

# TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS  
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

## REGULAR MEETING AGENDA COMMUNITY PRESERVATION COMMITTEE

24 APR '25 PM 12:47  
BARNSTABLE TOWN CLERK

DATE OF MEETING: Monday, April 28, 2025

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting will be provided in the following manner:

1. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.  
Link: <https://zoom.us/j/82380513487>

Or by calling the US Toll-free Telephone Number: 888-475-4499  
Meeting ID: 823 8051 3487

3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [Sarah.Beal@town.barnstable.ma.us](mailto:Sarah.Beal@town.barnstable.ma.us) so that they may be displayed for remote public access viewing.

Meeting materials will be available at <https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/> prior to the meeting.

This meeting of the Community Preservation Committee is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone else is recording this meeting and to please make their presence known

Call to Order:

Roll Call of the Members:

CPA Financial Update – Director of Finance, Mark Milne

Presentation of the Affordable Housing Growth & Development Trust Board's 2024 Year End Report  
Trust Administrator – Jillian Douglass

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from March 17, 2025.

Letters of Intent:

- A Letter of Intent has been received from the Affordable Housing/Growth & Development Trust Fund Board requesting the transfer of a total of \$2.5 Million Dollars in Community Preservation Community Housing and Undesignated funds to continue to prioritize strategies and actions to address the severe housing shortages that Cape Cod continues to experience.
- A Letter of Intent has been received from Barnstable Land Trust requesting \$600,000 in Community Preservation Open Space funds in support of the acquisition and preservation of 13 acres of high priority, ecologically significant pond-front property on Mill Pond addressed 3640 Falmouth Road, Marstons Mills, map 058, parcel 012. The total purchase price is \$1,200,000 and a Mass Conservation Partnership grant for \$425,000 will be applied for in June 2025. Barnstable Land Trust will own the property and a conservation restriction to be granted to the Town of Barnstable.
- A Letter of Intent has been received from Town of Barnstable DPW requesting \$407,000 in Community Preservation Open Space and Recreation funds to revitalize and improve Cotuit Memorial Park located at 889 Main Street, Cotuit, map 035, parcel 051. The total estimated project cost is \$521,000 with \$114,000 in capital improvement funding to be provided. The Cotuit Civic Association has requested the rejuvenation of this park that is a focal point for the village connecting the library, waterfront, playground, and post office.
- Letter of Intent from Odd Fellows Lodge requesting \$69,360 in Community Preservation Historic Preservation funds for preservation and restoration work for the Odd Fellows building including roof, gutters, trim replacement, foundation repair and waterproofing. The building is listed on the State Register of Historic Places. *Continued from March 17, 2025.*

Applications:

- An Application has been received from the Department of Public Works requesting \$2,900,000 in Community Preservation Historic Preservation Funds to begin revitalization work on the Hyannis Armory located at 225 South Street, Hyannis, map 326, parcel 004. Proposed improvements in this phase will preserve the building envelope including masonry restoration, masonry steel lintel work, window and door replacement, and roof restoration or replacement. This funding request represents a portion of the total full estimated project cost of \$10,000,000 with matching funds provided totaling \$867,175. The Hyannis Armory is listed on the State Register of Historic Places as a contributing building in the Hyannis Main Street Waterfront Historic District and holds a significant place in American history as it was at the Armory that President-elect John F. Kennedy delivered his acceptance speech following the 1960 election.

### Correspondence Received

- A letter has been received from the Barnstable Historical Society requesting the reallocation of \$24,832 of unused grant funds that were designated for Phase I work, for the purpose of installing a much-needed central air conditioning system to preserve the building and its artifacts. Estimates have been received for this work that are within the balance of unused grant funds.

### Project Updates:

- Smith's Creek Conservation Restriction CPC Application was approved at the April 17, 2025, Town Council public hearing.
- The West Barnstable Railroad Depot Restoration CPC Application has been referred to the Town Manager for Town Council public hearing.
- Cotuit Highground Conservation Restriction has been scheduled for 1<sup>st</sup> read at the May 1, 2025, Town Council meeting.
- Conservation Restrictions for the Harju and Prince Avenue properties have been requested to be placed on an upcoming Town Council agenda for approval.
- South Congregational Church has requested postponement of their Letter of Intent to the May 19, 2025, meeting.
- The Centerville Historic Museum has requested withdrawal of their Letter of Intent.

### Member Discussion:

- Meeting format for May 19, 2025, Community Preservation Committee meeting.

### Public Comment:

### Adjournment:

### ***CPC Regular Meeting Scheduled May 19, 2025, 5:30 p.m.***

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such a meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.



# The Town of Barnstable

## Affordable Housing Growth & Development Trust Fund Board

367 Main Street, Hyannis MA 02601 [www.town.barnstable.ma.us](http://www.town.barnstable.ma.us)

Mark S. Ells, Chair

March 7, 2025

Lindsey Counsell, Chair  
Community Preservation Committee  
367 Main Street  
Hyannis, MA 02601

Re: Report on the Affordable Housing/Growth & Development Trust Fund  
Activities Relating to the Award of Community Preservation Funds for  
End of Calendar Year 2024

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board, I am submitting the following report regarding the Trust's activities. Although the Declaration of Trust indicates that reports shall be submitted quarterly, on May 5, 2023, the Trust Board voted that to align with current fiscal cycles, it would be more effective for written reports to be made semi-annually, at the close of each Fiscal Year and again at the close of each Calendar Year, instead of quarterly. Please advise if this is not agreeable.

### **Board Membership Change**

After more than 10 years of dedicated service to the Board, Wendy Northcross resigned to focus on other areas of interest. We are grateful for all her insights and contributions towards our Town's housing and economic development over the years.

### **Changes in Conditions Relating to Housing**

As many of us have observed increasing housing insecurity and homelessness, multiple agencies and organizations are now more actively working to measure, quantify and qualify the scope, scale and changes in the nature of these issues. (Please see MassHousing Partnership's December 2024 Housing Stability Monitor at <https://www.mhp.net/news/2024/housing-stability-monitor>) With this data and information, we continue to expand our understanding of how to advance policy and program success, as well as identifying impediments and failures.

Sadly, the data informs us that while Barnstable's recent regulatory changes are making some progress on a local level, (over 118 of the 637 multi-family housing units permitted within the past year in Barnstable will be deed-restricted for affordability), larger scale market

conditions (such as: average 2024 Cape rents of over \$2,000/mo. for a 2 bedroom unit; extensive Cape rental wait-list of over 3 years; continued shortage of available rentals and homes for purchase; mortgage interest rates hovering at 7.0%, average; Cape construction costs of over \$300/square foot; with increasing insurance and management costs), combined with a lack of capacity within larger local support systems and intervention programs, have prevented improved outcomes on a broader scale. In response, partnerships and collaborations are emerging and strategies are changing.

### **Strategy Changes**

It has been encouraging to see that an influx of Post-Pandemic Federal American Rescue and Relief Aid at both the State and Regional levels have been strategically invested to investigate the scope of impacts, stem losses, remove barriers and boost production of housing.

At the State level, Massachusetts governmental leadership is stepping up, as evidenced by the adoption of the Massachusetts Affordable Homes Act in August of 2024. Massachusetts previously recognized that communities with growing small businesses and increasing minority and middle-income populations have economic growth potential as emerging Gateway Communities. Through specific policy and program directives, Barnstable has benefitted from its Gateway Community designation. The Affordable Homes Act continues to build on the State's Gateway policies and programs by introducing the new policy approaches that are expected to strategically address the increasing severity of the lack of affordable shelter and housing on Cape Cod.

### **Regional Activity**

In 2022, Barnstable County invested American Recovery Plan Act funds in a 3-year County-wide pilot program to research and explore how Cape municipalities could combine resources and efforts to address affordable housing concerns regionally. The County hired Barrett Planning Group to examine the potential for mutually Shared Regional Housing Services by compiling a centralized data base and providing access to model strategies, policies, and resources that could support each Town's uniquely individualized plans and projects. The study is in its 2<sup>nd</sup> Year. It is anticipated that the County will offer each Town the opportunity to continue participation and access to the shared services by contributing toward a communal Inter-Municipal Agreement (IMA).

### **Local Actions**

At the local level, concurrent with the Town's Local Comprehensive Planning efforts and the update of the Town's Housing Production Plan, Barnstable's Town Council has appointed sub-committees to further explore a range of community-wide strategies tailored to Barnstable's unique constraints and capacity strengths. Much of the Planning and Development Department's work has been to fine-tune zoning and incentive policies to optimize and balance resource and character protection with careful community growth.

A comparative analysis of multi-family housing construction data before and after the Town of Barnstable's regulatory changes can be seen on the Town's web site at:  
[https://www.town.barnstable.ma.us/Departments/CommunityDevelopment/Plans and Reports/--Town-Council-Presentation---Housing-Report-12.05.2024.pdf?tm=2/7/2025%208:36:32%20AM](https://www.town.barnstable.ma.us/Departments/CommunityDevelopment/Plans%20and%20Reports/--Town-Council-Presentation---Housing-Report-12.05.2024.pdf?tm=2/7/2025%208:36:32%20AM)

### **Trust Policy Changes**

In response to additional State affordable home ownership program opportunities, in November, the Trust revised its Rules & Regulations to accommodate Commonwealth Builder (CWB) ownership projects. The CWB program is intended to incentivize the production of work-force and “attainable” ownership units targeted to middle-income home buyers. The program loosens the State’s perpetual deed-restriction requirement in order to allow income-eligible buyers to access greater property-owner equity within the first 15 years of ownership. The equity access is expected to allow owner-families to build and accumulate generational wealth earlier, without having to sell or re-locate.

As a protection to ensure against a shorter-term loss of Trust-Funded deed-restricted units, the Trust will establish a set-aside of funds to ensure continuation of affordability through re-purchase of perpetual deed restriction beyond the otherwise expiration of CWB deed restrictions.

### **Minor Revisions to The Trust’s Notice of Funding Availability (NOFA)**

In recognition that increasing construction costs are likely to further drive housing developers away from producing lower- or reduced-rent construction projects, the Trust re-visited its subsidy limits and per-unit caps. On May 13, 2024, the Trust voted to increase the per-project development subsidy limit to \$2,000,000 per project and raised the per-unit subsidy caps to \$100,000 per Community Housing unit and up to \$150,000 per Affordable unit produced.

### **Community Preservation Funds Expended During the 2nd Half of Fiscal Year 2024:**

#### **Administrative/Professional Support and Filing Fees**

The trust renewed contract services for Trust administrative support with Jillian Douglass and has expended \$62,550 in calendar year 2024 for those services. The Trust engaged Special Legal Counsel through a contract with Attorney Robert Galvin, Jr., of Galvin & Galvin, PC of Duxbury, MA, and allocated up to \$8,000 for those services.

#### **Projects**

##### **Close-Out for Cape & Islands Veterans Outreach Center Regional Veterans’ Home**

In July, the Trust was able to close-out the grant to the Cape and Islands Veterans Outreach Center, Inc. (CIVOC). That grant of \$90,000 supplemented the multiple grants and subsidies that eight (8) different Cape towns allocated toward the creation of those 5 single-room occupancy (SRO) units for homeless veterans to be located at 1341 route 134, Dennis, MA. All units have been leased and occupied since 2022.

##### **Release of \$330,000 for Phase 1 of Linnell Landing at 50 Yarmouth Road Linnell Landing Development**

On October 13, 2023, the Trust voted to award a reimbursable development grant of up to \$500,000 to CCR Holdings, LLC to leverage affordability of five (5) units, in addition to one (1) mandatory “inclusionary” apartment, of the total fifteen (15) units being created. The complete project includes the renovation of three (3) and the creation of twelve (12) new apartments on .39 acres at 50 Yarmouth Road. The existing building dates from 1870 and contains three (3) apartments. The existing apartments are being fully renovated. One of the units will be

permanently restricted for affordability to occupants with household income of no more than 80% of AMI. The other two (2) units will be permanently restricted for affordability to occupants with household income of no more than 100% of AMI.

On February 23, 2024, negotiations led to the Trust's approval of several amendments. Of the twelve (12) new units, one (1) unit will be permanently restricted for affordability to occupants with household income of no more than 65% of AMI and two (2) units will be permanently restricted for affordability to occupants with household income of no more than 100% of AMI.

In November of 2024, the Trust released \$330,000 to re-imburse CCR, LLC, for expenses related to the Phase 1 renovations to the existing historic residential structure at 50 Yarmouth Road. None of the three tenant households were displaced during the renovations, and the Barnstable Housing Authority has certified that all residents meet the income-eligibility requirements contained in the new deed restrictions. Funds have been reserved so that future tenants, at turn-over, will be subject to Fair Housing certification.

### **Pending Applications**

#### **Housing Assistance Corporation 60-bed Assistance Resource Center**

On July 7, 2023, Housing Assistance Corporation (HAC) presented their request for a \$500,000 redevelopment grant to leverage American Recovery Planning Act (ARPA) and MassDevelopment funds for adaptive re-use to create a collaborative "Assistance Resource Center" (ARC). The project proposed a 60-bed health service-supported "Housing First" shelter on the vacant WB Mason property at 55 Falmouth Road, Hyannis. The project proposed a partnership between HAC, Duffy Health Centers and Catholic Social Services, to own and manage the shelter and services. While the Trust voted to offer a reimbursable grant for this purpose, the purchase of this property was not successful. Housing Assistance Corporation request to withdraw the application for that site, but indicated that they planned to resume the request if an alternative site became available.

#### **Bread + Roses Pre-Development Reimbursable Grant**

On September 8, 2023, the Trust voted to award reimbursable pre-development funding for the cost of professional services required to explore the feasibility of deed-restricting apartments that will be created through the renovation of the 2<sup>nd</sup> floor of the mixed-use property at 298-302 Main Street. Based on pre-construction cost estimates, the applicant anticipates permanently restricting two (2) units, at least one of which is expected to be affordable to a household of 60% AMI.

### **New Funding Commitments 2nd ½ of Fiscal Year 2024**

#### **WinnDevelopment Harbor Vue: Redevelopment and New Construction**

On May 3, 2024, WinnDevelopment presented an application for \$2,000,000 for the redevelopment of the vacant TD Bank building at 307 Main Street, at the intersection of Old Colony Road and Main Street, in Hyannis. The original project proposed 120 units of studio, 1-, 2-, and 3-bedroom apartments, 45 of which would be deed restricted for affordability to

households of 60% or less of AMI, 16 of which would be assigned Project-Based Vouchers, 16 of which would be assigned MA Rental Vouchers, 32 of which would be community housing (restricted to households of up to 120% AMI), and 9 of which would have market-rate rents.

The Trust received a total of 22 comments from the public, the majority of which opposed to the size of the project and the number of units that would be reserved for lower income households. Further exploration and negotiation produced a Local Initiative Program (LIP) alternative for a total of 30 of the 120 units (or 25%) to be permanently deed restricted. In accordance with the Town's Inclusionary Zoning Ordinance, 12 of the 30 units would be affordable to households of no more 65% AMI, The applicant proposed that consistent with Low Income Housing Tax Credit (LIHTC) requirements the inclusionary units would be affordable to households of 60% AMI and 18 units would be deed restricted as affordable to households of 80% AMI. As a LIP/LIHTC project, all 120 units, including the community/workforce units, would be eligible for inclusion in the Town's Subsidized Housing Inventory. The Trust voted unanimously at their June 3, 2024, meeting to offer a reimbursable grant of \$2,000,000.

### **Bratt LLC, The Flats**

On June 3, 2024, Bratt LLC submitted an application for \$1,050,000 of development funds for redevelopment of 1.21 acres at 199 Barnstable Road, to construct 45 new 1-bedroom rental apartments. A minimum of 5 of the units are required by local ordinance to be permanently deed restricted for Affordability to occupants earning up to 65% of the Area Median Income(AMI). Originally, the project proposed to protect 2 additional units as Community housing, to be permanently deed-restricted for occupants earning up to 100% of AMI, for a total of 7 income-eligible units.

The Trust denied the initial request as not meeting the Board's criteria and exceeding the maximum per unit award threshold of \$100,000 per unit. Further review and discussion resulted in a revised proposal for 9 of the 45 units (20%) of the units being deed restricted; 5 at 65% AMI and 4 at 100% AMI. The Trust voted at their July 1, 2024 meeting to offer a reimbursable grant of up to \$600,000.

### **Spartan Real Estate**

On August 3, 2024, Joshua and Tammy Barros submitted an application for \$500,000 of development funding for the redevelopment of the 0.94-acre site of Spartan Dry Cleaners at 242 Barnstable Road, to construct 46 new rental apartments. A minimum of five (5) of the units are required by local ordinance to be permanently deed restricted for Affordability to occupants earning up to 65% of the Area Median Income (AMI). The project proposes to protect four (4) additional units as Community housing, to be permanently deed-restricted for occupants earning up to 100% of AMI, for a total of nine (9) income-eligible units. At their November 1, 2024 meeting, the Trust voted to conditionally support this request with a reimbursable grant of \$400,000

### **Housing Assistance Corporation Commonwealth Builder Condominiums**

On July 25, 2024, the private non-profit Housing Assistance Corporation submitted an application for \$1,000,000 of development funds for redevelopment of the 1.5-acre vacant lot at 268 Stevens Street, to construct 50 new condominium homes. A minimum of five (5) of the units are required by local ordinance to be permanently deed restricted for Affordability to occupants earning up to 65% of the Area Median Income (AMI). This project proposes that 40 of these

Community housing units will be deed-restricted through the State's Commonwealth Builders program for 15 years for affordable purchase by income eligible buyers earning up to 100% of AMI. The remaining 10 units would be offered for sale at market-rate, through a Fair Housing purchase lottery.

The Trust agreed at their October 4, 2024, meeting to further consider this request, but identified concerns that their rules and regulations did not allow for deed-restrictions that do permanently protect the affordability of Trust-subsidized units. In addition, Board members identified the need for a set-aside of funds that would be available to ensure that future income-eligible buyers will be able to afford these units at their future resale prices. In order to accommodate the application, the Board amended the Rules and Regulations to allow for the consideration of Commonwealth Builder project applications. On November 14, 2024, the Board accepted the Stevens Street application and voted to conditionally commit up to \$1,000,000 dependent on the establishment of a set-aside of "Buy-Down" funds and subject to a review of the projects final funding budget.

### **Use of Town-Owned Parcel for the Development of Affordable Housing**

On November 17, 2022, the Town Council, in Item No. 2023-062, authorized the investigation into disposition of the Town's interests in the 0.85-acre parcel located at 164 Route 149, Marstons Mills for the creation of affordable housing. In collaboration with the Planning & Development Office and the Asset Management Division the Town Manager released a Request for Proposals, seeking qualified housing developers to submit proposals for the creation of housing for income-eligible owner-purchase, in accordance with MGL Chapter 30B.

On October 13, 2023, the Town received one responsive proposal which resulted in the December 7, 2023, Town Council vote to transfer the parcel to Habitat for Humanity of Cape Cod for \$10, with conditions that Habitat develop up to two (2) single family homes. These two homes will be permanently deed restricted to remain affordable to individuals or households at or below 80% of the Area Median Income and will qualify for inclusion in the Town's Subsidized Housing Inventory (SHI).

In addition, the Town has engaged the public in 4 community workshops related to the adaptive re-use of the 18-acre site that previously served as the Marstons Mills Elementary School. The Town's contracted consultants have produced 3 plans intended to show multiple compatible uses of differing degrees of development and use-intensity. This site holds an extraordinary opportunity for the planned creation of permanent affordable and/or community housing with on-site community facilities and services, as well as opportunities for public open space and recreation facilities.

While no Trust or CPA funds have yet been expended on either of these properties, it is anticipated that Habitat for Humanity and other future private entities may apply to the Trust for funding to supplement their pre-development or development budgets.

### **New Income/Revenue**

September 2024 marked the commencement of the ground-lease between the Cape Cod Gateway Airport and WS Landing at Hyannis LLC. In accordance with the Town's development

Regulatory Agreement and the lease terms, the Town has begun receiving the agreed total of \$2,500,000. The first payment to the Trust was received on October 1, 2024. The Trust is scheduled to receive annual installments of \$75,000 each year on October 1<sup>st</sup>, for the next ten (10) years for an additional total of \$750,000. A \$1,750,000 lump sum payment is expected in Fiscal Year 2027 on the "Full Rent Commencement Date".

The Trust anticipates that, because these funds are not originating from the Community Preservation Act, their uses may be more flexible, potentially to supplement CPA funded activities, that would otherwise not be possible.

Trust staff is available to appear before the Community Preservation Committee to answer any questions that you may have regarding this report, or if committee members have additional concepts or ideas you wish to suggest or explore for greater Community Housing benefits or outcomes. Thank you.

Sincerely,



Mark Ellis, Trust Chair

w/Balance & Commitment Sheet

cc: Town Council  
Housing Committee

**Affordable Housing Growth & Development Trust Fund**  
**Statement of Financial Position**  
**Inception to December 31, 2024**

|   | <u>Economic<br/>Development</u> | <u>Affordable<br/>Housing</u> | <u>CPC Funded<br/>Affordable<br/>Housing</u> | <u>Total</u>           |
|---|---------------------------------|-------------------------------|--|------------------------|
| <b>Resources:</b>   |                                 |                               |  |                        |
| Tradewinds  |                                 | \$ 1,000,000.00               |  | \$ 1,000,000.00        |
| Interest income   |                                 | 265,403.82                    | 367,570.10                                   | 632,973.92             |
| Loan interest   |                                 | 13,754.33                     |  | 13,754.33              |
| WS Landing  |                                 | 75,000.00                     |  | 75,000.00              |
| Donations   |                                 | 10,000.00                     |  | 10,000.00              |
| CPC Allocation  |                                 |                               | 7,500,000.00                                 | 7,500,000.00           |
| Sturgis Charter School                                      | 5,000.00                        |                               |  | 5,000.00               |
| Berkshire Development                                       | 10,000.00                       |                               |  | 10,000.00              |
| Mitigation - FW Webb  | 13,829.21                       |                               |  | 13,829.21              |
| Chick Fil-A Mitigation                                      | 25,886.24                       |                               |  | 25,886.24              |
| CCC Mitigation - BJ's                                       | 41,078.00                       |                               |  | 41,078.00              |
| Land Lease - Botsini Prime LLC                              | 53,961.30                       |                               |  | 53,961.30              |
| <b>Total Resources</b>                                      | <u>149,754.75</u>               | <u>1,364,158.15</u>           | <u>7,867,570.10</u>                          | <u>9,381,483.00</u>    |
| <b>Expenses:</b>  |                                 |                               |  |                        |
| Chili's Mitigation  | 5,115.00                        |                               |  | 5,115.00               |
| Hyannis Gateway Improvements                                | 15,860.23                       |                               |  | 15,860.23              |
| Parking Management Plan                                     | 30,000.00                       |                               |  | 30,000.00              |
| Administrative Board Support                                |                                 | 212,615.28                    | 7,368.21                                     | 219,983.49             |
| BHA - Stage Coach Rd & Oak St.                              |                                 | 275,000.00                    |  | 275,000.00             |
| Ready Renters Program                                       |                                 | 3,000.00                      |  | 3,000.00               |
| Barnstable Big Fix Grant                                    |                                 | 4,928.27                      |  | 4,928.27               |
| Habitat for Humanity  |                                 | 233,165.45                    |  | 233,165.45             |
| HAC - Ridgewood Ave   |                                 | 350,000.00                    |  | 350,000.00             |
| CACCI Safe Harbor Program                                   |                                 | 40,000.00                     |  | 40,000.00              |
| Mitchells Way   |                                 | 4,625.00                      |  | 4,625.00               |
| Stevens St.   |                                 | 8,872.85                      |  | 8,872.85               |
| Tree Top Circle   |                                 | 3,500.00                      |  | 3,500.00               |
| Village Green loan  |                                 | 50,000.00                     |  | 50,000.00              |
| HAC - Rent Assistance                                       |                                 |                               | 4,830.00                                     | 4,830.00               |
| Cape & Islands Vet Outreach Center                          |                                 |                               | 90,000.00                                    | 90,000.00              |
| Linnel Landing - 50 Yarmouth Rd                             |                                 |                               | 330,000.00                                   | 330,000.00             |
| Grant award - Residence at 850                              |                                 |                               | 1,400,000.00                                 | 1,400,000.00           |
| Consultant for Residence at 850                             |                                 |                               | 1,000.00                                     | 1,000.00               |
| <b>Total Expended</b>                                       | <u>50,975.23</u>                | <u>1,185,706.85</u>           | <u>1,833,198.21</u>                          | <u>3,069,880.29</u>    |
| <b>Excess Resources Over Expenses</b>                       | <u>98,779.52</u>                | <u>178,451.30</u>             | <u>6,034,371.89</u>                          | <u>6,311,602.71</u>    |
| <b>Commitments:</b>   |                                 |                               |  |                        |
| Linnel Landing - 50 Yarmouth Rd                             |                                 |                               | 170,000.00                                   | 170,000.00             |
| Spartan Cleaners - 242 Barnstable Rd                        |                                 |                               | 500,000.00                                   | 500,000.00             |
| Harbor Vue - 307 Main St Hyannis                            |                                 |                               | 2,000,000.00                                 | 2,000,000.00           |
| Housing Assistance Corporation - Assistance Resource Center |                                 |                               | 500,000.00                                   | 500,000.00             |
| Housing Assistance Corporation - 268 Stevens St             |                                 |                               | 1,000,000.00                                 | 1,000,000.00           |
| FORWARD - Phase II (contingent)                             |                                 |                               | 375,000.00                                   | 375,000.00             |
| Bratt LLC   |                                 |                               | 600,000.00                                   | 600,000.00             |
| Pre-development 302 Main St. Hyannis (Bread & Roses)        |                                 |                               | 50,000.00                                    | 50,000.00              |
| <b>Total Commitments</b>                                    | <u>-</u>                        | <u>-</u>                      | <u>5,195,000.00</u>                          | <u>5,195,000.00</u>    |
| <b>Balance Available</b>                                    | <u>\$ 98,779.52</u>             | <u>\$ 178,451.30</u>          | <u>\$ 839,371.89</u>                         | <u>\$ 1,116,602.71</u> |



**Town of Barnstable**  
**COMMUNITY PRESERVATION COMMITTEE**



[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)

Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto:CommunityPreservationCommittee@town.barnstable.ma.us)

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Vacant – Clerk/Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large  
 Stephen Robichaud – Planning Board • Tom Lee – Conservation Commission • Vacant – Recreation Commission  
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Kristin Terkelsen – Town Council Liaison

**Monday, March 17, 2025**  
**Regular Public Hearing DRAFT Minutes**  
**Meeting Held Via Zoom**  
**5:30 PM**

|                                 |                |
|---------------------------------|----------------|
| <b>Lindsey Counsell – Chair</b> | <b>Present</b> |
| <b>Tom Lee-Vice Chair</b>       | <b>Present</b> |
| <b>Katherine Garofoli</b>       | <b>Present</b> |
| <b>Deborah Converse</b>         | <b>Present</b> |
| <b>Stephen Robichaud</b>        | <b>Present</b> |
| <b>Farley Lewis</b>             | <b>Present</b> |
| <b>Terry Duenas</b>             | <b>Present</b> |

**Call to Order:**

Notice of Recording: With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone else is taping this meeting and to please make their presence known.” No one present was recording the meeting.

**ROLL CALL:** Terry Duenas (present), Katherine Garofoli (present), Tom Lee (present), Deb Converse (present), Farley Lewis (present), Steve Robichaud (present), and Lindsey Counsell (present).

**Housing Update – Planning & Development Director James Kupfer**

Planning and Development Director, James Kupfer narrated the PowerPoint presentation “Town of Barnstable Multi-Family Housing Development Report” and explained he would highlight the most important points. He noted that there are three tools that are currently available that help with the creation of affordable housing: programs such as those the Trust has for predevelopment and development funds, incentives such as HDIP Tax Incentive Program, and recent Regulatory changes.

Mr. Kupfer said that the spread sheet and report for multifamily housing covers eight years from 2017 – 2024 and is available on the Town’s webpage under the Housing tab. A map showing where multi-family housing has been produced since 2017 was depicted and it was noted that a majority of the housing development is in Hyannis downtown likely because the available programs, incentives, and zoning amendments all facilitated the creation of housing in this area.

Mr. Kupfer continued to narrate the PowerPoint presentation with slides depicting total units created between 2017-2023 totaling 216, with 13 affordable units with 8

Regulatory Agreements required. In 2023 – 2024 there were 637 total units created with 118 affordable units without the need for Regulatory Agreements because the regulatory amendments in downtown Hyannis the projects by right. He also noted that there are three large residential developments outside of the downtown area in Independence Park.

Next Mr. Kupfer depicted a slide listing housing projects that are currently in the permitting stage describing each with site plans and elevations. He explained that there are a total of 156 units in the permitting stage with 13 proposed to be deed restricted as affordable. He said that the town is looking at ways to tighten the Inclusionary Ordinance to increase the percentage of affordable units required in a development.

The next slides depicted projects that totaled 181 units that have been permitted with 90 deed restricted as affordable; and projects that are under construction that totaled 220 units with 25 affordable. The slides for each project included site plans and elevations.

Farley Lewis expressed concern that the architecture of the developments depicted in the PowerPoint presentation were not more diverse. Director Kupfer said that the Hyannis Main Street Historic Commission works diligently to improve the aesthetics of projects in that district noting that this usually adds a cost to the project. There was discussion regarding the use of green alternative sources of energy and Mr. Kupfer shared that a few Town Councilors have been successfully stressing high efficiency structures when developers come to the Town Council seeking tax incentive approval.

