ADVISORY & FINANCE COMMITTEE

The following meeting of the Advisory & Finance Committee has been posted and will be held

At: **Plymouth Town Hall**
Mayflower II Meeting Room
11 Lincoln Street
Plymouth, MA 02360

On: **Thursday, September 17, 2015 at 6:30PM**

Items on the agenda will include but are not limited to the following.
Other discussion may include items that were not reasonably anticipated by the Chairman 48-hours in advance of the meeting posting.

AGENDA ITEMS:

Public Comment

Reserve Fund Transfer Request - Library	Dinah O'Brien Director of Community Affairs

TOWN MEETING ARTICLES:

➢ 17: Precinct Chairs – Conflict of Interest	Chris Pratt Committee of Precinct Chairs
➢ 4C: Corrosion Repair Engines	Ed Bradley Fire Chief
➢ 1: Personnel Bylaw – Misc D – Revised	Cindy DePina Director of Human Resources
➢ 16A: CPC – Simes House	Bill Keohan Community Preservation Committee
➢ 16B: Open Space	"

Public Comment

Old/New/Other Business

- Sub-Committee & Committee Liaison Updates

Meeting Minutes

- August 19, 2015
- September 2, 2015
- September 3, 2015
- September 9, 2015

Next Meeting: Saturday, October 17 at 7:30AM, Plymouth North High School – Band Room

INTEROFFICE MEMORANDUM

TO: ADVISORY AND FINANCE COMMITTEE

FROM: DINAH L. O'BRIEN, DIRCTOR OF COMMUNITY RESOURCES

SUBJECT: RESERVE FUND TRANSFER REQUEST

DATE: SEPTEMBER 14, 2015

CC: FILES

At this time the Library is requesting a reserve fund transfer in the amount of $70,000 for mold remediation required in the non-fiction collection area.

Mold was discovered in early September. At that time the Massachusetts Board of Library Commissioners was contacted in order to secure professional assistance and Polygon, on the State Bid List and the firm recommended by the MBLC, was contacted. Polygon and the Library immediately instituted Relative Humidity monitoring of the lower level and have determined that the RH is running at an abnormally high level of approximately 76%. The Library is working with DPW to determine the best method of lowering the humidity.

I have attached the estimated from Polygon for remediation, in the amount of $67,601. I am requesting the maximum of $70,000 to cover costs. All materials in the non-fiction section will be cleaned, shelves disinfected, and items replaced taking approximately 15 days.

I am more than happy to answer any questions you might have.

ADVISORY AND FINANCE COMMITTEE

Request for Transfer from the Reserve Fund

Chapter 40, Section 6 of M.G.L. "To provide for extraordinary or unforeseen expenditures, a town may, at an annual or special town meeting, appropriate or transfer a sum or sums…to be known as the Reserve Fund."

Date: 9.14.15 Amount Requested $ 70,000

Line Description: _____ Budget Line Org/Object _____ -_____

Balance in Account $0.00

Budget Information
(This Budget Item Only)

Current FY Budget: $_____ Prior FY Budgeted: $_____

Prior FY Actual: $_____ Previous FY Transfer Approved: Yes ___ No ___

If Yes, Amount of Transfer $_____

****You must provide a copy of both your current and prior Year-to-date budget detail report with this request.****

Transfer Information

Please explain in detail the reason for this request. (Attach additional sheets if more room is needed.)

Non-toxic Mold has been discovered in the non-fiction section of the library and is spreading through the collection. This will destroy materials and make the collection unusable. After consultation with the Massachusetts Board of Library Commissioners disaster specialist it was determined that the most effective course of action was to all in a specialist in mold remediation. All materials will be removed from the shelves and cleaned and the shelving will be treated.

Will this transfer impact next Fiscal Year's budget: Yes ___ No X If Yes, please explain.

_____

_____

Sign-offs for Submission

Division Head: _____ Title: Library Directo

Department Head:_____ Title:Director of Community Resources

Signature of **BOTH** Finance Director and Town Manager required before submission to Advisory and Finance Committee.

Finance Director: _____ Date: _____

Town Manager: _____ Date: _____

Action by Advisory and Finance Committee

Date: _____ Approved: Yes ___ No ___ Partial ___ If partial, indicate amount: $_____

If No or Partial, please explain:_____

Signature of Chairman: _____ Date: _____

SUBMIT ORIGINAL FORM TO THE ADVISORY AND FINANCE COMMITTEE OFFICE
COMPLETE WITH ALL SIGNATURES, PRIOR & CURRENT YEAR-TO-DATE BUDGET REPORTS.
INCOMPLETE FORMS & INFORMATION WILL NOT BE ACCEPTED OR ACTED ON BY THE COMMITTEE.

POLYGON

Dinah L. O'Brien
Plymouth Public Library
132 South Street
Plymouth, MA 02360

09/14/2015

Dear Dinah,

Thank you for the opportunity to provide the following service proposal.

Polygon is the international leader in water damage recovery with offices in 15 countries. It services the U.S and Canada from its headquarters in North Andover, MA and its 24 regional and district offices located in major cities.

The servicing office for this project is at:	7377 William Avenue, Suite 100, Allentown, PA 18106
Our phone number is:	877-597-2743
Our fax number is:	610-837-4343

Polygon's proposal is for the following Scope of Work:
Polygon proposes the following Scope of Work :

Quick Analysis of the Job Flow - Our plan is to perform all restoration services on location. There are many factors that determine the actual methodology of restoration to be incorporated when dealing with mold damage. The most common factors are:

- The degree of damage
- The type of existing surface
- The type of previous finish
- Age of existing surface

Polygon will provide necessary labor, equipment, and supplies to clean the damaged books in the Plymouth Public Library located in Plymouth, MA. This will include roughly 5700 linear feet of books on the lower level of the Library in the general collection area. These books were identified during our site inspection on September 10, 2015. The cleaning method is determined by the degree of damage to the books. Polygon anticipates the project running for 15 working days.

