



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday August 14, 2015
Re: ANNUAL FALL TM 2015: CPA Article 16A

ARTICLE 16A: To see if the Town will vote to appropriate \$3,420,477 or any other sum, for historic preservation, restoration, and rehabilitation of the Simes House, located at 29 Manomet Point Road, Plymouth, MA, the creation of two affordable housing units at the Simes House which until shall be eligible for inclusion on the Town's subsidized housing inventory, creation or preservation of open space for passive recreational use as a village green, public park, or common at the Simes House, including all costs related to the planning and design of such projects and all other costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; to authorize the Board of Selectmen to petition the state for special legislation that will exempt the Simes House, 29 Manomet Point Road, from MGL, Chapter 149; and to authorize the Town Manager and Board of Selectmen, in consultation with the Community Preservation Committee, to enter into a ground lease agreement to a qualified organization to maintain, manage and cover all costs for the Simes House; or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of Article 16A at its meeting held Thursday, July 30, 2015

SUMMARY & INTENT:

The Community Preservation Committee's intention is to utilize the three allowances under the CPA, (Housing, Historical and Open Space/ Recreation) for the restoration, preservation and rehabilitation of the Simes House at 29 Point Road, Manomet MA. The project would include: historical building preservation, restoration and rehabilitation; creation of two affordable rental units; and the creation and preservation of open space for recreation for use as the Manomet Village Green public park or common. The first floor will be renovated to create three multi-purpose public meeting rooms with a commercial kitchen. The first floor will generate an income (renting for private events but free to Town sanctioned committees and boards) that will be dedicated to maintaining the building and grounds. The second floor will be renovated to create two rental spaces (preferably social services office units with shared conference facilities). The second floor income will be designated to maintaining the building and grounds. The third floor would be renovated to create two one-bedroom affordable rental apartments. Upon completion of the renovations the Town Manager and Board of Selectmen, in consultation with the Community Preservation Committee and Antiquarian Society, will consider entering into a ground lease agreement with a qualified organization to operate, care, maintain and make all improvements to the Simes House. The Board of Selectmen will appoint three members for three-year terms to represent Town interest in the investment in the Property. The organization would operate the property with a business plan to generate income through the rental units and rental fees of the multi-purpose space. The revenue would be required to be used to maintain the Simes House, surrounding grounds and pay for the House's maintenance, utilities cost and any capital improvements. Town sanctioned committees would not be charged a fee to meet or hold events at the Simes House, subject to availability.

Rental Analysis Form

Property Address
29 Manomet Point Road

Unit Mix						
No of Units	Rooms	Beds	Baths	Monthly Rent	Yrly Rent	
1 - Business	3	0	1	\$ 1,590.00	\$ 19,080.00	
1 - Business	3	0	1	\$ 1,590.00	\$ 19,080.00	
1 - 2 bedroom residential	4	2	1	\$ 960.00	\$ 11,520.00	
1 - 1 bedroom residential	3	2	1	\$ 720.00	\$ 8,640.00	
Community Room			2	\$ 50.00	\$ 600.00	
Basement/Storage		0	0	\$ 50.00	\$ 600.00	
Total Rental Income				\$ 4,960.00	\$ 59,520.00	
Less Vacancy 10%				\$ 4,464.00	\$ 53,568.00	

Annual Operating Expenses	
Real Estate Taxes	N/a
Insurance	\$ 4,500.00
electric	\$ 2,940.00
Water and Sewar	\$ 1,500.00
Snow removal	\$ 1,000.00
Trash removal	\$ 900.00
Landscaping (lawn & gardens)	Under All Business
Gas	n/a
Oil	\$ 2,849.76
Legal	Under All Business
Management Fees	n/a
Advertising	Under All Business
Repairs and Maintenance 10%	\$ 5,356.80
Other	
Total Annual Operating Expenses	\$ 19,046.56

Summary		
Total Annual Income (+)	\$	53,568.00
Total Annual Operating Expense (-)	\$	19,046.56
Total Annual debt Service (-)	\$	-
Cash Flow (=)	\$	34,521.44

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Concept Estimate

**Joseph Simes House
Phase 2 Renovation**

Plymouth, MA

PMC LLC
20 Downer Ave
Suite 1C
Hingham
MA 02043
(ph) 781-740-8007
(f) 781-740-1012

August 6, 2015

Simes House Renovation

DRAFT

Budget

8/12/2015

Potential Estimate 08/06/2015

(Based on Design Development Plans of the Simes Foundation w/Alternates not drawn and/or coordinated)

Building Area--GSF:

TOTAL

BUILDING TRADE COST

General Construction - Building Interior (No Exterior Scope of Work to Building)

Conveying Systems - Elevator

Fire Protection

Plumbing

HVAC

Electrical and Fire Alarm

BUILDING RENOVATIONS

\$1,939,033

SITework

\$548,219

SUBTOTAL

\$2,487,252

DESIGN AND PRICING CONTINGENCY at 10%

\$0.10

\$248,725

SUBTOTAL

\$2,735,977

GENERAL CONDITIONS @ 7.0%

\$191,518

BONDS @ 1.0%

\$27,360

INSURANCE @ 1.25%

\$34,200

ALL PERMITS - Waived By Town

NIC

BUILDER'S RISK INSURANCE @ 1.00%

\$27,360

OVERHEAD & PROFIT @ 5.0%

\$136,799

ESCALATION - Assumed 12 months @ 4.0%

\$109,439

TOTAL OF ALL CONSTRUCTION

\$3,262,653

TOTAL EST. GENERAL CONTRACTOR'S BID

Bidding Contingency

TOTAL ESTIMATED BID

Construction Contingency 7.5%

\$244,699

HAZARDOUS MATERIALS ABATEMENT Allowance

Allowance

\$50,000

LANDSCAPING Allowance

Allowance

\$75,000

INDIRECT EXPENSES, From Page 2

Design/OPM

\$538,125

TOTAL ESTIMATED PROJECT COST

\$4,170,477

TOTAL PROJECT BUDGET

\$750,000

Difference Over / (Under) Budget

\$3,420,477

Total Deducts Under Consideration

Total Adds Under Consideration

Resultant Difference Over / (Under) Budget

\$3,420,477

Simes House Renovation

DRAFT

Budget

8/12/2015

Potential Estimate 08/06/2015

(Based on Design Development Plans of the Simes Foundation w/Alternates not drawn and/or coordinated)

INDIRECT EXPENSES

Total A/E Basic Services

A/E basic services - To Complete design of Alternates and CA	\$50,000
Furniture & equipment Consultant	NIC
Civil Engineering	\$50,000
Technology Consultant (infrastructure design)	NIC
Food Service Consultant - Allowance	Allowance \$25,000
Survey of existing site conditions (included in CE)	included
Geotechnical investigation	NIC
Wetlands Survey	NIC
Historic Commission approvals	NIC
Cost estimating	\$45,000
Printing bid documents	\$20,000
Estimating - 3 estimates, CM review	Included
Structural testing & inspections	\$20,000
CA services	Included
Hazmat analysis - See below	NIC

Subtotal \$210,000

Additional Services

Geoenvironmental investigation	NIC
Geotechnical monitoring of foundations	NIC
Geoenvironmental monitoring of earthwork	NIC
Materials testing, incl hazmat testing	\$7,500
Property survey	included
Independent structural review	\$5,000
Travel, postage and other reimbursable expenses	\$10,000

Subtotal \$22,500

Additional Services Contingency @ 25%

\$5,625

Subtotal \$28,125

Total A/E Fees \$238,125

Other Costs

CM Services	
PM basic services	\$180,000
Clerk of the Works	\$120,000
Total Other Costs	<u>\$300,000</u>