Steve Robichaud said that the report was excellent and noted that the Massachusetts Building Code already has intense minimum thresholds for high efficiency construction requirements. He said that many of the sites that were being redeveloped were eye sores and were previously either vacant, dirt, or closed and said he thought a lot of the new development shared in PowerPoint was beautiful. He credited the Main Street Historic Commission with significantly improving the aesthetics of projects that are within their purview. He stressed the need for housing and noted that a lot of units are being generated from derelict properties that will now contribute to the community.

Deb Converse said the report was very informative and asked if there was a program that could depict overall what Hyannis would look like once all the proposed development was constructed. Mr. Kupfer explained there is modeling software that would enable the public to visualize what Hyannis would look like after construction and a cost-effective way of doing this is being explored. Ms. Converse asked if there will be enough tenants available for the market rate units and asked if a market analysis is required for housing developments. James explained that if developers are looking for incentives or using programs through the Affordable Housing Trust, the proposed market unit rents are identified. He said most recently the development behind Home Depot had an analysis that indicated there is sufficient need for those market rate units. Ms. Converse said that long ago to receive any kind of public funding, the provision of 25% affordable units was required, which has changed to the 10% we have now. All agreed that a greater percentage of affordable units needs to be required within residential development.

Terry Duenas asked if there is a livability package that would include a grocery store. Mr. Kupfer confirmed that in the downtown Hyannis area, a grocery store is the number one

need for making Hyannis a walkable community. He said that as the Planning Director he speaks with a lot of business owners across the Cape and outside of the Cape and said he consistently hears that there is not enough year-round population. James noted that with the new influx of year-round population in the downtown Hyannis area, there could now be a good opportunity for some uses that we typically are not seeing such as a small grocery store.

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from February 24, 2025.

**The motion of Tom Lee was seconded by Deb Converse to approve the meeting minutes with one revision as noted.**

**Roll Call Vote: Terry Duenas (yes), Katherine Garofoli (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes), and Lindsey Counsell (yes). 7 yes – 0 no. Motion Carried.**

Letters of Intent:

- A Letter of Intent has been received from the South Congregational Church requesting Community Preservation Historic Preservation funds for the cleaning, restoring and resetting of approximately 33 gravestones and markers with historic and cultural significance located in the cemetery on the church grounds. The burial ground is listed on the State Register of Historic Places.

Ms. Jean Mansur, a member of the South Congregational Church, explained that the South Congregational Church would like to repair and restore the cemetery behind the church that is in a state of disrepair. She said it is a historic place and important to the Village of Centerville and the Town of Barnstable and should be preserved, saying it gives a sense of place and tells the story of the Town as there are many prominent families buried there including sea captains and cranberry growers. She said the church has received 3 bids for restoration of 33 gravestones, with the lowest being \$10,500 but would have a better idea of cost after a planned site visit later that week. She said that tours highlighting the history of the town have been envisioned. She said the cemetery is in the historic district and deserves to look much better than it does.

Mr. Tim Tudor, Project Manager, said that a survey of the entire property is being conducted, which has never been done before. He noted a boy scout troop that will help with the project and specifically mentioned two Eagle Scout candidates who are interested in helping with portions of the restoration and repair of the stones. He said there is a leadership meeting on Thursday and confirmed the CPC's suggestion that a consultant is needed at a cost of \$2,500 for preparation of the MHC required Form E.

Chair Counsell explained there are several steps required to move the Letter of Intent forward confirming that a consultant for Form E is needed for the Massachusetts Historic Commission to approve the requisite preservation restriction. He noted that what was done at the Unitarian Cemetery in Hyannis will be required for this project on a smaller scale. He said that the Legal Department will confirm eligibility for CPA funds, however, did not anticipate a problem as the cemetery is listed on the State Register of Historic Places. Chair Counsell noted that the Letter of Intent proposes the preservation of 33

stones, however a proposal for a full evaluation would be needed. After brief discussion, it was decided that Chair Counsell would visit the site with Mr. Tudor on Thursday.

- A Letter of Intent has been received from Odd Fellows Lodge requesting \$69,360 in Community Preservation Historic Preservation funds for preservation and restoration work including roof, gutters, trim replacement, foundation repair and waterproofing. The building is listed on the State Register of Historic Places.

Mr. Paul Davies, a member of the Odd Fellows Lodge, noted that the Odd Fellows building, owned by the membership, is a historic building in serious need of repair, however the membership lacks the necessary funds. Chair Counsell noted that the Legal Department is reviewing the Letter of Intent to confirm eligibility for CPA funds as there were questions regarding sufficient public access/benefit which is a requirement. Mr. Davies noted that the 2<sup>nd</sup> floor is the large hall open to the public with an elevator. He said there is a commercial kitchen in the building where community dinners had been held and said he envisioned the hall will again be used as a place where neighbors in the downtown Hyannis area could meet and have an affordable meal. Chair Counsell explained that a full assessment of the exterior of the building by a preservation architect is needed as well as the drafting of the required preservation restriction approved by the Massachusetts Historic Commission. Mr. Davies inquired if there is shorter term funding available for the most critical repairs, however Chair Counsell explained that CPC is not allowed to fund temporary work, and the building report will direct the historic preservation and restoration of the building. It was confirmed that step one is to get pricing for a preservation consultant to analyze the building and provide a plan outlining the work that is needed. The CPC will hire the attorney to draft the preservation restriction. The address of the Odd Fellows Lodge is 354 Main Street, Hyannis and the store front tenants are Ben and Jerry's and the Boarding House.

#### Applications:

None received.

#### Correspondence Received

- Report from the Affordable Housing Growth and Development Trust Fund Board Regarding Activities Related to the Award of Community Preservation Funds for End of Calendar Year 2024.

#### Project Updates:

- Smith's Creek Conservation Restriction CPC Application has been forwarded for Town Council public hearing.
- The West Barnstable Railroad Depot Restoration CPC Application has been referred to the Town Manager for Town Council public hearing.
- Cotuit Highground Conservation Restriction has received approval from the Open Space Committee and Conservation Commission and will be referred to the Town Council.
- Conservation Restrictions for the Harju and Prince Avenue properties have been requested to be placed on an upcoming Town Council agenda for approval.
- DPW Applications are anticipated for the April 28, 2025, CPC meeting.
- The Affordable Housing Trust Administrator is anticipated to review the End of Year Affordable Housing Trust Report at the April 28, 2025, CPC meeting.

- A Letter of Intent is anticipated to be received from the Affordable Housing Trust for the April 28, 2025, CPC meeting.
- Centerville Historical Museum has asked for a postponement of their Letter of Intent for the Tin Shop. The Legal Department will need to determine eligibility.

Member Discussion:

- Request from Planning & Development Department for up to \$10,000 in Community Preservation Administration funds for a consultant to research public rights for portions of Boulder Road and Flint Rock Road in support of the Town's efforts to extend the Cape Cod Pathways Program.

Farley Lewis confirmed that this request came through the Open Space Committee. Chair Counsell noted that there is a missing 300-yard section of the trail that would link it to the new bikeway to connect to Yarmouth that public access would need to be determined as there have been challenges from the neighbors. He said that a title search for these ca. 1700s ancient ways is needed to determine if there are existing public rights to connect the trail sections.

After discussion, it was decided that a title search is the only way to resolve this issue as there are many opposing opinions, including a previous opinion from the Town's Legal Department that public rights do exist.

**The motion of Tom Lee was seconded by Steve Robichaud to approve the payment of up to \$10,000 in CPC Administration funds for title research on Boulder and Flint Rock Roads to determine if public access rights exists. Roll Call Vote: Terry Duenas (yes), Katherine Garofoli (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes), and Lindsey Counsell (yes). 7 yes –0 no. Motion carried.**

- After discussion, the CPC members agreed that the April 28, 2025, Community Preservation Committee meeting would be held remotely.

Public Comment:

None

Adjournment:

**The motion of Tom Lee was seconded by Deb Converse to adjourn the meeting. Roll Call Vote: Terry Duenas (yes), Katherine Garofoli (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes), and Lindsey Counsell (yes). 7 yes – 0 no. Motion carried. Meeting adjourned at 6:37 p.m.**

***Next CPC Regular Meeting Scheduled April 28, 2025, 5:30 p.m.***

***List of documents/exhibits used by the Committee at the meeting:***

Exhibit 1 –CPC Regular Meeting Agenda, March 17, 2025.

Exhibit 2 – Draft CPC Meeting Minutes - February 24, 2025

Exhibit 3 – PowerPoint – Town of Barnstable Multi-Family Housing Development Report

Exhibit 4 - Affordable Housing Growth & Development Trust End of Year Report – 2024.

Exhibit 5 – Letter of Intent – South Congregational Church, CPC Historic Preservation

Exhibit 6 - Letter of Intent – Odd Fellows Lodge, CPC Historic Preservation

Respectfully submitted,  
Ellen M. Swiniarski  
Community Preservation Coordinator  
Planning & Development Department

Please Note: The list of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that, if it votes so, the Committee may go into Executive Session for specified allowable reasons. The Committee may also act on items in an order other than they appear on this agenda.

**\* Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**



**The Town of Barnstable  
Affordable Housing Growth & Development  
Trust Fund Board**  
367 Main Street, Hyannis MA 02601  
www.town.barnstable.ma.us

**Mark S. Ells, Chair**

March 14, 2025

Lindsey Counsell, Chair  
Community Preservation Committee  
367 Main Street  
Hyannis, MA 02601

**Re: LETTER OF INTENT REQUESTING AN ADDITIONAL \$2.5 MILLION  
FROM HOUSING AND UNDESIGNATED FUNDS**

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board (the Trust), I am submitting the following Letter of Intent seeking an additional \$2.5 Million Dollars in Community Housing and Undesignated Funds.

As we are all aware, the Cape continues to experience severe shortages of housing, particularly at lower price- and rent-ranges. Housing production continues to lag demand and the inventory of homes for sale remains extremely low.

This Letter of Intent informs the Community Preservation Committee that the Trust will be requesting a transfer of at least \$2.5 Million from Housing and Uncommitted CPA funds in order to continue to address and prioritize strategies and actions. While we understand that there is approximately \$800,000 in Housing allocated funding available, we are seeking additional allocation of approximately \$1,700,000 from Undesignated funds to bolster the immediate availability of funding for continued investment in our Local and Regional Housing priority actions.

The Trust looks forward to the opportunity to present its Letter of Intent to the Community Preservation Committee. In this regard, please advise me or Jillian Douglass (Trust Administrator, [jillian.douglass@town.Barnstable.ma.us](mailto:jillian.douglass@town.Barnstable.ma.us), 508-776-2162) if there is any additional information that the Committee needs or any schedule coordination required in order to move forward the Trust's Letter of Intent. Thank you for your consideration.

Sincerely,

Mark S. Ells,  
Trust Chair



April 14, 2025

**To the Members of the Town of Barnstable Community Preservation Committee:**

I am writing to submit this Letter of Intent for Community Preservation Act funding to preserve an ecologically important parcel of land on Mill Pond in Marstons Mills.

**Project Name:** Mill Pond Preserve Land Protection Project  
**Owner:** Kenara Adelheidis Webster (f/k/a Kenneth Arthur Webster, Jr.)  
**Location:** 3640 Falmouth Road (Route 28), Marstons Mills  
**Acres:** 13 acres  
**Map & Parcel:** 058/012  
**Purchase Price:** \$1,200,000  
**CPA Request:** \$600,000  
**Timeline:** Interim closing June 2025, BLT closing January 2026

The Mill Pond Preserve Land Protection Project will permanently protect 13 acres of ecologically significant pond-front property on Mill Pond in the village of Marstons Mills. Barnstable Land Trust has an agreement with the current property owner for the purchase of the property and seeks Community Preservation Act funding in support of the acquisition. This 13-acre pond-front property is a high-priority for protection due to the following important conservation values:

- The property includes significant frontage on Mill Pond in historic Marstons Mills. Mill Pond dates back to the 17th century when part of the Marstons Mill River was dammed to power a gristmill on its shores. Mill Pond is one of the most photographed bodies of water on Cape Cod. Tucked into the intersection of Routes 28 and 149, it serves as a scenic wildlife refuge and an active herring run for fish migrating upstream to spawn in Middle Pond.
- The 750± feet of pond frontage provides a crucial vegetated buffer, helping protect water quality and providing vital wildlife habitat.
- Areas of the property are mapped as **NHESP Priority Habitat of Rare Species, BioMap Rare Species Core Habitat, and BioMap Regional Rare Species Habitat**. Protection of this property will safeguard areas critical to the long-term survival of vulnerable species and their habitats.
- The property is designated as **BioMap Aquatic Core Habitat and Buffer**, which includes freshwater habitats with the highest diversity of rare aquatic species, the strongest anadromous (migratory) fish runs, and habitats most resilient to a warming

climate. These areas represent some of the most structurally and functionally intact freshwater ecosystems in the state.

- The property lies within mapped **BioMap Local Landscape Blocks**, which consist of large, unfragmented areas of land and water that provide habitat for wide-ranging species, support dynamic natural processes, and enhance ecosystem resilience.
- The property is bordered by 400 acres of existing protected open space, including Town-owned wellhead protection land to the north and west, and BLT-owned land across the pond to the east. These connections offer the opportunity to extend and improve trail networks for public passive recreation.
- Nearly half of the property falls within the **MassDEP Zone II Wellhead Protection Area**, making it crucial for protecting water quality for drinking water supply.
- The Marstons Mills River is the primary tributary within the Three Bays Watershed. Currently, the water quality of the Three Bays estuary is severely impaired and routinely exceeds water quality standards for nitrogen. The causes of this impairment include septic system leaching, stormwater runoff, and development in surrounding areas. Protecting this 13-acre property will help preserve the watershed from further degradation by preventing development along Mill Pond's shoreline.

#### **Timeline for Preserving the Land:**

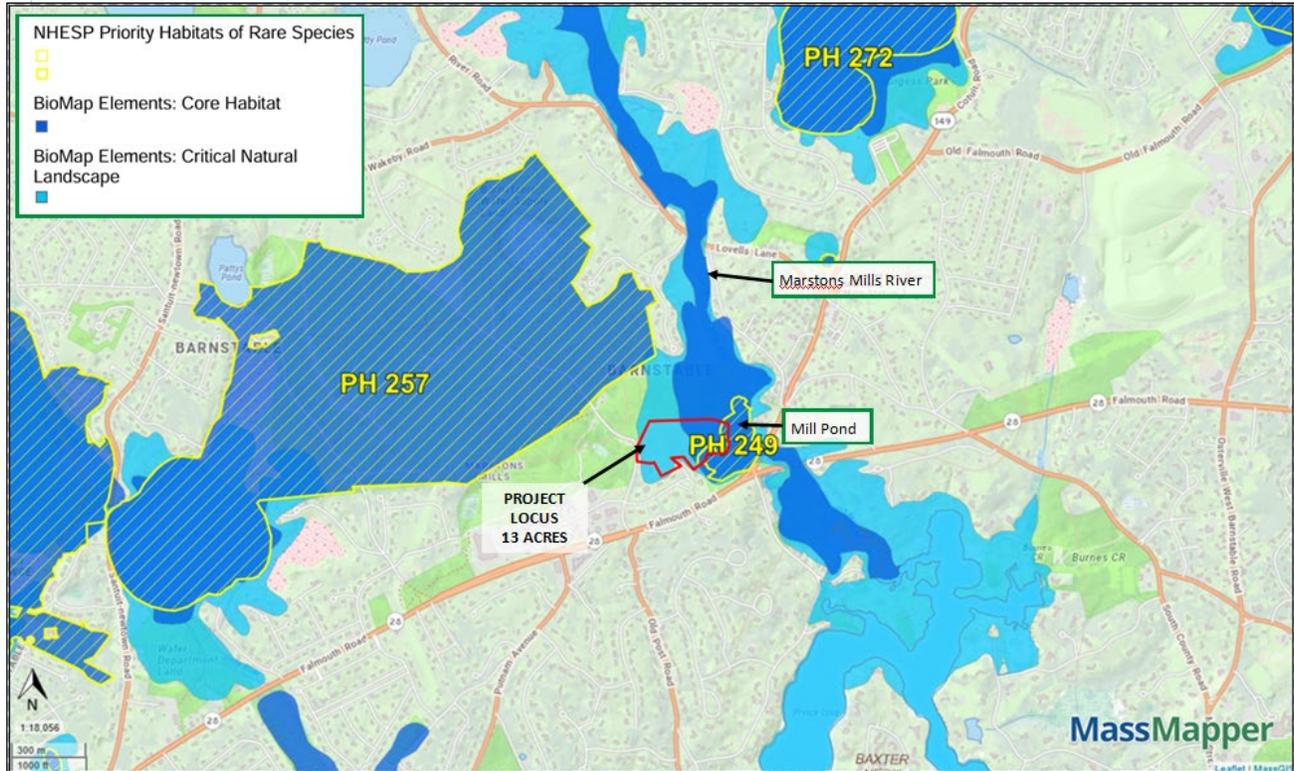
Barnstable Land Trust, Inc. (BLT) has an agreement with the current owner for the fee simple acquisition of the 13-acre property. Due to the accelerated timeline for closing required by the current owner, BLT's nonprofit partner, The Compact of Cape Cod Conservation Trust, Inc. (The Compact), has agreed to pre-acquire the property on BLT's behalf by June 30, 2025, for a purchase price of \$1,200,000. This intermediate step will allow BLT to launch the fundraising campaign necessary to fully fund the property acquisition. BLT plans to acquire the property in early 2026 and grant a conservation restriction to the Town of Barnstable, ensuring permanent preservation of the land.

#### **Funding Request:**

Barnstable Land Trust seeks \$600,000 in Community Preservation Act funds. Barnstable Land Trust will apply for an MA Conservation Partnership grant in June 2025 for \$425,000 to help fund the acquisition. In compliance with the CPA requirements, the Town of Barnstable will be granted the conservation restriction on the property.

## Locus Map

**MILL POND LAND PROTECTION PROJECT, 13 ACRES**  
**3640 FALMOUTH ROAD, MARSTONS MILLS, BARNSTABLE**  
**Conservation Values**



Thank you for your consideration.

Sincerely,

Janet Milkman  
Executive Director  
508-771-2585 x 101



# The Town of Barnstable

## Department of Public Works

382 Falmouth Road, Hyannis, MA 02601  
508.790.6400



**Mark R. Marinaccio, AIA**  
**Town Architect**

### MEMO

Date: November 8, 2023

From: Mark Marinaccio AIA, Town Architect

To: Mark S. Ells, Town Manager

Copy: Daniel W. Santos, P.E., DPW Director  
Lindsey Counsell, Chairman, Community Preservation Committee

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee  
Cotuit Memorial Park Improvements, 889 Main Street, Cotuit**

**Map/Block/Lot: 035 / 051/**

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Dear Mr. Counsell:

Please accept this Letter of Interest for Community Preservation Funding to revitalize the Cotuit Memorial Park, 889 Main Street in Cotuit.

With a total estimated project cost of \$521,000 The Department of Public Works is seeking \$407,000 in community preservation funding and 114,000 in capital improvement funding to revitalize and improve the park.

The Cotuit Memorial Park is the focal point for the village connecting the library, waterfront, playground, and post office. It provides support for local events including the artisan fair, village day, craft festivals, and non-profit fundraising activities. The Cotuit Civic Association has requested the rejuvenation of the park and has worked with the Town Architect and Structures and Grounds division to develop preliminary designs for the enhancement of the site. These plans will improve pedestrian accessibility by bringing non-conforming walks into compliance with ADA, as well as replacing park benches, deteriorated flagpole, diseased trees, and deteriorated asphalt walks and other site improvements. Over time, surrounding elements have encroached onto the site resulting in memorials that do not have the prominence they once did. This project will relocate one or more of the monuments to restore their prominence in the landscape.

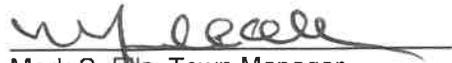
This project will fund the design and restoration of the existing park. Work will include the installation of new accessible brick paver walks, relocation of one war memorials, installation of a new flagpole, tree replacements, benches, landscaping and other amenities. This project will correct handicapped accessibility issues and replace the decaying Norway maple trees.

Name/Subject

Date

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Thank you for your consideration of this request and please contact us if you have any questions or if we can provide any additional information.



Mark S. Ellis, Town Manager



P.O. Box 121, Cotuit, MA 02635

April 23, 2025

Dear CPC Chairman Lindsey Counsell,

I am writing on behalf of the Cotuit-Santuit Civic Association (CSCA) to request a favorable outcome for the Cotuit Memorial Park project. The condition of our park, which is central to Cotuit village, has been deteriorating for quite some time. The mature trees in the center are all dying and the tree warden has said they need to be removed. The paved paths throughout the park are crumbling, unsafe, and not ADA compliant.

We have been working on plans for this park for about 10 years with the Town, specifically with Mark Marinaccio and his team. They have designed a much needed and simple upgrade to the park that will make this green village asset beautiful and welcoming again. For your information, we did make it onto the Town Counsel top 10 capital project just before COVID shut down all spending.

We hope you and the committee will vote to move this project through to the next phase at your upcoming meeting on Monday, April 28th.

Regards,  
Carol Zais, President  
Cotuit-Santuit Civic Association  
[cscs@cotuitcivicassociation.org](mailto:cscs@cotuitcivicassociation.org)

Cc Mark Marinaccio, Seth Burdick, Ellen Swiniarski



10 Langley Road  
Suite 202  
Newton Centre, MA 02459  
T 617.916.5661  
F 617.477.2350  
bcausa.com

April 17, 2025

Paul Davies  
Odd Fellow Lodge 226  
354 Main Street  
Hyannis, MA 02601

Re: Odd Fellows Building  
354 Main Street, Hyannis, MA  
Exterior Conditions Assessment and Comprehensive Report

Dear Paul:

Building Conservation Associates, Inc. (BCA) is pleased to submit this proposal to the Odd Fellows Lodge 226 to provide an exterior conditions assessment, treatment recommendations, identification of priorities and phasing options for the Odd Fellows Building. We have performed this service at similar historic masonry buildings including the Barnstable Superior Courthouse in Barnstable, MA, Cambridge Fire Department Headquarters in Cambridge, MA, the Benton Library in Belmont, MA, Flint Public Library in Middleton, MA. and St. Paul's Church in Nantucket, MA.

### **Scope of Work:**

#### **Conditions Assessment**

1. Conduct a thorough existing conditions assessment to:
  - a. Identify all materials on the building – brick masonry, wood, roofing, metal flashing, windows, etc.
  - b. Determine types of deterioration at each material type
  - c. Identify any sources of water infiltration
  - d. Identify any areas of structural movement
2. Conduct a hands-on survey from the ground using high-powered binoculars.
3. Develop a systemic understanding of how the building is performing as a whole, and how each system's deterioration impacts the other systems.

#### **Treatment Recommendations**

1. Develop treatment recommendations for each material type and deterioration mechanism observed.
2. Provide specific materials and methods for restoration.

**Priorities and Phasing**

1. Establish three priority levels for repair. The three levels can be defined as Priority 1: Emergency; Priority 2: Restoration, and Priority 3: Stand Alone
2. Establish potential phasing options. The report will outline options for breaking the work into logical discrete projects.

**Comprehensive Report**

1. All of the information described above will be compiled into a comprehensive narrative report, illustrated with photographs.

**Fees**

BCA will provide the services above for a lump sum fee of \$4,800.00. The fee includes all direct expenses.

**Terms And Conditions**

1. Attachment A: Terms and Conditions of Professional Service is attached to this contract and incorporated herein by this reference.
2. This proposal is good for 60 days from the date of offer. BCA reserves the right to withdraw this letter of agreement if not executed and returned to our office within 60 days of the date of this letter.

If the foregoing is acceptable please sign below and return an executed copy for our files. Please do not hesitate to contact me with any questions. Thank you for this opportunity.

Offered by:

Accepted by:

\_\_\_\_\_  
Building Conservation Associates, Inc.  
Lisa Harrington  
Director

\_\_\_\_\_  
Odd Fellows Lodge 226  
Paul Davies

Attachment A  
Building Conservation Associates, Inc.  
Terms and Conditions of Professional Service

**Standard of Care** – Building Conservation Associates, Inc. (“BCA” or “Consultant”) is a consulting firm, not a licensed professional. The standard of care for all professional services performed or furnished by BCA under this Agreement will be the skill and care used by members of the Consultant's profession practicing under similar circumstances at the same time and in the same locality. BCA makes no warranties, express or implied, under this Agreement or otherwise, in connection with the services provided by BCA.

**Compensation** - For the scope of services stated in the accompanying proposal or letter agreement, Client agrees to pay BCA the compensation stated in the agreement. Any modification to the contract amount for compensation shall be agreed upon by both parties in writing. BCA agrees to submit invoices monthly for services rendered in the manner and format stated in the written proposal. Payment terms are net 30 days.

**Indemnification** - Client and BCA each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and BCA, they shall be borne by each party in proportion to its negligence.

**Force Majeure** - Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.

**Dispute Resolution** - Client and BCA agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of this Agreement. This Agreement shall be construed under and be governed in all respects by the laws of the State of New York, and any litigation arising out of this Agreement shall take place in a State or Federal Court of competent jurisdiction in New York County.

**Termination of Contract** - Client may terminate this Agreement within seven days prior written notice to BCA for convenience or cause. BCA may terminate this Agreement for cause within seven days prior written notice to Client. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until BCA has been paid in full all amounts due for services, expenses and other related charges.

**Hazardous Environmental Conditions** - It is acknowledged by both parties that Consultant's scope of services does not include any services related to the presence at the site of asbestos, PCBs, petroleum, lead, radioactive or other hazardous waste or materials. Client acknowledges that BCA is performing professional services for Client, and BCA is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

**Ownership of Documents** - All documents prepared or furnished by BCA pursuant to this Agreement are instruments of BCA's professional service, and BCA shall retain an ownership and property interest therein, including copyright. BCA grants Client a license to use instruments of Consultant's professional service for the purpose of constructing, occupying and maintaining the Project alone, and for no other purpose. Reuse or modification of any such documents by Client, without BCA's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold BCA harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client, or from any claim, damage, or expense, including legal fees, related in any way to any

change in BCA's instruments of service or deviation therefrom, after the termination or expiration of this Agreement.

**Use of Electronic Media** - Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed by Consultant. Files in electronic media format or text, data, graphic or other types that are furnished by BCA to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, BCA makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by BCA at the beginning of this assignment.

**Construction Phase Services** - If this Agreement provides for any construction phase services by BCA, it is understood that the Contractor, not BCA, is responsible for the construction of the project, and that BCA is not responsible for the acts or omissions of any contractor, subcontractor or material supplier. BCA will not supervise, direct, control or have authority over or be responsible for Contractor's means, methods, techniques, sequences or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the furnishing or performance of the Work.

**Opinions of Cost** - When included in BCA's scope of services, opinions or estimates of probable construction cost are prepared on the basis of Consultant's experience and qualifications and represent BCA's judgment as a professional generally familiar with the industry. However, since BCA has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, BCA cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Consultant's opinions or estimates of probable construction cost.

**Duration of Agreement** – If services under this agreement are not completed within 18 months, or if the project is put on hold through no fault of BCA for more than 12 months, BCA reserves the right to renegotiate the fees and rates.

**Equipment Rental** – Any prices for the rental of boom lift, scaffolding, scissor lift, or similar stated in the written proposal are based on verbal estimates. Prices will be confirmed with the client once services commence. The actual charge of equipment may vary slightly due to field conditions (e.g. inclement weather).

**Exterior Testing** – The temperature must be above 50 degrees Fahrenheit for field testing to take place on the exterior of a building. Wind chill temperature must be above 25 degrees Fahrenheit, and wind speeds must be below 20 miles per hour, for survey or other work to be performed on the exterior of a building.

**Additional Services** – This Agreement is based on BCA's current understanding of the project and the information available for Consultant review. If during the course of the project new information requires a substantial change to the scope of services, BCA will request a change order for additional services and compensation as required. These additional services will be provided only upon mutual agreement between the parties.

**Reimbursable Expenses** – All reimbursable expenses will be charged at cost plus a markup stated in the written proposal. Reimbursable expenses include direct costs to BCA, contractor support, equipment rentals, and subconsultant fees.



# The Town of Barnstable

## Department of Public Works

382 Falmouth Road, Hyannis, MA 02601  
508.790.6400



**Mark R. Marinaccio, AIA**  
**Town Architect**

April 15, 2025

Mr. Lindsey Counsell, Chairman  
Community Preservation Committee  
Town of Barnstable  
367 Main Street – Third Floor  
Hyannis, MA 02630

Re: National Guard Armory Exterior Restoration

Dear Mr. Counsell:

We are writing to formally apply to the Community Preservation Committee (CPC) to continue the phased restoration of the Hyannis Army National Guard Armory – Battery D building located at 225 South Street in Hyannis. The requested funding of \$2,900,000 will provide for the complete exterior restoration of the building envelope including: masonry repairs, windows, doors, ornamental wall-mounted flagpoles, and signage, as well as provide for the necessary abatement of hazardous materials such as asbestos found in many building materials such as window caulking.

This limited request for funding addresses the most critical needs of the building; the compromised exterior envelope and will once again make the building weather tight. The work provided for by the funding requested with this application will secure this important cultural and architectural resource, prevent any further costly deterioration of the facility, and pave the way for the future interior rehabilitation for much needed town services.

We respectfully seek your approval of this application.

Most sincerely,  
Town of Barnstable Department of Public Works

Mark R. Marinaccio, AIA  
Town Architect



**The Town of Barnstable**  
**Department of Public Works**  
382 Falmouth Road, Hyannis, MA 02601  
508.790.6400



**Mark R. Marinaccio, AIA**  
**Town Architect**

**MEMO**

Date: November 7, 2024

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager

Copy: Daniel W. Santos, P.E., DPW Director  
Lindsey Counsell, Chairman, Community Preservation Committee

Subject: **Project Eligibility Letter of Interest to the Community Preservation Committee**  
**Hyannis Armory Exterior Restoration, 225 South Street, Hyannis**

Map/Block/Lot: 326 / 004/

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Dear Mr. Counsell,

In fiscal year 2019, the Barnstable Town Council appropriated \$309,179 of capital improvement funding, to begin revitalization work on the Hyannis Armory. The funding included costs for restoration design and hazardous material abatement. With a total estimated project cost of \$10,000,000, the Department of Public Works is seeking \$2,800,000 in community preservation funding to begin work on exterior restoration of the building.