Off Shelf Cleaning :

Teams of two will remove all the books from each shelf and place them in order on a book cart, then clean the shelf with a disinfectant and HEPA vacuum, clean each individual book with a HEPA vacuum and magnetic cloth or sponge if appropriate and return them to their original place on the shelf. Cleaning items with the magnetic cloth or sponge will only be done if the process is deemed necessary.
The library staff will be notified of any items determined to require conservation work beyond our capabilities. These items will be isolated from the rest of the collection in a location determined by the library staff. The library staff will also be notified of any damage to items caused by the cleaning process.

PROJECT DURATION

Upon receiving the notification to proceed, Polygon can immediately deploy the necessary personnel, material and equipment to successfully complete the project. Crews can begin work within 72 hours of notification.

PRICING

Polygon's rates are based on the industry standard. Historically our pricing has proved to be competitive

with the rates utilized by our known competition. The only real variance will be in perception of the scope of services to be performed.
Polygon has based the cost of this project on the use of non-union personnel. If at a later date it is determined that union labor or a prevailing wage must be utilized; the cost of the project will increase proportionally.
The customer will be billed the actual hours, supplies, equipment, etc. used on this project. Any additional work outside this scope will require a change order and may result in additional costs. The total estimate cost for this project is **$67,601.90** not including any taxes.

Sincerely,

James Gilbert
General Manager

Bill To	Ship To
Customer: Plymouth Public Library	**Customer:** Plymouth Public Library
Contact: Dinah L. O'Brien	**Contact:** Dinah L. O'Brien
Phone: 508-830-4250	**Phone:** 508-830-4250
Fax: 508-830-4258	**Fax:** 508-830-4258
Address: 132 South Street	**Address:** 132 South Street
City: Plymouth **State:** MA **Zip:** 02360	**City:** Plymouth **State:** MA **Zip:** 02360
E-Mail: do'brien@townhall.plymouth.ma.us	**E-Mail:** do'brien@townhall.plymouth.ma.us

Project Description: Plymouth Public Library - On site cleaning

Polygon Labor*

Labor Rate Category	Hours	Rate	Ext $
Document Restoration Laborer - Regular Rate	1100	$30.63	$33,693.00
Document Restoration Specialist - Regular Rate	120	$56.00	$6,720.00
Document Restoration Supervisor - Regular Rate	80	$70.00	$5,600.00
		Total	$46013.00

***Time & 1/2 will be charged after 8 hours and on Saturdays and double time will be charged on Sundays and National Holidays.**

Polygon Supplies

Item Description	UOM	Qty.	Unit Price	Ext $
Bags - Garbage (33 Gal)	Case	5	$27.75	$138.75
Coverall - Tyvek	Each	360	$6.51	$2343.60
Fiberlocke - Aftershock	Gallon	5	$66.60	$333.00
Gloves - Nitrile	Box/50	15	$17.91	$268.65
Respirator - N95	Each	360	$3.24	$1166.40
Terry Towels	Pound	200	$4.20	$840.00
			Total	$5090.40

Polygon Equipment

Model	Qty	Days	$/Day	Ext $
Air Scrubber - PAS500	5	15	$106.00	$7950.00
Supply Truck - Utility Van	1	15	$105.00	$1575.00
Vacuum, HEPA - Portable	10	15	$21.69	$3253.50
			Total	$12778.50

Startup Kits

Model	Qty	Unit Price	Total Price
Air Scrubber - PAS500	5	$0.00	$0.00
Supply Truck - Utility Van	1	$0.00	$0.00
Vacuum, HEPA - Portable	10	$0.00	$0.00
		Total	$0.00

Subsistence

	Units	Unit Price	Ext Price
Lodging	20	$150.00	$3000.00
Per Diem	15	$48.00	$720.00
		Total	$3720.00

Estimate Totals

Labor	$46,013.00
Supplies	$5,090.40
Equipment	$12,778.50
Subsistence	$3,720.00
Total Cost Estimate (Plus any applicable sales tax)	$67,601.90

Initials ____

Customer: Plymouth Public Library **Contact:** Dinah L. O'Brien **Project Description:** Plymouth Public Library - On site cleaning

NOTE:

1. Rental Period begins on the date of shipment and ends when the equipment is received at Polygon facility. The customer is responsible to procure site material handling equipment for unloading and loading of equipment at the job site.
2. Terms of payment are subject to credit approval. All applicable state and local sales/use taxes will be applied to invoice(s). If customer is exempt from taxation, a Certificate of Exemption MUST BE PROVIDED BY CUSTOMER.
3. FREIGHT CHARGES ARE ESTIMATED at the time estimate is delivered. Common carrier shipping expenses will be billed at actual cost plus 10% and 15%. When delivery or retrieval of equipment is accomplished with Polygon personnel and vehicle, the following charges will apply with a $100 minimum: Car/Van/Pick-up truck - $.75/mile, round-trip; Box truck, Pick-up truck and trailer or towing a generator - $1.50/mile, round-trip
4. Start-up of Polygon equipment by Polygon personnel is required.
5. Power supply and installation of the same, electrical connections, and the fuel (if applicable) are the responsibility of the customer unless specified herein. Minor maintenance and adequate filtration for the equipment is also the responsibility of the customer.

Mold can result from water damage and may appear simultaneous with or shortly after such damage occurs. Polygon will dry the building materials as quickly as possible. However, moisture intrusions or high humidity conditions which may have occurred prior to Polygon's work may increase the potential for mold. If, in the course of performing the scope of work contained herein, mold contamination is suspected or discovered, Polygon will immediately stop the drying process and communicate the known conditions to the Customer. The Customer will be responsible for complying with any and all laws and regulations, State or Federal, for the remediation of known mold contamination to property which may include the hiring of an independent Certified Industrial Hygienist (CIH) and for paying all additional costs, fees and expenses, of any kind, incurred by the Customer to remediate the mold. To the extent no such laws or regulations exist or apply, and as a matter of good hygiene, Polygon recommends that the Customer hire a CIH to evaluate all known mold contamination. **Polygon's representatives and/or personnel are not CIH'S and are not qualified to render opinions regarding mold remediation and/or Industrial Hygiene.**

Terms of Sale (PDR/Structural Drying): Net 30 days. Invoices left outstanding for 30 days or longer are subject to a 1.5% finance charge compounded monthly. If customer's account is referred to any agency or attorney for collection then Customer agrees to reimburse Polygon for all fees and costs associated with collection, including but not limited to collection agency fees, attorney's fees, lien placement and removal fees, and/or lien foreclosure costs. The obligation for such payments shall survive the termination of this agreement.