TOTAL INDIRECT SERVICES

\$538,125



Joseph Simes House
Phase 2 Renovation
Plymouth, MA

06-Aug-15

Concept Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
BUILDING RENOVATIONS		9,080	\$213.55	\$1,939,033
SITework				\$548,219
SUB-TOTAL		9,080	\$273.93	\$2,487,252
DESIGN AND PRICING CONTINGENCY	10%			\$248,725
SUB-TOTAL		9,080	\$301.32	\$2,735,977
GENERAL CONDITIONS	7%			\$191,518
BONDS	1.00%			\$27,360
INSURANCE	1.25%			\$34,200
PERMIT				NIC
OVERHEAD AND PROFIT	5%			\$136,799
ESCALATION - assumed 12 months	4.00%			\$109,439
TOTAL OF ALL CONSTRUCTION		9,080	\$356.31	\$3,235,293
ALTERNATES				
WORK TO FIRST FLOOR			DEDUCT	\$1,708,801
ADD STORM UNITS TO ALL WINDOWS			ADD	\$21,158



Joseph Simes House
Phase 2 Renovation
Plymouth, MA

06-Aug-15

Concept Estimate

This Conceptual Design cost estimate was produced from outline drawings and narratives prepared by Red Hawk Studio Architects Inc. and their design team dated July 1st, 2014. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. 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, 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 cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Rock excavation; special foundations (unless indicated by design engineers)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction or occupancy phasing or off hours' work, (except as noted in this estimate)



Joseph Simes House
Phase 2 Renovation
Plymouth, MA

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Plymouth, MA

GFA 9,080

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL		%
RENOVATION					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$45,031			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$41,718	\$86,749	\$9.55	4.5%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$104,721			
B1020	Roof Construction	\$43,310	\$148,031	\$16.30	7.6%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$101,647			
B2020	Windows	\$16,524			
B2030	Exterior Doors	\$9,000	\$127,171	\$14.01	6.6%
B30	ROOFING				
B3010	Roof Covering	\$57,201			
B3020	Roof Openings	\$800	\$58,001	\$6.39	3.0%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$90,112			
C1020	Interior Doors	\$79,650			
C1030	Specialties/Millwork	\$28,585	\$198,347	\$21.84	10.2%
C20	STAIRCASES				
C2010	Stair Construction	\$54,150			
C2020	Stair Finishes	\$17,821	\$71,971	\$7.93	3.7%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$21,986			
C3020	Floor Finishes	\$62,927			
C3030	Ceiling Finishes	\$76,250	\$161,163	\$17.75	8.3%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$81,400	\$81,400	\$8.96	4.2%
D20	PLUMBING				
D20	Plumbing	\$170,829	\$170,829	\$18.81	8.8%
D30	HVAC				
D30	HVAC	\$201,532	\$201,532	\$22.20	10.4%



Joseph Simes House
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Plymouth, MA

GFA 9,080

CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	<i>SUB-TOTAL</i>	<i>TOTAL</i>		<i>%</i>
RENOVATION				
D40 FIRE PROTECTION				
D40 Fire Protection	\$112,153	\$112,153	\$12.35	5.8%
D50 ELECTRICAL				
D5010 Service & Distribution	\$236,082	\$236,082	\$26.00	12.2%
E10 EQUIPMENT				
E10 Equipment	\$54,590	\$54,590	\$6.01	2.8%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$36,390			
E2020 Movable Furnishings	\$0	\$36,390	\$4.01	1.9%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 SELECTIVE BUILDING DEMOLITION				
F2010 Building Elements Demolition	\$158,304			
F2020 Hazardous Components Abatement	\$36,320	\$194,624	\$21.43	10.0%
TOTAL DIRECT COST (Trade Costs)		\$1,939,033	\$213.55	100.0%



Joseph Simes House
Phase 2 Renovation
Plymouth, MA

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Concept Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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RENOVATION

GROSS FLOOR AREA CALCULATION

Basement	2,395
Level 1	2,395
Level 2	2,197
Level 3	2,093

TOTAL GROSS FLOOR AREA (GFA)	9,080 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Strip footings to interior walls - 2'-0" x 1'-2"

Excavation	39	cy	8.43	329
Store on site for reuse	39	cy	8.00	312
Backfill with selected material	36	cy	6.50	234
Formwork	82	sf	10.00	820
Re-bar	350	lbs	1.00	350
Concrete material; 3,000 psi	3	cy	115.00	345
Placing concrete	3	cy	45.00	135

Strip footings to interior walls - 2'-8" x 1'-2"

Excavation	22	cy	8.43	185
Store on site for reuse	22	cy	8.00	176
Backfill with selected material	20	cy	6.50	130
Formwork	42	sf	10.00	420
Re-bar	180	lbs	1.00	180
Concrete material; 3,000 psi	2	cy	115.00	230
Placing concrete	2	cy	45.00	90

Strip footings to retaining wall- 5'-8" x 1'-12"

Excavation	14	cy	8.43	118
Store on site for reuse	14	cy	8.00	112
Backfill with selected material	12	cy	6.50	78
Formwork	19	sf	10.00	190
Re-bar	80	lbs	1.00	80
Concrete material; 3,000 psi	2	cy	115.00	230
Placing concrete	2	cy	45.00	90

Foundation retaining walls at exterior - 8" thick

Formwork	860	sf	12.00	10,320
Re-bar	559	lbs	1.00	559
Concrete material; 3,000 psi	11	cy	115.00	1,265
Placing concrete	11	cy	45.00	495
Damproofing foundation wall and footing	258	sf	1.85	477
Insulation to foundation walls; 2" thick	172	sf	2.50	430
Form shelf	43	lf	6.00	258

Foundation frost walls at exterior - 8" thick

Formwork	360	sf	12.00	4,320
Re-bar	234	lbs	1.00	234
Concrete material; 3,000 psi	5	cy	115.00	575
Placing concrete	5	cy	45.00	225



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Concept Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
51	Damproofing foundation wall and footing	108	sf	1.85	200		
52	Insulation to foundation walls; 2" thick	72	sf	2.50	180		
53	Form shelf	18	lf	6.00	108		
54	<u>Column footings, 3'-0" x 3'-0" x 1'-0" @ new basement columns</u>						
55	Excavation	40	cy	11.00	440		
56	Store on site for reuse	40	cy	8.00	320		
57	Backfill with selected material	38	cy	6.50	247		
58	Formwork	84	sf	10.00	840		
59	Re-bar	327	lbs	1.00	327		
60	Concrete material; 3,000 psi	2	cy	115.00	230		
61	Placing concrete	2	cy	88.31	177		
62	<u>Miscellaneous</u>						
63	Piers/pilasters	4	cy	650.00	2,600		
64	Sono tube w/ bell end at new porch	22	loc	280.00	6,160		
65	Premium for stepped footing	1	ls	1,500.00	1,500		
66	Perimeter drain at new foundations	1	ls	2,500.00	2,500		
67	Set anchor bolts grout plates; supplied by others	6	loc	35.00	210		
68	Pin foundation to existing	3	loc	500.00	1,500		
69	Allowance to patch and repair the existing field stone foundation wall	1	ls	3,500.00	3,500		
70	SUBTOTAL					45,031	
71							
72	A1020 SPECIAL FOUNDATIONS						
73	No Work in this section						
74	SUBTOTAL						
75							
76	A1030 LOWEST FLOOR CONSTRUCTION						
77	<u>Slab on grade at new basement</u>						
78	Gravel fill, 12"	9	cy	45.00	405		
79	Rigid insulation	239	sf	1.87	447		
80	Vapor barrier	239	sf	0.90	215		
81	Compact existing sub-grade	239	sf	0.50	120		
82	Mesh reinforcing 15% lap	275	sf	0.90	248		
83	Concrete - 4" thick; 4,000 psi	3	cy	125.00	375		
84	Placing concrete	3	cy	45.00	135		
85	Finishing and curing concrete	239	sf	5.00	1,195		
86	<u>Slab on grade at existing basement</u>						
87	Gravel fill, 4"	21	cy	45.00	945		
88	Rigid insulation	1,730	sf	1.87	3,235		
89	Vapor barrier	1,730	sf	0.90	1,557		
90	Compact existing sub-grade	1,730	sf	0.50	865		
91	Mesh reinforcing 15% lap	1,990	sf	0.90	1,791		
92	Concrete - 4" thick; 4,000 psi	22	cy	120.00	2,640		
93	Placing concrete	22	cy	45.00	990		
94	Finishing and curing concrete	1,730	sf	5.00	8,650		
95	<u>Elevator Pit</u>						
96	Excavation for elevator pit	31	cy	60.00	1,860		
97	Remove off site	31	cy	50.00	1,550		
98	Backfill with gravel	4	cy	45.00	180		
99	Elevator pit walls- at interior						
100	formwork	200	sf	14.00	2,800		