Constructed in 1958, the Hyannis Armory once served as the home of Battery D, 685th AAA Machine Gun Battalion of the Massachusetts Army National Guard. The building holds a significant place in American history, as it was at the Armory that President-elect John F. Kennedy delivered his acceptance speech following the 1960 election. After casting their votes in Boston, John F. Kennedy and his wife Jacqueline flew to Cape Cod to await the election results at the Kennedy Compound in Hyannis Port. On the morning of November 9, 1960, the Kennedy family traveled to the Hyannis Armory, where Kennedy expressed gratitude for his victory and called for national unity as the country faced the challenges of the 1960s.

Although the building was nominated for the National Register of Historic Places, it has not yet been listed. Over the years, the condition of the Armory has deteriorated significantly, and it is currently used as cold storage for various town departments. Despite this, the building remains a vital piece of our town's history and a valuable community asset.

The Department of Public Works has initiated efforts to restore the Armory for future use as town offices and public meeting spaces. Town Council has already appropriated funds for restoration design and hazardous materials removal. The next critical step is to restore the building's exterior, with interior improvements to follow in subsequent phases.

This project specifically addresses the exterior restoration of the Hyannis Armory. Planned work includes masonry restoration, masonry steel lintel work, window and door replacement, and roof restoration or

replacement. This phase is crucial to securing the building's exterior envelope and halting further deterioration, regardless of the ultimate vision for the facility.

The Department of Public Works is seeking \$2,800,000 in funding for this phase of restoration. This investment will advance the overall goal of restoring and adaptively reusing the Hyannis Armory for the benefit of the community.

Thank you for your consideration.

Sincerely,

  
\_\_\_\_\_  
Mark S. Ellis, Town Manager

# CPC APPLICATION (PAGE 1)

*Appropriated CPA funds require one or more deed restrictions (conservation / historic preservation / housing). If the restriction is prepared by the applicant, the first draft of the restriction should be provided to the CPC Coordinator. If the applicant is not preparing the restriction, a consultant will contact the applicant to assist in the drafting of the appropriate restriction after funds are appropriated. The Town of Barnstable Legal Department and Legal Consultant shall review and approve the restriction prior to the final commitment of the CPA funds to the project.*

**Submission Date:** April 15, 2025  
**Project Title:** Hyannis Armory Exterior Restoration  
**Project Map/Parcel Number:** 326 / 004  
**Estimated Start Date:** Summer 2025  
**Estimated Completion Date:** Fall 2026

**Purpose (please circle all that apply):**

Open Space  **Public**  
Community Housing  Private  
**Historic**  Non-Profit  
Recreation  Partnership (Describe below #3)

**Town Affiliation\*\***

**\*\*Please Note: All Town CPC Applications must be approved by the Town Manager prior to submission**

**Applicant Contact:**

Name: Mark R. Marinaccio, AIA Town Architect  
Organization (if applicable): Town of Barnstable  
Address: 800 Pitchers Way, Hyannis 02601  
Mailing Address: same as above  
Daytime Phone #: 508-328-5064  
E-mail Address: mark.marinaccio@town.barnstable.ma.us

**Primary Contact (if different from applicant contact):**

Name: Mark R. Marinaccio, AIA, Town Architect  
Address: 800 Pitchers Way, Hyannis 02601  
Mailing Address: same as above  
Daytime Phone #: 508-328-5064  
E-mail Address: mark.marinaccio@town.barnstable.ma.us

**Budget Summary:**

Total budget for project: \$2,900,000  
CPA funding request: \$2,900,000  
Matching funds (committed/under consideration): Projects #18063 (\$200,175), and #18096 (\$667,000) for design and asbestos abatement

**Please address the following questions:**

1. Project summary (description and goals):

Currently used for cold storage, this project continues the restoration of the historic and culturally significant Hyannis Armory. Funding provided in 2018, and 2019, began the multi-phase process of converting the armory from its existing state into a totally renovated space, which will eventually house the Executive and Legislative Branches of Town government. A large 250 seat community gathering space is included in the design.

This Community Preservation Fund request will address exterior restoration of the building. Work will include masonry repair, windows, door, and roof restoration / replacement work making the building weather tight in preparation for future improvements.

2. How does this project help preserve Barnstable's character?

In conformance with the General Project Criteria, the Barnstable Armory Project:

- Preserves the essential character of the town
- The restoration will save a resource that would otherwise be threatened
- Demonstrates practicality in utilizing an existing town resource far below the budgets required to construct a new building
- The adaptive reuse of existing historic buildings is a prime example of an advantageous cost/benefit value.
- This funding request will help to leverage matching funds that have been provided for design and asbestos abatement.
- The Town of Barnstable and the Town Manager has been a consistent supporter of the effort to adaptively reuse the armory.

3. Partnership(s) Description: Not applicable to this project.

4. Provide a detailed project timeline:

Design/Bid: Summer 2025  
Construction: Winter 2025 – Fall 2026  
Project Closeout: Fall 2026

5. How does this project meet the General Criteria and Category Specific Criteria for CPC projects?

The exterior restoration of this culturally significant building will save an important town resource that continues to face the threat of demolition. For a relatively minimal investment the armory can be protected for future rehabilitation as a town facility. As a handsome, existing Mid-Century structure with a large, open interior space, it is far more advantageous to protect the town's interests by protecting the structure for future development.

Additionally, President-elect John F. Kennedy gave his victory speech at the Hyannis Armory on the morning of November 9, 1960, after he learned that he had been elected President of the United States. This project will preserve the location of that very important cultural event, which led to what has been characterized in popular culture as the "Camelot" years at the White House, and which is now an important stop on the Kennedy Legacy Trail. The integral association of the Kennedy family with the town of Hyannis has, for over

## CPC APPLICATION (PAGE 3)

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have a century, helped to establish the character of Hyannis, and Barnstable, as an open and accepting community with strong ties to the ideals of equality and fairness.

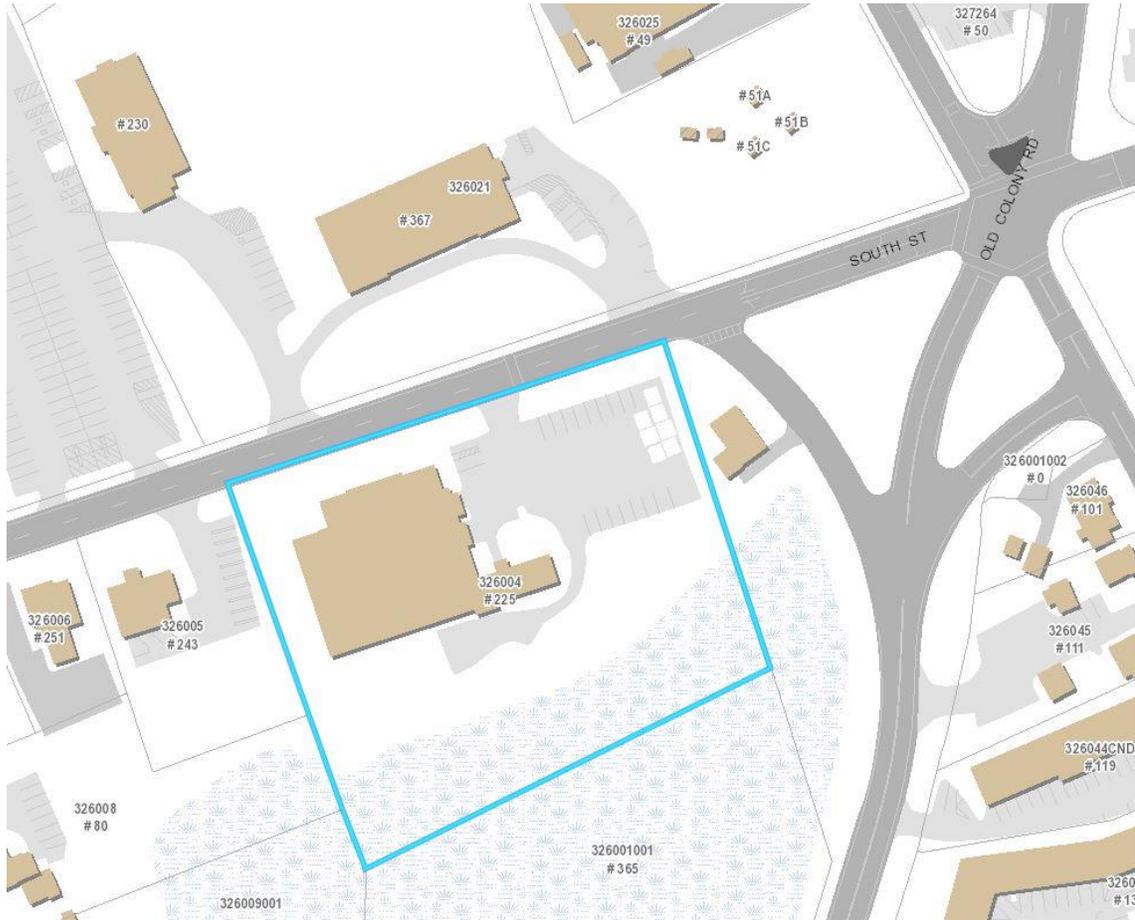
# CPC APPLICATION (PAGE 4)

6. Provide a detailed budget, including the following information, as applicable: (Fiscal Year, Total Cost, CPC Funds Requested, Other Sources of Funding sought and received, and cost estimates/quotes received):

Please see Attachment "A"

7. Assessor's office identification map and map and parcel number:

Map and Parcel Number: 326 / 004



\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant Partner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Town Manager (Town Affiliated Projects)

\_\_\_\_\_  
Date

PHOTOGRAPHS:



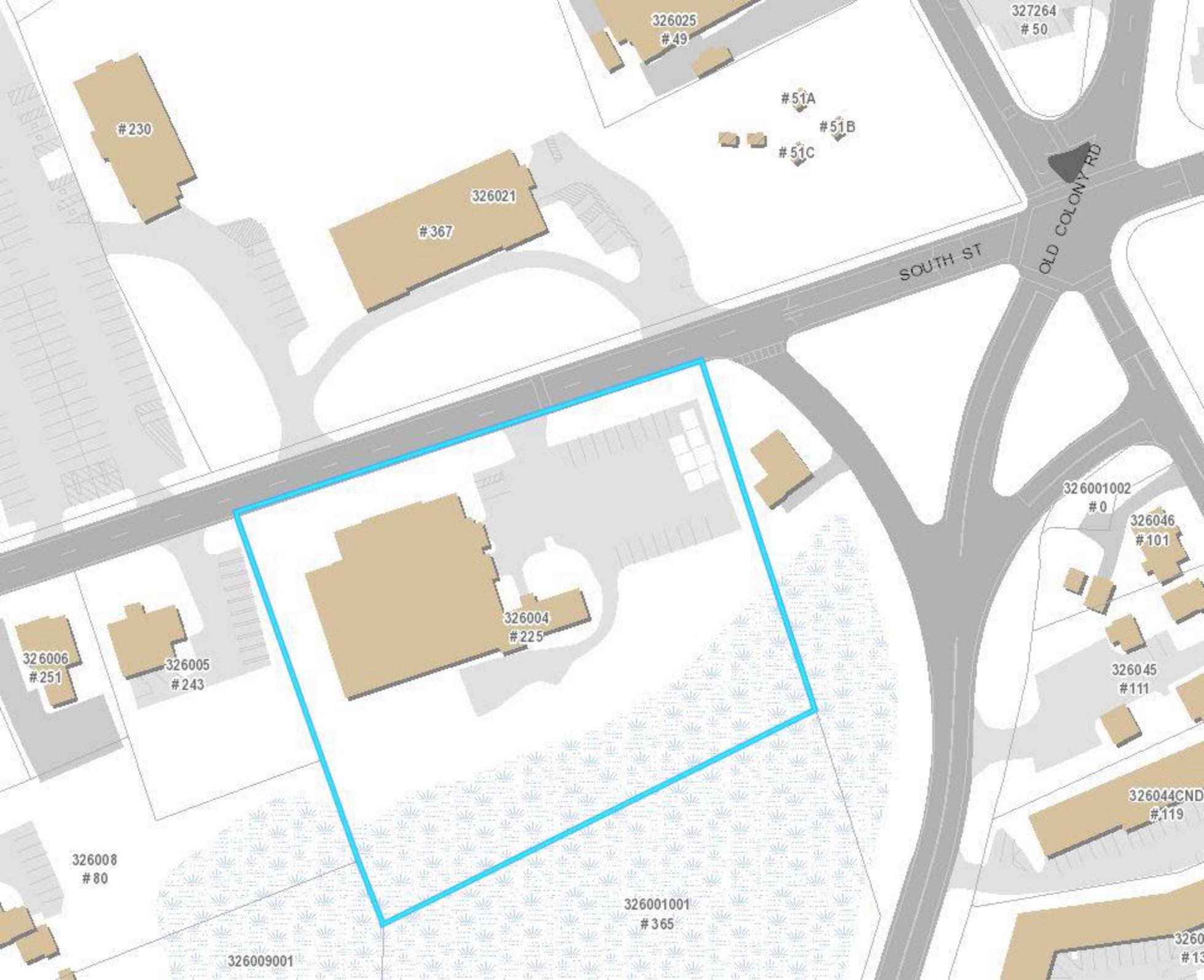
Figure 1. Exterior View



Figure 2. Masonry damage caused by failing steel lintels



**Figure 3. Typical damaged metal window with asbestos caulking**



#230

326021

#367

326025  
#49

327264  
#50

#51A

#51B

#51C

SOUTH ST

OLD COLONY RD

326006  
#251

326005  
#243

326004  
#225

326001002  
#0

326046  
#101

326045  
#111

326044CND  
#119

326008  
#80

326009001

326001001  
#365

3260  
#13

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** BRN.1738  
**Historic Name:** Hyannis Army National Guard Armory - Battery D  
**Common Name:** Barnstable Army National Guard Armory  
**Address:** 225 South St  
**City/Town:** Barnstable  
**Village/Neighborhood:** Hyannis  
**Local No:** 326-4, HYC-89  
**Year Constructed:** 1958  
**Architect(s):** Gaffney, Walter M. Associates  
**Architectural Style(s):** No style  
**Use(s):** Armory  
**Significance:** Architecture; Military; Politics Government; Social History  
**Area(s):** BRN.AB: South Street  
BRN.AU: Hyannis Main Street Waterfront Historic District  
**Designation(s):** Local Historic District (10/03/1996)  
**Building Materials(s):** Roof: Sheet Metal; Synthetic Other  
Wall: Brick; Cast Stone  
Foundation: Concrete Unspecified



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Thursday, April 18, 2019 at 10:30 AM

FORM B - BUILDING

Assessor's number 326-004 USGS Quad Hyannis

BARN 1738

Area(s) AU Form Number 1738

326-004

Hyannis

AU

1738

FEB 05 2003

Massachusetts Historical Commission  
Massachusetts State Archives  
220 Morrissey Boulevard  
Boston, Massachusetts 02125

MASS. HIST. COMM.

Barnstable

Place (neighborhood or village) Hyannis

Address 225 South Street

Hyannis, MA 02601

Historic Name Barnstable (Hyannis) Armory

Uses: Present Armory

Original Armory

Date of Construction 1958

Source MAARNG Statewide Armories Inventory

Style/Form Modern functional

Architect/Builder Walter Gaffney Associates

Exterior Material:

Foundation Concrete

Wall/Trim Brick/Concrete

Roof Rubberized membrane, metal (standing seam)

Outbuildings/Secondary Structures None

Major Alteration (with dates) None

Condition Good

Moved No  Yes  Date \_\_\_\_\_

Acreage 2.2 Acres

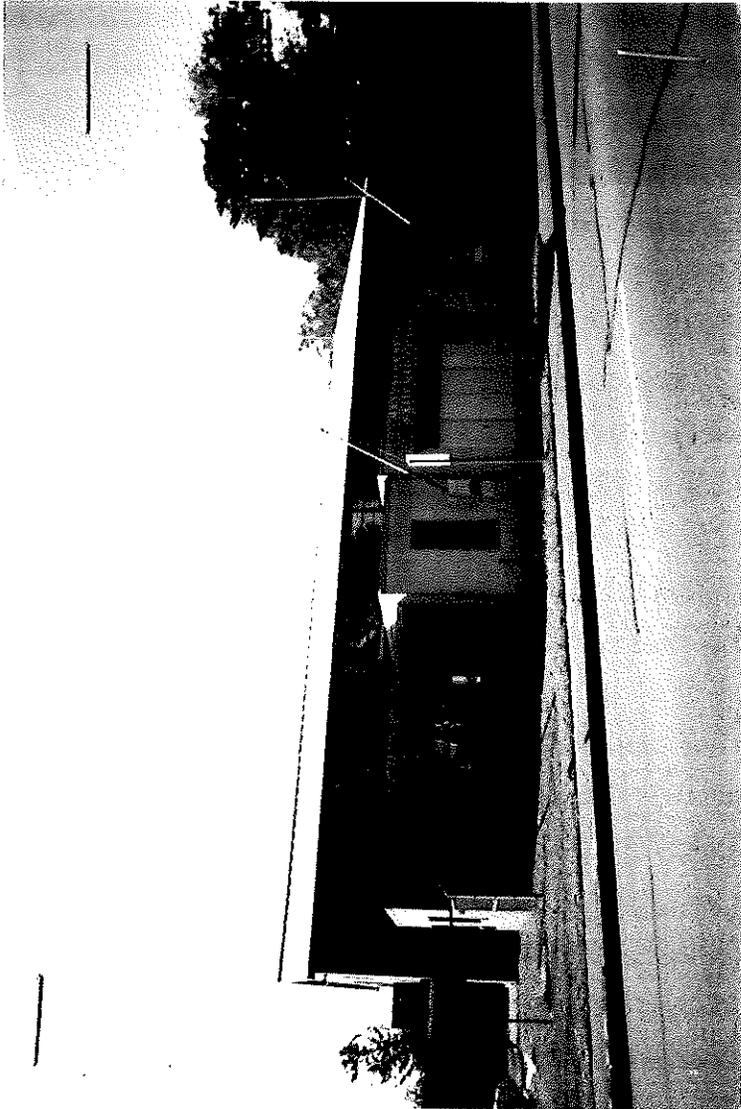
Setting Set back from street approximately 20 feet

in area of municipal building complex; Town Hall,

Hyannis Public Library, Kennedy Museum across

street. Situated in the Hyannis Main Street/

Waterfront Local Historic District



Recorded by Edward Stanley

Organization Boston Affiliates, Inc.

Date (month/day/year) 11/22/02

BRN.1738

BUILDING FORM

ARCHITECTURAL DESCRIPTION  see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Barnstable (Hyannis) Armory is a large brick-walled, modern functional-style building located on the south side of South Street. Situated in an area of municipal buildings associated with the Town of Barnstable, the building is executed in a utilitarian style characteristic of armories constructed in the 1950s and 1960s. The building is primarily square in plan with flat roofed one-story wings and gable-roofed assembly hall. All windows are metal-framed with cast stone sills. A rectangular, one-story administrative block, with its long axis parallel to South Street, is joined on the rear by the square 1½-story, assembly hall block, which is flanked on the west side and rear by one story wings. A raised band of windows on the sides of the assembly hall provide light to the interior. The administrative block is characterized by a central projecting pavilion composed of cast stone having a recessed main entrance with metal replacement doors flanked by a tall window with five horizontally-oriented lights on each side. This pavilion is flanked by lower side wings, each containing a band of triple windows with three horizontally-oriented lights in each sash. The east and west side elevations show the gable end of the assembly hall and the projecting front administrative block. The east gable end contains a high, metal overhead door that provides

HISTORICAL NARRATIVE  see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Barnstable (Hyannis) Armory was constructed in 1958 to serve as a training, meeting, administrative and equipment storage and maintenance facility for the Massachusetts Army National Guard. The National Guard had its roots in the citizen-soldier ethos of the New England colonial volunteer militia, separate from any regular standing army. The first three regiments of militia in Massachusetts were the North, East and South Regiments, organized by a law passed in 1636. Much of the Revolutionary War army under George Washington was made up of militiamen. After the Revolutionary War, when the United States Constitution's divisions of state and federal power were being tested, militias were maintained by the states to counterbalance the potential power of the regular standing army. In 1781, the first Massachusetts militia law was enacted which organized forces into a Train Band of service-eligible men and an Alarm List of reserves. In 1840, the Massachusetts General Court reorganized the state militias into the Massachusetts Volunteer Militia (MVM), composed of three divisions and six brigades.

BIBLIOGRAPHY and/or REFERENCES  see continuation sheet

Barnstable, Town of. *Annual Reports of the Town Officers of the Town of Barnstable for the Year Ending December 31, 1960*. 1961.  
*Cape Cod Standard Times*. "Nixon Concedes Win to Kennedy." Nov. 10, 1960 (Vol. 24, no. 231), pp. 1-2.  
*Cape Cod Standard Times*. "President-elect Pledges His Best for Nixon." Nov. 11, 1960 (Vol. 24, no. 232), pp. 1-2.

Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.

BRN 1738

## INVENTORY FORM CONTINUATION SHEET

Town  
BARNSTABLEProperty Address  
225 SOUTH ST.

Area(s) Form No.

AU 1738

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

## ARCHITECTURAL DESCRIPTION (continued)

vehicular access to the assembly hall. To this door's right are two smaller metal double doors with concrete canopy that serve as pedestrian access to the hall. Two rectangular louvered openings pierce the upper sections of each gable end of the hall. At the rear of the assembly hall is a one-story wing that extends as an ell to the east. The latter contains metal double doors with concrete canopy flanked on each side by a square window. The rear elevation of the armory is two stories in height as the building is built into a slight hillside; the lower story provides access to the basement via two metal doors and the upper story contains a variety of windows matching the functions of interior spaces (1X1, 6X4 and 2X1 lights, all with fixed sash).

## HISTORICAL NARRATIVE (Continued)

By this time, the MVM effectively constituted Massachusetts' own armed forces under the control of the Governor, and overseen by the Adjutant General. Support and housing for individual companies was the responsibility of the host communities. Numerous MVM companies augmented the Union forces during the Civil War. After the conflict, the state militias deteriorated, but by the 1870s support grew in Massachusetts for a reassessment of militia forces, and by the late 1880s changing forces in urban America including growing crime, civil disorder, labor unrest, and class strife culminated in greater militia support and passage of the Massachusetts Armory Act of 1888. This Act established an Armory Commission of three people charged with the acquisition of armories in cities in which two or more militias were located.

During the Spanish-American War of 1898, the MVM saw combat action on several fronts in both Cuba and Puerto Rico. Between the end of this conflict and 1916, the militia was called out for many state activities, and their main use was in controlling civil unrest, mainly during industrial strikes, and in assisting during major fires. In 1916, the organizational structure of the MVM changed with the nationalization of all state militias under the National Defense Act, which created the modern National Guard and the associated Massachusetts unit. This Act, along with a reorganization of the MVM under the Act of 1907, clearly foreshadowed the national movement toward the consolidation and modernization of the National Guard units and their integration with the regular army.

World Wars I and II saw heavy participation of the Massachusetts National Guard. During World War I, the Massachusetts units comprised the bulk of the 26<sup>th</sup> Division (the "Yankee Division"), which was composed of units throughout New England. Major combat involvement occurred at the St. Mihiel, Meuse River and Marne fronts. World War II campaign credits of the Massachusetts National Guard include distinguished action in the Pacific (New Caledonia, Guadalcanal) and Europe (Lorraine, "Battle of the Bulge," and the Saar and Moselle regions of Germany). The Korean War saw eight Massachusetts Guard units called to active duty.

After World War II, federal funding increased for the National Guard and following the Reserve Forces Act of 1955, the Guard became more fully integrated into the Army; by 1960, Guard units were required to complete Army basic training. Also in this period, federal and state governments began to share the cost of new armory construction at a ratio of 75 to 25 percent, respectively. This funding procedure remains in place today and has

BEN 1738

# INVENTORY FORM CONTINUATION SHEET

Town Property Address  
BARNSTABLE 225 SOUTH ST.

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.  
AU 1738

## HISTORICAL NARRATIVE (continued)

resulted in the construction of thousands of utilitarian armories. Armories constructed during the Cold War (1946-1989), such as that in Hyannis, frequently lack the architectural grandeur of those built in the late nineteenth and early twentieth century. Very similar in design and emphasizing functional space, these armories are very symmetrical, flat- or gable-roofed rectangular buildings, usually with a raised band of windows on the sides of the drill hall to provide light to the interior. Single story administrative wings usually front or flank the drill hall. Exterior walls are of brick veneer and ornamentation is primarily limited to metal frame window fenestration.

The Barnstable (Hyannis) Armory rose to national prominence during the presidential campaign of John F. Kennedy. The final day of the campaign, in the fall of 1960, were spent in Hyannis, the Kennedy family's long-term summer home (NRIND 1972). The Hyannis Inn Motel on Main Street provided a sixty room press headquarters, with teletype and telephones. At 12:30 p.m. on November 9, 1960, the day following the election, president-elect Kennedy received a telegram from Vice-President Nixon conceding the election and extending congratulations. Due to the lack of sufficient space in the motel, it was announced that the victory press conference would be held at the Massachusetts National Guard Armory, a short distance away on South Street, at 1:45 p.m. President-elect Kennedy, joined by his wife, parents, two brothers and three sisters on the Armory stage, read telegrams received from President Eisenhower and Vice-President Nixon. Reading from a statement he had prepared earlier, Kennedy stated "It is a satisfying moment to me. I want to express my appreciation to the citizens of this country and to Mr. Nixon personally. The next four years will be difficult and challenging. There is general agreement by all our citizens that a supreme national effort is needed to move this country to safety through the 1960s. We need your help. All our energies will be devoted to the interests of the United States and the course of freedom around the world."

The Barnstable (Hyannis) Armory continues to function as a Massachusetts National Guard facility and currently houses the 190<sup>th</sup> Engineers Company. This group is a construction unit composed of a variety of tradesmen such as carpenters, electricians and carpenters, who are primarily charged with constructing battalion-sized encampments in combat areas.

## BIBLIOGRAPHY and/or REFERENCES (Continued)

- Fogelson, Robert M. *America's Armories: Architecture, Society and Public Order*. Cambridge, MA: Harvard University Press, 1989.
- Hollister, Susan. "Imagery and Armories: The Castles of Massachusetts Volunteer Militia." Unpublished Manuscript, 1985.
- Massachusetts Army National Guard. "Massachusetts Army National Guard Statewide Armories Survey". Privately printed report, 1987.
- PAL (Adams, Cherau, and Kierstead) for Massachusetts Army National Guard. "Massachusetts Army National Guard Integrated Cultural Resources Management Plan." Privately printed report, 1987.

BRN 1738

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Community Property Address  
HYANNIS 225 SOUTH ST.

Area(s) Form No.

|    |      |
|----|------|
| AU | 1738 |
|----|------|

### National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible       Eligible only in a historic district
- Contributing to a potential historic district       Potential historic district

Criteria:     A     B     C     D

Criteria Considerations:     A     B     C     D     E     F     G

Statement of Significance by Pauline Chase-Harrell and Edward Stanley, Boston Affiliates, Inc.  
*The criteria that are checked in the above sections must be justified here.*

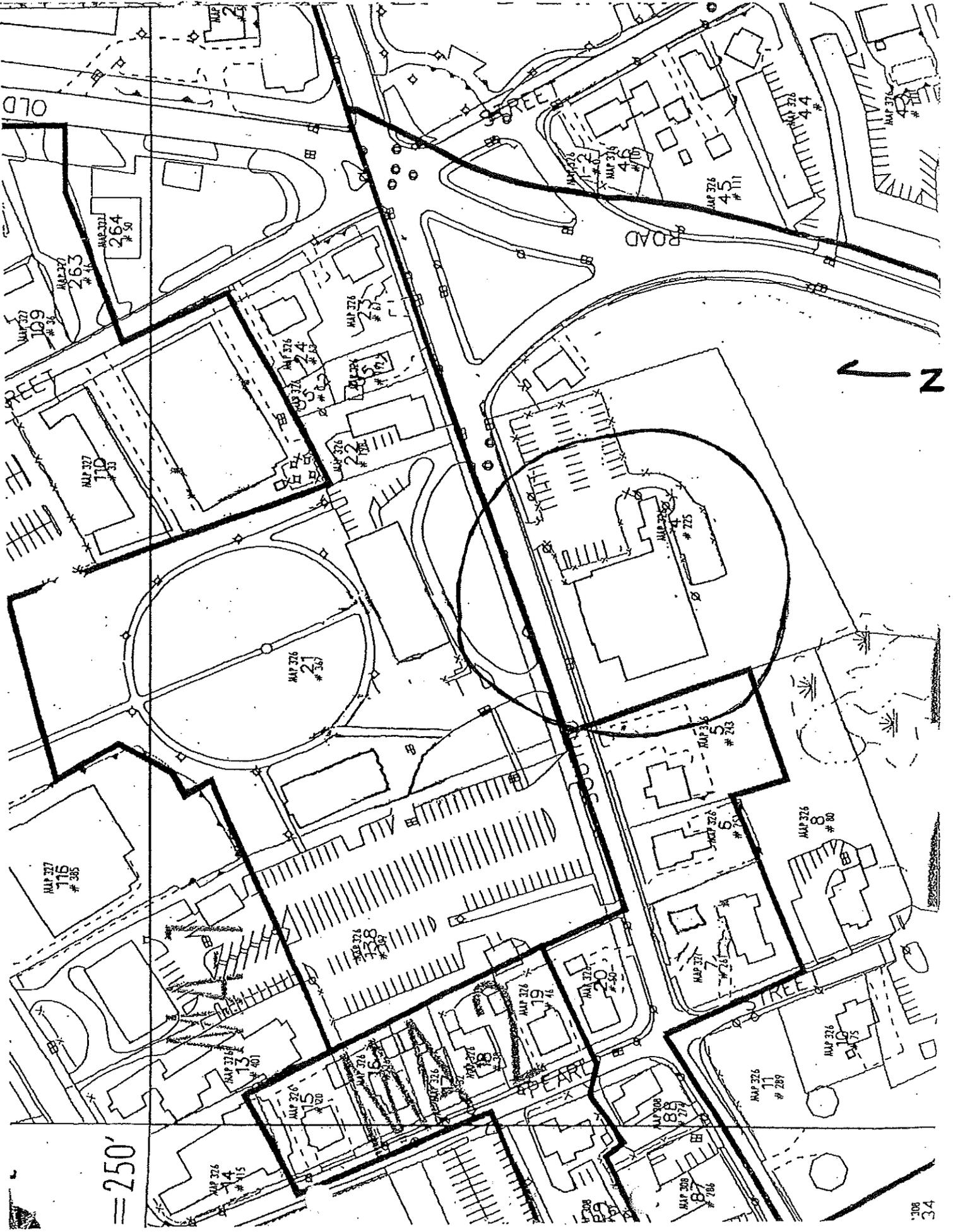
The Barnstable (Hyannis) Armory possesses integrity of design, setting, materials, workmanship, feeling and association. It appears to meet Criteria A, B and C for National Register listing. It is significant at the local level as a representative of the reorganization and modernization of the National Guard in the post-World War II period, and significant at the national level as the site of President-elect Kennedy's acceptance speech in the 1960 presidential election.