Terms of Sale (Document Drying): 85% due prior to return of documents. 15% due within 30 days from invoice date. 90% of document destruction charges are due prior to destruction being completed. Monthly storage charges will be incurred until destruction is complete. Invoices left outstanding for 30 days of longer are subject to a 1.5% finance charge compounded monthly. If customer's account is referred to any agency or attorney for collection then Customer agrees to reimburse Polygon for all fees and costs associated with collection, including but not limited to collection agency fees, attorney's fees, lien placement and removal fees, and/or lien foreclosure costs. The obligation for such payments shall survive the termination of this agreement.

JURISDICTION, VENUE AND GOVERNING LAW

The Parties hereby irrevocably consent to the personal jurisdiction of the Courts of the Commonwealth of Massachusetts and the United States District Court for the District of Massachusetts in connection with any action or proceeding arising out of or relating to this Contract, any document or instrument delivered pursuant to this Contract, or breach of this Contract or any such document or instrument. The Parties also hereto consent that the appropriate venue for any action brought under this Contract shall be one of the following: 1) the Essex County Superior Court; 2) the Lawrence District Court; or 3) the United States District Court for the District of Massachusetts sitting in Boston, Massachusetts. This Contract shall be governed by and interpreted in accordance with the laws of the Commonwealth of Massachusetts, with no allowance or provision for any possible conflict of law analysis or application.

WAIVER OF CONSEQUENTIAL DAMAGES

Polygon and the Customer agree to waive any and all claims against each other for consequential damages arising out of or in any way relating to this Agreement on account of any loss, cost, damage, or expense which either party may suffer or incur because of an act or omission of the other party, its agents or employees , or any other cause of action (including negligence) arising out of or in any way related to the Agreement. This mutual waiver includes, but is not limited to, damages incurred for rental expenses (other than those rentals included in this Agreement), loss of use, income, profit, financing, business and reputation, loss of management or employee productivity or of the services of such persons, office expenses including the compensation of personnel stationed there. This mutual waiver is applicable to, but not limited to, all consequential damages due to either party's termination of this Agreement.

Limited Liability

Polygon's liability arising from or related to this Agreement and/or its or its subcontractors' acts or omissions shall be limited to and not exceed the value of this Agreement as defined by the Total Service Proposal Cost applied to the Project Duration as listed in this Agreement.

Work Authorization

I hereby authorize Polygon to perform temporary drying and other services described in the Service Proposal/Description of Services forms dated 09/14/2015. I understand that this Cost Proposal/Cost Estimate and Description of Services agreement is provided as an approximation of the cost to complete the work based on Polygon's cursory assessment of the project area. I further understand and agree that invoices from Polygon will reflect the value of actual worked performed, including but not limited to, rental charges based on actual equipment usage, actual labor hours worked, actual expenses incurred (plus applicable markup for overhead and profit) for shipping, supplies, meals and lodging, etc. I agree to make payment, without setoff, for these invoices in accordance with the payment terms contained in this agreement. Work will conclude on/about 11/23/2015.

By executing this Agreement, the Customer attests that it fully understands, knowingly accepts, and agrees to be bound by all of the provisions and terms in their entirety without reservation, set forth in this Agreement.

Accepted By: Plymouth Public Library

Company Name

Signed

Title

Date

ARTICLE 17:

To see if the Town will vote to adopt a new General Bylaw, Section 173-13 Town Meeting Charter Conflict of Interest Procedure, as follows:

Section 173-13. Town Meeting Charter Conflict of Interest Procedure

A. Notice of Conflict of Interest. Pursuant to Chapter 2, Section 2-10-1 of the Town Charter, the written notice to the Town Clerk of articles or budget line items on which a Town Meeting Member ("Member") is prohibited from voting by Charter Section 2-10-1 or by Section 2-10-2, due to an interest identified therein, shall be made no later than 21 days prior to the first session of the town meeting the warrant for which contains the relevant article or line item, or, forthwith in advance of said meeting upon the Member's first discovery of the interest giving rise to the prohibition, if the date of discovery of such a prohibited interest is later than 21 days in advance of the meeting.

B. Publication of Notice of Conflict of Interest. The Town Clerk shall maintain a list of every Notice of Conflict of Interest received pursuant to Section A above. Said List will be made available at every session of town meeting. Said List to be published in the official minutes of town meeting.

C. Challenge. In a case where no Notice of Conflict of Interest has been filed in advance of a meeting and where it appears to a Member that Charter Section 2-10-1 and/or 2-10-2 prohibits voting by another Member on a particular article or line item, the following procedure shall apply:

1. No later than 5 days in advance of the meeting, a member may file a challenge in writing with the Town Clerk prior to the session where the article or line item is scheduled to be voted, stating that a particular Member is prohibited by Charter Section 2-10-1 and/or Section 2-10-2 from voting on a particular article or line item. The Town Clerk shall forward forthwith a copy of the challenge to the subject of the challenge.

2. The Town Clerk shall keep every Challenge received pursuant to Section C1 above. Said List shall be made available at every session of town meeting.

3. There shall be no debate upon said challenge or the response of the Member to whom it is directed and deliberation and voting on the article or the line item shall thereafter proceed in the normal fashion.

COMMITTEE OF PRECINCT CHAIRS

Town of Plymouth
Fire Department
114 Sandwich Street
Plymouth, Massachusetts 02360
508-830-4213

To: Kere Gillette, Budget Analyst
Advisory and Finance Committee

From: Chief Bradley

CC: Town Manager Melissa Arrighi
Finance Director Lynne Barrett

Date: September 4, 2015

RE: Article 4C
Fall Annual Town Meeting Request, Corrosion Repairs to Fire Apparatus

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Three of the Town's pumping engines are showing advanced stages of exterior corrosion. These apparatus have aluminum bodies which have held up satisfactorily over the years, much better than the steel bodies used years ago and equally satisfactorily as the stainless steel bodies, which add significant weight and cost to the purchase of the vehicle.