Joseph Simes House
Phase 2 Renovation
Plymouth, MA

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Concept Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST	
RENOVATION								
101	reinforcement	200	lbs	1.00	200			
102	concrete material	3	cy	120.00	360			
103	placing concrete	3	cy	45.00	135			
104	Slab							
105	formwork	150	sf	14.00	2,100			
106	reinforcement	750	lbs	1.00	750			
107	concrete material in slab	6	cy	120.00	720			
108	placing concrete	6	cy	80.00	480			
109	Bentonite waterstops	1	ls	500.00	500			
110	Cementitious waterproofing to elevator pit	300	sf	13.00	3,900			
111	<u>Miscellaneous</u>							
112	Equipment pads in basement	1	ls	1,500.00	1,500			
113	Condenser pads	58	sf	15.00	870			
114	SUBTOTAL					41,718		
115								
116	TOTAL - FOUNDATIONS							\$86,749
117								
118								
119	A20 A2020							
120								
121	A2010 BASEMENT FILL							
122	No Work in this section							
123	SUBTOTAL							
124								
125	A2020 BASEMENT WALLS							
126	No Work in this section							
127	SUBTOTAL							
128								
129	TOTAL - BASEMENT CONSTRUCTION							
130								
131								
132	B10 SUPERSTRUCTURE							
133								
134	B1010 FLOOR CONSTRUCTION							
135	<u>Floor Structure - Metal:</u>							
136	New 4" round column to support the 1st floor	7	ea	600.00	4,200			
137	C6x8.2	6	lf	50.00	300			
138	Misc anchors, clips and hangers to new floors	1	ls	2,000.00	2,000			
139	Misc anchors, clips and hangers to existing floors	1	ls	5,000.00	5,000			
140								
141	<u>Floor Structure - Wood:</u>							
142	2-2x4 post	2	ea	65.00	130			
143	3-2x4 post	6	ea	80.00	480			
144	4-2x4 post	2	ea	100.00	200			
145	2-2x6 post	29	ea	69.00	2,001			
146	3-2x6 post	3	ea	91.00	273			
147	4-2x6 post	2	ea	123.00	246			
148	2-2x8 post bolted to side of foundation	2	ea	300.00	600			
149	3-2x8 post	3	ea	117.00	351			
150	4-2x8 post	16	ea	146.00	2,336			
151	3.5"x7" PSL post	2	ea	201.00	402			
152	4- 1 3/4" x 7-1/4" LVL Post	23	ea	242.00	5,566			
153	Reinforce existing post	2	ea	150.00	300			

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Joseph Simes House
Phase 2 Renovation
Plymouth, MA

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Concept Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
RENOVATION							
154							
155	2- 2x6 sill plate including anchor both 16" oc	67	lf	25.00	1,675		
156	2- 2x8 header	33	lf	21.00	693		
157	3- 2x8 header	18	lf	29.00	522		
158	2- 2x10 header	6	lf	26.50	159		
159	1 7/8" x 7-1/4" LVL header	15	lf	18.50	278		
160	3 1/2" x 7-1/4" LVL header	23	lf	32.00	736		
161	3 1/2" x 9-1/2" LVL header	46	lf	37.80	1,739		
162	2- 1-3/4"x9 1/4" LVL header	8	lf	22.00	176		
163	5 1/4" x 7-1/4" PSL header	33	lf	60.00	1,980		
164	4-1 3/4" x 7-3/4" LVL girder	124	lf	64.00	7,936		
165	4-1 3/4" x 11-1/4" LVL girder	12	lf	70.00	840		
166							
167	2x8 framing and floor sheathing 12" oc	145	sf	14.00	2,030		
168	Sister existing joist w/ 2x8	4,355	sf	2.00	8,710		
169	Sister existing joist w/ 2x10	1,044	sf	3.00	3,132		
170	Connect existing floor framing to new foundation	21	lf	50.00	1,050		
171							
172	Allowance for masonry beam pocket detail 6 on S2.2	2	ea	50.00	100		
173	Allowance for misc. structural repairs to floor	1	ls	5,000.00	5,000		
174	<u>Deck/Ramp</u>						
175	PT framed deck and ramp with "synthetic wood" decking	278	sf	30.00	8,340		
176	"Synthetic wood" guard railings at ramp and stairs	103	lf	115.00	11,845		
177	Metal hand rail affixed to guard rails	89	lf	60.00	5,340		
178	"Synthetic wood" steps and riser to deck	24	lfr	35.00	840		
179	Standing trim at ramp and deck	50	lf	20.00	1,000		
180	Running trim at ramp and deck	193	lf	20.00	3,860		
181	Lattice work at deck and ramp	115	sf	15.00	1,725		
182							
183	<u>Existing deck</u>						
184	Re-build existing deck	29	sf	50.00	1,450		
185	Re-build existing deck steps	28	lfr	60.00	1,680		
186							
187	<u>Miscellaneous</u>						
188	Fire stopping floors	3	firs	2,500.00	7,500		
189	SUBTOTAL					104,721	
190							
191	B1020 ROOF CONSTRUCTION						
192	2- 2x8 header	4	lf	93.00	372		
193	3-2x6 post	6	ea	91.00	546		
194	2x6 sloped mansard including sheathing	192	sf	27.00	5,184		
195	2x10 ridge	32	lf	20.00	640		
196	2- 2x8 hip	23	lf	31.00	713		
197	2- 2x6	11	lf	25.00	275		
198	2- 2x8 rafter w. collar tie	49	lf	80.00	3,920		
199	2x8 rafter including sheathing	314	sf	30.00	9,420		
200	2x8 rafter over frame	49	sf	30.00	1,470		
201	Allowance to add wood support to existing roof	1,914	sf	5.00	9,570		
202							
203	<u>Miscellaneous</u>						