In relation to Criterion A, its construction in 1958 was made possible by the increased federal funding for armory facilities which reflected the increased integration of the National Guard into the national defense structure in this period, when US military forces were being reorganized to meet the changing needs of the emerging Cold War. In relation to Criterion C, its functional modern design is typical of Cold War era armory facilities in general, and more specifically of the spate of National Guard garages and armories constructed in Massachusetts in the 1950s.

The Armory also meets Criterion A for its association with the beginnings of the Kennedy administration and Criterion B for its associations with President John F. Kennedy himself. It is significant as the site of President-elect Kennedy's acceptance speech after winning the 1960 presidential election over Vice-President Nixon. This historic speech can be said to begin one of the most important administrations in the second half of the twentieth century. However, the Armory building is less than fifty years old, and the acceptance speech slightly younger than the building, and thus not ordinarily eligible for National Register consideration.

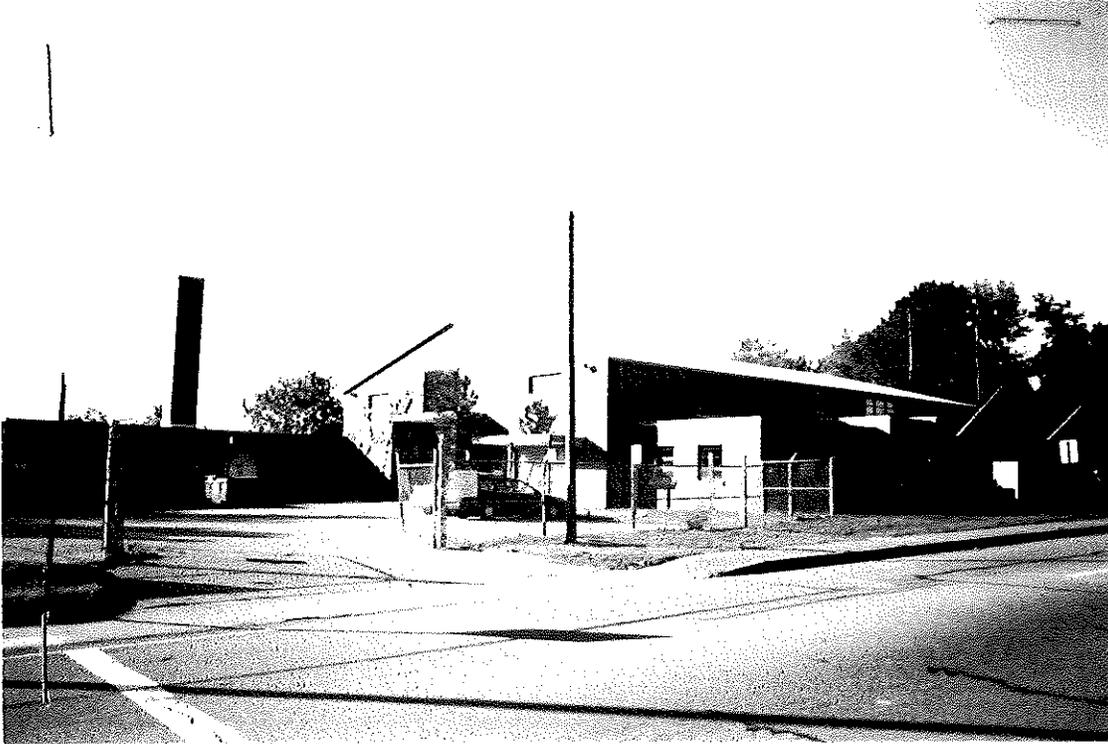
In relation to Consideration G, the fact that registration requirements for resources associated with the Cold War context have not yet been defined make the eligibility of the Barnstable (Hyannis) Armory difficult to evaluate at this time. The construction associations discussed above would suggest that in the normal course of events the Armory would become eligible at the local level of significance in 2008. In addition, however, its direct association, as the site of President-elect Kennedy's acceptance speech in the 1960 presidential election, with nationally significant events and personages in the Cold War era (1946-1989) may make it eligible at the national level under Criteria A and B when those requirements are defined.

BRV. 1738



= 250'





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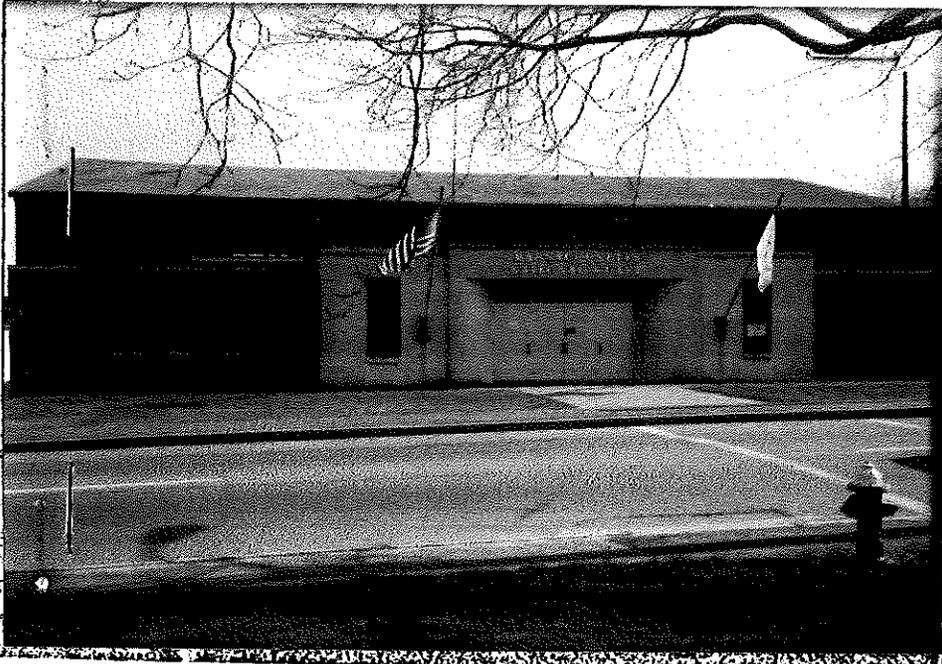
Bev. 1738  
Barnstable, MA MRA

MAY 30 1996

MASS. HIST. COMM.

|      |          |
|------|----------|
| AREA | FORM NO. |
| HYC  | 89       |

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116



Barnstable (Hyannis)  
South Street  
 Name Hyannis National Guard Armory  
 of the 685th AAA Battalion  
 Present armory  
 Original same  
 DESCRIPTION  
1958  
Seven Villages of Barnstable  
utilitarian  
 Architect unknown

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).  
Indicate north

see attached assessor's map

Exterior Wall Fabric brick, cast stone  
 Outbuildings none  
 Major Alterations (with dates) none  
 Condition excellent  
 Moved no Date n/a  
 Acreage 2.15 326/4  
 Setting institutional  
 Recorded by Candace Jenkins  
 Organization Barnstable Historical Comm.  
 Date 1986

UTM REFERENCE 19/393140/4611570  
 USGS QUADRANGLE Hyannis, MA  
 SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Massachusetts National Guard Armory at Hyannis possesses integrity of location, design, setting, materials, workmanship, feeling and associations. It is significant as the site of President-elect John F. Kennedy's acceptance speech after winning the 1960 presidential election over Vice President Nixon. This historic speech, which can be said to begin one of the most important administrations of the second half of the 20th century, is of sufficient importance to the modern history of the United States to override the fact that the Armory building itself is less than 50 years old, and thus not ordinarily eligible for National Register consideration. The Armory meets criterion A for its associations with the beginnings of the Kennedy administration, and criterion B for its associations

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The Hyannis Armory is a long, low gable roofed structure constructed of red brick. A cast stone entry with brick wings projects from the facade (north) to form a frontispiece. Low brick wings also extend the sides (east and west) of the building. Windows generally contain triple sashes and are set in horizontal bands. It is located directly across South Street from the former Hyannis Normal School, now the Barnstable Town Hall.

CRITERIA STATEMENT (cont)  
with the man himself.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

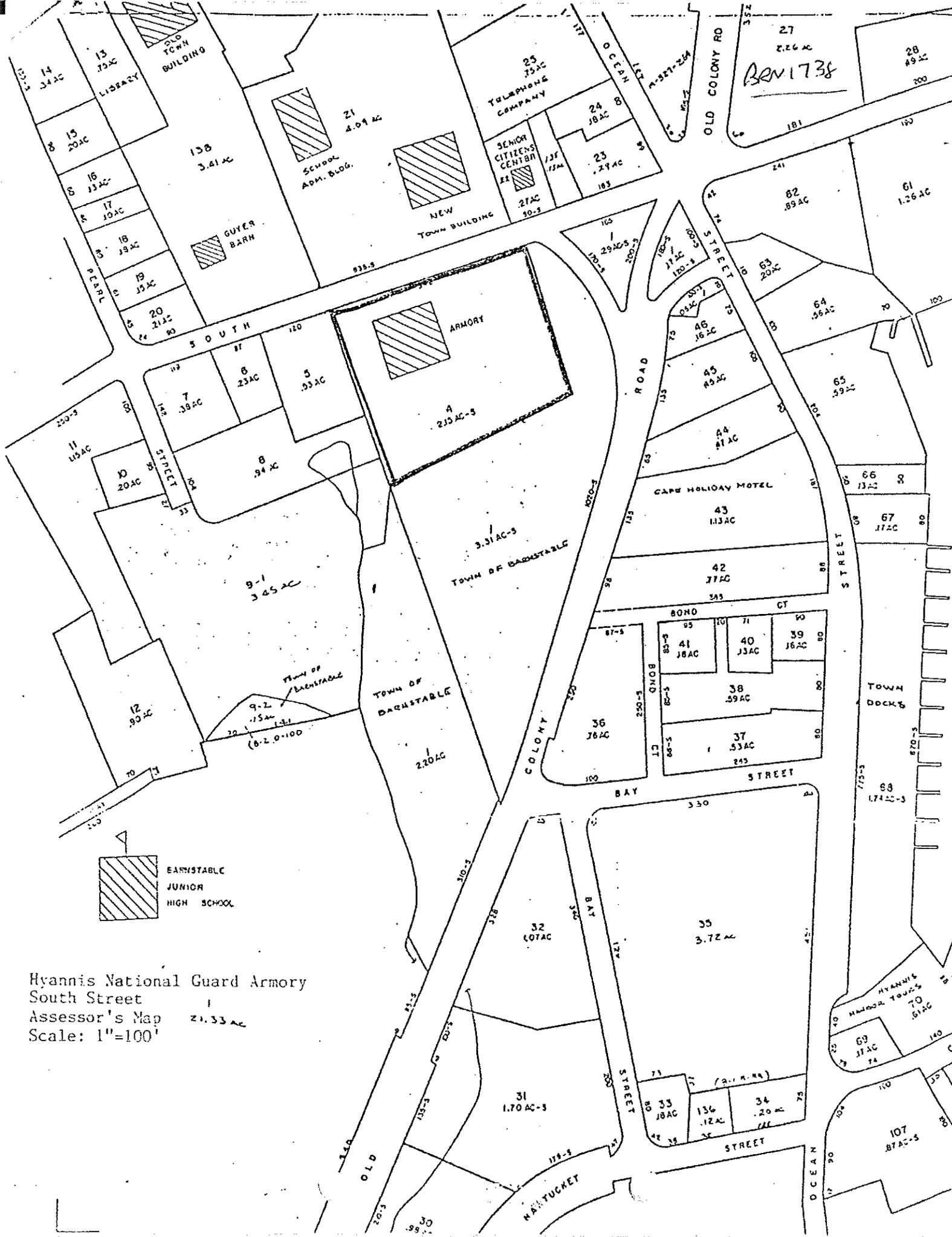
The final days of John F. Kennedy's presidential campaign, during the summer and early fall of 1960, were spent in Hyannis, the Kennedy family's long term summer home (see Area HYA). The Hyannis Inn Motel on Main Street provided a 60 room press headquarters, with teletype and telephones.

At 12:30 on November 9, 1960, the day following the election, president-elect Kennedy received a telegram from Vice-President Nixon conceding the election and extending congratulations. Due to lack of sufficient space in the motel, it was announced that the victory press conference would be held at the Massachusetts National Guard Armory, a short distance a way on South Street, at 1:45 P.M.

President-elect Kennedy, joined by his wife, parents, two brothers and three sisters on the Armory stage, read telegrams received from President Eisenhower and Vice President Nixon. "Then reading from a prepared statement he had dictated earlier, he said, 'It is a satisfying moment to me. I want to express my appreciation to the citizens of this country and to Mr. Nixon personally'. He went on: 'The next four years will be difficult and challenging. There is general agreement by all our citizens that a supreme national effort is needed to move this country to safety through the 1960's. We need your help. All our energies will be devoted to the interests of the United States and the course of freedom around the world.'" (Lincoln, p. 192)

BIBLIOGRAPHY and/or REFERENCES

Town of Barnstable. The Seven Villages of Barnstable. 1976.  
Lincoln, Evelyn. My Twelve Years with John F. Kennedy. 1965.



Hyannis National Guard Armory  
 South Street  
 Assessor's Map  
 Scale: 1"=100'

21.33 AC



North Bay Company, Inc.  
Hopkinton, MA | Warren, VT

☎ 508-686-2781  
[www.nbaycc.com](http://www.nbaycc.com)



**Project:** Barnstable Armory Renovations | Hyannis, MA  
**Architect:** Habib & Associates Architects  
**Cost Estimator:** North Bay Company, Inc., PO Box 796 Hopkinton, MA 01748  
**Date:** January 8, 2024

## CONSTRUCTION DOCUMENT SUBMISSION COST ESTIMATE

### INTRODUCTION

#### PROJECT DESCRIPTION:

Renovation to existing masonry armory building for office fit-out including sitework and replacement of MEP/FP systems.

#### PROJECT PARTICULARS:

This estimate was prepared using:

*Construction Documents dated 12/05/23 prepared by Habib & Assoc.*

Quantities are from direct takeoff of items, when possible, according to ASPE recommended Standard Estimating Practice

Allowances are provided where information is insufficient for direct takeoff.

#### PROJECT ASSUMPTIONS:

Construction will be phased to allow each trade to perform their work with least amount of impact on other trades and occupants

The project will be publicly bid and performed by a General Contractor Certified by DCAMM using prevailing wage rates.

Costs are based on a competitive bid process in all trades and sub-trades.

Unit costs and labor are based on current construction costs in the area.

Bidding will be in March 2024, assume construction start Summer 2024 with 18 month construction duration.

**Note:** This estimate is a reasonable opinion of cost based on the information provided. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, difference in level of design from estimating to final bid documents, addenda, bid clarifications, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction estimate.

#### PROJECT EXCLUSIONS:

Escalation beyond 1 year from start of construction

Design Fees and other soft costs

Project Administration

Construction of temporary facilities

Site or existing conditions surveys

Printing and Advertising

Testing and Inspections

Hazardous Materials survey, reporting

Furniture, fixtures, and equipment

Moving costs

Permitting

**Project:** Barnstable Armory Renovations | Hyannis, MA

**Date:** January 8, 2024

**CONSTRUCTION DOCUMENT SUBMISSION COST ESTIMATE**

**GRAND SUMMARY**

|   | <b>Base Bid</b>      |
|---|----------------------|
| <b>TOTAL DIRECT COSTS</b>                     | <b>\$ 8,783,713</b>  |
| GENERAL CONDITIONS (10%)                      | \$ 878,371           |
| OVERHEAD AND PROFIT (8%)                      | \$ 772,967           |
| BONDS & INSURANCE (1.5%)                      | \$ 156,526           |
| <b>SUBTOTAL</b>                               | <b>\$ 10,591,576</b> |
| DESIGN/ESTIMATING CONTINGENCY (2%)            | \$ 211,832           |
| ESCALATION (4.5% to MIDPOINT OF CONSTRUCTION) | \$ 364,615           |
| <b>TOTAL - CD PHASE COST ESTIMATE</b>         | <b>\$ 11,168,023</b> |

**ANTICIPATED FILED SUB BIDS (included above)**

|  |              |
|--|--------------|
| MASONRY  | \$ 794,951   |
| MISC. & ORNAMENTAL METALS                              | \$ 230,173   |
| ROOFING & FLASHING                                     | \$ 514,929   |
| METAL WINDOWS  | \$ 322,021   |
| TILING*  | \$ 41,576    |
| RESILIENT FLOORING*                                    | \$ 27,893    |
| ACOUSTIC CEILINGS                                      | \$ 57,690    |
| PAINTING   | \$ 175,250   |
| FIRE PROTECTION  | \$ 243,684   |
| PLUMBING   | \$ 422,686   |
| HVAC   | \$ 1,756,280 |
| ELECTRICAL (includes Div 26, 27, 28 & Site Electrical) | \$ 1,453,825 |

\*Due to the State mandated low Filed Sub-Bid threshold and current market conditions, minimal bidder interest is expected in these trades. As a result, bids may not be competitive and the Owner may wish to include an additional budget allowance at their discretion.

**Project:** Barnstable Armory Renovations | Hyannis, MA

**Date:** January 8, 2024

**CONSTRUCTION DOCUMENT SUBMISSION COST ESTIMATE**

| MAIN SUMMARY              |                                 | GSF: 20,765         |                         |
|---------------------------|---------------------------------|---------------------|-------------------------|
| DIV.                      | ELEMENT                         | TOTAL DIRECT COST   | Direct \$/SF % of Total |
| 01                        | PROJECT REQUIREMENTS            | \$ 418,948          | \$ 20.18 4.8%           |
| 02                        | EXISTING CONDITIONS             | \$ 207,245          | \$ 9.98 2.4%            |
| 03                        | CONCRETE                        | \$ 125,056          | \$ 6.02 1.4%            |
| 04                        | MASONRY                         | \$ 794,951          | \$ 38.28 9.1%           |
| 05                        | METALS                          | \$ 340,645          | \$ 16.40 3.9%           |
| 06                        | WOOD, PLASTICS AND COMPOSITES   | \$ 93,589           | \$ 4.51 1.1%            |
| 07                        | THERMAL AND MOISTURE PROTECTION | \$ 508,759          | \$ 24.50 5.8%           |
| 08                        | OPENINGS                        | \$ 531,523          | \$ 25.60 6.1%           |
| 09                        | FINISHES                        | \$ 954,654          | \$ 45.97 10.9%          |
| 10                        | SPECIALTIES                     | \$ 38,701           | \$ 1.86 0.4%            |
| 11                        | EQUIPMENT                       | \$ -                | \$ - 0.0%               |
| 12                        | FURNISHINGS                     | \$ 24,494           | \$ 1.18 0.3%            |
| 21                        | FIRE PROTECTION                 | \$ 243,684          | \$ 11.74 2.8%           |
| 22                        | PLUMBING                        | \$ 422,686          | \$ 20.36 4.8%           |
| 23                        | HVAC                            | \$ 1,756,280        | \$ 84.58 20.0%          |
| 26                        | ELECTRICAL                      | \$ 1,218,467        | \$ 58.68 13.9%          |
| 27                        | COMMUNICATIONS                  | \$ 117,370          | \$ 5.65 1.3%            |
| 28                        | ELECTRONIC SAFETY AND SECURITY  | \$ 117,988          | \$ 5.68 1.3%            |
| 31                        | EARTHWORK                       | \$ 299,597          | \$ 14.43 3.4%           |
| 32                        | EXTERIOR IMPROVEMENTS           | \$ 413,544          | \$ 19.92 4.7%           |
| 33                        | UTILITIES                       | \$ 155,533          | \$ 7.49 1.8%            |
| <b>TOTAL DIRECT COSTS</b> |                                 | <b>\$ 8,783,713</b> | <b>\$ 423.01 100.0%</b> |

**Project:** Barnstable Armory Renovations | Hyannis, MA

**Date:** January 8, 2024

**CONSTRUCTION DOCUMENT SUBMISSION COST ESTIMATE**

|           |   | DIRECT COST DETAIL |      |              |               | ELEMENT  |                   |
|-----------|---|--------------------|------|--------------|---------------|----------|-------------------|
| DIV.      | ELEMENT                                   | Total              | UNIT | UNIT COST    | SUBTOTAL      | SUBTOTAL | TOTAL             |
| <b>01</b> | <b>PROJECT REQUIREMENTS</b>               |                    |      |              |               |          | <b>\$ 418,948</b> |
|           | Testing/inspections                       | 1                  | LS   | \$ 10,000.00 | \$ 10,000.00  |          |                   |
|           | Commissioning                             | 1                  | LS   | \$ 10,000.00 | \$ 10,000.00  |          |                   |
|           | Field Office - rental                     | 18                 | MOS  | \$ 500.00    | \$ 9,000.00   |          |                   |
|           | Field Office furnishings & equip          | 1                  | LS   | \$ 1,200.00  | \$ 1,200.00   |          |                   |
|           | Temporary internet - at field office      | 18                 | MOS  | \$ 180.00    | \$ 3,240.00   |          |                   |
|           | Temp water - By Owner                     |                    |      |              | \$ -          |          |                   |
|           | Temp power & lighting (By Electrical FSB) |                    |      |              | \$ -          |          |                   |
|           | Temp heating/winter conditions            | 6                  | MOS  | \$ 2,000.00  | \$ 12,000.00  |          |                   |
|           | Snow removal                              | 1                  | LS   | \$ 1,100.00  | \$ 1,100.00   |          |                   |
|           | Construction fencing allowance            | 1                  | LS   | \$ 15,000.00 | \$ 15,000.00  |          |                   |
|           | Storage trailer/box rental                | 18                 | MOS  | \$ 250.00    | \$ 4,500.00   |          |                   |
|           | Portable restrooms (x2)                   | 18                 | MOS  | \$ 700.00    | \$ 12,600.00  |          |                   |
|           | Hand washing facilities                   | 18                 | MOS  | \$ 300.00    | \$ 5,400.00   |          |                   |
|           | Drinking water facilities                 | 18                 | MOS  | \$ 300.00    | \$ 5,400.00   |          |                   |
|           | Shoring at slab openings                  | 1                  | LS   | \$ 3,500.00  | \$ 3,500.00   |          |                   |
|           | Safety barriers at openings               | 70                 | LF   | \$ 10.00     | \$ 700.00     |          |                   |
|           | Temporary barriers/protections            | 1                  | LS   | \$ 10,000.00 | \$ 10,000.00  |          |                   |
|           | Police details - ALLOWANCE                | 1                  | LS   | \$ 10,000.00 | \$ 10,000.00  |          |                   |
|           | Small Tools & Equipment                   | 1                  | LS   | \$ 7,500.00  | \$ 7,500.00   |          |                   |
|           | Misc Equipment rental                     | 1                  | LS   | \$ 20,000.00 | \$ 20,000.00  |          |                   |
|           | Project signage                           | 1                  | LS   | \$ 2,500.00  | \$ 2,500.00   |          |                   |
|           | Temp fire extinguishers                   | 4                  | EA   | \$ 150.00    | \$ 600.00     |          |                   |
|           | Survey & layout                           | 5                  | DAYS | \$ 1,440.00  | \$ 7,200.00   |          |                   |
|           | Lifts/staging                             | 1                  | LS   | \$ 20,000.00 | \$ 20,000.00  |          |                   |
|           | Delivery & trucking                       | 18                 | MOS  | \$ 1,100.00  | \$ 19,800.00  |          |                   |
|           | Weekly cleaning (8 hrs/week)              | 72                 | WKS  | \$ 2,000.00  | \$ 144,000.00 |          |                   |
|           | Final Cleaning                            | 20,765             | SF   | \$ 1.50      | \$ 31,147.50  |          |                   |
|           | Dumpsters/recycling                       | 72                 | WKS  | \$ 730.00    | \$ 52,560.00  |          |                   |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT   | Total    | UNIT | UNIT COST | SUBTOTAL  | ELEMENT<br>SUBTOTAL | TOTAL             |
|--------------|---|----------|------|-----------|-----------|---------------------|-------------------|
| <b>02</b>    | <b>EXISTING CONDITIONS</b>                          |          |      |           |           |                     | <b>\$ 207,245</b> |
| <b>02 80</b> | <b>Selective Demolition</b>                         |          |      |           |           | <b>\$144,197</b>    |                   |
|              | Remove canopy roof/structure/posts/slab (4 loc)     | 350 SF   | \$   | 20.00     | \$ 7,000  |                     |                   |
| D1           | Relocate existing shed                              | 1 LS     | \$   | 500.00    | \$ 500    |                     |                   |
| D3           | Remove & dispose of concrete debris (slab & curb)   | 855 CF   | \$   | 10.00     | \$ 8,545  |                     |                   |
| D3           | Remove & salvage concrete plank                     | 125 SF   | \$   | 20.00     | \$ 2,500  |                     |                   |
| D4           | Excavate sub-grade below slab (hand work)           | 9 CY     | \$   | 190.00    | \$ 1,689  |                     |                   |
| D5           | <i>Refer to Div 03</i>                              |          |      |           |           |                     |                   |
| D6           | Demo masonry chimney 6" below 1st flr               | 836 SF   | \$   | 20.00     | \$ 16,720 |                     |                   |
| D7           | Demo masonry boiler & base                          | 1 LS     | \$   | 12,000.00 | \$ 12,000 |                     |                   |
| D8           | Remove wire fence partitions, assume 9'h            | 756 SF   | \$   | 1.65      | \$ 1,247  |                     |                   |
| D9           | Demo wood framed partitions                         | 380 SF   | \$   | 2.00      | \$ 760    |                     |                   |
| D10          | Demo operable partition/track                       | 200 SF   | \$   | 1.50      | \$ 300    |                     |                   |
| D11          | Remove existing vault door                          | 1 LS     | \$   | 1,100.00  | \$ 1,100  |                     |                   |
| D12          | Demo door/frame/hdwr, sgl                           | 27 EA    | \$   | 95.00     | \$ 2,565  |                     |                   |
| D12          | Demo door/frame/hdwr, dbl                           | 7 PR     | \$   | 150.00    | \$ 1,050  |                     |                   |
| D14/D28      | Demo masonry partitions, assume 10'h                | 2,950 SF | \$   | 12.00     | \$ 35,400 |                     |                   |
| D15          | <i>Refer to Div 23</i>                              |          |      |           |           |                     |                   |
| D16          | Remove existing wall mtd rack                       | 1 LS     | \$   | 200.00    | \$ 200    |                     |                   |
| D17          | Remove existing countertop & rollup shutter         | 1 LS     | \$   | 250.00    | \$ 250    |                     |                   |
| D18          | Demo existing overhead steel pipe & rails           | 56 LF    | \$   | 15.00     | \$ 840    |                     |                   |
| D19/RD1      | Remove existing louvers                             | 45 SF    | \$   | 8.00      | \$ 360    |                     |                   |
| D20          | Remove existing windows (non-haz mat)               | 1,035 SF | \$   | 9.00      | \$ 9,315  |                     |                   |
| D21 + 23     | <i>Refer to Div 04</i>                              |          |      |           |           |                     |                   |
| D22          | <i>Refer to Div 23</i>                              |          |      |           |           |                     |                   |
| D24          | <i>Refer to Div 03</i>                              |          |      |           |           |                     |                   |
| D25          | Demo existing suspended steel plate deflectors      | 92 LF    | \$   | 25.00     | \$ 2,300  |                     |                   |
| D25          | Demo existing steel plate angled wall ALLOWANCE     | 1 LS     | \$   | 1,500.00  | \$ 1,500  |                     |                   |
| D26          | <i>Refer to Div 04</i>                              |          |      |           |           |                     |                   |
| D27          | Remove existing overhead door & components          | 1 LS     | \$   | 350.00    | \$ 350    |                     |                   |
| D28          | <i>Demo masonry for openings - Refer to Div 04</i>  |          |      |           |           |                     |                   |
| D29          | <i>Refer to Div 22</i>                              |          |      |           |           |                     |                   |
| D30          | Remove, salvage, & reinstall existing bronze plaque | 1 LOC    | \$   | 500.00    | \$ 500    |                     |                   |
| RD12         | Demo floor curb + rooftop concrete fan curb         | 100 LF   | \$   | 20.00     | \$ 2,000  |                     |                   |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT  | Total    | UNIT | UNIT COST    | SUBTOTAL  | ELEMENT<br>SUBTOTAL | TOTAL          |
|--------------|--|----------|------|--------------|-----------|---------------------|----------------|
|              | Demo storefront entrance   | 222 SF   |      | \$ 10.00     | \$ 2,220  |                     |                |
|              | Demo exterior concrete stairs  | 1 LS     |      | \$ 3,500.00  | \$ 3,500  |                     |                |
|              | Remove existing railings at Stair #1   | 78 LF    |      | \$ 15.00     | \$ 1,170  |                     |                |
| GDA/C        | Remove existing wood rake/fascia/trim  | 146 LF   |      | \$ 6.00      | \$ 876    |                     |                |
|              | Dispose of MEP items dropped by others   | 40 HRS   |      | \$ 136.00    | \$ 5,440  |                     |                |
|              | Dumpsters  | 1 LS     |      | \$ 22,000.00 | \$ 22,000 |                     |                |
| <b>02 81</b> | <b>Hazardous Materials</b>   |          |      |              |           | <b>\$63,048</b>     |                |
|              | <u>Unit Price 1:</u> Exterior window caulking abatement                            | 1,125 LF |      | \$ 16.00     | \$ 18,000 |                     |                |
|              | <u>Unit Price 2:</u> Exterior louver caulking abatement                            | 100 LF   |      | \$ 16.00     | \$ 1,600  |                     |                |
|              | <u>Unit Price 3:</u> Tar abatement on parapet metal flashing                       | 350 LF   |      | \$ 10.00     | \$ 3,500  |                     |                |
|              | <u>Unit Price 4:</u> Sealant abatement under metal straps at windows               | 30 LF    |      | \$ 16.00     | \$ 480    |                     |                |
|              | <u>Unit Price 5:</u> Grey exterior seam sealant abatement                          | 30 LF    |      | \$ 16.00     | \$ 480    |                     |                |
|              | <u>Unit Price 6:</u> White exterior seam caulk abatement                           | 500 LF   |      | \$ 16.00     | \$ 8,000  |                     |                |
|              | <u>Unit Price 7:</u> Exterior vent caulking abatement (2 vents)                    | 30 LF    |      | \$ 16.00     | \$ 480    |                     |                |
|              | <u>Unit Price 8:</u> Vapor barrier abatement behind bathroom exterior wall at base | 100 SF   |      | \$ 10.00     | \$ 1,000  |                     |                |
|              | <u>Unit Price 9:</u> Brown door caulking abatement (3 sets)                        | 90 LF    |      | \$ 16.00     | \$ 1,440  |                     |                |
| D13          | Remove existing ceramic tile flooring and ACM mastic                               | 760 SF   |      | \$ 20.00     | \$ 15,200 |                     |                |
| D14          | Abate ACM at base of CMU wall (assume 1'h)   | 295 SF   |      | \$ 8.00      | \$ 2,360  |                     |                |
|              | Haz Mat General Conditions   | 1 LS     |      | \$ 10,508.00 | \$ 10,508 |                     |                |
| <b>03</b>    | <b>CONCRETE</b>  |          |      |              |           | <b>\$</b>           | <b>125,056</b> |
| D3/D24       | Sawcut concrete concrete floor slab (ALLOWANCE)                                    | 1 LS     |      | \$ 5,000.00  | \$ 5,000  |                     |                |
| RD6/7/9      | Concrete coring at new roof drains & VTR, 4"                                       | 11 EA    |      | \$ 240.00    | \$ 2,640  |                     |                |
| RD9          | Concrete coring at VTR, 3"   | 2 EA     |      | \$ 220.00    | \$ 440    |                     |                |
|              | New concrete equipment pad at interior, 6"t  | 425 SF   |      | \$ 35.00     | \$ 14,875 |                     |                |
|              | Basement floor infill, 6" slab   | 300 SF   |      | \$ 35.00     | \$ 10,500 |                     |                |
|              | New 3" rat slab  | 1,770 SF |      | \$ 7.50      | \$ 13,275 |                     |                |
| N3           | Patch concrete slab on grade - ALLOWANCE   | 300 SF   |      | \$ 35.00     | \$ 10,500 |                     |                |
| N4           | Infill existing floor trough with concrete   | 90 SF    |      | \$ 35.00     | \$ 3,150  |                     |                |
| N5           | Infill MEP penetration at slab/plank   | 2 CY     |      | \$ 900.00    | \$ 1,800  |                     |                |
| N9           | Patch & repair existing concrete plank ceiling & floor slab ALLOWANCE              | 1 LS     |      | \$ 3,000.00  | \$ 3,000  |                     |                |
|              | New interior concrete landing + ramp at Storage Rm                                 | 50 SF    |      | \$ 55.00     | \$ 2,750  |                     |                |
|              | Exterior Concrete equip pads/landing   | 8 CY     |      | \$ 950.00    | \$ 7,600  |                     |                |