The apparatus, Engine 2 and Engine 5, which went in service in October 2008, and Engine 1, which went in service November 2011, are in need of corrosion repairs and repainting.

Last year we began to notice exterior corrosion on both apparatus especially around door handles and window openings, the 2013 winter had been busy and weather was extreme during and after the blizzard that year.

This past winter we experienced extended extreme weather conditions and the accompanying workload demand. The department's apparatus spent long periods of time responding during the extreme weather on roadways that were at times not plowed or treated. The weather required DPW crews to treat the roadways daily with chemicals that contribute to the body corrosion issues.

This spring the exterior corrosion has accelerated dramatically and needs to be repaired to ensure that we obtain the maximum life from these apparatus.

E-One (the apparatus' manufacturer), has included a Ten Year Paint and Corrosion Warranty as part of their overall warranty coverage. This is a pro-rated warranty that offers 100% coverage up to 36 months, 50% coverage from 37 months to 84 months at which time the warranty coverage is reduced to 25%. The 25% coverage continues up to the 120 month mark.

We are within the 84 months if we act by November and will get 50% cost coverage for the repairs and repainting for Engine 2 and Engine 5, if we wait any longer the repairs will be more substantial and the warranty coverage will be reduced to 25%. We also qualify for 50% reimbursement o Engine 1 repairs.

At this time the estimated cost to make the corrosion repairs and repaint these apparatus is $30,532.00 (our cost, after warranty reimbursement)

The total for all three (full price before warranty work) $50,935.00 including replacement of two intake valves and pump pressure controller (not part of the apparatus and not covered by warranty) and $1,000.00 damage to Engine 5 not covered by warranty.

Plymouth Engine 2, Station 2 West Plymouth Village

2008 E-One Typhoon Rescue Pumper

VIN# 4ENRAAA8281003907

53,504 road miles - 5,138 engine hours (215,796 equivalents)

Plymouth Engine 5, Station 5 Manomet

2008 E-One Typhoon Rescue Pumper

VIN # 4ENRAAA8481003908

44,263 road miles – 4,043 hours (169,806 equivalents)

Plymouth Engine 1, Headquarters Station

2011 E - One Cyclone II Rescue Pumper

35,958 road miles – 3,898 engine hours (163,716 equivalents)

VIN #4EN3AAA85B1006829

PROPOSED MISC D RATES - Rev 9/11/15

JOB TITLE	2015 hourly rate	Proposed January 1, 2016	Proposed January 1, 2017
CENSUS TAKER	$ 9.0000	$ 10.0000	$ 11.0000
ELECTION WORKER	$ 9.0000	$ 10.0000	$ 11.0000
HARBORMASTER ASSISTANT	$ 11.2200	$ 12.2200	$ 13.2200
	$ 11.6688	$ 12.6688	$ 13.6688
	$ 12.1380	$ 13.1380	$ 14.1380
	$ 12.6174	$ 13.6174	$ 14.6174
INFORMATION AIDE 1749 CT HSE	$ 9.0000	$ 10.0000	$ 11.0000
LIBRARY PAGE	$ 9.6100	$ 10.6100	$ 11.6100
MATRON	$ 9.5100	$ 10.5100	$ 11.5100
	$ 10.0100	$ 11.0100	$ 12.0100
	$ 10.5100	$ 11.5100	$ 12.5100
MUSEUM DIRECTOR	$ 9.0000	$ 10.0000	$ 11.0000
NATURAL RESOURCE OFFICER	$ 15.3000	$ 16.3000	$ 17.3000
NATURAL RESOURCE TECH & ASST	$ 9.1800	$ 10.1800	$ 11.1800
	$ 9.5064	$ 10.5064	$ 11.5064
	$ 10.1082	$ 11.1082	$ 12.1082
	$ 10.6896	$ 11.6896	$ 12.6896
PARK RANGER	$ 9.9450	$ 10.9450	$ 11.9450
	$ 10.4550	$ 11.4450	$ 12.4450
	$ 10.9650	$ 11.9450	$ 12.9450
RECREATION BEACH & POND ATTNDS	$ 9.0000	$ 10.0000	$ 11.0000
	$ 10.0100	$ 11.0100	$ 12.0100
	$ 10.5100	$ 11.5100	$ 12.5100
RECREATION INSTRUCTORS	$ 9.0000	$ 10.0000	$ 11.0000
	$ 9.5100	$ 10.5100	$ 11.5100
	$ 10.0100	$ 11.0100	$ 12.0100
	$ 10.5100	$ 11.5100	$ 12.5100
RECREATION SUPERVISOR B&P	$ 11.2500	$ 12.5000	$ 13.5000
	$ 12.0000	$ 13.0000	$ 14.0000
	$ 12.5000	$ 13.5000	$ 14.5000
	$ 13.5000	$ 14.0000	$ 15.0000
SEASONAL LABORER	$ 9.0000	$ 10.0000	$ 11.0000
	$ 9.3264	$ 10.3264	$ 11.3264
	$ 9.9282	$ 10.9282	$ 11.9282
	$ 10.5096	$ 11.5096	$ 12.5096