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RENOVATION								
204	Misc anchors, clips and hangers to new roof	1	ls	1,000.00	1,000			
205	Misc anchors, clips and hangers to existing roof	1	ls	1,500.00	1,500			
206								
207	<u>Canopy</u>							
208	Allowance to repair and refinish canopy and sides	1	ls	3,000.00	3,000			
209	Allowance to construction new canopy to match existing finishes	76	sf	75.00	5,700			
210	SUBTOTAL					43,310		
211								
212	TOTAL - SUPERSTRUCTURE						\$148,031	
213								
214								
215	B20 EXTERIOR CLOSURE							
216								
217	B2010 EXTERIOR WALLS							
218	<u>Interior skin</u>							
219	6" wood stud backup	1,595	sf	5.00	7,975			
220	Wall Insulation, fiberglass; 3-1/2" at wall infill	1,595	sf	2.50	3,988			
221	Poly air barrier at wall infill	1,595	sf	0.50	798			
222	Plywood Sheathing at wall infill	1,595	sf	3.25	5,184			
223	5/8" blue board and veneer plaster lining to interior face of stud backup at wall infill	1,595	sf	3.00	4,785			
224	5/8" blue board and veneer plaster lining to interior face of existing stud wall	5,190	sf	3.00	15,570			
225	Wall Insulation, fiberglass; 3-1/2" at existing stud	5,190	sf	2.50	12,975			
226	Poly air barrier at existing	5,190	sf	0.50	2,595			
227	<u>Exterior skin</u>							
228	New pine clap board siding to match existing	1,595	sf	14.00	22,330			
229	12" standing trim	160	lf	16.00	2,560			
230	12" running trim	102	lf	16.00	1,632			
231	6" standing trim	13	lf	12.00	156			
232	6" running trim	76	lf	12.00	912			
233	4" jamb and head trim to windows	84	lf	9.00	756			
234	4" jamb and head trim to doors	42	lf	9.00	378			
235	Sill trim to windows	23	lf	11.00	253			
236	Scroll trim at window to match existing	2	ea	300.00	600			
237	Finial trim at window to match existing	2	ea	350.00	700			
238	Misc. wall trim to exterior	1	lf	5,000.00	5,000			
239	<u>Miscellaneous</u>							
240	Prep and paint exterior siding and trim	1	ls	6,000.00	6,000			
241	Infill exterior masonry opening in existing foundation	1	ls	3,500.00	3,500			
242	Misc. repairs to existing siding	1	ls	2,500.00	2,500			
243	New six slot mail box	1	ls	500.00	500			
244	SUBTOTAL					101,647		
245								
246	B2020 WINDOWS							
247	New windows to match existing	102	sf	90.00	9,180			
248	New transom windows to match existing	4	sf	80.00	320			
249	New interior trim to match existing	110	lf	5.00	550			
250	Strip Prime and paint existing interior window trim: Premium for Lead paint taken below	402	lf	12.00	4,824			
251	Flashing at new windows	110	lf	6.00	660			



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RENOVATION								
252	Backer rod & double sealant at windows	110	lf	4.00	440			
253	Wood blocking at openings	110	lf	5.00	550			
254	SUBTOTAL					16,524		
255								
256	B2030 EXTERIOR DOORS							
257	New wood stile and rail entry door and frame w/ two glass panels; hardware and access control	1	ls	5,000.00	5,000			
258	New wood stile and rail rear entry door and frame including frame, hardware	1	ls	4,000.00	4,000			
259	SUBTOTAL					9,000		
260								
261	TOTAL - EXTERIOR CLOSURE						\$127,171	
262								
263								
264	B30 ROOFING							
265								
266	B3010 ROOF COVERING							
267	New asphalt shingles roof	1,099	sf	14.00	15,386			
268	Tin coated copper roof	15	sf	50.00	750			
269	New membrane roof	295	sf	12.00	3,540			
270	Mansard roof soffit; painted wood: including cove trim: including framing backup	64	lf	40.00	2,560			
271	Cornice trim at top of mansard to match existing	59	lf	25.00	1,475			
272	Knee brace trim to underside of soffit	14	loc	500.00	7,000			
273	Flashing at new roof	1	ls	1,000.00	1,000			
274	Allowance for gutters and downspout	1	ls	2,500.00	2,500			
275	Allowance to patch and repair roof for new mechanicals	1	ls	1,500.00	1,500			
276	Foil face insulation at perimeter or foundation	174	lf	5.00	870			
277	Fill mansard edge with fire proof insulation	178	lf	5.00	890			
278	Isonynene Insulation at roof	3,035	sf	6.00	18,210			
279	<u>Miscellaneous</u>							
280	New roof membrane and flashings to new canopy	76	sf	20.00	1,520			
281	SUBTOTAL					57,201		
282								
283	B3020 ROOF OPENINGS							
284	Elevator vent	1	loc	800.00	800			
285	SUBTOTAL					\$800		
286								
287	TOTAL - ROOFING						\$58,001	
288								
289	C10 INTERIOR CONSTRUCTION							
290								
291	C1010 PARTITIONS							
292	12" CMU wall at basement	210	sf	28.00	5,880			
293	8" CMU wall at elevator shaft	840	sf	26.00	21,840			
294	Reinforce existing wood stud wall	14	lf	25.00	350			
295	#1- 4" wood frame w/1/2" veneer plater ea side	2,384	sf	10.00	23,840			
296	#2- 3" wood frame w/ w/1/2" veneer plater ea side	630	sf	9.75	6,143			
297	#3- 6" wood frame w/1/2" veneer plater ea side	105	sf	12.00	1,260			
298	#4- 6" wood frame w/1/2" veneer plater ea side: insulated	147	sf	13.00	1,911			



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RENOVATION							
299	#5- 6" wood frame w/5/8" veneer plater ea side	798	sf	12.50	9,975		
300	Infill existing plaster walls	158	sf	10.00	1,580		
301	Furred wall at foundations	273	sf	5.00	1,365		
302	Shaft wall assembly	914	sf	12.00	10,968		
303	Miscellaneous wall repairs	1	ls	5,000.00	5,000		
304	SUBTOTAL					90,112	
305							
306	C1020 INTERIOR DOORS						
307	New flush wood interior unit door, frame and hardware single	12	loc	1,310.00	15,720		
308	New flush wood interior unit door, frame and hardware double	2	loc	2,500.00	5,000		
309	New style and rail wood interior door, frame and hardware; single	15	loc	2,200.00	33,000		
310	Restore, paint existing single door and frame	25	loc	500.00	12,500		
311	Restore, paint existing double door and frame	4	pair	900.00	3,600		
312	New flush wood interior unit pocket door, frame and hardware	2	loc	1,410.00	2,820		
313	Finish new doors and frames	31	ea	110.00	3,410		
314	Sealants & caulking at all door	60	ea	60.00	3,600		
315	SUBTOTAL					79,650	
316							
317	C1030 SPECIALTIES / MILLWORK						
318	New grab bars in bathroom	6	loc	150.00	900		
319	New Mirror to bathroom	6	ea	150.00	900		
320	Toilet accessories	6	ea	500.00	3,000		
321	Whiteboard at conference room	40	sf	15.00	600		
322	New closet shelf	24	lf	25.00	600		
323	New closet pole	24	lf	10.00	240		
324	New shower curtain and rod	2	ea	50.00	100		
325	New borrowed light	16	sf	70.00	1,120		
326	Pantry shelving assume 5 levels	65	lf	45.00	2,925		
327	New coat hooks to each unit	2	loc	125.00	250		
328	Remove, refinish and reinstall corner pantry's	2	loc	500.00	1,000		
329	Re-finish fireplace mantels	8	loc	700.00	5,600		
330	Allowance for miscellaneous blocking	9,080	sf	0.75	6,810		
331	Allowance for miscellaneous sealants	9,080	sf	0.50	4,540		
332	SUBTOTAL					28,585	
333							
334	TOTAL - INTERIOR CONSTRUCTION						\$198,347
335							
336	C20 STAIRCASES						
337							
338	C2010 STAIR CONSTRUCTION						
339	Egress staircase; including railings; wood	3	flt	14,000.00	42,000		
340	Hand railings at new stairs	135	lf	90.00	12,150		
341	SUBTOTAL					54,150	
342							
343	C2020 STAIR FINISHES						
344	Wood treads/risers to new stair	228	lfr	22.00	5,016		
345	Refinish treads and risers to existing monumental stairs	210	lfr	18.00	3,780		
346	Refinish treads and risers to existing stairs	179	lfr	15.00	2,685		
347	Refinish guard rails to existing stairs	92	lf	20.00	1,840		