**DIRECT COST DETAIL**

| DIV.      | ELEMENT   | Total  | UNIT | UNIT COST   | SUBTOTAL   | ELEMENT<br>SUBTOTAL | TOTAL          |
|-----------|---|--------|------|-------------|------------|---------------------|----------------|
|           | Exterior Concrete Generator Pad, 15"t w/thickened edge          | 9      | CY   | \$ 1,000.00 | \$ 9,000   |                     |                |
|           | South and East Canopy slabs w/thickened edge                    | 12     | CY   | \$ 800.00   | \$ 9,600   |                     |                |
|           | North Entrance Canopy Landing/Stair/Ramp                        | 15     | CY   | \$ 1,400.00 | \$ 21,000  |                     |                |
|           | Sonotube footings   | 5      | CY   | \$ 350.00   | \$ 1,750   |                     |                |
|           | Grout cores at conc plank deck infill                           | 1      | LS   | \$ 2,500.00 | \$ 2,500   |                     |                |
|           | Chip back 1" topping at new openings                            | 24     | MHRS | \$ 74.00    | \$ 1,776   |                     |                |
|           | Patch 1" topping at floor infill                                | 1      | LS   | \$ 2,500.00 | \$ 2,500   |                     |                |
|           | 12"x42" footing & fill for bollards                             | 4      | CY   | \$ 350.00   | \$ 1,400   |                     |                |
| <b>04</b> | <b>MASONRY (Filed Sub Bid)</b>                                  |        |      |             |            | <b>\$</b>           | <b>794,951</b> |
|           | <b>Unit Price 10:</b> MDA/MA Brick replacement                  | 265    | EA   | \$ 95.00    | \$ 25,175  |                     |                |
|           | <b>Unit Price 11:</b> MDB/MB Masonry repointing                 | 388    | LF   | \$ 30.00    | \$ 11,640  |                     |                |
|           | <b>Unit Price 12:</b> MDG/MG Brick replacement                  | 68     | SF   | \$ 225.00   | \$ 15,300  |                     |                |
|           | Remove vines/vegetation from masonry (ALLOWANCE)                | 780    | SF   | \$ 0.75     | \$ 585     |                     |                |
|           | Demo exterior masonry wing walls                                | 120    | SF   | \$ 12.00    | \$ 1,440   |                     |                |
| MA        | Replace cracked brick   | 229    | EA   | \$ 95.00    | \$ 21,755  |                     |                |
| MB        | Repoint brick/step crack  | 237    | LF   | \$ 30.00    | \$ 7,110   |                     |                |
| MD        | Clean masonry   | 11,589 | SF   | \$ 4.50     | \$ 52,151  |                     |                |
|           | Remove & reinstall mortar wash on top of brick shelf - Not      |        |      |             |            |                     |                |
| MDE/ME    | Found   | 0      | LF   | \$ -        | \$ -       |                     |                |
| MF        | Repair spalled limestone (<2" depth) - small qty                | 4      | SF   | \$ 450.00   | \$ 1,575   |                     |                |
| MG        | New brick veneer  | 1,175  | SF   | \$ 165.00   | \$ 193,875 |                     |                |
| MH        | New lintel, flashings, 3-courses masonry (C4/A610)              | 170    | LF   | \$ 280.00   | \$ 47,600  |                     |                |
| MK        | Repoint mortar joints at stone sill                             | 24     | LF   | \$ 32.00    | \$ 768     |                     |                |
| ML        | Repair crack at stone sill                                      | 4      | LF   | \$ 75.00    | \$ 263     |                     |                |
| MM        | Repair concrete fdn wall crack                                  | 10     | LF   | \$ 125.00   | \$ 1,250   |                     |                |
| MDN       | Create opening at exterior masonry wall                         | 195    | SF   | \$ 28.00    | \$ 5,460   |                     |                |
|           | Install lintel/beams + bearing plates at masonry walls (furn by |        |      |             |            |                     |                |
| MN        | Misc Metals)  | 24     | LOC  | \$ 1,050.00 | \$ 25,200  |                     |                |
| MO        | MO replace flashing & brick (small qty)                         | 1      | SF   | \$ 300.00   | \$ 300     |                     |                |
| MDP/MP    | Sawcut brick for new reglet flashing by others (A2/A501)        | 325    | LF   | \$ 8.00     | \$ 2,600   |                     |                |
|           | Remove/replace lintel, 3-course brick & flashings, 8" brick ea  |        |      |             |            |                     |                |
| MDR/MR    | side  | 92     | LF   | \$ 280.00   | \$ 25,760  |                     |                |
| MDR/MR    | Remove/replace precast sill                                     | 88     | LF   | \$ 120.00   | \$ 10,560  |                     |                |
| N6        | Infill existing opening with new 12" CMU                        | 300    | SF   | \$ 58.00    | \$ 17,400  |                     |                |
| N7        | Infill exterior wall with CMU backup                            | 452    | SF   | \$ 165.00   | \$ 74,580  |                     |                |
|           | New rowlock sill  | 15     | LF   | \$ 28.00    | \$ 420     |                     |                |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT  | Total | UNIT | UNIT COST     | SUBTOTAL   | ELEMENT<br>SUBTOTAL | TOTAL             |
|--------------|--|-------|------|---------------|------------|---------------------|-------------------|
|              | Repoint mortar joints at limestone veneer                                  | 375   | LF   | \$ 30.00      | \$ 11,250  |                     |                   |
| D21,28       | Create door/window opening at interior masonry wall                        | 12    | LOC  | \$ 1,800.00   | \$ 21,600  |                     |                   |
| D23          | Sawcut/open up Exterior wall for new lintels                               | 200   | SF   | \$ 14.00      | \$ 2,800   |                     |                   |
|              | Open up interior masonry walls/patch for new lintels                       | 6     | LOC  | \$ 800.00     | \$ 4,800   |                     |                   |
|              | Create beam pockets  | 56    | LOC  | \$ 250.00     | \$ 14,000  |                     |                   |
|              | Grout cells below lintels  | 100   | SF   | \$ 5.55       | \$ 553     |                     |                   |
|              | Temporary roof protection  | 1,300 | SF   | \$ 8.00       | \$ 10,400  |                     |                   |
|              | Shoring  | 1     | LS   | \$ 10,000.00  | \$ 10,000  |                     |                   |
|              | Hoisting   | 1     | LS   | \$ 10,000.00  | \$ 10,000  |                     |                   |
|              | Forklift/lull  | 1     | LS   | \$ 3,500.00   | \$ 3,500   |                     |                   |
|              | Temp weather protection  | 1     | LS   | \$ 1,000.00   | \$ 1,000   |                     |                   |
|              | Subcontractor submittals, coordination, closeout                           | 1     | LS   | \$ 20,000.00  | \$ 20,000  |                     |                   |
|              | Subcontractor OH&P   | 1     | LS   | \$ 130,533.79 | \$ 130,534 |                     |                   |
|              | Subcontractor insurance & bonds  | 1     | LS   | \$ 11,748.04  | \$ 11,748  |                     |                   |
| <b>05</b>    | <b>METALS</b>  |       |      |               |            |                     | <b>\$ 340,645</b> |
| <b>05 10</b> | <b>Structural Steel Framing</b>  |       |      |               |            | <b>\$80,524</b>     |                   |
|              | Canopy Steel Framing, f+i  | 4,218 | LBS  | \$ 8.00       | \$ 33,744  |                     |                   |
|              | Steel at floor openings, f+i   | 2,664 | LBS  | \$ 8.00       | \$ 21,312  |                     |                   |
|              | MC8x8.5 at bulkhead, f+i   | 572   | LBS  | \$ 8.00       | \$ 4,576   |                     |                   |
|              | Unistrut at bulkhead   | 30    | LF   | \$ 120.00     | \$ 3,600   |                     |                   |
|              | 2"x1/4" steel plate washer & 3/4" hanging rods at bulkhead<br>ALLOW 30" oc | 12    | EA   | \$ 200.00     | \$ 2,400   |                     |                   |
|              | L4x4x1/4"+ clip angles at grease trap (f+i)                                | 80    | LBS  | \$ 8.00       | \$ 640     |                     |                   |
|              | Steel at ext stair platforms (f+i)   | 1,469 | LBS  | \$ 8.00       | \$ 11,752  |                     |                   |
|              | Misc. anchors, bolts, plates, clips  | 1     | LS   | \$ 2,500.00   | \$ 2,500   |                     |                   |
| <b>05 30</b> | <b>Metal Decking</b>   |       |      |               |            | <b>\$3,900</b>      |                   |
|              | 1.5" 20 ga galv metal roof deck infill                                     | 70    | SF   | \$ 10.00      | \$ 700     |                     |                   |
|              | 3" 20 ga galv metal roof deck at canopies                                  | 320   | SF   | \$ 10.00      | \$ 3,200   |                     |                   |
| <b>05 40</b> | <b>Cold-Formed Metal Framing</b>   |       |      |               |            | <b>\$26,048</b>     |                   |
|              | 6" x 18ga CFMF Joists & bridging   | 184   | LF   | \$ 12.00      | \$ 2,208   |                     |                   |
|              | (2)8" CFMF headers at GWB soffit   | 30    | LF   | \$ 30.00      | \$ 900     |                     |                   |
|              | 4" CFMF joists at IT Booth & Dais floor & ramp                             | 1,145 | SF   | \$ 16.00      | \$ 18,320  |                     |                   |

**DIRECT COST DETAIL**

| DIV.            | ELEMENT   | Total     | UNIT | UNIT COST | SUBTOTAL    | ELEMENT<br>SUBTOTAL | TOTAL         |
|-----------------|---|-----------|------|-----------|-------------|---------------------|---------------|
|                 | 4" CFMF stub wall at Dais   | 330 SF    | \$   | 14.00     | \$ 4,620    |                     |               |
| <b>05 50</b>    | <b>Misc. &amp; Ornamental Metal (Filed Sub-Bid)</b>                         |           |      |           |             | <b>\$230,173</b>    |               |
|                 | <b>Misc. Metals</b>   |           |      |           |             |                     |               |
|                 | Steel lintels (furnish)   | 3,194 LBS | \$   | 8.00      | \$ 25,552   |                     |               |
|                 | 1/2" steel plate at lintels (furnish)                                       | 4,249 LBS | \$   | 8.00      | \$ 33,992   |                     |               |
|                 | 6" Bollards, galv   | 19 EA     | \$   | 750.00    | \$ 14,250   |                     |               |
|                 | <i>Slotted steel framing - Not found</i>                                    |           |      |           | \$ -        |                     |               |
|                 | <i>Bicycle racks - Not found</i>  |           |      |           | \$ -        |                     |               |
|                 | <i>Cast iron downspout boots - See Div 22</i>                               |           |      |           |             |                     |               |
|                 | <b>Metal Stairs (furnish + install)</b>                                     |           |      |           |             |                     |               |
|                 | Steel stringers at exterior stairs  | 674 LBS   | \$   | 8.00      | \$ 5,392    |                     |               |
|                 | Galv metal bar grating treads, 5'w  | 14 EA     | \$   | 780.00    | \$ 10,920   |                     |               |
|                 | Galv metal bar grating landing  | 55 SF     | \$   | 120.00    | \$ 6,600    |                     |               |
|                 | <b>Metal Railings (furnish + install)</b>                                   |           |      |           |             |                     |               |
|                 | Ptd steel Guardrail w/integral handrail   Stair #1 & stage back stair       | 47 LF     | \$   | 410.00    | \$ 19,291   |                     |               |
|                 | Ptd steel Wall mounted handrail   Stair #1 & stage stair                    | 33 LF     | \$   | 120.00    | \$ 3,966    |                     |               |
|                 | Ptd steel Guardrail w/integral handrail   IT & Storage Rm ramps             | 33 LF     | \$   | 410.00    | \$ 13,346   |                     |               |
|                 | Ptd steel Wall mounted handrail   Steps and ramp to Dais, curved            | 44 LF     | \$   | 192.00    | \$ 8,467    |                     |               |
|                 | Ptd steel Galv 2-pipe Guardrail w/integral handrail   Exterior Stair + ramp | 80 LF     | \$   | 250.00    | \$ 19,950   |                     |               |
|                 | Ptd steel Galv 2-pipe Guardrail w/integral hi-low handrail   Exterior Ramp  | 40 LF     | \$   | 325.00    | \$ 12,968   |                     |               |
|                 | <b>Misc. Metals Filed Sub Indirects</b>                                     |           |      |           |             |                     |               |
|                 | Staging, lift, hoisting   | 1 LS      | \$   | 7,500.00  | \$ 7,500    |                     |               |
|                 | Subcontractor submittals, coordination, closeout                            | 1 LS      | \$   | 15,000.00 | \$ 15,000   |                     |               |
|                 | Subcontractor OH&P  | 1 LS      | \$   | 29,578.91 | \$ 29,579   |                     |               |
|                 | Subcontractor insurance & bonds   | 1 LS      | \$   | 3,401.57  | \$ 3,402    |                     |               |
| <b>06</b>       | <b>WOOD AND PLASTICS</b>  |           |      |           |             | <b>\$</b>           | <b>93,589</b> |
| <b>06 05 00</b> | <b>Rough Carpentry</b>  |           |      |           |             | <b>\$8,447</b>      |               |
|                 | PT plywood blocking at fenestration   | 405 SF    | \$   | 6.00      | \$ 2,430.00 |                     |               |
|                 | 3/4" plywood subfloor at IT booth & Dais                                    | 1,145 SF  | \$   | 4.50      | \$ 5,152.50 |                     |               |

**DIRECT COST DETAIL**

| DIV.            | ELEMENT   | Total    | UNIT | UNIT COST | SUBTOTAL     | ELEMENT<br>SUBTOTAL | TOTAL          |
|-----------------|---|----------|------|-----------|--------------|---------------------|----------------|
|                 | 1/2" plywood at dais stub wall                                  | 72 SF    | \$   | 12.00     | \$ 864.00    |                     |                |
| <b>06 05 01</b> | <b>Roofing Related Rough Carpentry (Roofing Filed Sub)</b>      |          |      |           |              | <b>\$69,370</b>     |                |
|                 | Remove/replace deteriorated wood blocking at roof ALLOWANCE     | 60 LF    | \$   | 11.50     | \$ 690.00    |                     |                |
|                 | Resecure existing blocking (ALLOWANCE)                          | 1 LS     | \$   | 400.00    | \$ 400.00    |                     |                |
|                 | Plywood   | 1,155 SF | \$   | 6.00      | \$ 6,930.00  |                     |                |
|                 | Roof related Wood blocking                                      | 6,747 BF | \$   | 9.00      | \$ 60,720.00 |                     |                |
|                 | 1x6 wood frieze at rake C4/A501                                 | 70 BF    | \$   | 9.00      | \$ 630.00    |                     |                |
| <b>06 10 00</b> | <b>Finish Carpentry</b>   |          |      |           |              | <b>\$15,772</b>     |                |
|                 | PVC soffit, 1x6   | 210 LF   | \$   | 8.20      | \$ 1,722.00  |                     |                |
|                 | Wood paneling/base at raised platform (ALLOWANCE)               | 85 SF    | \$   | 102.00    | \$ 8,670.00  |                     |                |
|                 | Wood cap at curved ramp walls (ALLOWANCE)                       | 55 LF    | \$   | 32.00     | \$ 1,760.00  |                     |                |
|                 | Wood edging at raised platform edge (ALLOWANCE)                 | 60 LF    | \$   | 32.00     | \$ 1,920.00  |                     |                |
|                 | Wood casing/stops/trim at interior windows W-11 (ALLOWANCE)     | 2 LOC    | \$   | 850.00    | \$ 1,700.00  |                     |                |
| <b>07</b>       | <b>THERMAL AND MOISTURE PROTECTION</b>                          |          |      |           |              | <b>\$</b>           | <b>508,759</b> |
| <b>07 21</b>    | <b>Building Insulation</b>                                      |          |      |           |              | <b>\$22,894</b>     |                |
|                 | 2" polyiso insulation at walls                                  | 750 SF   | \$   | 2.86      | \$ 2,145.00  |                     |                |
|                 | 3.5" sound batt   | 8,630 SF | \$   | 1.85      | \$ 15,965.50 |                     |                |
|                 | Air/VB Allowance  | 9,380 SF | \$   | 0.35      | \$ 3,283.00  |                     |                |
|                 | Spray foam insulation at gaps                                   | 1 LS     | \$   | 1,500.00  | \$ 1,500.00  |                     |                |
| <b>07 30</b>    | <b>Roofing Removals (Roofing FSB)</b>                           |          |      |           |              | <b>\$22,547</b>     |                |
|                 | Remove existing PVC roofing & flashing system                   | 7,580 SF | \$   | 2.60      | \$ 19,708.00 |                     |                |
| RD3             | Remove gutters  | 210 LF   | \$   | 2.77      | \$ 581.70    |                     |                |
| RD3/5           | Remove downspouts   | 12 EA    | \$   | 35.00     | \$ 420.00    |                     |                |
| RD5             | Remove scuppers   | 4 EA     | \$   | 35.00     | \$ 140.00    |                     |                |
| RD4             | Remove existing roof flashings                                  | 1,010 LF | \$   | 1.15      | \$ 1,161.50  |                     |                |
| RD10            | Remove existing reglet/wall flashing                            | 325 LF   | \$   | 1.65      | \$ 536.25    |                     |                |
| <b>07 50</b>    | <b>Single Ply Roofing &amp; Flashing System (Filed Sub-Bid)</b> |          |      |           |              | <b>\$158,739</b>    |                |
|                 | Single-ply PVC Membrane, 0.060"                                 | 7,550 SF | \$   | 4.75      | \$ 35,862.50 |                     |                |
|                 | 1/2" Coverboard   | 7,550 SF | \$   | 1.80      | \$ 13,590.00 |                     |                |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT  | Total    | UNIT | UNIT COST | SUBTOTAL     | ELEMENT<br>SUBTOTAL | TOTAL |
|--------------|--|----------|------|-----------|--------------|---------------------|-------|
|              | Isocyanurate, drain sumps, 1/2" per ft                       | 160 SF   |      | \$ 3.00   | \$ 480.00    |                     |       |
|              | Isocyanurate, tapered 1/4" per ft (additional to flat stock) | 7,550 SF |      | \$ 3.00   | \$ 22,650.00 |                     |       |
|              | Isocyanurate, 3" flat stock, staggered joints                | 7,230 SF |      | \$ 3.15   | \$ 22,774.50 |                     |       |
|              | Isocyanurate, 3" flat stock, base layer                      | 7,230 SF |      | \$ 3.15   | \$ 22,774.50 |                     |       |
|              | Vapor barrier, self-adhered                                  | 7,550 SF |      | \$ 2.00   | \$ 15,100.00 |                     |       |
|              | Concrete primer  | 7,230 SF |      | \$ 2.02   | \$ 14,604.60 |                     |       |
|              | 6" Perimeter membrane flashing                               | 650 LF   |      | \$ 2.90   | \$ 1,885.00  |                     |       |
|              | Base flashing membrane                                       | 1,415 SF |      | \$ 4.75   | \$ 6,721.25  |                     |       |
|              | Walkway pad (ALLOWANCE)                                      | 20 LF    |      | \$ 28.00  | \$ 560.00    |                     |       |
|              | 20-year warranty   | 7,550 SF |      | \$ 0.23   | \$ 1,736.50  |                     |       |
| <b>07 60</b> | <b>Roof Related Sheet Metal Flashing (Roofing Filed Sub)</b> |          |      |           |              | <b>\$140,622</b>    |       |
|              | Pre-fabricated Snap-on Fascia, 5"h, PVC-clad alum.           | 545 LF   |      | \$ 33.00  | \$ 17,985.00 |                     |       |
|              | Mitered corners  | 16 EA    |      | \$ 215.00 | \$ 3,440.00  |                     |       |
|              | PVC-clad aluminum fascia 12", 4.5" exposure (A1/A502)        | 105 LF   |      | \$ 34.00  | \$ 3,570.00  |                     |       |
|              | PVC-clad aluminum fascia extender, 8"h                       | 545 LF   |      | \$ 32.50  | \$ 17,712.50 |                     |       |
|              | PVC-clad aluminum trim, 3"                                   | 545 LF   |      | \$ 10.00  | \$ 5,450.00  |                     |       |
|              | PVC-clad aluminum soffit flashing                            | 140 LF   |      | \$ 15.00  | \$ 2,100.00  |                     |       |
|              | PVC-clad aluminum frieze                                     | 140 LF   |      | \$ 16.00  | \$ 2,240.00  |                     |       |
|              | PVC-clad Alum skirt flashing at curbs                        | 10 LF    |      | \$ 28.00  | \$ 280.00    |                     |       |
|              | PVC-clad Alum fascia at eave                                 | 210 LF   |      | \$ 34.00  | \$ 7,140.00  |                     |       |
|              | PVC-clad Alum drip edge at eave                              | 210 LF   |      | \$ 22.00  | \$ 4,620.00  |                     |       |
|              | Ptd Metal Fascia panel at canopies, 16"h                     | 105 LF   |      | \$ 33.00  | \$ 3,465.00  |                     |       |
|              | SST reglet flashing  | 325 LF   |      | \$ 56.00  | \$ 18,200    |                     |       |
|              | Continuous cleat   | 1,700 LF |      | \$ 12.00  | \$ 20,400.00 |                     |       |
|              | Termination bar  | 325 LF   |      | \$ 2.55   | \$ 828.75    |                     |       |
|              | Vent pipe flashing boot                                      | 1 EA     |      | \$ 65.00  | \$ 65.00     |                     |       |
|              | SST blind nailer   | 16 EA    |      | \$ 70.00  | \$ 1,120.00  |                     |       |
|              | PVC-clad scupper, 10"x24"                                    | 8 EA     |      | \$ 345.00 | \$ 2,760.00  |                     |       |
|              | Gutters, .032" alum, 10"x8"                                  | 210 LF   |      | \$ 36.00  | \$ 7,560.00  |                     |       |
|              | Gutter dog, 1"   | 70 EA    |      | \$ 22.00  | \$ 1,540.00  |                     |       |
|              | Downspouts, 4'x5" alum                                       | 220 LF   |      | \$ 26.00  | \$ 5,720.00  |                     |       |
|              | Self-adhered mod bit   | 650 SF   |      | \$ 2.60   | \$ 1,690.00  |                     |       |
|              | Sealant incidental to sheet metal                            | 1 LS     |      | \$ 300.00 | \$ 300.00    |                     |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT  | Total | UNIT | UNIT COST    | SUBTOTAL     | ELEMENT<br>SUBTOTAL | TOTAL          |
|--------------|--|-------|------|--------------|--------------|---------------------|----------------|
|              | Splashblock  | 16    | EA   | \$ 16.00     | \$ 256.00    |                     |                |
|              | 2-pipe snow rail at existing standing seam roof                    | 210   | LF   | \$ 58.00     | \$ 12,180.00 |                     |                |
| <b>07 79</b> | <b>Roofing Subcontractor Indirect Costs</b>                        |       |      |              |              | <b>\$123,651</b>    |                |
|              | Scale pan/mobile crane for roofing debris/material                 | 1     | LS   | \$ 12,000.00 | \$ 12,000    |                     |                |
|              | Forklift/lull; misc equip  | 1     | LS   | \$ 6,500.00  | \$ 6,500     |                     |                |
|              | Temporary weather protection/tie-ins                               | 1     | LS   | \$ 800.00    | \$ 800       |                     |                |
|              | Roof Subcontractor dumpster/debris disposal                        | 1     | LS   | \$ 15,000.00 | \$ 15,000    |                     |                |
|              | Subcontractor submittals, coordination, closeout                   | 1     | LS   | \$ 35,620.86 | \$ 35,621    |                     |                |
|              | Subcontractor insurance & bonds                                    | 1     | LS   | \$ 6,917.99  | \$ 6,918     |                     |                |
|              | Subcontractor OH&P   | 1     | LS   | \$ 46,811.74 | \$ 46,812    |                     |                |
| <b>07 90</b> | <b>Joint Sealants</b>  |       |      |              |              | <b>\$40,306</b>     |                |
|              | Perimeter sealant, exterior  | 1,034 | LF   | \$ 11.00     | \$ 11,378    |                     |                |
|              | Perimeter sealant, interior  | 1,034 | LF   | \$ 7.00      | \$ 7,240     |                     |                |
|              | Acoustic sealant, top & bot walls                                  | 5,422 | LF   | \$ 4.00      | \$ 21,688    |                     |                |
| <b>08</b>    | <b>OPENINGS</b>  |       |      |              |              | <b>\$</b>           | <b>531,523</b> |
| <b>08 10</b> | <b>Doors and Frames</b>  |       |      |              |              | <b>\$ 77,827.08</b> |                |
|              | HM frame, 2'10"x7'2"   | 1     | EA   | \$ 385.00    | \$ 385.00    |                     |                |
|              | HM frame, 3'4"x7'2"  | 36    | EA   | \$ 490.00    | \$ 17,640.00 |                     |                |
|              | HM frame, 6'4"x7'2"  | 3     | EA   | \$ 595.00    | \$ 1,785.00  |                     |                |
|              | HM frame, 7'4"x7'2"  | 1     | EA   | \$ 625.00    | \$ 625.00    |                     |                |
|              | Type E   Exterior HM door, 3'x7", hurricane resistant              | 6     | EA   | \$ 1,378.64  | \$ 8,271.84  |                     |                |
|              | Type E   Exterior HM door, (1)3'x7", (1)4'x7", hurricane resistant | 1     | PR   | \$ 3,567.96  | \$ 3,567.96  |                     |                |
|              | Type E   Interior HM door, 3'                                      | 2     | EA   | \$ 950.00    | \$ 1,900.00  |                     |                |
|              | Type E   Interior HM door, 3' B-label                              | 1     | EA   | \$ 1,300.00  | \$ 1,300.00  |                     |                |
|              | Type E   Interior wood door, 3'x7' flush                           | 19    | EA   | \$ 495.00    | \$ 9,405.00  |                     |                |
|              | Type F   Interior wood door, 3'x7' full lite                       | 12    | EA   | \$ 680.00    | \$ 8,160.00  |                     |                |
|              | Type G   Interior wood door, 2'8"x7' flush w/bot louver            | 1     | EA   | \$ 645.00    | \$ 645.00    |                     |                |
|              | Type G   Interior wood door, 3'x7' flush w/bot louver              | 2     | EA   | \$ 545.00    | \$ 1,090.00  |                     |                |