PROPOSED MISC D RATES - Rev 9/11/15

JOB TITLE	2015 hourly rate	Proposed January 1, 2016	Proposed January 1, 2017
SEASONAL OFFICE WORKER	$ 10.9956	$ 13.0000	$ 15.0000
	$ 11.7912	$ 13.7912	$ 15.7912
	$ 12.4440	$ 14.4440	$ 16.4400
	$ 13.0050	$ 15.0050	$ 17.0500
SEASONAL REPAIRMAN	$ 9.0000	$ 10.0000	$ 11.0000
	$ 9.3060	$ 10.3060	$ 11.3060
	$ 9.8568	$ 10.8568	$ 11.8568
	$ 10.1592	$ 11.1592	$ 12.1592
SPECIALTY SPORTS INSTRUCTOR	$ 9.6900	$ 10.6900	$ 11.6900
	$ 10.7100	$ 11.7100	$ 12.7100
	$ 11.7300	$ 12.7300	$ 13.7300
	$ 12.7500	$ 13.7500	$ 14.7500
SPORTS CLINIC ASSISTANT	$ 9.0000	$ 10.0000	$ 11.0000
SURVEYING FIELD TECHNICIAN	$ 10.2000	$ 11.2000	$ 12.2000
TOWN MEETING TELLER	$ 9.0000	$ 10.0000	$ 11.0000
WATER SAFETY PROGRAM COORD	$ 11.0000	$ 13.0000	$ 15.0000
	$ 11.5000	$ 13.5000	$ 15.5000
	$ 12.0000	$ 14.0000	$ 16.0000
	$ 12.5000	$ 14.5000	$ 16.5000
YOUTH CENTER ATTENDANT	$ 9.0000	$ 10.0000	$ 11.0000
	$ 9.5100	$ 10.5100	$ 11.5100
	$ 10.0100	$ 11.0100	$ 12.0100
	$ 10.5100	$ 11.5100	$ 12.5100
ELECTION WARDEN	$ 13.5500	$ 14.5500	$ 15.5500
SPORTS CLINIC DIRECTOR	$ 27.2034	$ 28.0000	$ 29.0000
	$ 30.6000	$ 32.0000	$ 33.0000
SPORTS OFFICIAL	$ 13.7700	$ 14.5000	$ 14.5000
	$ 18.3600	$ 19.5000	$ 19.5000
	$ 25.5000	$ 27.0000	$ 28.0000

TOWN OF PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE

Fall Town Meeting
Saturday October 17, 2015

Community Preservation Committee
Article 16A & 16B

Presentation to:
The Finance & Advisory Committee
Thursday September 17, 2015

CPC
Fall 2015
TOWN MEETING
Briefing Book Article Index

Fall Town Meeting 2015

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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 though 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

PMC

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

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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	**$300,000**

TOTAL INDIRECT SERVICES **$538,125**

PM&C

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**

PM&C

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)

PM&C

Joseph Simes House
Phase 2 Renovation
Plymouth, MA

06-Aug-15

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%

PM&C

Joseph Simes House
Phase 2 Renovation
Plymouth, MA

06-Aug-15

Plymouth, MA

GFA 9,080

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*		*%*
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%*

PM&C

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							
	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*	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
	Strip footings to interior walls - 2'-9" 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		

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

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
	reinforcement	200	lbs	1.00	200		
	concrete material	3	cy	120.00	360		
	placing concrete	3	cy	45.00	135		
	Slab						
	formwork	150	sf	14.00	2,100		
	reinforcement	750	lbs	1.00	750		
	concrete material in slab	6	cy	120.00	720		
	placing concrete	6	cy	80.00	480		
	Bentonite waterstops	1	ls	500.00	500		
	Cementitious waterproofing to elevator pit	300	sf	13.00	3,900		
	Miscellaneous						
	Equipment pads in basement	1	ls	1,500.00	1,500		
	Condenser pads	58	sf	15.00	870		
	SUBTOTAL					41,718	
	TOTAL - FOUNDATIONS						**$86,749**
A20	***A2020***						
A2010	**BASEMENT FILL**						
	No Work in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No Work in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	Floor Structure - Metal:						
	New 4" round column to support the 1st floor	7	ea	600.00	4,200		
	C6x8.2	6	lf	50.00	300		
	Misc anchors, clips and hangers to new floors	1	ls	2,000.00	2,000		
	Misc anchors, clips and hangers to existing floors	1	ls	5,000.00	5,000		
	Floor Structure - Wood:						
	2-2x4 post	2	ea	65.00	130		
	3-2x4 post	6	ea	80.00	480		
	4-2x4 post	2	ea	100.00	200		
	2-2x6 post	29	ea	69.00	2,001		
	3-2x6 post	3	ea	91.00	273		
	4-2x6 post	2	ea	123.00	246		
	2-2x8 post bolted to side of foundation	2	ea	300.00	600		
	3-2x8 post	3	ea	117.00	351		
	4-2x8 post	16	ea	146.00	2,336		
	3.5"x7" PSL post	2	ea	201.00	402		
	4-1 3/4" x 7-1/4"LVL Post	23	ea	242.00	5,566		
	Reinforce existing post	2	ea	150.00	300		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
	2- 2x6 sill plate including anchor both 16" oc	**67**	lf	25.00	1,675		
	2- 2x8 header	**33**	lf	21.00	693		
	3- 2x8 header	**18**	lf	29.00	522		
	2- 2x10 header	**6**	lf	26.50	159		
	1 7/8" x 7-1/4" LVL header	**15**	lf	18.50	278		
	3 1/2" x 7-1/4" LVL header	**23**	lf	32.00	736		
	3 1/2" x 9-1/2" LVL header	**46**	lf	37.80	1,739		
	2- 1-3/4"x9 1/4" LVL header	**8**	lf	22.00	176		
	5 1/4" x 7-1/4" PSL header	**33**	lf	60.00	1,980		
	4-1 3/4" x 7-3/4" LVL girder	**124**	lf	64.00	7,936		
	4-1 3/4" x 11-1/4" LVL girder	**12**	lf	70.00	840		
	2x8 framing and floor sheathing 12" oc	**145**	sf	14.00	2,030		
	Sister existing joist w/ 2x8	**4,355**	sf	2.00	8,710		
	Sister existing joist w/ 2x10	**1,044**	sf	3.00	3,132		
	Connect existing floor framing to new foundation	**21**	lf	50.00	1,050		
	Allowance for masonry beam pocket detail 6 on S2.2	**2**	ea	50.00	100		
	Allowance for misc. structural repairs to floor	**1**	ls	5,000.00	5,000		
	Deck/Ramp						
	PT framed deck and ramp with "synthetic wood" decking	**278**	sf	30.00	8,340		
	"Synthetic wood" guard railings at ramp and stairs	**103**	lf	115.00	11,845		
	Metal hand rail affixed to guard rails	**89**	lf	60.00	5,340		
	"Synthetic wood" steps and riser to deck	**24**	lfr	35.00	840		
	Standing trim at ramp and deck	**50**	lf	20.00	1,000		
	Running trim at ramp and deck	**193**	lf	20.00	3,860		
	Lattice work at deck and ramp	**115**	sf	15.00	1,725		
	Existing deck						
	Re-build existing deck	**29**	sf	50.00	1,450		
	Re-build existing deck steps	**28**	lfr	60.00	1,680		
	Miscellaneous						
	Fire stopping floors	**3**	flrs	2,500.00	7,500		
	SUBTOTAL					104,721	
B1020	**ROOF CONSTRUCTION**						
	2- 2x8 header	**4**	lf	93.00	372		
	3-2x6 post	**6**	ea	91.00	546		
	2x6 sloped mansard including sheathing	**192**	sf	27.00	5,184		
	2x10 ridge	**32**	lf	20.00	640		
	2- 2x8 hip	**23**	lf	31.00	713		
	2- 2x6	**11**	lf	25.00	275		
	2- 2x8 rafter w. collar tie	**49**	lf	80.00	3,920		
	2x8 rafter including sheathing	**314**	sf	30.00	9,420		
	2x8 rafter over frame	**49**	sf	30.00	1,470		
	Allowance to add wood support to existing roof	**1,914**	sf	5.00	9,570		
	Miscellaneous						