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RENOVATION							
348	Finish to new staircases	3	ft	1,500.00	4,500		
349	SUBTOTAL					17,821	
TOTAL - STAIRCASES							\$71,971
C30 INTERIOR FINISHES							
C3010 WALL FINISHES							
357	Paint to plaster walls	15,186	sf	1.00	15,186		
358	Wall tile to commercial kitchen	115	sf	20.00	2,300		
359	Paint and minor patching to existing walls	1	ls	4,500.00	4,500		
	SUBTOTAL					21,986	
C3020 FLOOR FINISHES							
363	New VCT flooring	1,348	sf	4.00	5,392		
364	New rubber base	539	lf	3.00	1,617		
365	New ceramic tiles in bathrooms	290	sf	22.00	6,380		
366	New ceramic tiles base	172	lf	13.00	2,236		
367	New ceramic tiles in kitchens	129	sf	22.00	2,838		
368	New ceramic tiles base to kitchens	47	lf	13.00	611		
369	New waterproofing membrane	419	sf	5.00	2,095		
370	New wood floor	799	sf	14.00	11,186		
371	New wood base	430	lf	6.00	2,580		
372	Remove and replace with new- wood floor	20	sf	25.00	500		
373	Replace portions of wood flooring	222	sf	15.00	3,330		
374	Repair and match tile at vestibule- clean	25	sf	20.00	500		
375	Sand and refinish existing floors with Tung oil	2,722	sf	6.00	16,332		
376	Remove baseboard; refinish and re-install: lead paint premium taken below	633	lf	10.00	6,330		
377	Patch sub floors	25	sf	40.00	1,000		
	SUBTOTAL					62,927	
C3030 CEILING FINISHES							
381	New plaster ceilings	5,511	sf	11.00	60,621		
382	Repair paint existing cornice moldings	437	lf	20.00	8,740		
383	Paint to ceilings	5,511	sf	1.25	6,889		
	SUBTOTAL					76,250	
TOTAL - INTERIOR FINISHES							\$161,163
D10 CONVEYING SYSTEMS							
D1010 ELEVATOR							
392	New elevator 4 stop: machine room less; LULA	1	ls	80,000.00	80,000		
393	Sill angles	24	lf	25.00	600		
394	New elevator pit ladder	1	ls	800.00	800		
	SUBTOTAL					81,400	
TOTAL - CONVEYING SYSTEMS							\$81,400
D20 PLUMBING							
D20 PLUMBING, GENERALLY							
Equipment							
404	Water meter assembly	1	ea	2,000.00	2,000		
405	Domestic HW heater	1	ea	2,150.00	2,150		

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
406	Domestic water booster pump	1	ea	650.00	650		
407	Grease trap	1	ea	20,000.00	20,000		
408	Expansion tank	1	ea	200.00	200		
409	Duplex sewage ejector system	1	ea	3,606.00	3,606		
410	Tempering valve	1	ea	375.00	375		
411	Allowance for misc. equipment	1	ls	5,000.00	5,000		
412	<u>Plumbing Fixtures</u>						
413	P-1	3	ea	879.00	2,637		
414	P-2	3	ea	1,609.00	4,827		
415	P-3	2	ea	899.00	1,798		
416	P-4	2	ea	659.00	1,318		
417	P-5	2	ea	1,647.00	3,294		
418	P-6	1	ea	1,381.00	1,381		
419	P-7	2	ea	1,590.00	3,180		
420	P-8	1	ea	299.00	299		
421	P-9	1	ea	640.00	640		
422	P-10	2	ea	616.00	1,232		
423	P-11	3	ea	644.00	1,932		
424	P-12	1	ea	659.00	659		
425	P-13	1	ea	735.00	735		
426	Allowance to clean/repair antique WC	1	loc	750.00	750		
427	<u>Domestic Water Piping</u>						
428	1 1/2" copper type L	30	lf	47.34	1,420		
429	1 1/4" copper type L	20	lf	42.50	850		
430	1" copper type L	124	lf	39.73	4,927		
431	3/4" copper type L	290	lf	36.47	10,576		
432	1/2" copper type L	630	lf	33.28	20,966		
433	Insulation	1,094	lf	8.00	8,752		
434	Allowance for valves	1	ls	11,621.70	11,622		
435	<u>Sanitary Waste And Vent</u>						
436	<u>Under ground</u>						
437	3" CI single hub	20	lf	29.03	581		
438	2" CI single hub	20	lf	22.21	444		
439	Allowance for clean outs	1	ea	200.00	200		
440	<u>Above ground</u>						
441	4" CI no hub	125	lf	40.32	5,040		
442	3" CI no hub	75	lf	30.56	2,292		
443	2" CI no hub	151	lf	23.52	3,552		
444	1 1/2" Copper Type L	151	lf	47.34	7,148		
445	1 1/4" copper type L	141	lf	42.50	5,993		
446	4" floor drains	2	ea	550.00	1,100		
447	<u>WH / Furnace Venting</u>						
448	6" DHW heater vent	10	lf	75.00	750		
449	2" furnace vent & combustion air; assumes PV is acceptable	45	lf	30.00	1,350		
450	External vents	2	loc	250.00	500		
451	<u>Natural Gas Piping</u>						
452	1 1/4" BS Sch 40	15	lf	36.47	547		
453	1" BS Sch 40	40	lf	32.57	1,303		

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
454	3/4" BS Sch 40	15	lf	27.89	418		
455	Allowance for valves	1	ls	1,500.00	1,500		
456	Propane connection	1	ea	500.00	500		
457	<u>Miscellaneous</u>						
458	Allowance for demo	1	ls	2,000.00	2,000		
459	Premium for working around existing walls, finishes, etc	1	ls	3,774.85	3,775		
460	Sub-Contract Trade General Conditions / Requirements	1	ls	7,549.70	7,550		
461	Coring, sleeves & fire stopping	1	ls	2,500.00	2,500		
462	Testing and sterilization	1	ls	2,500.00	2,500		
463	Fees & permits	1	ls	1,509.94	1,510		
464	SUBTOTAL					170,829	
TOTAL - PLUMBING							\$170,829
D30 HVAC							
D30 HVAC, GENERALLY							
<u>Furnace System</u>							
473	Gas fired furnace; F-1; 135MBH; allowance	1	ea	6,500.00	6,500		
474	Cooling coil	1	ea	4,113.00	4,113		
475	Condenser; CU-1; 5 ton; allowance	1	ea	10,000.00	10,000		
476	Refrigerant pipework	80	lf	40.00	3,200		
477	T-stat c/w wiring	1	ea	750.00	750		
<u>Mini-Split System #1; Dwelling #1; 3rd Floor</u>							
479	HP-1; 2.5 tons	1	ea	4,236.40	4,236		
480	FCU-1; 2.5 tons	1	ea	3,754.06	3,754		
481	Refrigerant pipework	162	lf	40.00	6,480		
482	T-stat c/w wiring	1	ea	500.00	500		
483	Central controller	1	ea	3,750.00	3,750		
<u>Mini-Split System #2; Dwelling #2; 3rd Floor</u>							
485	HP-2; 3 tons	1	ea	6,326.10	6,326		
486	FCU-2; 3 tons	1	ea	4,761.50	4,762		
487	Refrigerant pipework	162	lf	40.00	6,480		
488	T-stat c/w wiring	1	ea	500.00	500		
489	Central controller	1	ea	3,750.00	3,750		
<u>Mini-Split System #3; 2nd Floor</u>							
491	HP-3; 5 tons	1	ea	10,790.47	10,790		
492	FCU-5, 8 & 9; 0.75 tons	3	ea	2,113.90	6,342		
493	FCU-3, 4, 6 & 7; 1 tons	4	ea	2,175.00	8,700		
494	Refrigerant pipework	334	lf	40.00	13,360		
495	T-stat c/w wiring	7	ea	500.00	3,500		
496	Simple controller	1	ea	500.00	500		
<u>Mini-Split System #4; Elevator Machine Room</u>							
498	HP-4; 1 tons	1	ea	2,895.90	2,896		
499	FCU-10; 1 tons	1	ea	1,429.92	1,430		
500	Refrigerant pipework	120	lf	40.00	4,800		
501	T-stat c/w wiring & interlock with damper	1	ea	1,000.00	1,000		
502	Controller	1	ea	500.00	500		