**DIRECT COST DETAIL**

| DIV.           | ELEMENT   | Total  | UNIT | UNIT COST    | SUBTOTAL      | ELEMENT<br>SUBTOTAL  | TOTAL |
|----------------|---|--------|------|--------------|---------------|----------------------|-------|
|                | Type H   Nanawall, sliding glass door (Based on SL45L, std finishes)                          |        | 1 LS | \$ 17,722.28 | \$ 17,722.28  |                      |       |
|                | Labor to install  | 82 SF  |      | \$ 65.00     | \$ 5,330.00   |                      |       |
| <b>08 40</b>   | <b>Storefront Systems (Metal Windows Filed Sub-Bid)</b>                                       |        |      |              |               | <b>\$ 129,426.64</b> |       |
|                | <i>See Div 02 81 00 For Window Removals</i>   |        |      |              |               |                      |       |
|                | Type A   Alum Storefront entrance framing system, impact resistant                            | 120 SF |      | \$ 135.20    | \$ 16,224.00  |                      |       |
| 1              | Alum/gl door leaf, impact resist, 3'-0"x7'  | 2 EA   |      | \$ 2,625.00  | \$ 5,250.00   |                      |       |
| 2, 3           | Alum/gl door leaf, impact resist, 3'-6"x7'  | 2 EA   |      | \$ 2,940.00  | \$ 5,880.00   |                      |       |
|                | Type B   Alum Storefront entrance framing system, interior                                    | 28 LF  |      | \$ 105.00    | \$ 2,940.00   |                      |       |
| 4              | Alum/gl door leaf, interior, 3'-0"x7'   | 2 EA   |      | \$ 1,890.00  | \$ 3,780.00   |                      |       |
| 5, 6           | Alum/gl door leaf, interior, 3'-6"x7'   | 2 EA   |      | \$ 2,100.00  | \$ 4,200.00   |                      |       |
|                | Type B (Sim)   Alum Storefront entrance framing system, interior at reception ALLOWANCE       | 70 SF  |      | \$ 105.00    | \$ 7,350.00   |                      |       |
| 47             | Alum/gl door leaf, interior, 3'-0"x7'   | 1 EA   |      | \$ 1,890.00  | \$ 1,890.00   |                      |       |
|                | Type C   Alum Storefront entrance framing system, impact resistant                            | 20 LF  |      | \$ 135.20    | \$ 2,704.00   |                      |       |
| 18             | Alum/gl door leaf, impact resist, 3'-0"x7'  | 2 EA   |      | \$ 2,625.00  | \$ 5,250.00   |                      |       |
| 10             | Type D   Alum Storefront entrance framing system, (2)3'x8' bi-parting doors, impact resistant | 112 SF |      | \$ 192.36    | \$ 21,544.32  |                      |       |
| 9              | Type D   Alum Storefront entrance framing system, (2)3'x8' bi-parting doors, interior         | 112 SF |      | \$ 192.36    | \$ 21,544.32  |                      |       |
|                | W12   Interior Aluminum storefront system at Assembly Hall                                    | 294 SF |      | \$ 105.00    | \$ 30,870.00  |                      |       |
| <b>05 8113</b> | <b>Metal Windows (Filed Sub-Bid)</b>  |        |      |              |               | <b>\$ 192,594.03</b> |       |
|                | Aluminum Window Units W-1 thru W-9A; impact resist  | 961 SF |      | \$ 136.50    | \$ 131,164.08 |                      |       |
|                | Add for Operable vent units, impact resist  | 109 SF |      | \$ 147.90    | \$ 16,168.43  |                      |       |
|                | Add for obscure glazing   | 15 SF  |      | \$ 8.00      | \$ 122.50     |                      |       |
|                | Add for ballistic glazing, Lvl 3  | 93 SF  |      | \$ 307.00    | \$ 28,418.80  |                      |       |
|                | Insect screens  | 109 SF |      | \$ 5.00      | \$ 546.60     |                      |       |
|                | Trim closure, 0.032" alum   | 572 LF |      | \$ 3.50      | \$ 2,001.10   |                      |       |
|                | Sill flashing, 0.032" alum  | 228 LF |      | \$ 6.50      | \$ 1,479.29   |                      |       |
|                | SA Membrane flashing  | 800 LF |      | \$ 2.60      | \$ 2,080.85   |                      |       |
|                | Interior Aluminum Window W-10 w/fixed Ballistic glazing                                       | 20 SF  |      | \$ 385.00    | \$ 7,700.00   |                      |       |
|                | 1/4" Float Glazing at Interior windows W-11   | 14 SF  |      | \$ 35.00     | \$ 480.38     |                      |       |
|                | Interior Aluminum Window W-13   | 30 SF  |      | \$ 80.00     | \$ 2,432.00   |                      |       |
| <b>08 70</b>   | <b>Door Hardware</b>  |        |      |              |               | <b>\$ 131,675.50</b> |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT  | Total | UNIT | UNIT COST   | SUBTOTAL      | ELEMENT<br>SUBTOTAL | TOTAL      |
|--------------|--|-------|------|-------------|---------------|---------------------|------------|
|              | Continuous hinge   | 11    | EA   | \$ 1,085.00 | \$ 11,935.00  |                     |            |
|              | Butt Hinge   | 71    | PR   | \$ 55.00    | \$ 3,877.50   |                     |            |
|              | Exit device  | 19    | EA   | \$ 1,500.00 | \$ 28,500.00  |                     |            |
|              | Vertical bolt  | 2     | EA   | \$ 120.00   | \$ 240.00     |                     |            |
|              | Lever handled lockset                                    | 51    | EA   | \$ 620.00   | \$ 31,620.00  |                     |            |
|              | Privacy lockset  | 2     | EA   | \$ 275.00   | \$ 550.00     |                     |            |
|              | Push plate   | 9     | EA   | \$ 90.00    | \$ 810.00     |                     |            |
|              | Pull handle  | 5     | EA   | \$ 130.00   | \$ 650.00     |                     |            |
|              | Keyed deadbolt   | 2     | EA   | \$ 378.00   | \$ 756.00     |                     |            |
|              | Closer   | 35    | EA   | \$ 600.00   | \$ 21,000.00  |                     |            |
| *            | Removable mullion, keyed, elec                           | 2     | EA   | \$ 1,000.00 | \$ 2,000.00   |                     |            |
|              | Kickplate, 8"  | 91    | EA   | \$ 165.00   | \$ 15,015.00  |                     |            |
|              | Armor plate, 30"h  | 2     | EA   | \$ 300.00   | \$ 600.00     |                     |            |
|              | Door sweep   | 19    | EA   | \$ 65.00    | \$ 1,235.00   |                     |            |
|              | Threshold, alum, dbl                                     | 4     | EA   | \$ 210.00   | \$ 840.00     |                     |            |
|              | Threshold, alum, sgl                                     | 4     | EA   | \$ 135.00   | \$ 540.00     |                     |            |
|              | Weatherstripping   | 7     | SET  | \$ 370.00   | \$ 2,590.00   |                     |            |
|              | Silencers  | 117   | EA   | \$ 5.00     | \$ 585.00     |                     |            |
|              | Door stops   | 34    | EA   | \$ 78.00    | \$ 2,652.00   |                     |            |
|              | Drip cap   | 2     | EA   | \$ 75.00    | \$ 150.00     |                     |            |
|              | Door signage   | 44    | EA   | \$ 95.00    | \$ 4,180.00   |                     |            |
|              | Card reader (See Div 28)                                 | 1     | EA   | \$ -        | \$ -          |                     |            |
| *            | Electric strike (ALLOWANCE)                              | 3     | EA   | \$ 450.00   | \$ 1,350.00   |                     |            |
| <b>08 90</b> | <b>Louvers and Vents</b>                                 |       |      |             |               | \$ -                |            |
|              | <i>Refer to Div 23</i>                                   |       |      |             |               |                     |            |
| <b>09</b>    | <b>FINISHES</b>  |       |      |             |               |                     | \$ 954,654 |
| <b>09 20</b> | <b>Gypsum Wallboard Assemblies</b>                       |       |      |             |               | \$ 575,810.00       |            |
|              | Wall Type 1   3-5/8" LGMF, 5/8" GWB-2s, 9'h              | 585   | SF   | \$ 20.00    | \$ 11,700.00  |                     |            |
|              | Wall Type 1B   3-5/8" LGMF, 5/8" GWB-2s, SAFB, 19'- 26'h | 660   | SF   | \$ 32.00    | \$ 21,120.00  |                     |            |
|              | Wall Type 1B   3-5/8" LGMF, 5/8" GWB-2s, SAFB, 19'h      | 380   | SF   | \$ 28.00    | \$ 10,640.00  |                     |            |
|              | Wall Type 1C   3-5/8" LGMF, 5/8" GWB-2s, SAFB, 10'h      | 3550  | SF   | \$ 23.00    | \$ 81,650.00  |                     |            |
|              | Wall Type 1C   3-5/8" LGMF, 5/8" GWB-2s, SAFB, 26'h      | 4420  | SF   | \$ 32.00    | \$ 141,440.00 |                     |            |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT   | Total    | UNIT | UNIT COST   | SUBTOTAL      | ELEMENT<br>SUBTOTAL | TOTAL |
|--------------|---|----------|------|-------------|---------------|---------------------|-------|
|              | Wall Type 1D   3-5/8" LGMF, 5/8" GWB-2s, 1-HR, 10'h                     | 250 SF   |      | \$ 24.00    | \$ 6,000.00   |                     |       |
|              | Wall Type 2+2A Chase   (2)3-5/8" LGMF, (2)5/8" GWB-1s, SAFB, 8'4"-10'h  | 600 SF   |      | \$ 36.00    | \$ 21,600.00  |                     |       |
|              | Wall Type F2   1-5/8" Furring, 5/8" GWB-1s, 8'4"                        | 3150 SF  |      | \$ 12.00    | \$ 37,800.00  |                     |       |
|              | Wall Type F2B   1-5/8" Furring, 5/8" GWB-1s, insul, 10'h                | 750 SF   |      | \$ 14.00    | \$ 10,500.00  |                     |       |
|              | Wall Type F4C   3-5/8" LGMF, 5/8" GWB-1s, insul, 10'h                   | 5750 SF  |      | \$ 18.00    | \$ 103,500.00 |                     |       |
|              | Wall Type F4C   3-5/8" LGMF, 5/8" GWB-1s, insul, 18'h                   | 2880 SF  |      | \$ 22.00    | \$ 63,360.00  |                     |       |
|              | Chase Wall Type C3A+C   (2)3-5/8" LGMF, (2)5/8" GWB-1s, SAFB, 8'4"-10'h | 560 SF   |      | \$ 36.00    | \$ 20,160.00  |                     |       |
|              | Wall Type M3   3-5/8"+1-5/8" LGMF, (2)5/8" GWB-1s, SAFB                 | 120 SF   |      | \$ 38.00    | \$ 4,560.00   |                     |       |
|              | Misc. blocking  | 1 LS     |      | \$ 7,500.00 | \$ 7,500.00   |                     |       |
|              | GWB ceiling   | 550 SF   |      | \$ 22.00    | \$ 12,100.00  |                     |       |
|              | GWB soffit  | 55 SF    |      | \$ 26.00    | \$ 1,430.00   |                     |       |
|              | GWB at header A2/A140   | 525 SF   |      | \$ 30.00    | \$ 15,750.00  |                     |       |
|              | Misc. patching at MEP wall openings                                     | 1 LS     |      | \$ 5,000.00 | \$ 5,000.00   |                     |       |
| <b>09 30</b> | <b>Tiling (Filed Sub-Bid)</b>   |          |      |             |               | <b>\$ 41,576.00</b> |       |
|              | 2"x2" Ceramic tile floor at Restrooms                                   | 780 SF   |      | \$ 24.00    | \$ 18,720.00  |                     |       |
|              | Ceramic cove tile base at Restrooms/Jan                                 | 302 LF   |      | \$ 18.00    | \$ 5,436.00   |                     |       |
|              | Ceramic tile wall at Restrooms  | 1,110 SF |      | \$ 24.00    | \$ 4,080.00   |                     |       |
|              | Ceramic tile at Lobby/Vestibules ALLOWANCE                              | 330 SF   |      | \$ 30.00    | \$ 9,900.00   |                     |       |
|              | Tile base at lobby/vestibule ALLOWANCE                                  | 88 LF    |      | \$ 30.00    | \$ 2,640.00   |                     |       |
|              | Marble threshold  | 5 EA     |      | \$ 160.00   | \$ 800.00     |                     |       |
| <b>09 50</b> | <b>Acoustic Ceilings (Filed Sub-Bid)</b>                                |          |      |             |               | <b>\$ 57,690.00</b> |       |
|              | 2'x2' Acoustic Ceiling  | 6,740 SF |      | \$ 9.00     | \$ 57,690.00  |                     |       |
| <b>09 65</b> | <b>Resilient Flooring (Filed Sub-Bid)</b>                               |          |      |             |               | <b>\$ 27,892.50</b> |       |
|              | VCT (incl attic stock)  | 1,050 SF |      | \$ 9.00     | \$ 9,450.00   |                     |       |
|              | Rubber flooring treads/risers   | 64 LF    |      | \$ 40.00    | \$ 2,560.00   |                     |       |
|              | Rubber flooring at interior stair landings & ramp                       | 200 SF   |      | \$ 16.00    | \$ 3,200.00   |                     |       |
|              | Vinyl millwork base, ALLOWANCE  | 1,900 LF |      | \$ 6.50     | \$ 12,350.00  |                     |       |
|              | Vinyl cove base, 4"   | LF       |      | \$ 5.00     | \$ -          |                     |       |
|              | Floor prep ALLOW 25%  | 238 SF   |      | \$ 1.40     | \$ 332.50     |                     |       |
| <b>09 68</b> | <b>Carpeting</b>  |          |      |             |               | <b>\$ 76,435.25</b> |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT   | Total  | UNIT | UNIT COST    | SUBTOTAL     | ELEMENT<br>SUBTOTAL  | TOTAL            |
|--------------|---|--------|------|--------------|--------------|----------------------|------------------|
|              | Carpet tile (incl 5% attic stock)                       | 1,280  | SY   | \$ 53.00     | \$ 67,840.00 |                      |                  |
|              | Walk-off Mat  | 110    | SF   | \$ 45.00     | \$ 4,950.00  |                      |                  |
|              | Floor prep ALLOW 25%                                    | 2,604  | SF   | \$ 1.40      | \$ 3,645.25  |                      |                  |
| <b>09 90</b> | <b>Painting (Filed Sub-Bid)</b>                         |        |      |              |              | <b>\$ 175,250.22</b> |                  |
| PA           | Prep/Paint rake, fascia, soffit                         | 208    | LF   | \$ 15.00     | \$ 3,120.00  |                      |                  |
| PB           | Prep/Paint canopy & stair support steel                 | 3      | TON  | \$ 2,000.00  | \$ 6,361.00  |                      |                  |
| PC           | Scrape loose paint & rust at existing steel lintels     | 115    | LF   | \$ 7.00      | \$ 805.00    |                      |                  |
| PD           | Scrape , prep & paint entry canopy soffit ALLOWANCE     | 1      | LS   | \$ 5,000.00  | \$ 5,000.00  |                      |                  |
| PE           | Prime & paint new steel lintels & bearing plates        | 395    | LF   | \$ 5.50      | \$ 2,172.50  |                      |                  |
|              | Seal concrete floors                                    | 2,820  | SF   | \$ 1.45      | \$ 4,089.00  |                      |                  |
|              | Paint GWB walls   | 24,215 | SF   | \$ 2.60      | \$ 62,959.00 |                      |                  |
|              | Paint GWB ceiling and soffits                           | 1,130  | SF   | \$ 2.80      | \$ 3,164.00  |                      |                  |
|              | Paint existing exposed ceiling at Assembly Hall >18'h   | 5,700  | SF   | \$ 5.00      | \$ 28,500.00 |                      |                  |
|              | Paint/Coat doors & frames                               | 45     | EA   | \$ 190.00    | \$ 8,550.00  |                      |                  |
|              | Refinish metal flagpole assembly ALLOWANCE              | 2      | LOC  | \$ 950.00    | \$ 1,900.00  |                      |                  |
|              | Paint existing concrete stairs                          | 350    | SF   | \$ 3.00      | \$ 1,050.00  |                      |                  |
|              | Paint new metal stairs                                  | 1      | LS   | \$ 4,500.00  | \$ 4,500.00  |                      |                  |
|              | Paint underside of canopies                             | 330    | SF   | \$ 3.00      | \$ 990.00    |                      |                  |
|              | Paint/finish interior wood window & wall cap trim       | 181    | LF   | \$ 3.00      | \$ 543.00    |                      |                  |
|              | Paint/finish interior wood paneling                     | 85     | SF   | \$ 3.00      | \$ 255.00    |                      |                  |
|              | Paint exposed uninsulated metal piping/hangers/supports | 522    | LF   | \$ 1.25      | \$ 652.50    |                      |                  |
|              | Paint exposed ductwork                                  | 1,300  | SF   | \$ 3.50      | \$ 4,550.00  |                      |                  |
|              | Paint switchgear, panel bds, elec equip                 | 1      | LS   | \$ 5,000.00  | \$ 5,000.00  |                      |                  |
|              | Misc. painting touch-up                                 | 1      | LS   | \$ 2,000.00  | \$ 2,000.00  |                      |                  |
|              | Interior Genie lift/staging                             | 1      | LS   | \$ 4,500.00  | \$ 4,500.00  |                      |                  |
|              | Subcontractor submittals, coordination, closeout        | 1      | LS   | \$ 3,500.00  | \$ 3,500.00  |                      |                  |
|              | Subcontractor OH&P                                      | 1      | LS   | \$ 18,499.32 | \$ 18,499.32 |                      |                  |
|              | Subcontractor insurance & bonds                         | 1      | LS   | \$ 2,589.90  | \$ 2,589.90  |                      |                  |
| <b>10</b>    | <b>SPECIALTIES</b>                                      |        |      |              |              | <b>\$</b>            | <b>38,701</b>    |
| <b>10 10</b> | <b>Information Specialties</b>                          |        |      |              |              | <b>\$</b>            | <b>15,440.00</b> |
|              | Room ID signage - See Div 08 Door Hardware              |        |      |              |              |                      |                  |
|              | Sign Type A, B, C (ALLOWANCE)                           | 4      | EA   | \$ 110.00    | \$ 440.00    |                      |                  |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT   | Total | UNIT | UNIT COST    | SUBTOTAL     | ELEMENT<br>SUBTOTAL | TOTAL             |
|--------------|---|-------|------|--------------|--------------|---------------------|-------------------|
|              | Miscellaneous Interior Signage (ALLOWANCE)          | 1     | LS   | \$ 5,000.00  | \$ 5,000.00  |                     |                   |
|              | Exterior Building Signage ALLOWANCE                 | 1     | LS   | \$ 10,000.00 | \$ 10,000.00 |                     |                   |
| <b>10 20</b> | <b>Interior Specialties</b>                         |       |      |              |              | <b>\$ 23,261.00</b> |                   |
| AC-02        | Grab bar, 42"                                       | 8     | EA   | \$ 150.00    | \$ 1,200.00  |                     |                   |
| AC-03        | Grab bar, 18" - Not Used                            | 0     | EA   | \$ -         | \$ -         |                     |                   |
| AC-10        | Coat hook   | 11    | EA   | \$ 16.00     | \$ 176.00    |                     |                   |
| AC-12        | Mirror, 18"x36"                                     | 7     | EA   | \$ 185.00    | \$ 1,295.00  |                     |                   |
| AC-13        | Toilet partition, flr mtd, ADA                      | 1     | EA   | \$ 1,995.00  | \$ 1,995.00  |                     |                   |
| AC-13        | Partial Toilet partition, flr mtd, ADA              | 1     | EA   | \$ 1,200.00  | \$ 1,200.00  |                     |                   |
| AC-13        | Toilet partition, wall mtd, overhd braced, phenolic | 7     | EA   | \$ 1,835.00  | \$ 12,845.00 |                     |                   |
| AC-14        | Urinal screen, wall mtd                             | 3     | EA   | \$ 600.00    | \$ 1,800.00  |                     |                   |
| AC-15        | Baby changing station                               | 1     | EA   | \$ 750.00    | \$ 750.00    |                     |                   |
| <b>10 44</b> | <b>Safety Specialties</b>                           |       |      |              |              | <b>\$ 2,000.00</b>  |                   |
|              | Fire Extinguisher, semi-recessed cabinet ALLOWANCE  | 4     | EA   | \$ 500.00    | \$ 2,000.00  |                     |                   |
| <b>11</b>    | <b>EQUIPMENT</b>                                    |       |      |              |              |                     | <b>\$ -</b>       |
| <b>12</b>    | <b>FURNISHINGS</b>                                  |       |      |              |              |                     | <b>\$ 24,494</b>  |
|              | Window Treatment, vertical blinds                   | 961   | SF   | \$ 14.00     | \$ 13,452.73 |                     |                   |
|              | Base cabinet ALLOWANCE                              | 11    | LF   | \$ 425.00    | \$ 4,675.00  |                     |                   |
|              | Solid Surface Countertop ALLOWANCE                  | 11    | LF   | \$ 206.00    | \$ 2,266.00  |                     |                   |
|              | Built-in Shelving ALLOWANCE (assume open, 2 rows)   | 22    | LF   | \$ 16.00     | \$ 352.00    |                     |                   |
|              | Solid surface lavatory vanity top                   | 15    | LF   | \$ 210.00    | \$ 3,150.00  |                     |                   |
|              | Solid surface backsplash                            | 26    | LF   | \$ 23.00     | \$ 598.00    |                     |                   |
| <b>21</b>    | <b>FIRE PROTECTION (Filed Sub-Bid)</b>              |       |      |              |              |                     | <b>\$ 243,684</b> |
| <b>21 05</b> | <b>Site Utility Work by FP Sub</b>                  |       |      |              |              | <b>\$32,808</b>     |                   |
|              | Remove exist Post indicator valve                   | 1     | EA   | \$ 380.00    | \$ 380       |                     |                   |
|              | Fire service   6" CLDI                              | 180   | LF   | \$ 104.88    | \$ 18,878    |                     |                   |
|              | Gate valve & curb box, 6"; CTE                      | 3     | EA   | \$ 1,500.00  | \$ 4,500     |                     |                   |
|              | Precast concrete thrust block                       | 1     | EA   | \$ 750.00    | \$ 750       |                     |                   |
|              | Post indicator valve                                | 1     | EA   | \$ 3,500.00  | \$ 3,500     |                     |                   |
|              | Connection to main                                  | 1     | LS   | \$ 4,800.00  | \$ 4,800.00  |                     |                   |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT                                   | Total | UNIT | UNIT COST    | SUBTOTAL     | ELEMENT<br>SUBTOTAL  | TOTAL |
|--------------|---|-------|------|--------------|--------------|----------------------|-------|
| <b>21 10</b> | <b>Fire Suppression System</b>            |       |      |              |              | <b>\$ 189,526.76</b> |       |
|              | 4" FDC                                    | 1     | EA   | \$ 2,270.00  | \$ 2,270.00  |                      |       |
|              | Sprinkler Control Valve Assembly          | 2     | EA   | \$ 5,435.00  | \$ 10,870.00 |                      |       |
|              | 2 1/2" Double Check Valve Assembly (DCVA) | 1     | EA   | \$ 2,100.00  | \$ 2,100.00  |                      |       |
|              | 2 1/2" Main Alarm Valve Assembly (MACV)   | 1     | EA   | \$ 2,450.00  | \$ 2,450.00  |                      |       |
|              | 2 1/2" Fire Dept Valves (FDVs)            | 2     | EA   | \$ 890.00    | \$ 1,780.00  |                      |       |
|              | 2 1/2" Supervised Control Valve           | 1     | EA   | \$ 2,800.00  | \$ 2,800.00  |                      |       |
|              | 4" Check Valve                            | 1     | EA   | \$ 2,075.00  | \$ 2,075.00  |                      |       |
|              | Inspector's Test Station, Z1, Z2          | 1     | EA   | \$ 1,200.00  | \$ 1,200.00  |                      |       |
|              | Pressure switch/alarm                     | 1     | EA   | \$ 780.00    | \$ 780.00    |                      |       |
|              | Tamper switch                             | 4     | EA   | \$ 459.00    | \$ 1,836.00  |                      |       |
|              | Flow switch                               | 1     | EA   | \$ 428.00    | \$ 428.00    |                      |       |
|              | 6" Sprinkler Main (inside)                | 30    | LF   | \$ 210.00    | \$ 6,300.00  |                      |       |
|              | 4" Sprinkler main                         | 530   | LF   | \$ 76.00     | \$ 40,280.00 |                      |       |
|              | 3" Sprinkler main                         | 420   | LF   | \$ 59.00     | \$ 24,780.00 |                      |       |
|              | 2 1/2" Sprinkler Line                     | 210   | LF   | \$ 49.00     | \$ 10,290.00 |                      |       |
|              | 2" Sprinkler Line                         | 50    | LF   | \$ 50.00     | \$ 2,500.00  |                      |       |
|              | 1 1/2" Sprinkler Line                     | 210   | LF   | \$ 41.00     | \$ 8,610.00  |                      |       |
|              | 1 1/4" Sprinkler Line                     | 350   | LF   | \$ 35.00     | \$ 12,250.00 |                      |       |
|              | 1" Branch line                            | 960   | LF   | \$ 30.00     | \$ 28,800.00 |                      |       |
|              | Sprinkler heads - Exposed upright         | 103   | EA   | \$ 102.00    | \$ 10,506.00 |                      |       |
|              | Sprinkler head - semi-recessed pendent    | 96    | EA   | \$ 146.06    | \$ 14,021.76 |                      |       |
|              | Sprinkler head - dry sidewall             | 5     | EA   | \$ 420.00    | \$ 2,100.00  |                      |       |
|              | Electric bell                             | 1     | EA   | \$ 500.00    | \$ 500.00    |                      |       |
| <b>20 90</b> | <b>Misc Fire Protection</b>               |       |      |              |              | <b>\$ 21,349.24</b>  |       |
|              | Inspections / testing                     | 8     | HRS  | \$ 106.00    | \$ 848.00    |                      |       |
|              | Flow Calcs, Submittals and coordination   | 1     | LS   | \$ 3,500.00  | \$ 3,500.00  |                      |       |
|              | Subcontractor Overhead and Profit         | 1     | LS   | \$ 17,001.24 | \$ 17,001.24 |                      |       |
| <b>22</b>    | <b>PLUMBING (Filed Sub-Bid)</b>           |       |      |              |              | <b>\$ 422,686</b>    |       |
| <b>22 05</b> | <b>Plumbing Demolition</b>                |       |      |              |              | <b>\$ 38,359.50</b>  |       |
|              | Make safe gas/water for demo              | 1     | LS   | \$ 3,500.00  | \$ 3,500.00  |                      |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT                                      | Total | UNIT | UNIT COST    | SUBTOTAL     | ELEMENT<br>SUBTOTAL  | TOTAL |
|--------------|--|-------|------|--------------|--------------|----------------------|-------|
| D1/D2        | Remove existing plumbing fixtures & carriers | 15    | EA   |              | \$ -         |                      |       |
| D1/D2        | Demo existing piping                         | 820   | LF   | \$ 12.00     | \$ 9,840.00  |                      |       |
| D3           | Demo existing shower heads/valves            | 7     | EA   | \$ 109.00    | \$ 763.00    |                      |       |
| D4           | Demo existing wall hydrant                   | 5     | EA   | \$ 109.00    | \$ 545.00    |                      |       |
| D5           | Demo existing mop basin                      | 1     | EA   | \$ 163.50    | \$ 163.50    |                      |       |
| RD2          | Remove roof drain in entirety                | 14    | EA   | \$ 98.00     | \$ 1,372.00  |                      |       |
|              | Demo rain leaders above slab                 | 195   | LF   | \$ 12.00     | \$ 2,340.00  |                      |       |
|              | Demo existing floor drains                   | 5     | EA   | \$ 98.00     | \$ 490.00    |                      |       |
|              | Demo existing vent pipe thru roof            | 105   | LF   | \$ 98.00     | \$ 10,290.00 |                      |       |
|              | Cut & cap piping                             | 18    | LOC  | \$ 102.00    | \$ 1,836.00  |                      |       |
|              | Demo gas piping                              | 185   | LF   | \$ 12.00     | \$ 2,220.00  |                      |       |
|              | Remove existing water heater & appurtenances | 1     | LS   | \$ 5,000.00  | \$ 5,000.00  |                      |       |
| <b>22 11</b> | <b>Facility Distribution Piping</b>          |       |      |              |              | <b>\$ 112,403.00</b> |       |
|              | 1/2" piping                                  | 140   | LF   | \$ 21.00     | \$ 2,940.00  |                      |       |
|              | 3/4" piping                                  | 190   | LF   | \$ 24.00     | \$ 4,560.00  |                      |       |
|              | 1" piping                                    | 250   | LF   | \$ 26.00     | \$ 6,500.00  |                      |       |
|              | 1.25" piping                                 | 30    | LF   | \$ 32.00     | \$ 960.00    |                      |       |
|              | 1.5" piping                                  | 240   | LF   | \$ 36.00     | \$ 8,640.00  |                      |       |
|              | 2" piping                                    | 160   | LF   | \$ 56.00     | \$ 8,960.00  |                      |       |
|              | 1/2" to 1" Ball valve                        | 22    | EA   | \$ 245.00    | \$ 5,390.00  |                      |       |
|              | 1.25" to 1.5" Ball valve                     | 5     | EA   | \$ 300.00    | \$ 1,500.00  |                      |       |
|              | 2" Ball valve                                | 14    | EA   | \$ 368.00    | \$ 5,152.00  |                      |       |
|              | 3/4 NFWH                                     | 4     | EA   | \$ 890.00    | \$ 3,560.00  |                      |       |
|              | Hose Bib                                     | 3     | EA   | \$ 750.00    | \$ 2,250.00  |                      |       |
|              | Connect to ex water service                  | 2     | EA   | \$ 1,500.00  | \$ 3,000.00  |                      |       |
|              | New water meter                              | 1     | EA   | \$ 5,000.00  | \$ 5,000.00  |                      |       |
|              | 2" RBFP                                      | 1     | EA   | \$ 2,280.00  | \$ 2,280.00  |                      |       |
|              | 1" RBFP at Boilers (by plumber)              | 1     | EA   | \$ 980.00    | \$ 980.00    |                      |       |
|              | 3/4" drain valve                             | 1     | EA   | \$ 290.00    | \$ 290.00    |                      |       |
|              | Pressure Gauge, thermometers                 | 4     | EA   | \$ 600.00    | \$ 2,400.00  |                      |       |
|              | Domestic Water heater, gas fired   GWH-1     | 1     | EA   | \$ 13,400.00 | \$ 13,400.00 |                      |       |
|              | ET-1 for GWH-1 (ALLOWANCE)                   | 1     | EA   | \$ 2,500.00  | \$ 2,500.00  |                      |       |
|              | Mixing valve   MV-1                          | 1     | EA   | \$ 1,759.00  | \$ 1,759.00  |                      |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT                                    | Total | UNIT | UNIT COST   | SUBTOTAL     | ELEMENT<br>SUBTOTAL | TOTAL |
|--------------|--|-------|------|-------------|--------------|---------------------|-------|
|              | Recirc Pump   RP-1, 1/6 HP, connect to BMS | 1     | EA   | \$ 5,000.00 | \$ 5,000.00  |                     |       |
|              | Gas Piping                                 |       |      |             |              |                     |       |
|              | 1.25" Gas piping                           | 30    | LF   | \$ 46.00    | \$ 1,380.00  |                     |       |
|              | 3" Gas Piping                              | 70    | LF   | \$ 78.00    | \$ 5,460.00  |                     |       |
|              | 2.5" Gas Piping (ALLOWANCE)                | 40    | LF   | \$ 69.00    | \$ 2,760.00  |                     |       |
|              | 3" gate valve at gas                       | 2     | EA   | \$ 2,200.00 | \$ 4,400.00  |                     |       |
|              | 2.5" gate valve at gas                     | 2     | EA   | \$ 1,800.00 | \$ 3,600.00  |                     |       |
|              | Gas cock                                   | 1     | EA   | \$ 484.00   | \$ 484.00    |                     |       |
|              | CTE Gas Meter                              | 1     | LS   | \$ 1,500.00 | \$ 1,500.00  |                     |       |
|              | Inspection / testing                       | 8     | HRS  | \$ 106.00   | \$ 848.00    |                     |       |
|              | Flue / Venting                             |       |      |             |              |                     |       |
|              | 3" Air intake and exhaust DHWH             | 50    | LF   | \$ 69.00    | \$ 3,450.00  |                     |       |
|              | 3" Sidewall vent                           | 2     | EA   | \$ 750.00   | \$ 1,500.00  |                     |       |
| <b>22 13</b> | <b>Sanitary Piping</b>                     |       |      |             |              | <b>\$ 51,848.00</b> |       |
|              | Cleanout 4"                                | 6     | EA   | \$ 893.00   | \$ 5,358.00  |                     |       |
|              | 4" Waste - below slab                      | 20    | LF   | \$ 64.00    | \$ 1,280.00  |                     |       |
|              | 2" Waste/Vent - below slab                 | 60    | LF   | \$ 45.00    | \$ 2,700.00  |                     |       |
|              | 3" Waste                                   | 130   | LF   | \$ 53.00    | \$ 6,890.00  |                     |       |
|              | 4" Waste                                   | 230   | LF   | \$ 64.00    | \$ 14,720.00 |                     |       |
|              | 2" Vent                                    | 90    | LF   | \$ 45.00    | \$ 4,050.00  |                     |       |
|              | 3" Vent                                    | 80    | LF   | \$ 52.00    | \$ 4,160.00  |                     |       |
|              | 4" Vent                                    | 130   | LF   | \$ 62.00    | \$ 8,060.00  |                     |       |
|              | CTE 4" San                                 | 4     | EA   | \$ 650.00   | \$ 2,600.00  |                     |       |
|              | 3" Floor Drain A                           | 2     | EA   | \$ 1,015.00 | \$ 2,030.00  |                     |       |
| <b>22 14</b> | <b>Storm Drainage Piping</b>               |       |      |             |              | <b>\$ 66,555.00</b> |       |
|              | 4" Roof drain & Overflow RD                | 10    | EA   | \$ 2,100.00 | \$ 21,000.00 |                     |       |
|              | 4" Rain leader                             | 250   | LF   | \$ 62.00    | \$ 15,500.00 |                     |       |
|              | 5" Rain leader                             | 40    | LF   | \$ 75.00    | \$ 3,000.00  |                     |       |
|              | 6" Rain leader                             | 50    | LF   | \$ 84.00    | \$ 4,200.00  |                     |       |
|              | 8" Rain leader leader                      | 20    | LF   | \$ 207.00   | \$ 4,140.00  |                     |       |
|              | CTE Rain leader                            | 8     | EA   | \$ 650.00   | \$ 5,200.00  |                     |       |
|              | Cast iron downspout boots                  | 5     | EA   | \$ 850.00   | \$ 4,250.00  |                     |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT                                      | Total  | UNIT | UNIT COST     | SUBTOTAL      | ELEMENT<br>SUBTOTAL    | TOTAL |
|--------------|--|--------|------|---------------|---------------|------------------------|-------|
|              | 4" Floor Cleanout                            | 1      | EA   | \$ 1,513.00   | \$ 1,513.00   |                        |       |
|              | 4" Cleanout                                  | 4      | EA   | \$ 1,513.00   | \$ 6,052.00   |                        |       |
|              | 6" Overflow discharge                        | 2      | EA   | \$ 850.00     | \$ 1,700.00   |                        |       |
| <b>22 40</b> | <b>Plumbing Fixtures and Appurtenances</b>   |        |      |               |               | <b>\$ 56,222.00</b>    |       |
|              | P-1 Water closet                             | 7      | EA   | \$ 1,550.00   | \$ 10,850.00  |                        |       |
|              | P-1A Water closet ADA                        | 4      | EA   | \$ 1,580.00   | \$ 6,320.00   |                        |       |
|              | P-2 Urinal                                   | 3      | EA   | \$ 1,315.00   | \$ 3,945.00   |                        |       |
|              | P-2A Urinal ADA                              | 1      | EA   | \$ 1,350.00   | \$ 1,350.00   |                        |       |
|              | P-3 Lav                                      | 7      | EA   | \$ 1,250.00   | \$ 8,750.00   |                        |       |
|              | P-3A Lav ADA                                 | 1      | EA   | \$ 1,300.00   | \$ 1,300.00   |                        |       |
|              | P-4 Elec water cooler                        | 1      | EA   | \$ 4,500.00   | \$ 4,500.00   |                        |       |
|              | P-5 Mop Sink Basin                           | 1      | EA   | \$ 2,700.00   | \$ 2,700.00   |                        |       |
|              | P-6 Sump pump                                | 1      | EA   | \$ 5,770.00   | \$ 5,770.00   |                        |       |
|              | P-7 Break area sink & faucet ALLOWANCE       | 1      | EA   | \$ 1,600.00   | \$ 1,600.00   |                        |       |
|              | SPCP-1 Sump pump control panel               | 1      | EA   | \$ 2,800.00   | \$ 2,800.00   |                        |       |
|              | Instantaneous Electric Water Heater, 8.3KW   | 2      | EA   | \$ 860.00     | \$ 1,720.00   |                        |       |
|              | Grease trap clg mnt                          | 1      | EA   | \$ 4,617.00   | \$ 4,617.00   |                        |       |
| <b>22 90</b> | <b>Misc Plumbing</b>                         |        |      |               |               | <b>\$ 97,298.21</b>    |       |
|              | Coring / Firesafing / Firestopping           | 1      | LS   | \$ 1,500.00   | \$ 1,500.00   |                        |       |
|              | Below-slab trenching                         | 45     | LF   | \$ 190.00     | \$ 8,550.00   |                        |       |
|              | Miscellaneous valves, fittings               | 1      | LS   | \$ 7,500.00   | \$ 7,500.00   |                        |       |
|              | Labeling                                     | 40     | HRS  | \$ 116.00     | \$ 4,640.00   |                        |       |
|              | Submittals and Coordination                  | 1      | LS   | \$ 15,000.00  | \$ 15,000.00  |                        |       |
|              | Subcontractor Overhead and Profit            | 1      | LS   | \$ 53,861.63  | \$ 53,861.63  |                        |       |
|              | Subcontractor Insurance & Bonds              | 1      | LS   | \$ 6,246.59   | \$ 6,246.59   |                        |       |
| <b>23</b>    | <b>HVAC (Filed Sub-Bid)</b>                  |        |      |               |               | <b>\$ 1,756,280</b>    |       |
| <b>23 05</b> | <b>HVAC Demolition</b>                       |        |      |               |               | <b>\$ 48,000.00</b>    |       |
|              | HVAC Demolition                              | 16,000 | SF   | \$ 3.00       | \$ 48,000.00  |                        |       |
| <b>23 20</b> | <b>New HVAC Distribution &amp; Equipment</b> |        |      |               |               | <b>\$ 1,279,290.93</b> |       |
|              | AHU, 13,000 CFM                              | 1      | EA   | \$ 280,000.00 | \$ 280,000.00 |                        |       |