PM&C

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							
	Misc anchors, clips and hangers to new roof	1	ls	1,000.00	1,000		
	Misc anchors, clips and hangers to existing roof	1	ls	1,500.00	1,500		
	Canopy						
	Allowance to repair and refinish canopy and sides	1	ls	3,000.00	3,000		
	Allowance to construction new canopy to match existing finishes	76	sf	75.00	5,700		
	SUBTOTAL					43,310	
	TOTAL - SUPERSTRUCTURE						**$148,031**
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**						
	Interior skin						
	6" wood stud backup	1,595	sf	5.00	7,975		
	Wall Insulation, fiberglass; 3-1/2" at wall infill	1,595	sf	2.50	3,988		
	Poly air barrier at wall infill	1,595	sf	0.50	798		
	Plywood Sheathing at wall infill	1,595	sf	3.25	5,184		
	5/8" blue board and veneer plaster lining to interior face of stud backup at wall infill	1,595	sf	3.00	4,785		
	5/8" blue board and veneer plaster lining to interior face of existing stud wall	5,190	sf	3.00	15,570		
	Wall Insulation, fiberglass; 3-1/2" at existing stud	5,190	sf	2.50	12,975		
	Poly air barrier at existing	5,190	sf	0.50	2,595		
	Exterior skin						
	New pine clap board siding to match existing	1,595	sf	14.00	22,330		
	12" standing trim	160	lf	16.00	2,560		
	12" running trim	102	lf	16.00	1,632		
	6" standing trim	13	lf	12.00	156		
	6" running trim	76	lf	12.00	912		
	4" jamb and head trim to windows	84	lf	9.00	756		
	4" jamb and head trim to doors	42	lf	9.00	378		
	Sill trim to windows	23	lf	11.00	253		
	Scroll trim at window to match existing	2	ea	300.00	600		
	Finial trim at window to match existing	2	ea	350.00	700		
	Misc. wall trim to exterior	1	lf	5,000.00	5,000		
	Miscellaneous						
	Prep and paint exterior siding and trim	1	ls	6,000.00	6,000		
	Infill exterior masonry opening in existing foundation	1	ls	3,500.00	3,500		
	Misc. repairs to existing siding	1	ls	2,500.00	2,500		
	New six slot mail box	1	ls	500.00	500		
	SUBTOTAL					101,647	
B2020	**WINDOWS**						
	New windows to match existing	102	sf	90.00	9,180		
	New transom windows to match existing	4	sf	80.00	320		
	New interior trim to match existing	110	lf	5.00	550		
	Strip Prime and paint existing interior window trim: Premium for Lead paint taken below	402	lf	12.00	4,824		
	Flashing at new windows	110	lf	6.00	660		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
	Backer rod & double sealant at windows	110	lf	4.00	440		
	Wood blocking at openings	110	lf	5.00	550		
	SUBTOTAL					16,524	
B2030	**EXTERIOR DOORS**						
	New wood stile and rail entry door and frame w/ two glass panels; hardware and access control	1	ls	5,000.00	5,000		
	New wood stile and rail rear entry door and frame including frame, hardware	1	ls	4,000.00	4,000		
	SUBTOTAL					9,000	
	TOTAL - EXTERIOR CLOSURE						**$127,171**
B30	***ROOFING***						
B3010	**ROOF COVERING**						
	New asphalt shingles roof	1,099	sf	14.00	15,386		
	Tin coated copper roof	15	sf	50.00	750		
	New membrane roof	295	sf	12.00	3,540		
	Mansard roof soffit; painted wood: including cove trim: including framing backup	64	lf	40.00	2,560		
	Cornice trim at top of mansard to match existing	59	lf	25.00	1,475		
	Knee brace trim to underside of soffit	14	loc	500.00	7,000		
	Flashing at new roof	1	ls	1,000.00	1,000		
	Allowance for gutters and downspout	1	ls	2,500.00	2,500		
	Allowance to patch and repair roof for new mechanicals	1	ls	1,500.00	1,500		
	Foil face insulation at perimeter or foundation	174	lf	5.00	870		
	Fill mansard edge with fire proof insulation	178	lf	5.00	890		
	Isonynene Insulation at roof	3,035	sf	6.00	18,210		
	Miscellaneous						
	New roof membrane and flashings to new canopy	76	sf	20.00	1,520		
	SUBTOTAL					57,201	
B3020	**ROOF OPENINGS**						
	Elevator vent	1	loc	800.00	800		
	SUBTOTAL					$800	
	TOTAL - ROOFING						**$58,001**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	12" CMU wall at basement	210	sf	28.00	5,880		
	8" CMU wall at elevator shaft	840	sf	26.00	21,840		
	Reinforce existing wood stud wall	14	lf	25.00	350		
	#1- 4" wood frame w/1/2" veneer plater ea side	2,384	sf	10.00	23,840		
	#2- 3" wood frame w/ w/1/2" veneer plater ea side	630	sf	9.75	6,143		
	#3- 6" wood frame w/1/2" veneer plater ea side	105	sf	12.00	1,260		
	#4- 6" wood frame w/1/2" veneer plater ea side: insulated	147	sf	13.00	1,911		