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RENOVATION								
503	<u>Exhaust fan</u>							
504	EF-1	2	ea	400.00	800			
505	EF-2	5	ea	400.00	2,000			
506	<u>Unit Heaters</u>							
507	Allowance for unit heaters	3	ea	2,000.00	6,000			
508	<u>Sheet metal & Accessories</u>							
509	Galvanized ductwork	1,850	lbs	9.00	16,650			
510	Duct insulation	1,300	sf	5.00	6,500			
511	Duct liner	1,300	sf	3.75	4,875			
512	Fire wrap	60	sf	32.50	1,950			
513	Volume dampers	25	ea	100.00	2,500			
514	Allowance for FD/FSD's	1	ls	3,500.00	3,500			
516	Supply diffuser / Exhaust / Return Grille	30	ea	175.00	5,250			
516	Exterior grilles; furnish only							
517	DD1	5	ea	147.43	737			
518	DD2	1	ea	181.65	182			
519	DD3	2	ea	163.31	327			
520	DD4	2	ea	270.73	541			
521	DD5	2	ea	136.43	273			
522	Clean & blank off existing antique grilles	4	ea	500.00	2,000			
523	<u>Condensate Drain Piping</u>							
524	1 1/4" PVC	25	lf	5.79	145			
525	1" PVC	50	lf	4.90	245			
526	3/4" PVC	275	lf	4.28	1,177			
527	Insulation	350	lf	7.00	2,450			
528	<u>Balancing</u>							
529	System testing & balancing		sf	0.50				
530	<u>Miscellaneous</u>							
531	Allowance for demo	1	ls	2,000.00	2,000			
532	Premium for working around existing walls, finishes, etc	1	ls	4,160.20	4,160			
533	Sub-Contract Trade General Conditions / Requirements	1	ls	8,851.05	8,851			
534	Coring, sleeves & fire stopping	1	ls	2,000.00	2,000			
535	Rigging & equipment rental	1	ls	2,500.00	2,500			
536	Vibration & seismic restraints	1	ls	5,000.00	5,000			
537	SUBTOTAL					201,532		
538								
539	TOTAL - HVAC						\$201,532	
540								
541								
542	D40 FIRE PROTECTION							
543								
544	D40 FIRE PROTECTION, GENERALLY							
545	<u>Equipment</u>							
546	6" Double check valve assembly	1	ea	5,642.50	5,643			
547	6" supervised valve	2	ea	1,565.43	3,131			
548	4" check valve	1	ea	957.42	957			
549	Siamese connection	1	ea	750.00	750			
550	Electric bell	1	ea	250.00	250			
551	Sprinkler heads; upright type	43	ea	57.93	2,491			



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RENOVATION								
552	Sprinkler heads; concealed type	99	ea	67.75	6,707			
553	Sprinkler heads; sidewall type	3	ea	62.14	186			
554	Sprinkler heads; sidewall type; dry	5	ea	80.00	400			
555	<u>Pipework</u>							
556	6" BS Sch 10	37	lf	138.69	5,132			
557	4" BS Sch 10	93	lf	81.19	7,551			
558	3" BS Sch 10	188	lf	62.63	11,774			
559	2 1/2" BS Sch 10	27	lf	54.73	1,478			
560	2" BS Sch 10	122	lf	46.72	5,700			
561	1 1/2" BS Sch 40	71	lf	40.66	2,887			
562	1 1/4" BS Sch 40	288	lf	36.47	10,503			
563	1" BS Sch 40	1,041	lf	32.57	33,905			
564	<u>Miscellaneous</u>							
565	Premium for working around existing walls, finishes, etc	1	ls	2,486.13	2,486			
566	Sub-Contract Trade General Conditions / Requirements	1	ls	4,972.25	4,972			
567	Coring, sleeves & fire stopping	1	ls	2,500.00	2,500			
568	Seismic restraints	1	ls	2,000.00	2,000			
569	Fees & permits	1	ls	750.00	750			
570	SUBTOTAL					112,153		
571	TOTAL - FIRE PROTECTION							\$112,153
572								
573								
574								
575	D50 ELECTRICAL							
576								
577	D5010 SERVICE & DISTRIBUTION							
578	<u>Normal Power</u>							
579	Allowance for electrical meter arrangement	1	ls			By Utility		
580	100A enclosed circuit breaker	2	ea	2,000.00	4,000			
581	225A enclosed circuit breaker	2	ea	2,000.00	4,000			
582	Feeder F-2	172	lf	22.83	3,927			
583	Feeder F-3	80	lf	25.50	2,040			
584	Feeder F-4	15	lf	29.91	449			
585	100A panels	2	ea	2,000.00	4,000			
586	125A panels	2	ea	2,500.00	5,000			
587	<u>Equipment Wiring</u>							
588	Allowance for equipment feeds & connections	9,080	sf	2.50	22,700			
589	SUBTOTAL					46,116		
590								
591	D5020 LIGHTING & POWER							
592	<u>Lighting & Branch Power</u>							
593	Type A	2	ea	275.00	550			
594	Type B	10	ea	275.00	2,750			
595	Type C	4	ea	930.00	3,720			
596	Type D	4	ea	280.00	1,120			
597	Type E; allowance	4	ea	400.00	1,600			
598	Type F	27	ea	450.00	12,150			
599	Type F1	7	ea	320.00	2,240			
600	Type F2; allowance	1	ea	350.00	350			
601	Type G	21	ea	320.00	6,720			



Joseph Simes House
Phase 2 Renovation
Plymouth, MA

06-Aug-15

Concept Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
602	Type G1	6	ea	300.00	1,800		
603	Type H	10	ea	185.00	1,850		
604	Type JE; c/w emergency pack	3	ea	430.00	1,290		
605	Type K	4	ea	135.00	540		
606	Type Ke; c/w emergency pack	2	ea	285.00	570		
607	Type N; allowance	1	ea	400.00	400		
608	Type UC1	2	ea	175.00	350		
609	Type UC2	2	ea	215.00	430		
610	Type XE	22	ea	225.00	4,950		
611	Frog-eye	11	ea	200.00	2,200		
612	Lighting wiring point	143	ea	55.00	7,865		
613	Refurbish existing fixture	1	ea	1,000.00	1,000		
614	<u>Lighting Control</u>						
615	Occupancy sensor	29	ea	195.00	5,655		
616	Switch	13	ea	25.00	325		
617	Switch; 3 way	34	ea	35.00	1,190		
618	Switch; 4 way	6	ea	40.00	240		
619	Lighting wiring point	82	ea	55.00	4,510		
620	Allowance for misc. lighting controls	1	ls	1,500.00	1,500		
621	<u>Branch devices</u>				-		
622	Duplex receptacle	95	ea	25.00	2,375		
623	GFI duplex receptacle	30	ea	40.00	1,200		
624	GFI duplex receptacle; WP	2	ea	55.00	110		
625	Junction box	4	ea	45.00	180		
626	Branch power wiring point	131	ea	75.00	9,825		
627	50A outlet c/w wiring	2	ea	750.00	1,500		
628	SUBTOTAL					83,055	
629							
630	D5030 COMMUNICATION & SECURITY SYSTEMS						
631	<u>Voice & Data</u>						
632	Television outlet	13	ea	300.00	3,900		
633	Telephone outlet	4	ea	300.00	1,200		
634	Voice & data outlet	15	ea	500.00	7,500		
635	<u>Fire Alarm</u>						
636	Fire alarm control panel	1	ea	7,500.00	7,500		
637	Remote annunciator	1	ea	1,200.00	1,200		
638	Master box	1	ea	4,500.00	4,500		
639	Knox box	1	ea	350.00	350		
640	Beacon	1	ea	260.00	260		
641	Manual pull station	11	ea	100.00	1,100		
642	Smoke detector	31	ea	150.00	4,650		
643	Audio/visual device	13	ea	160.00	2,080		
644	Visual device	13	ea	95.00	1,235		
645	Visual device; WP	1	ea	105.00	105		
646	Audio device	4	ea	100.00	400		
647	Control/monitor module	1	ea	215.00	215		
648	Device box	77	ea	22.20	1,709		
649	Fire alarm wiring point	77	ea	360.00	27,720		
650	Testing & programming	1	ls	3,000.00	3,000		
651	Self contained smoke detector / horn	2	ea	250.00	500		
652	CO sensor	2	ea	250.00	500		
653	<u>Intercom</u>						
654	Allowance for intercom stations	8	ea	1,000.00	8,000		