**DIRECT COST DETAIL**

| DIV. | ELEMENT   | Total  | UNIT | UNIT COST    | SUBTOTAL      | ELEMENT<br>SUBTOTAL | TOTAL |
|------|---|--------|------|--------------|---------------|---------------------|-------|
|      | Metal Ductwork                                    | 20,930 | LBS  | \$ 18.00     | \$ 376,740.00 |                     |       |
|      | Duct Insulation, 2" acoustic lining               | 12,313 | SF   | \$ 10.00     | \$ 123,133.33 |                     |       |
|      | Exposed spiral ductwork                           | 1      | LS   | \$ 23,410.00 | \$ 23,410.00  |                     |       |
|      | SA-1S & SA-1R 13,000 cfm 98"x32" sound attenuator | 2      | EA   | \$ 7,500.00  | \$ 15,000.00  |                     |       |
|      | RGDs, ceiling mounted                             | 58     | EA   | \$ 223.00    | \$ 12,934.00  |                     |       |
|      | RGDs, sidewall                                    | 16     | EA   | \$ 190.00    | \$ 3,040.00   |                     |       |
|      | Smoke/Fire Dampers                                | 4      | EA   | \$ 245.00    | \$ 980.00     |                     |       |
|      | Volume dampers (ALLOWANCE)                        | 74     | EA   | \$ 345.00    | \$ 25,530.00  |                     |       |
|      | Duct access doors (ALLOWANCE)                     | 24     | EA   | \$ 166.00    | \$ 3,984.00   |                     |       |
|      | VAV Boxes, up to 1000cfm                          | 16     | EA   | \$ 3,500.00  | \$ 56,000.00  |                     |       |
|      | VAV Box, 1185 cfm                                 | 1      | EA   | \$ 4,041.00  | \$ 4,041.00   |                     |       |
|      | VAV Box, 5750 cfm                                 | 1      | EA   | \$ 5,800.00  | \$ 5,800.00   |                     |       |
|      | ACC-1 Condensing Unit, Daikin RCS040D             | 1      | EA   | \$ 24,115.00 | \$ 24,115.00  |                     |       |
|      | Exhaust Fans EF-1, EF-2                           | 2      | EA   | \$ 3,263.00  | \$ 6,526.00   |                     |       |
|      | Condensate lines, 3/4"                            | 120    | LF   | \$ 28.00     | \$ 3,360.00   |                     |       |
|      | Condensate lines, 1.25"                           | 60     | LF   | \$ 56.00     | \$ 3,360.00   |                     |       |
|      | Refrigerant lines ALLOWANCE                       | 160    | LF   | \$ 35.00     | \$ 5,600.00   |                     |       |
|      | Outdoor rated Jacketed insulation                 | 80     | LF   | \$ 18.00     | \$ 1,440.00   |                     |       |
|      | Unit Heaters UH1, 2, 4, 5                         | 4      | EA   | \$ 1,426.00  | \$ 5,704.00   |                     |       |
|      | UH-3, 245 cfm 4.5 MBH                             | 1      | EA   | \$ 1,146.50  | \$ 1,146.50   |                     |       |
|      | Unit Heater Ceiling mnt, 230 cfm, 10.4 MBH        | 8      | EA   | \$ 4,790.00  | \$ 38,320.00  |                     |       |
|      | DCUe-1 ductless cooling unit split system 400 cfm | 2      | EA   | \$ 4,457.00  | \$ 8,914.00   |                     |       |
|      | Exhaust louvers                                   | 55     | SF   | \$ 90.00     | \$ 4,950.00   |                     |       |
|      | Radiant heating panels 24"w, 8 tubes, 370 BTUH/LF |        |      |              |               |                     |       |
|      | RP-1 14' (ALLOWANCE)                              | 10     | EA   | \$ 4,410.00  | \$ 44,100.00  |                     |       |
|      | RP-1 13' (ALLOWANCE)                              | 3      | EA   | \$ 4,095.00  | \$ 12,285.00  |                     |       |
|      | RP-1 12' (ALLOWANCE)                              | 4      | EA   | \$ 3,780.00  | \$ 15,120.00  |                     |       |
|      | RP-1 10' (ALLOWANCE)                              | 7      | EA   | \$ 3,150.00  | \$ 22,050.00  |                     |       |
|      | RP-1 9' (ALLOWANCE)                               | 1      | EA   | \$ 2,835.00  | \$ 2,835.00   |                     |       |
|      | RP-1 8' (ALLOWANCE)                               | 6      | EA   | \$ 2,520.00  | \$ 15,120.00  |                     |       |
|      | Hot Water Boilers B1 & B-2 264 MBH Gas            | 2      | EA   | \$ 11,698.00 | \$ 23,396.00  |                     |       |
|      | Air Separator, 75 GPM                             | 1      | EA   | \$ 5,150.50  | \$ 5,150.50   |                     |       |
|      | ET-1 Expansion Tank TACO CBX84-125                | 1      | EA   | \$ 4,946.00  | \$ 4,946.00   |                     |       |
|      | Chemical shot feeder                              | 1      | EA   | \$ 2,990.00  | \$ 2,990.00   |                     |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT   | Total  | UNIT | UNIT COST     | SUBTOTAL      | ELEMENT<br>SUBTOTAL  | TOTAL |
|--------------|---|--------|------|---------------|---------------|----------------------|-------|
|              | Boiler Pumps   P-1 & P-2 water pump TACO FI1507D 75 GPM<br>55' Head 3 HP                      | 2      | EA   | \$ 7,154.30   | \$ 14,308.60  |                      |       |
|              | Condensate Pump   CP-1, 5.0 GPH   | 1      | EA   | \$ 995.00     | \$ 995.00     |                      |       |
|              | Condensate Pump   CP-2, 25.0 GPH  | 1      | EA   | \$ 1,162.00   | \$ 1,162.00   |                      |       |
|              | VFDs at Boiler Pumps  | 2      | EA   | \$ 5,900.00   | \$ 11,800.00  |                      |       |
|              | 1" HWS&R  | 440    | LF   | \$ 24.00      | \$ 10,560.00  |                      |       |
|              | 1.25" HWS&R   | 160    | LF   | \$ 30.00      | \$ 4,800.00   |                      |       |
|              | 1.5" HWS&R  | 200    | LF   | \$ 35.00      | \$ 7,000.00   |                      |       |
|              | 2" HWS&R  | 200    | LF   | \$ 55.00      | \$ 11,000.00  |                      |       |
|              | 2.5" HWS&R  | 100    | LF   | \$ 77.65      | \$ 7,765.00   |                      |       |
|              | 3" HWS&R  | 220    | LF   | \$ 104.00     | \$ 22,880.00  |                      |       |
|              | Misc valves/fittings  | 1      | LS   | \$ 5,000.00   | \$ 5,000.00   |                      |       |
| <b>23 90</b> | <b>Controls</b>   |        |      |               |               | <b>\$ 96,000.00</b>  |       |
|              | BMS Allowance   | 16,000 | SF   | \$ 6.00       | \$ 96,000.00  |                      |       |
| <b>23 99</b> | <b>Misc HVAC</b>  |        |      |               |               | <b>\$ 332,989.52</b> |       |
|              | Firestopping/safing   | 1      | LS   | \$ 500.00     | \$ 500.00     |                      |       |
|              | Trucking and Rigging  | 1      | LS   | \$ 35,000.00  | \$ 35,000.00  |                      |       |
|              | Small tools   | 1      | LS   | \$ 2,500.00   | \$ 2,500.00   |                      |       |
|              | Equipment Rentals   | 3      | MO   | \$ 3,500.00   | \$ 10,500.00  |                      |       |
|              | Equipment support base/framing ALLOWANCE  | 1      | LS   | \$ 5,000.00   | \$ 5,000.00   |                      |       |
|              | Tagging/ID  | 40     | HRS  | \$ 108.00     | \$ 4,320.00   |                      |       |
|              | Vibration isolation/seismic restraint   | 1      | LS   | \$ 10,000.00  | \$ 10,000.00  |                      |       |
|              | Balancing, Tech and Asst  | 16     | HRS  | \$ 220.00     | \$ 3,520.00   |                      |       |
|              | Submittals and Coordination   | 1      | LS   | \$ 10,000.00  | \$ 10,000.00  |                      |       |
|              | Subcontractor Overhead and Profit   | 1      | LS   | \$ 225,694.64 | \$ 225,694.64 |                      |       |
|              | Subcontractor Insurance & Bonds   | 1      | LS   | \$ 25,954.88  | \$ 25,954.88  |                      |       |
| <b>26</b>    | <b>ELECTRICAL (Filed Sub-Bid)</b>   |        |      |               |               | <b>\$ 1,218,467</b>  |       |
| <b>26 01</b> | <b>Site Electrical by Electrical Sub</b>  |        |      |               |               | <b>\$ 249,612.00</b> |       |
|              | Transformer, pad-mtd (By Utility Co.)   | 1      | LS   | \$ -          | \$ -          |                      |       |
|              | Primary Duct Bank A-A   (2) 5" PVC SCH 40, Mule tape  | 290    | LF   | \$ 113.90     | \$ 33,031.00  |                      |       |
|              | Secondary Service Duct Bank B-B   (3) 4" PVC SCH 40, (2)<br>4#600 KCMIL, Mule tape            | 90     | LF   | \$ 383.90     | \$ 34,551.00  |                      |       |
|              | Generator Duct Bank C-C   (4) 4" PVC SCH 40, (1)2" PVC SCH<br>40, (4)1" PVC Sch 40, Mule tape | 80     | LF   | \$ 248.00     | \$ 19,840.00  |                      |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT   | Total  | UNIT | UNIT COST    | SUBTOTAL      | ELEMENT<br>SUBTOTAL  | TOTAL |
|--------------|---|--------|------|--------------|---------------|----------------------|-------|
|              | Communication Duct Bank D-D   (2) 4" conduit        | 220    | LF   | \$ 84.00     | \$ 18,480.00  |                      |       |
|              | Light poles ALLOWANCE                               | 10     | EA   | \$ 10,000.00 | \$ 100,000.00 |                      |       |
|              | Light pole bases                                    | 10     | EA   | \$ 1,500.00  | \$ 15,000.00  |                      |       |
|              | Light pole feeds (ALLOWANCE)                        | 1000   | LF   | \$ 26.00     | \$ 26,000.00  |                      |       |
|              | Ground mounted pull box, 17"x30"x12"                | 1      | EA   | \$ 1,510.00  | \$ 1,510.00   |                      |       |
|              | Ground mounted pull box, 12"x12"x12"                | 1      | EA   | \$ 1,200.00  | \$ 1,200.00   |                      |       |
| <b>26 05</b> | <b>Electrical Demolition</b>                        |        |      |              |               | <b>\$ 32,000.00</b>  |       |
|              | Disconnects and make-safe                           | 16,000 | SF   | \$ 2.00      | \$ 32,000.00  |                      |       |
| <b>26 20</b> | <b>Electrical Service and Distribution</b>          |        |      |              |               | <b>\$ 221,254.40</b> |       |
|              | 800 A, MDP   120/208V, 3Ph, 4W                      | 1      | EA   | \$ 15,900.00 | \$ 15,900.00  |                      |       |
|              | 800 A, NEDP   120/208V, 3Ph, 4W                     | 1      | EA   | \$ 15,900.00 | \$ 15,900.00  |                      |       |
|              | 800 A, MB/CT Section cabinet                        | 1      | EA   | \$ 17,000.00 | \$ 17,000.00  |                      |       |
|              | Surge Protection Device Control Panel               | 7      | EA   | \$ 3,500.00  | \$ 24,500.00  |                      |       |
|              | 800A ATS-OS Automatic Transfer Switch               | 1      | EA   | \$ 9,025.20  | \$ 9,025.20   |                      |       |
|              | 100 A ATS-LS Automatic Transfer Switch              | 1      | EA   | \$ 2,887.20  | \$ 2,887.20   |                      |       |
|              | 100 A Panels (LP, TEP, ELP)                         | 3      | EA   | \$ 4,119.00  | \$ 12,357.00  |                      |       |
|              | 400 A Panel (MP)                                    | 1      | EA   | \$ 9,832.00  | \$ 9,832.00   |                      |       |
|              | 225 A Panel (PP)                                    | 1      | EA   | \$ 6,298.00  | \$ 6,298.00   |                      |       |
|              | UPS   15 KW, 18.75KVA, 0.8PF, 7 min battery back-up | 1      | EA   | \$ 32,000.00 | \$ 32,000.00  |                      |       |
|              | #3/0 Service ground                                 | 20     | LF   | \$ 10.10     | \$ 202.00     |                      |       |
|              | Feeds to/from MDP                                   |        |      |              |               |                      |       |
|              | (2) sets 4#500KCM, (2) 4"C, (1)4" Spare             | 90     | LF   | \$ 444.00    | \$ 39,960.00  |                      |       |
|              | (2) sets 4#500KCM, #1/0G, (2) 4"C, (1)4" Spare      | 10     | LF   | \$ 742.80    | \$ 7,428.00   |                      |       |
|              | (2) sets 4#500KCM, #1/0G, (2) 4"C                   | 20     | LF   | \$ 382.80    | \$ 7,656.00   |                      |       |
|              | 4#1 + #6G, 1.5"C (MDP to ATS-LS )                   | 20     | LF   | \$ 43.35     | \$ 867.00     |                      |       |
|              | Feeds from NEDP                                     |        |      |              |               |                      |       |
|              | 4#1 & 8G, 1.5"C to TEP                              | 100    | LF   | \$ 42.70     | \$ 4,270.00   |                      |       |
|              | 4#500KCMIL & #2G, 4"C to MP                         | 30     | LF   | \$ 190.90    | \$ 5,727.00   |                      |       |
|              | 4#3/0 & 6G, 2"C to PP                               | 10     | LF   | \$ 66.15     | \$ 661.50     |                      |       |
|              | 4#1 & 8G, 1.5"C to LP                               | 20     | LF   | \$ 42.70     | \$ 854.00     |                      |       |
|              | 4#2/0 & #6G, 2"C to ACC-1                           | 80     | LF   | \$ 58.55     | \$ 4,684.00   |                      |       |
|              | 1.25" C to UPS                                      | 100    | LF   | \$ 19.00     | \$ 1,900.00   |                      |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT                                      | Total | UNIT | UNIT COST    | SUBTOTAL     | ELEMENT<br>SUBTOTAL  | TOTAL |
|--------------|--|-------|------|--------------|--------------|----------------------|-------|
|              | 4#2 + 2N & 8G, 1.25"C                        | 20    | LF   | \$ 45.60     | \$ 912.00    |                      |       |
|              | 4#1 + #6G, 1.5"C (ATS-LS to ELP)             | 10    | LF   | \$ 43.35     | \$ 433.50    |                      |       |
|              | <b>Equipment Connections</b>                 |       |      |              |              | <b>\$ 61,848.00</b>  |       |
|              | Boiler connections                           | 2     | EA   | \$ 1,200.00  | \$ 2,400.00  |                      |       |
|              | Unit Heater Connections                      | 13    | EA   | \$ 680.00    | \$ 8,840.00  |                      |       |
|              | Pump connections                             | 6     | EA   | \$ 680.00    | \$ 4,080.00  |                      |       |
|              | VAV Connections                              | 18    | EA   | \$ 416.00    | \$ 7,488.00  |                      |       |
|              | Condenser connections                        | 1     | EA   | \$ 832.00    | \$ 832.00    |                      |       |
|              | Split system connections                     | 2     | EA   | \$ 832.00    | \$ 1,664.00  |                      |       |
|              | Exhaust Fan connections                      | 2     | EA   | \$ 832.00    | \$ 1,664.00  |                      |       |
|              | Instantaneous Electric Water Heater          | 1     | EA   | \$ 680.00    | \$ 680.00    |                      |       |
|              | Wiring and raceway                           | 1800  | LF   | \$ 19.00     | \$ 34,200.00 |                      |       |
| <b>26 30</b> | <b>Facility Power Generating Equipment</b>   |       |      |              |              | <b>\$ 122,393.60</b> |       |
|              | Emergency generator   Diesel, 150KW 120/208V | 1     | LS   | \$ 65,000.00 | \$ 65,000.00 |                      |       |
|              | Exterior quick-Connect Switch ALLOWANCE      | 1     | LS   | \$ 12,000.00 | \$ 12,000.00 |                      |       |
|              | 4#1AWG+#6G, 2"C below slab to QC Switch      | 80    | LF   | \$ 47.35     | \$ 3,788.00  |                      |       |
|              | (2) Sets 4#350KCM & #1/0G (in Ductbank C-C)  | 80    | LF   | \$ 159.80    | \$ 12,784.00 |                      |       |
|              | (2)4" C + (1) 4" C Spare                     | 80    | LF   | \$ 270.00    | \$ 21,600.00 |                      |       |
|              | 4#1AWG+1 #6G, 2"C below slab to ATS-LS/ELP   | 80    | LF   | \$ 47.35     | \$ 3,788.00  |                      |       |
|              | 2#14 AWG, 1"C to ATS-LS/ELP                  | 80    | LF   | \$ 14.96     | \$ 1,196.80  |                      |       |
|              | 2#14AWG, (2) 1"C                             | 80    | LF   | \$ 27.96     | \$ 2,236.80  |                      |       |
| <b>26 33</b> | <b>Fixtures and Devices</b>                  |       |      |              |              | <b>\$ 33,495.00</b>  |       |
|              | Duplex Recept                                | 92    | EA   | \$ 120.00    | \$ 11,040.00 |                      |       |
|              | Duplex GFI Recept                            | 6     | EA   | \$ 135.00    | \$ 810.00    |                      |       |
|              | Quad   | 15    | EA   | \$ 200.00    | \$ 3,000.00  |                      |       |
|              | Wiring                                       | 3390  | LF   | \$ 4.00      | \$ 13,560.00 |                      |       |
|              | Conduit/raceway ALLOWANCE (15%)              | 509   | LF   | \$ 10.00     | \$ 5,085.00  |                      |       |
| <b>26 50</b> | <b>Lighting</b>                              |       |      |              |              | <b>\$ 202,177.12</b> |       |
|              | LS4 4' linear fix                            | 29    | EA   | \$ 465.00    | \$ 13,485.00 |                      |       |
|              | PS wall mnt fix - crawl space                | 5     | EA   | \$ 310.00    | \$ 1,550.00  |                      |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT  | Total  | UNIT | UNIT COST     | SUBTOTAL      | ELEMENT<br>SUBTOTAL  | TOTAL |
|--------------|--|--------|------|---------------|---------------|----------------------|-------|
|              | Twin hd Emergency Bat Pack   | 2      | EA   | \$ 574.96     | \$ 1,149.92   |                      |       |
|              | SL3/4/5/6 Fixture , exterior sconce                                      | 6      | EA   | \$ 440.00     | \$ 2,640.00   |                      |       |
|              | LR22 2'x2' lay in fix  | 152    | EA   | \$ 354.00     | \$ 53,808.00  |                      |       |
|              | LPG Linear LED Fixture (ALLOWANCE)                                       | 18     | EA   | \$ 498.00     | \$ 8,964.00   |                      |       |
|              | PC1 Fixture, clg mounted (ALLOWANCE)                                     | 15     | EA   | \$ 498.00     | \$ 7,470.00   |                      |       |
|              | PC2 Fixture, exterior clg mounted (ALLOWANCE)                            | 14     | EA   | \$ 547.80     | \$ 7,669.20   |                      |       |
|              | RC1 Fixture, 6" recessed downlight                                       | 0      | EA   | \$ 498.00     | \$ -          |                      |       |
|              | RC2 Fixture, 4" recessed downlight                                       | 0      | EA   | \$ 498.00     | \$ -          |                      |       |
|              | Exit Fixture   | 26     | EA   | \$ 456.00     | \$ 11,856.00  |                      |       |
|              | Light switch   | 43     | EA   | \$ 280.00     | \$ 12,040.00  |                      |       |
|              | Light switch 3-way   | 13     | EA   | \$ 380.00     | \$ 4,940.00   |                      |       |
|              | Light switch w/occup sensor  | 4      | EA   | \$ 385.00     | \$ 1,540.00   |                      |       |
|              | Occupancy Sensor, clg mtd  | 34     | EA   | \$ 405.00     | \$ 13,770.00  |                      |       |
|              | Emergency Bypass Relay ALLOWANCE   | 2      | EA   | \$ 700.00     | \$ 1,400.00   |                      |       |
|              | Wiring   | 10,890 | LF   | \$ 4.00       | \$ 43,560.00  |                      |       |
|              | Conduit/raceway ALLOWANCE (15%)  | 1,634  | LF   | \$ 10.00      | \$ 16,335.00  |                      |       |
| <b>26 90</b> | <b>Misc Electrical</b>   |        |      |               |               | <b>\$ 295,686.76</b> |       |
|              | Gen Cond, Submittals and Coordination                                    | 1      | LS   | \$ 18,500.00  | \$ 18,500.00  |                      |       |
|              | Elec Testing/Inspections   | 80     | HRS  | \$ 112.00     | \$ 8,960.00   |                      |       |
|              | Labeling   | 40     | HRS  | \$ 112.00     | \$ 4,480.00   |                      |       |
|              | Trucking/ Rigging  | 1      | LS   | \$ 25,000.00  | \$ 25,000.00  |                      |       |
|              | Temp Power & lighting  | 16,000 | SF   | \$ 1.25       | \$ 20,000.00  |                      |       |
|              | Temp Power for Transformer & MDP switch-over                             | 1      | LS   | \$ 15,000.00  | \$ 15,000.00  |                      |       |
|              | Subcontractor Overhead & Fee (includes Div 27 & 28)                      | 1      | LS   | \$ 182,261.66 | \$ 182,261.66 |                      |       |
|              | Subcontractor Insurance & Bonds  | 1      | LS   | \$ 21,485.09  | \$ 21,485.09  |                      |       |
| <b>27</b>    | <b>COMMUNICATIONS (Part of Electrical Filed Sub-Bid)</b>                 |        |      |               |               | <b>\$ 117,370</b>    |       |
|              | Technology/video/acoustics (ALLOWANCE)                                   | 1      | LS   | \$ 100,000.00 | \$ 100,000    |                      |       |
|              | Data Outlet  | 31     | EA   | \$ 210.00     | \$ 6,510.00   |                      |       |
|              | TVE (ALLOWANCE)  | 3      | EA   | \$ 220.00     | \$ 660.00     |                      |       |
|              | Conduit & pull string  | 1020   | LF   | \$ 10.00      | \$ 10,200.00  |                      |       |
| <b>28</b>    | <b>ELECTRONIC SAFETY AND SECURITY (Part of Electrical Filed Sub-Bid)</b> |        |      |               |               | <b>\$ 117,988</b>    |       |
| <b>28 10</b> | <b>Access Control</b>  |        |      |               |               | <b>\$ 10,995.00</b>  |       |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT  | Total  | UNIT | UNIT COST    | SUBTOTAL     | ELEMENT<br>SUBTOTAL  | TOTAL          |
|--------------|--|--------|------|--------------|--------------|----------------------|----------------|
|              | Card reader system (ALLOWANCE)                             | 1      | LS   | \$ 8,000.00  | \$ 8,000.00  |                      |                |
|              | Power feed for card reader (ALLOWANCE)                     | 1      | LS   | \$ 2,000.00  | \$ 2,000.00  |                      |                |
|              | Card reader  | 1      | EA   | \$ 995.00    | \$ 995.00    |                      |                |
| <b>28 46</b> | <b>Fire Detection and Alarm</b>                            |        |      |              |              | <b>\$ 106,992.64</b> |                |
|              | Remove existing fire alarm wiring and devices (ALLOWANCE)  | 16,000 | SF   | \$ 0.25      | \$ 4,000.00  |                      |                |
|              | Temp smoke detectors                                       | 16,000 | SF   | \$ 0.85      | \$ 13,600.00 |                      |                |
|              | Smoke detectors  | 24     | EA   | \$ 361.40    | \$ 8,673.70  |                      |                |
|              | Horn Strobe wall mnt                                       | 27     | EA   | \$ 582.44    | \$ 15,725.99 |                      |                |
|              | FA Pull Box  | 10     | EA   | \$ 400.00    | \$ 4,000.00  |                      |                |
|              | FA Strobe wall mnt   | 5      | EA   | \$ 582.44    | \$ 2,912.20  |                      |                |
|              | FA Control panel   | 1      | EA   | \$ 18,000.00 | \$ 18,000.00 |                      |                |
|              | Signal Bell  | 1      | EA   | \$ 340.76    | \$ 340.76    |                      |                |
|              | Fire Alarm wiring and raceway                              | 1980   | LF   | \$ 12.00     | \$ 23,760.00 |                      |                |
|              | Wired duct mtd smokes & damper ALLOWANCE                   | 1      | LS   | \$ 5,000.00  | \$ 5,000.00  |                      |                |
|              | Misc FA equipment ALLOWANCE                                | 1      | LS   | \$ 6,500.00  | \$ 6,500.00  |                      |                |
|              | FA Testing/Inspections                                     | 40     | HRS  | \$ 112.00    | \$ 4,480.00  |                      |                |
| <b>31</b>    | <b>EARTHWORK</b>   |        |      |              |              | <b>\$</b>            | <b>299,597</b> |
| <b>31 10</b> | <b>Site Clearing</b>                                       |        |      |              |              | <b>\$35,833</b>      |                |
|              | Remove existing chain link fence & gates                   | 420    | LF   | \$ 5.00      | \$ 2,100     |                      |                |
|              | Sawcut paving (small qty)                                  | 1      | LS   | \$ 1,500.00  | \$ 1,500     |                      |                |
|              | Remove asphalt paving                                      | 2,411  | SY   | \$ 3.00      | \$ 7,233     |                      |                |
|              | Underground storage tank removal & remediation (ALLOWANCE) | 1      | LS   | \$ 25,000.00 | \$ 25,000    |                      |                |
| <b>31 20</b> | <b>Earth Moving</b>  |        |      |              |              | <b>\$263,764</b>     |                |
|              | Mobilization/demobilization                                | 1      | LS   | \$ 15,000.00 | \$ 15,000    |                      |                |
|              | Slope protection   | 4,860  | SF   | \$ 2.00      | \$ 9,720     |                      |                |
|              | Construction entrance   6" 1.25"-2" crushed stone          | 1      | LS   | \$ 2,500.00  | \$ 2,500     |                      |                |
|              | Filter fabric  | 625    | SF   | \$ 1.35      | \$ 844       |                      |                |
|              | Erosion control/silt sock                                  | 475    | LF   | \$ 8.00      | \$ 3,800     |                      |                |
|              | Excavation for slabs/footings                              | 84     | CY   | \$ 27.00     | \$ 2,268     |                      |                |
|              | Fill & compaction  | 26     | CY   | \$ 30.00     | \$ 769       |                      |                |
|              | Rough grading  | 1      | LS   | \$ 5,500.00  | \$ 5,500     |                      |                |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT   | Total  | UNIT | UNIT COST    | SUBTOTAL     | ELEMENT<br>SUBTOTAL | TOTAL             |
|--------------|---|--------|------|--------------|--------------|---------------------|-------------------|
|              | Finish grading  | 4,069  | SY   | \$ 4.98      | \$ 20,263    |                     |                   |
|              | Ductbank   Trenching, Concrete, Sand, Backfill, warning tape                | 680    | LF   | \$ 120.00    | \$ 81,600.00 |                     |                   |
|              | Trench & backfill for utilities & light poles                               | 1,620  | LF   | \$ 75.00     | \$ 121,500   |                     |                   |
|              | <i>Trenching for ductbank included with Electrical FSB</i>                  |        |      |              |              |                     |                   |
| <b>32</b>    | <b>EXTERIOR IMPROVEMENTS</b>  |        |      |              |              |                     | <b>\$ 413,544</b> |
| <b>32 10</b> | <b>Bases, Ballasts, Paving</b>  |        |      |              |              | <b>\$240,802</b>    |                   |
|              | New bituminous paving/parking lot, 2" binder+1.5" wearing                   | 21,820 | SF   | \$ 5.18      | \$ 113,028   |                     |                   |
|              | New concrete walkway, 5"  | 1,680  | SF   | \$ 10.00     | \$ 16,800    |                     |                   |
|              | New curb, straight -granite 6"x18"  | 960    | LF   | \$ 39.47     | \$ 37,891    |                     |                   |
|              | New curb, +10' radius -granite 6"x18"                                       | 330    | LF   | \$ 44.84     | \$ 14,797    |                     |                   |
|              | New curb, 2' radius -granite 6"x18"   | 35     | LF   | \$ 70.16     | \$ 2,455     |                     |                   |
|              | Curb setting bed, 6" concrete   | 74     | CY   | \$ 55.00     | \$ 4,049     |                     |                   |
|              | Compacted gravel at curbs & slabs   | 62     | CY   | \$ 45.00     | \$ 2,810     |                     |                   |
|              | Dense graded crushed stone at bitum. Paving, 6"                             | 404    | CY   | \$ 38.00     | \$ 15,355    |                     |                   |
|              | Type B gravel borrow at paving  | 808    | CY   | \$ 24.00     | \$ 19,396    |                     |                   |
|              | 12" crushed stone at interior slab infill                                   | 11     | CY   | \$ 60.00     | \$ 667       |                     |                   |
|              | Precast transformer pad   | 52     | SF   | \$ 25.00     | \$ 1,300     |                     |                   |
|              | Dumpster pad  | 150    | SF   | \$ 25.00     | \$ 3,750     |                     |                   |
|              | CIP Equipment pad   | 189    | SF   | \$ 45.00     | \$ 8,505     |                     |                   |
| <b>32 30</b> | <b>Site Improvements</b>  |        |      |              |              | <b>\$93,021</b>     |                   |
|              | Modular block retaining wall system   | 1      | LS   | \$ 66,000.00 | \$ 66,000    |                     |                   |
|              | New 4'h chain link fence at modular block wall                              | 289    | LF   | \$ 40.00     | \$ 11,560    |                     |                   |
|              | New 8'h chain link fence at generator                                       | 82     | LF   | \$ 46.57     | \$ 3,819     |                     |                   |
|              | New (2)4'x8'h gate  | 1      | PR   | \$ 1,600.00  | \$ 1,600     |                     |                   |
|              | New 8'h chain link fence, black vinly coated with privacy slats at dumpster | 46     | LF   | \$ 54.57     | \$ 2,510     |                     |                   |
|              | New (2)7'x8.5'h gate, black vinly coated with privacy slats                 | 1      | PR   | \$ 2,750.00  | \$ 2,750     |                     |                   |
|              | Parking striping  | 760    | LF   | \$ 2.25      | \$ 1,710     |                     |                   |
|              | Parking striping, gore lines  | 255    | SF   | \$ 4.40      | \$ 1,122     |                     |                   |
|              | Riprap  | 1      | LS   | \$ 1,500.00  | \$ 1,500     |                     |                   |
|              | Parking Sign post   | 3      | EA   | \$ 150.00    | \$ 450       |                     |                   |
|              | <i>Bollards - See Misc Metals FSB</i>                                       |        |      |              |              |                     |                   |