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
	#5- 6" wood frame w/5/8" veneer plater ea side	798	sf	12.50	9,975		
	Infill existing plaster walls	158	sf	10.00	1,580		
	Furred wall at foundations	273	sf	5.00	1,365		
	Shaft wall assembly	914	sf	12.00	10,968		
	Miscellaneous wall repairs	1	ls	5,000.00	5,000		
	SUBTOTAL					90,112	
C1020	**INTERIOR DOORS**						
	New flush wood interior unit door, frame and hardware single	12	loc	1,310.00	15,720		
	New flush wood interior unit door, frame and hardware double	2	loc	2,500.00	5,000		
	New style and rail wood interior door, frame and hardware; single	15	loc	2,200.00	33,000		
	Restore, paint existing single door and frame	25	loc	500.00	12,500		
	Restore, paint existing double door and frame	4	pair	900.00	3,600		
	New flush wood interior unit pocket door, frame and hardware	2	loc	1,410.00	2,820		
	Finish new doors and frames	31	ea	110.00	3,410		
	Sealants & caulking at all door	60	ea	60.00	3,600		
	SUBTOTAL					79,650	
C1030	**SPECIALTIES / MILLWORK**						
	New grab bars in bathroom	6	loc	150.00	900		
	New Mirror to bathroom	6	ea	150.00	900		
	Toilet accessories	6	ea	500.00	3,000		
	Whiteboard at conference room	40	sf	15.00	600		
	New closet shelf	24	lf	25.00	600		
	New closet pole	24	lf	10.00	240		
	New shower curtain and rod	2	ea	50.00	100		
	New borrowed light	16	sf	70.00	1,120		
	Pantry shelving assume 5 levels	65	lf	45.00	2,925		
	New coat hooks to each unit	2	loc	125.00	250		
	Remove, refinish and reinstall corner pantry's	2	loc	500.00	1,000		
	Re-finish fireplace mantels	8	loc	700.00	5,600		
	Allowance for miscellaneous blocking	9,080	sf	0.75	6,810		
	Allowance for miscellaneous sealants	9,080	sf	0.50	4,540		
	SUBTOTAL					28,585	
	TOTAL - INTERIOR CONSTRUCTION						**$198,347**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	Egress staircase; including railings; wood	3	flt	14,000.00	42,000		
	Hand railings at new stairs	135	lf	90.00	12,150		
	SUBTOTAL					54,150	
C2020	**STAIR FINISHES**						
	Wood treads/risers to new stair	228	lfr	22.00	5,016		
	Refinish treads and risers to existing monumental stairs	210	lfr	18.00	3,780		
	Refinish treads and risers to existing stairs	179	lfr	15.00	2,685		
	Refinish guard rails to existing stairs	92	lf	20.00	1,840		

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

	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		Plumbing Fixtures						
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		Domestic Water Piping						
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		Sanitary Waste And Vent						
436		Under ground						
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		Above ground						
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		WH / Furnace Venting						
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		Natural Gas Piping						
452		1 1/4" BS Sch 40	15	lf	36.47	547		
453		1" BS Sch 40	40	lf	32.57	1,303		