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RENOVATION								
655	SUBTOTAL					77,624		
656								
657	D5040 OTHER ELECTRICAL SYSTEMS							
658	<u>Miscellaneous</u>							
659	Allowance for demo	1	ls	2,000.00	2,000			
660	Premium for working around existing walls, finishes, etc	1	ls	5,169.88	5,170			
661	Sub-Contract Trade General Conditions / Requirements	1	ls	10,339.75	10,340			
662	Fees & Permits	1	ls	2,243.05	2,243			
663	Grounding & bonding	9,080	sf	0.15	1,362			
664	Lightning protection system, allow	9,080	sf	0.30	2,724			
665	Temp power and lights	9,080	sf	0.60	5,448			
666	SUBTOTAL					29,287		
667								
668	TOTAL - ELECTRICAL						\$236,082	
669								
670								
671	E10 EQUIPMENT							
672								
673	E10 EQUIPMENT, GENERALLY							
674	Small Commercial kitchen allowance	1	ea	50,000.00	50,000			
675	New apartment size refrigerator	2	ea	800.00	1,600			
676	New washer	2	ea	1,000.00	NIC			
677	New dryer	2	ea	900.00	NIC			
678	New electric cook top and oven at tenants	2	ea	650.00	1,300			
679	Waste disposal	2	ea	845.00	1,690			
680	SUBTOTAL					54,590		
681								
682	TOTAL - EQUIPMENT						\$54,590	
683								
684								
685	E20 FURNISHINGS							
686								
687	E2010 FIXED FURNISHINGS							
688	New kitchen base cabinets and counters at tenants	17	lf	340.00	5,780			
689	New kitchen upper cabinets at tenants	28	lf	220.00	6,160			
690	New end panels at fridge	2	loc	200.00	400			
691	New kitchen base cabinets and counters at commercial kitchen	17	lf	450.00	7,650			
692	New kitchen upper cabinets at commercial kitchen	12	lf	250.00	3,000			
693	Island and counter at commercial kitchen	6	lf	500.00	3,000			
694	New kitchen wall oven cabinet at commercial kitchen	1	ea	1,500.00	1,500			
695	Vanity	8	lf	200.00	1,600			
696	Natural oak base cabinet and counter at conference	9	lf	500.00	4,500			
697	Base cabinet and counter at rear hall	4	lf	450.00	1,800			
698	Upper cabinet at rear hall	4	lf	250.00	1,000			
699	SUBTOTAL					36,390		
700								
701	E2020 MOVABLE FURNISHINGS							
702	All movable furnishings to be moved by others							
703	SUBTOTAL							
704								
705	TOTAL - FURNISHINGS						\$36,390	
706								



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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RENOVATION

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F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION
No items in this section
SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

Remove existing roof where new is added	250	sf	10.00	2,500	
Remove existing basement SOG; remove off site and grade	1,730	sf	6.00	10,380	
Remove existing basement brick piers	6	loc	500.00	3,000	
Demo ceiling structure	679	sf	7.00	4,753	
Demo floor structure	679	sf	6.00	4,074	
Remove 12" thick brick wall at basement	144	sf	8.00	1,152	
Remove field stone wall: salvage	67	lf	12.00	804	
Remove field stone steps at basement	2	ea	500.00	1,000	
Remove wood stairs to 1st floor	1	ea	250.00	250	
Remove 18" fill at basement level storage 002	21	cy	50.00	1,050	
Remove salvage windows	204	sf	5.00	1,020	
Remove plaster and lath at exterior walls	5,190	sf	1.50	7,785	
Remove plaster ceiling	5,511	sf	2.00	11,022	
Remove exterior wall structure less windows	936	sf	4.00	3,744	
Remove chimney walls	450	sf	12.00	5,400	
Remove interior partitions	1,900	sf	4.00	7,600	
Remove misc floor finishes	1,665	sf	2.00	3,330	
Remove misc millwork	1	ls	1,000.00	1,000	
Remove finish and re-install corner cabinets	2	ea	800.00	1,600	
Remove for salvage; mantel piece	2	ea	400.00	800	
Remove and salvage interior doors and frames	14	ea	150.00	2,100	
Cut existing stairs off at ceiling	1	ea	600.00	600	
Shoring at existing	1	ls	25,000.00	25,000	
Allowance to underpin the existing foundation	1	ls	10,000.00	10,000	
Salvage in place existing stone wall	9	lf	50.00	450	
Temp support of existing floor and roof structures	1	ls	30,000.00	30,000	
Cut opening floors for new MEP work	1	ls	2,000.00	2,000	
Misc. demo	9,080	gsf	1.50	13,620	
Misc. MEP demo	9,080	gsf	0.25	2,270	
SUBTOTAL					158,304

F2020 HAZARDOUS COMPONENTS ABATEMENT

Allowance for premium to remove assumed lead paint at all interior trim including: baseboard, cornice molding, door and window trims.	9,080	gsf	4.00	36,320
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SUBTOTAL \$36,320

TOTAL - SELECTIVE BUILDING DEMOLITION \$194,624



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G SITEWORK

G10 SITE PREPARATION & DEMOLITION

Site Demolition

Site construction fence/barricades; reuse existing where feasible	877	lf	4.00	3,508
Allowance for contractor lay-down area and site fence	1	ls	1,500.00	1,500
Remove existing driveway	2,400	sf	1.00	2,400
Remove trees	20	loc	500.00	10,000
Miscellaneous demolition	1	ls	5,000.00	5,000
Miscellaneous protection	1	ls	2,000.00	2,000
<u>Site Earthwork</u>				
Strip topsoil, store	647	cy	6.00	3,882
Site cut/fill	1	ls	2,500.00	2,500
Silt fence/erosion control	1	ls	1,500.00	1,500

SUBTOTAL

\$32,290

G20 SITE IMPROVEMENTS

Parking Lots

Bituminous concrete paving gravel base; 12" thick	179	cy	35.00	6,265
bituminous concrete; 5" thick	537	sy	28.00	15,036
Granite curbs; 6" x 18"	467	lf	32.00	14,944
Granite curb; premium for radius corners	1	ls	1,000.00	1,000
Cut and patch in new curbs at existing streets	1	ls	4,000.00	4,000
Single solid lines, 4" thick	13	space	35.00	455
Other road markings	1	ls	1,000.00	1,000
HC curb cuts	3	loc	350.00	1,050

Pedestrian paving

New concrete walks gravel base; 8" thick	101	cy	35.00	3,535
concrete walkway; 4" thick	4,081	sf	8.00	32,648

Site Improvements

Flag pole	1	loc	2,500.00	2,500
Split rail fencing	370	lf	15.00	5,550
Privacy fencing at abutters	293	lf	70.00	20,510
Allowance for care takers residence	660	gsf	220.00	145,200
Allowance for performance stage at caretakers residence	130	gsf	100.00	13,000

Retaining walls, stairs & ramps

Field stone retaining wall with concrete foundations: assumes 4' high	248	sf	45.00	11,160
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Landscaping & Plantings:

Spread existing amended topsoil, 6" thick	647	cy	12.00	7,764
Planting soils	1	ls	5,000.00	5,000
New seeded areas	34,942	sf	0.15	5,241
Allowance for irrigation system to lawns	34,942	sf	1.00	34,942
Planting; shade trees	23	loc	900.00	20,700
Planting; ornamental trees	4	loc	1,500.00	6,000
Allowance for memorial garden	786	sf	15.00	11,790
Allowance for planting beds	700	sf	8.00	5,600

SUBTOTAL

\$374,890

25



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SITework								
52								
53								
54	G30 CIVIL MECHANICAL/ELECTRICAL UTILITIES							
55	<u>Water supply</u>							
56	Allowance for new domestic water piping; 2"	80	lf	35.00	2,800			
57	Allowance for new fire CI piping; 4" (storz connection)	80	lf	65.00	5,200			
58	Connect to existing line	1	loc	3,000.00	3,000			
59	New fire hydrant	1	loc	2,600.00	2,600			
60	FD connection	1	loc	2,000.00	2,000			
61	Tees	2	loc	350.00	700			
62	Gate valves	2	loc	750.00	1,500			
63	<u>Gas service</u>							
64	Gas line					NIC		
65	Gas Meter					NIC		
66	<u>Storm Sewer</u>							
67	Allowance of storm drainage	1	ls	20,000.00	20,000			
68	<u>Sanitary</u>							
69	Allowance for a new septic: includes removal of existing	1	ls	80,000.00	80,000			
70	Allowance for a new grease trap	1	ls	20,000.00	W/ plumbing			
71	SUBTOTAL						\$117,800	
72								
73								
74	G40 ELECTRICAL UTILITIES							
75	<u>Power</u>							
76	Primary ductbank							
77	Excavate, backfill and make good	75	lf	18.00	1,350			
78	Manhole	1	ea	3,500.00	3,500			
79	4" PVC conduits c/w pull wire	75	lf	15.00	1,125			
80	500MCM	340	lf	21.07	7,164			
81	<u>Communications</u>							
82	Connection to existing manhole, allow	1	ea	1,500.00	1,500			
83	Communications ductbank, allow							
84	Excavate, backfill and make good; Cable TV & Telephone	75	lf	18.00	1,350			
85	2-4" PVC conduits	150	lf	15.00	2,250			
86	Cabling		lf					
87	<u>Site Lighting</u>							
88	Allowance for site lighting	1	ls	5,000.00	5,000			
89	SUBTOTAL						\$23,239	
90								
91	TOTAL - SITE DEVELOPMENT							\$548,219

December 9, 2010

SIMES HOUSE HISTORY

The title search thus far shows Bartlett LaBaron conveying the property to Clark Johnson in 1797. The farm was conveyed from Clark Johnson to Jacob Johnson and back to Clark Johnson, who in 1857 conveyed the farm to Joseph Simes. Assessor records indicate that a dwelling, barn, live stock and carriages existed when Johnson owned the farm. Joseph Simes, primary residence elsewhere at the time, is first assessed in 1858 for essentially the same property owned by Johnson. In 1863 assessor records reflect a man of considerable means; dwelling worth \$900, barns at \$650, shed, corn crib and henery at \$125, twenty acres of mowing and tillage, and eighty acres of pasture. Belongings included four horses, two cows, two heifers, five swine, two top buggies, two carry alls, two horse carts and farm wagons. The records show Simes held stock shares in the Agricultural Branch, Boston & Lowell and Metropolitan Railroads, the Dwight and Lowell Manufacturing Companies, the Suffolk Five Insurance Company, the Lancaster and Lyman Mills, as well as State Bank and Granite Bank. In 1864 the dwelling assessment shows a dwelling worth \$9,000. Assuming a year's lag for assessment, the Simes house and farm as shown in the 1870 photograph by A. H. Locke appears to have been built in 1863.

Simes was originally from Portsmouth, NH, then Boston, then Manomet, descended from John Simes, who came to Portsmouth from England in 1736, where the family, of which one member has been a mayor of Portsmouth, has always carried a prominent position. In "The Symes Memorial" by Rev. J. Vinton, 1873, "Joseph Sims, a rich tea merchant, of Boston, married the daughter of a Plymouth man...., and "built a fine house in South Plymouth, six miles from the principal village...about 1850 or 1860." Joseph Simes in fact married Mary Johnson, niece of Clark Johnson. They had two children, Emma Cecilia from Mary, not Joseph and George, adopted, born Charles Page. George Simes married Charlotte Crewe-Read and took title to the farm in 1881. Josephine Simes was born to the couple on September 18, 1885. A plan of the Simes Farm was put to record in 1886. At this time the farm consisted of 79 acres, running from "Manomet House Road" easterly to the ocean.

The farm was conveyed to Edward J. Gladding then Frank W. Crocker in 1890. This deed description appears to be the last time the property conveyed as the farm in its entirety. A subdivision plan was drawn for the South Plymouth Land Company by C. H. Holmes in 1890, showing the Simes House on its own six acre lot. In 1892 Harriet E. Crocker conveyed to the South Plymouth Land Company. In 1893 an advertisement appeared in the Plymouth Directory, detailing the perfect sanitary conditions of a twenty room inn, situated on a bluff eighty feet above sea level, commanding a fine view of the ocean, embracing a quarter mile of sandy beach and having six nice bath houses, managed by Mrs. H. A. White. Transportation was most modern, with electric cars from depot to the Hotel Pilgrim and private carriage to the Simes House, "a resort where country and seashore are combined, one of the most attractive locations on the coast." William H. Hawley of Malden purchased the property in a series of transactions from 1900 to 1905. He conveyed the six acre Simes House lot to George B. Emmons in 1906.

Emmons conveyed the house to Abbie L. Punchard in 1907. It was a nursing home known as "Broadview", where Mrs. Wenona Osborne Pinkham of Boston addressed seventy-five people, including Manomet residents, summer visitors and "Plymouth people" on the necessity of equal suffrage, a natural thing for women to vote, as reported in the Old Colony Memorial, July 8, 1914. Punchard conveyed to George R. Barker in 1918, who conveyed to the Boston's Young Men's Christian Union in 1923. The Simes House was operated as a "girls' camp" for the under privileged from Boston, Roxbury and Dorchester. It was known as "Esta Naula" until 1939, when its name was changed to "Camp Bazely", reflecting a substantial donation by a Mr. Bazely. Caretakers for the property during the home's time under the BYMCU were Frank and Alice Bull. Their daughter recalls the Manomet Bluffs beach as their "swimming hole" and the barn being renovated into a recreation hall. She recounts a large garden, one horse and a cow remaining with the farm. The last vestige of the farm's pasture can still be seen behind 32-38 Strand Avenue. It was still mowed for hay up to 2002.

The Simes House was held by the BYMCU under "Permanent Trust" until 1954, when it was conveyed into A. Franklin and Agnes H. Trask, who divided the property into sixteen lots, two of those now comprising the acre remaining with the house. The title subsequent to Trask has yet to be sufficiently explored. In 1987 a lot line adjustment plan was done to eliminate a property line erroneously passing through the house. In 1994 the Public Archaeology Laboratory, Inc. was commissioned by the Massachusetts Historical Commission to conduct an historic study, who determined the locally rare Italianate Second Empire house as possessing sufficient integrity of location, design, materials, workmanship and feeling to be individually eligible for inclusion on the National Register of Historic Places. The Simes House was taken for taxes in 2009. In 2010 the Simes House Foundation was established to save the house and create a village common.

This story has yet to be concluded.

Draft, compiled by R. Parker



Credit to Lee Hartmann, Jim Baker, Will Shain, Veronica Cooper and the Public Archaeology Laboratory for the research reflected herein. This history is subject to revision and expansion as more research is gathered and analyzed. This is a draft document not necessarily entirely correct, but the best available at this time.