**DIRECT COST DETAIL**

| DIV.         | ELEMENT  | Total | UNIT   | UNIT COST    | SUBTOTAL     | ELEMENT<br>SUBTOTAL | TOTAL            |
|--------------|--|-------|--------|--------------|--------------|---------------------|------------------|
| <b>32 90</b> | <b>Planting</b>  |       |        |              |              | <b>\$79,721</b>     |                  |
|              | Planting bed ALLOWANCE                                 | 116   | CY     | \$ 58.50     | \$ 6,789     |                     |                  |
|              | Screened loam, 6"                                      | 4,069 | SY     | \$ 7.55      | \$ 30,720    |                     |                  |
|              | Mulch  | 625   | SY     | \$ 7.25      | \$ 4,531     |                     |                  |
|              | Hydroseed  | 4,069 | SY     | \$ 2.70      | \$ 10,986    |                     |                  |
|              | Tree ALLOWANCE   | 9     | EA     | \$ 700.00    | \$ 6,300     |                     |                  |
|              | Shrub ALLOWANCE  | 73    | EA     | \$ 115.00    | \$ 8,395     |                     |                  |
|              | Watering, maintenance ALLOWANCE                        | 1     | YR     | \$ 12,000.00 | \$ 12,000    |                     |                  |
| <b>33</b>    | <b>UTILITIES</b>                                       |       |        |              |              | <b>\$</b>           | <b>155,533</b>   |
|              | Street opening for fire service                        | 1     | LS     | \$ 7,500.00  | \$ 7,500.00  |                     |                  |
|              | 2" Domestic water service - existing to remain         |       | N.I.C. |              |              |                     |                  |
|              | Removal & disposal of existing utility poles           | 6     | EA     | \$ 1,500.00  | \$ 9,000     |                     |                  |
|              | Remove existing underground electrical service/conduit | 160   | LF     | \$ 65.00     | \$ 10,400    |                     |                  |
|              | Subsurface infiltration bed                            |       |        |              |              |                     |                  |
|              | Excavation   | 260   | CY     | \$ 25.00     | \$ 6,500.00  |                     |                  |
|              | Stormtech SC-740 chambers, 30"h                        | 30    | EA     | \$ 970.20    | \$ 29,106.00 |                     |                  |
|              | End caps   | 12    | EA     | \$ 231.00    | \$ 2,772.00  |                     |                  |
|              | Filter fabric  | 1,300 | SF     | \$ 1.55      | \$ 2,015.00  |                     |                  |
|              | 8" PVC Manifold  | 1     | LS     | \$ 6,500.00  | \$ 6,500.00  |                     |                  |
|              | Crushed stone, dbl washed                              | 120   | CY     | \$ 60.00     | \$ 7,200.00  |                     |                  |
|              | Backfill   | 140   | CY     | \$ 27.00     | \$ 3,780.00  |                     |                  |
|              | Haul spoils  | 120   | CY     | \$ 38.00     | \$ 4,560.00  |                     |                  |
|              | Outlet control structure (OCS)                         | 1     | EA     | \$ 5,000.00  | \$ 5,000     |                     |                  |
|              | Water Quality structure (WQS)                          | 1     | EA     | \$ 12,500.00 | \$ 12,500    |                     |                  |
|              | Catch Basin  | 2     | EA     | \$ 4,200.00  | \$ 8,400     |                     |                  |
|              | CB(WQ)#3   | 1     | EA     | \$ 7,500.00  | \$ 7,500     |                     |                  |
|              | Flared End Section                                     | 1     | EA     | \$ 2,500.00  | \$ 2,500     |                     |                  |
|              | 12" HDPE storm drain piping                            | 280   | LF     | \$ 85.00     | \$ 23,800    |                     |                  |
|              | Precast doghouse drain manhole                         | 1     | EA     | \$ 6,500.00  | \$ 6,500     |                     |                  |
|              | <b>TOTAL DIRECT COSTS</b>                              |       |        |              |              | <b>\$</b>           | <b>8,783,713</b> |

ATTACHMENT "A"  
HYANNIS ARMORY EXTERIOR RESTORATION

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| FUNDING  |                         |                     |
|--|-------------------------|---------------------|
| <b>Funding Source</b>                            |                         |                     |
| CPC Preservation Funding                         |                         | \$ 2,900,000        |
| Project Cost Breakdown                           |                         |                     |
| <b>Hard Costs</b>                                |                         |                     |
| Existing Conditions / Selective Demolition       |                         | \$ 72,154           |
| Asbestos Abatement                               |                         | \$ 31,980           |
| Concrete   |                         | \$ 1,500            |
| Masonry  |                         | \$ 748,788          |
| Misc. & Ornamental Metals                        |                         | \$ 28,060           |
| Wood, Plastics & Composites                      |                         | \$ 57,775           |
| Finish Carpentry                                 |                         | \$ 1,722            |
| Thermal and Moisture Protection                  |                         | \$ 492,448          |
| Openings   |                         | \$ 250,832          |
| Finishes   |                         | \$ 6,153            |
| Earthwork  |                         | \$ 63,964           |
| Specialties                                      |                         | \$ 12,000           |
|  | Sub-total               | \$ 1,767,376        |
| General Conditions                               | 10%                     | \$ 176,738          |
| Bonds & Insurance                                | 1.8%                    | \$ 31,813           |
| Overhead & Profit                                | 13%                     | \$ 229,759          |
| Escalation                                       | 12.0%                   | \$ 212,085          |
| Design Contingency                               | 13%                     | \$ 229,759          |
|  |                         |                     |
|  | <b>Hard Costs Total</b> | <b>\$ 2,647,529</b> |
| <b>Soft Costs</b>                                |                         |                     |
| Architectural / Bid & CA                         | 3.0%                    | \$ 79,426           |
| Hazmat Testing                                   |                         | \$ 7,000            |
| Hazmat Abatement - Construction Phase Monitoring |                         | \$ 20,000           |
| Advertising - Cape Cod Times                     |                         | \$ 500              |
| Printing   |                         | \$ 2,000            |
| Utility Connection Charges                       |                         | \$ 8,500            |
| FF&E   |                         | \$ 8,750            |
| Project Management                               | 3%                      | \$ 79,426           |
| Owner's Project Contingency LS                   | 10%                     | \$ 264,753          |
|  |                         |                     |
|  | <b>Total Soft Costs</b> | <b>\$ 205,602</b>   |
| <b>Total Hard &amp; Soft Costs</b>               |                         | <b>\$ 2,853,131</b> |
| <b>Total Funds Available</b>                     |                         | <b>\$ 2,900,000</b> |

BARNSTABLE HISTORICAL SOCIETY, INC.  
3087 Main Street  
Barnstable, MA 02630

April 3, 2025

Lindsay Counsel, CPC Chairman  
Town of Barnstable  
Community Preservation Committee  
367 Main Street, 3<sup>rd</sup> floor  
Hyannis, MA 02601

Dear Mr Chairman:

Good afternoon. Just a note to inform you that I am serving, again, as President of the Barnstable Historical Society and am submitting herewith the attached Request Form to reallocate the unused \$24,832 award funds for the purpose of the installation of a much needed central Air Conditioning System ( HVAC ) at our facility at 3087 Main Street.

Also included are the following three (3) estimates for said work:

|               |          |
|---------------|----------|
| Scott Peacock | \$21,600 |
| Olsen         | \$17,000 |
| Seaside       | \$36,225 |

Both the estimates from Peacock and Olsen are within the balance of the unused funds ( \$24,832 ). We will

We would appreciate your processing our request as soon as possible. Any questions please do not hesitate to contact me: Joseph J. Berlandi, President

3180 Main Street P O Box 1177  
Barnstable, MA 02630  
[berlandi23@comcast.net](mailto:berlandi23@comcast.net)  
774-994-2382

Thank you.

Yours truly,

Joseph J. Berlandi  
President

# Scott Peacock Building & Remodeling, Inc.

P.O. Box 171  
 1046 Main St., Suite 1  
 Osterville, MA 02655

## ESTIMATE

|           |              |
|-----------|--------------|
| Date      | Estimate No. |
| 3/29/2024 | 3587         |

### Name / Address

Barnstable Historic Society  
 c/o Richard French  
 508-280-3864

### Job / Project Location

Barnstable Historic Society  
 3087 Route 6A  
 Barnstable, MA 02630  
 508-362-3564

| Description  | Total                        |                           |
|--|------------------------------|---------------------------|
| JOB: Barnstable Historic Society   |                              |                           |
| Windows - Our estimate is to restore all 35 windows. Remove and dispose of old storm windows. Prep all windows by scraping and removing loose glazing. Glaze and replace any broken glass. Prime and apply two coats of finish paint. Install 35 new storm windows with new lock sets for interior. Total Materials & Labor -  | 36,000.00                    |                           |
| Doors - Repair all access doors, including sliding glass door on back deck. Replace doors that are unable to be repaired and supply and install new locking mechanisms where needed. Total Materials & Labor -   | 18,800.00                    |                           |
| Exterior Painting - Scrape, sand and prime entire building. Apply two coats of finish paint on all areas. Total Materials & Labor -  | 33,300.00                    |                           |
| Handicap Ramp & Walkway - Excavate area for new ramp and connecting walkway. Materials will be brick and pavers with a concrete base. Walkway will connect to ramp at base of East deck as discussed. Galvanized handrail installed by All Cape Welder's included in this quote. Total Materials & Labor -   | 44,000.00                    |                           |
| * HVAC System - Provide and install Bryant 127ANA060 condensing unit and matching coil. Run new line sets and install coil in ductwork. Rework or replace ductwork as needed. Wire all units, test and put into operation. Total Materials & Labor -   | 21,600.00                    |                           |
| THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORESEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED. IF YOU HAVE ANY QUESTIONS ON THE ABOVE ESTIMATE, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE. SCOTT PEACOCK BUILDING & REMODELING INC. IS A FULLY LICENSED AND INSURED BUILDING COMPANY. PLEASE CALL GERMANTINS. IN OSTERVILLE FOR CERTIFICATES OF INSURANCE 508-428-9194. THANK YOU, SCOTT | <b>Total</b><br>\$153,700.00 |                           |
| Phone No.  | Fax No.                      | My E-mail                 |
| 508-428-7600   | 508-428-7625                 | scott_peacock@verizon.net |



**PLUMBING • HEATING • COOLING**

P.O. Box 2026 • Dennis, MA 02638 • (508) 385-5290 • Fax (508) 385-6963

|  |                      |                                     |                         |
|--|----------------------|-------------------------------------|-------------------------|
| <b>CUSTOMER</b><br>BARNSTABLE HISTORIC |                      | <b>PHONE</b>                        | <b>DATE</b><br>12.19.24 |
| <b>STREET</b><br>PO BOX 829            |                      | <b>JOB NAME</b>                     |                         |
| <b>BARNSTABLE, MA 02630</b>            |                      | <b>JOB LOCATION</b><br>3087 MAIN ST |                         |
| <b>ARCHITECT</b>                       | <b>DATE OF PLANS</b> | <b>JOB PHONE</b>                    |                         |

**We hereby submit specifications and estimates for:**

**INSTALLING AIR CONDITIONING COMPONENTS IN THE EXISTING HEATING SYSTEM**

1. PROVIDE A BRYANT 127ANA060 CONDENSER AND MATCHED COIL, THERMOSTAT, LINE SET, CONDENSATE PUMP, PLENUM.
2. INSTALL COIL IN DUCTWORK, REWORKING OR REPLACING AS NEEDED
3. INSTALL CONDENSER AT LEFT SIDE OF BUILDING TOWARDS STREET
4. WIRE UNITS
5. RUN LINE SET, CONNECTING AS NEEDED. TEST, EVACUATE, CHARGE, AND PUT IN OPERATION

**NOTE: TO MOVE THE CONDENSER TO REAR OF BUILDING WILL COST AN ADDITIONAL \$1,500**

**NOTE: WE MAY HAVE TO CHANGE THE EQUIPMENT QUOTED AS THE HVAC WORLD IS IN TURMOIL AS A RESULT OF GOVERNMENT MEDDLING IN THE ACCEPTABLE REFRIGERANTS. WE KNOW NOTHING ABOUT FUTURE PRODUCTS OR COSTS. AS A RESULT, IF R410 EQUIPMENT IS NO LONGER AVAILABLE, WE WILL BE FORCED TO USE R454 EQUIPMENT OF WHICH WE KNOW NOTHING.**

**We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:**  
\$17,000

**Payment to be made as follows:**      50% DEPOSIT, 50% COMPLETION

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Interest will be charged at a rate of 1 1/2% per month on accounts over thirty days.

Authorized Signature **KEN OLSEN**

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Seaside Gas Service  
 42 Commonwealth Ave Unit 1  
 South Yarmouth, MA 02664



Office: 508-771-2768  
 Text: 508-367-9872  
 cassie@seasidegasservice.com

Quote #: q5945-HP

Ship to  
**Barnstable Historical Society**  
 3087 Main Street  
 Barnstable Village, MA 02630

Bill to  
**Barnstable Historical Society**  
 3087 Main Street  
 Barnstable Village, MA 02630

Quote Date: 10/15/2024

Quote Expiration Date: 11/14/2024

| Description  | Amount      |
|--|-------------|
| I'm going to give you some preliminary numbers to start. If we are going to proceed, I will need to come look again, and firm up the numbers then.<br>Furnace need to be turned horizontally to accommodate the AC coil and the Ducts that are in the building need to be to be replaced.  | \$0.00      |
| Ecoer 4-5 Ton Air Conditioner Heat Pump Model EODA18H-4860B - outdoor location to be determined<br>Ecoer 4-5 Ton Evaporator Coil GNC4860DPT<br>AHRI# 214608233<br>This unit is designed to operate at outdoor ambient temperatures as high as 122°F in cooling mode, and as low as -3 °F in heating mode.<br>Flexible capacity output from 25%-110%. Compressor is equipped with Noise-cancelling Jacket.<br>Limited Manufacturer Warranty: Compressor and internal components - ten (10) years. No Labor.<br>April Aire filter and cabinet - 10 MERV<br>16X25X5 | \$12,000.00 |
| Honeywell Home Thermostat T10 PRO Programmable Smart with Red LINK<br>Model THX321WFS2001W/U<br>One April Aire model E100 dehumidifier, for the basement.<br>Ducted vents to finished side of basement.<br>Unit in safety pan with safety switch.<br>Condensate pump integrate for no hassle water discharge to the outdoors.<br>Electrician to wire dedicated circuit for unit.<br>Warranty: 5 years parts (no labor).  | \$425.00    |
| Duct installation for basement system:<br>System will have full metal 26 gauge duct work. All duct to be wrapped with foil R-6 insulation. All branch runs will be foil flex R-6 rated insulation with balancing dampers in each run to registers. Supplies and returns will be cut in for all rooms.  | \$400.00    |
| ACR copper refrigeration piping from outdoor unit to indoor; pressure tested, vacuum pumped, and charged with R410A.<br>This the connection point between outdoor unit and indoor unit.  | \$4,500.00  |
| All outdoor piping to be encased in SlimDuct plastic conduit.<br>Electrician required; I will provide.   | \$15,000.00 |
|  | \$2,450.00  |
|  | \$1,450.00  |

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 cassie@seasidegasservice.com

Quote #: q5945-HP

| Description   | Amount |
|---|--------|
| Projected 2024 Mass Save rebate:<br>\$2500 per ton - 4.3 ton unit equals \$10750  | \$0.00 |
| Note: We are asking customer to confirm all rebates this year with Mass Save because of the drastic changes in the the rebates<br>Mass Save Main number 1-866-527-SAVE (7283)<br><br>ALL REBATES ARE HANDLED THROUGH MASS SAVE. SEASIDE GAS IS NOT RESPONSIBLE FOR YOUR REBATE OUTCOME. Please verify your systems qualification with RISE Engineering or Mass Save before filing your rebate.<br>Visit Masssave.com for a full list of qualifications. |        |
| *****   |        |
| This system qualifies for the Mass Save 0% for 84 months HEAT loan.<br>For assistance with the HEAT Loan application please contact:<br>Donna Leach<br>HEAT Loan Administrator<br>Office: 508-568-1926 x 6601<br>dleach@riseengineering.com   | \$0.00 |
| DATE SENT: 10/25/24<br>Quote is valid for 30 days; check back with us if after 30 days.<br>This estimate includes taxes, labor, and materials.  |        |
| When you wish to proceed, we will send you the documents to sign electronically, and request 50% deposit.<br><br>Please let us know if you have any questions. When comparing my estimate to others, it's not a straight-up comparison of apples-to-apples. I can discuss with you the differences in workmanship, operating efficiency, and equipment to be used.<br>-Kevin Saunders   |        |
| ***Credit card payments are subject to a 4% convenience fee***  |        |

|                     |           |             |
|---------------------|-----------|-------------|
| Sales tax included. | Subtotal: | \$36,225.00 |
|                     | Tax:      | \$0.00      |
|                     | Payments: | \$0.00      |
|                     | Total:    | \$36,225.00 |

-Removal/disposal of existing heating/cooling equipment included where applicable-

--DOES NOT INCLUDE REMOVAL OF OIL TANK OR WINDOW A/C UNITS--

Initial to  
 acknowledge

When you wish to proceed, please call the main office at 508-771-2768 and

Seaside Gas Service  
42 Commonwealth Ave Unit 1  
South Yarmouth, MA 02664



Office: 508-771-2768  
Text: 508-367-9872  
cassie@seasidegasservice.com

**Quote #: q5945-HP**

we will send you the documents to sign electronically.

**Authorization**

I hereby authorize Seaside Gas Service, Inc. to complete the proposed service, repair, or replacement and agree to pay the invoiced amount upon completion. I additionally certify that I am fully authorized to authorize this work and commit to payment.