrations

OSHA-30 Certification, Occupational
Safety and Health Administration, U.S.
Department of Labor
Certified Engineer in Training (E.I.T.)

Work History

2016 - Present - Stack + Co.
Project Manager
2013 - 2016 - Stack+ Co.
Assistant Project Manager
2010 - 2013 - The Pike Company, Ithaca, NY
Project Engineer

Casey is an integral member of the team at Stack + Co. and has served as Assistant Project Manager or Project Manager on many of the firm's projects. He has a meticulous attention to detail and excels at the management of highly complex and demanding construction projects. In 2016 Casey was promoted to Project Manager in recognition of his significant professional growth and outstanding contribution to the firm success. Prior to joining Stack, Casey served as a Project Engineer for a firm in upstate New York where he worked on the \$65,000,000 Cornell University Stocking Hall Food Science Laboratory and Production Dairy Facility.

Relevant Experience

- Norfolk House, Dedham, MA
- Saint Norbert School Lofts, Jamaica Plain, MA
- Laconia Lofts, Boston, MA
- ICA Watershed, East Boston, MA
- ICA Exhibition Buildout, East Boston, MA
- BKBX, Allston, MA
- Downeast Cider Preconstruction, East Boston, MA
- Mountain Warehouse, Boston, MA
- Cambridge Spirits, Cambridge, MA



Mike Ramos

Senior Superintendent

Registrations and Certifications

Massachusetts Construction Supervisor (CLS), Massachusetts Board of Building Regulations and Standards
OSHA-30 Certification, Occupational Safety and Health Administration, U.S. Department of Labor

Work History

2014 - Present - Stack + Co.
Project Superintendent
2004 - 2014 - Onyx Construction
Owner

Mike joined Stack + Co. in 2014 after operating his own construction firm for more than 10 years. His wealth of knowledge along with his calm and approachable predisposition has proven to be a tremendous asset to his clients. His reputation as a highly motivated, customer driven, and quality focused Superintendent has led Stack clients to request his involvement in their projects.

His experience includes the 15,000 square foot ICA Watershed which required full reconstruction of the condemned building, was executed on an accelerated fast track schedule and completed in 28-weeks.

Relevant Experience

- ICA Watershed, East Boston, MA
- Pammy's, Cambridge, MA
- Bon Me Fresh Pond, Cambridge, MA
- Bon Me Test Kitchen, Cambridge, MA
- Bon Me Chestnut Hill, Newton, MA
- Bon Me Congress Street, Boston, MA
- Downeast Cider, East Boston, MA
- 17 Caroline, Wellesley, MA

Norfolk House

Mr. Peter Smith
Developer
Peter Smith Associates
Telephone: 617-512-6489
Email: psmith@petersmithassociates.biz

Powisset Farm

Farandnear Pavilion

Mr. James Younger
Former Executive Director, The Trustees of Reservations
Principal
James M. Younger, AIA
Telephone: 978-397-4860
Email: jmy@jamesyoungeraiia.com

ICA Watershed

Ms. Jill Medvedow
Ellen Matilda Poss Director
Institute of Contemporary Art (ICA)
Telephone: 617-478-3100
Email: jmedvedow@icaboston.org

**Somerville Museum
Hamilton Construction Management Corporation
Budget Schedule of Values
May 10, 2019**

General Requirements		
01-010	General Requirements	302,168
01-020	General Requirements - Allowances	59,715
	Sub Total	<u>361,882</u>
Site Work		
02-050	Demolition	45,000
02-050	General Labor	51,114
02-100	Site Preparation - Mobilization	6,722
02-200	Earth Work	52,000
02-200	Underpinning / Trenching	44,046
02-200	Soil Export Premium (<i>Excluded per bid instructions</i>)	0
02-282	Rodent Control	825
02-900	Landscaping	5,000
	Subtotal	<u>204,706</u>
Concrete		
03-300	Cast in place Concrete	92,168
	Subtotal	<u>92,168</u>
Masonry		
04-200	Masonry	290,707
	Subtotal	<u>290,707</u>
Metals		
05-120	Structural Steel / Misc. Metals / Decorative Metals	34,474
05-500	Temporary Shoring	23,150
	Subtotal	<u>57,623</u>
Wood And Plastics		
06-100	Rough Carpentry / Framing / Materials / Exterior Architectural Millwork	103,188
06-402	Finish Carpentry Labor / Installations / Running Trim	48,883
	Subtotal	<u>152,071</u>

Thermal & Moisture Prot.		
07-110	Sheet Membrane / AVB	10,665
07-160	Damproofing / Waterproofing	10,360
07-163	Drainage Board	2,200
07-270	Fire Stopping	3,742
07-530	Roofing	19,800
07-901	Joint Sealants	3,050
	Subtotal	<u>49,817</u>

Doors and Windows		
08-211	Doors / Frames	17,392
08-610	Wood Windows	8,052
08-710	Door Hardware	6,375
08-720	Pwr. Door Operators	4,945
	Subtotal	<u>36,764</u>

Finishes		
09-255	Gyp Board Assemblies	96,972
09-300	Tile	10,500
09-678	Resilient Flooring	3,600
09-900	Painting	11,480
	Subtotal	<u>122,552</u>

Specialties		
10-100	Exterior Display Boards	2,000
10-425	Signs	7,969
10-522	Fire Extinguisher Cabinets	1,000
10-800	Toilet & Bath Accessories	2,205
	Subtotal	<u>13,174</u>

Equipment		
	Not Used	0
	Subtotal	<u>0</u>

Furnishings		
12-372	Kitchen Cabinetry	6,098
	Display Cabinet	3,000
	Subtotal	<u>9,098</u>

Special Construction		
Not Used		0
Subtotal		<u>0</u>

Conveying Systems		
LULA		99,558
Subtotal		<u>99,558</u>

Mechanical		
Fire Protection		0
Plumbing		33,895
HVAC		43,825
Subtotal		<u>77,720</u>

Electrical		
Electrical		55,950
Subtotal		<u>55,950</u>

Subtotal		
		1,261,907
Fee (8.0%)		100,953
Project Requirements		<u>361,882</u>
Sub Total		\$1,724,742
Contingency		<u>\$50,000</u>
Total		\$1,774,742