	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		Miscellaneous						
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	
465								
466		***TOTAL - PLUMBING***						**$170,829**
467								
468								
469	***D30***	***HVAC***						
470								
471	**D30**	**HVAC, GENERALLY**						
472		Furnace System						
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		
478		Mini-Split System #1; Dwelling #1; 3rd Floor						
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		
484		Mini-Split System #2; Dwelling #2; 3rd Floor						
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		
490		Mini-Split System #3; 2nd Floor						
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		
497		Mini-Split System #4; Elevator Machine Room						
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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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
	Exhaust fan						
	EF-1	2	ea	400.00	800		
	EF-2	5	ea	400.00	2,000		
	Unit Heaters						
	Allowance for unit heaters	3	ea	2,000.00	6,000		
	Sheet metal & Accessories						
	Galvanized ductwork	1,850	lbs	9.00	16,650		
	Duct insulation	1,300	sf	5.00	6,500		
	Duct liner	1,300	sf	3.75	4,875		
	Fire wrap	60	sf	32.50	1,950		
	Volume dampers	25	ea	100.00	2,500		
	Allowance for FD/FSD's	1	ls	3,500.00	3,500		
	Supply diffuser / Exhaust / Return Grille	30	ea	175.00	5,250		
	Exterior grilles; furnish only						
	DD1	5	ea	147.43	737		
	DD2	1	ea	181.65	182		
	DD3	2	ea	163.31	327		
	DD4	2	ea	270.73	541		
	DD5	2	ea	136.43	273		
	Clean & blank off existing antique grilles	4	ea	500.00	2,000		
	Condensate Drain Piping						
	1 1/4" PVC	25	lf	5.79	145		
	1" PVC	50	lf	4.90	245		
	3/4" PVC	275	lf	4.28	1,177		
	Insulation	350	lf	7.00	2,450		
	Balancing						
	System testing & balancing		sf	0.50			
	Miscellaneous						
	Allowance for demo	1	ls	2,000.00	2,000		
	Premium for working around existing walls, finishes, etc	1	ls	4,160.20	4,160		
	Sub-Contract Trade General Conditions / Requirements	1	ls	8,851.05	8,851		
	Coring, sleeves & fire stopping	1	ls	2,000.00	2,000		
	Rigging & equipment rental	1	ls	2,500.00	2,500		
	Vibration & seismic restraints	1	ls	5,000.00	5,000		
	SUBTOTAL					201,532	
	TOTAL - HVAC						**$201,532**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Equipment						
	6" Double check valve assembly	1	ea	5,642.50	5,643		
	6" supervised valve	2	ea	1,565.43	3,131		
	4" check valve	1	ea	957.42	957		
	Siamese connection	1	ea	750.00	750		
	Electric bell	1	ea	250.00	250		
	Sprinkler heads; upright type	43	ea	57.93	2,491		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
	Sprinkler heads; concealed type	99	ea	67.75	6,707		
	Sprinkler heads; sidewall type	3	ea	62.14	186		
	Sprinkler heads; sidewall type; dry	5	ea	80.00	400		
	Pipework						
	6" BS Sch 10	37	lf	138.69	5,132		
	4" BS Sch 10	93	lf	81.19	7,551		
	3" BS Sch 10	188	lf	62.63	11,774		
	2 1/2" BS Sch 10	27	lf	54.73	1,478		
	2" BS Sch 10	122	lf	46.72	5,700		
	1 1/2" BS Sch 40	71	lf	40.66	2,887		
	1 1/4" BS Sch 40	288	lf	36.47	10,503		
	1" BS Sch 40	1,041	lf	32.57	33,905		
	Miscellaneous						
	Premium for working around existing walls, finishes, etc	1	ls	2,486.13	2,486		
	Sub-Contract Trade General Conditions / Requirements	1	ls	4,972.25	4,972		
	Coring, sleeves & fire stopping	1	ls	2,500.00	2,500		
	Seismic restraints	1	ls	2,000.00	2,000		
	Fees & permits	1	ls	750.00	750		
	SUBTOTAL					112,153	
	TOTAL - FIRE PROTECTION						**$112,153**
D50	***ELECTRICAL***						
D5010	**SERVICE & DISTRIBUTION**						
	Normal Power						
	Allowance for electrical meter arrangement	1	ls		**By Utility**		
	100A enclosed circuit breaker	2	ea	2,000.00	4,000		
	225A enclosed circuit breaker	2	ea	2,000.00	4,000		
	Feeder F-2	172	lf	22.83	3,927		
	Feeder F-3	80	lf	25.50	2,040		
	Feeder F-4	15	lf	29.91	449		
	100A panels	2	ea	2,000.00	4,000		
	125A panels	2	ea	2,500.00	5,000		
	Equipment Wiring						
	Allowance for equipment feeds & connections	9,080	sf	2.50	22,700		
	SUBTOTAL					46,116	
D5020	**LIGHTING & POWER**						
	Lighting & Branch Power						
	Type A	2	ea	275.00	550		
	Type B	10	ea	275.00	2,750		
	Type C	4	ea	930.00	3,720		
	Type D	4	ea	280.00	1,120		
	Type E; allowance	4	ea	400.00	1,600		
	Type F	27	ea	450.00	12,150		
	Type F1	7	ea	320.00	2,240		
	Type F2; allowance	1	ea	350.00	350		
	Type G	21	ea	320.00	6,720		

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	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		Lighting Control						
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		Branch devices				-		
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		Voice & Data						
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		Fire Alarm						
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		Intercom						
654		Allowance for intercom stations	8	ea	1,000.00	8,000		

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
RENOVATION							
	SUBTOTAL					77,624	
D5040	**OTHER ELECTRICAL SYSTEMS**						
	Miscellaneous						
	Allowance for demo	1	ls	2,000.00	2,000		
	Premium for working around existing walls, finishes, etc	1	ls	5,169.88	5,170		
	Sub-Contract Trade General Conditions / Requirements	1	ls	10,339.75	10,340		
	Fees & Permits	1	ls	2,243.05	2,243		
	Grounding & bonding	9,080	sf	0.15	1,362		
	Lightning protection system, allow	9,080	sf	0.30	2,724		
	Temp power and lights	9,080	sf	0.60	5,448		
	SUBTOTAL					29,287	
	TOTAL - ELECTRICAL						**$236,082**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
	Small Commercial kitchen allowance	1	ea	50,000.00	50,000		
	New apartment size refrigerator	2	ea	800.00	1,600		
	New washer	2	ea	1,000.00	NIC		
	New dryer	2	ea	900.00	NIC		
	New electric cook top and oven at tenants	2	ea	650.00	1,300		
	Waste disposal	2	ea	845.00	1,690		
	SUBTOTAL					54,590	
	TOTAL - EQUIPMENT						**$54,590**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
	New kitchen base cabinets and counters at tenants	17	lf	340.00	5,780		
	New kitchen upper cabinets at tenants	28	lf	220.00	6,160		
	New end panels at fridge	2	loc	200.00	400		
	New kitchen base cabinets and counters at commercial kitchen	17	lf	450.00	7,650		
	New kitchen upper cabinets at commercial kitchen	12	lf	250.00	3,000		
	Island and counter at commercial kitchen	6	lf	500.00	3,000		
	New kitchen wall oven cabinet at commercial kitchen	1	ea	1,500.00	1,500		
	Vanity	8	lf	200.00	1,600		
	Natural oak base cabinet and counter at conference	9	lf	500.00	4,500		
	Base cabinet and counter at rear hall	4	lf	450.00	1,800		
	Upper cabinet at rear hall	4	lf	250.00	1,000		
	SUBTOTAL					36,390	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be moved by others						
	SUBTOTAL						
	TOTAL - FURNISHINGS						**$36,390**

PM&C

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							
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		
	Remove18" 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 mics 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		
	SUBTOTAL					$36,320	
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$194,624**

PM&C

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
SITEWORK							
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		
	Site Earthwork						
	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		
	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	

PM&C

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
SITEWORK							
G30	**CIVIL MECHANICAL/ELECTRICAL UTILITIES**						
	Water supply						
	Allowance for new domestic water piping; 2"	**80**	lf	35.00	2,800		
	Allowance for new fire CI piping; 4" (storz connection)	**80**	lf	65.00	5,200		
	Connect to existing line	**1**	loc	3,000.00	3,000		
	New fire hydrant	**1**	loc	2,600.00	2,600		
	FD connection	**1**	loc	2,000.00	2,000		
	Tees	**2**	loc	350.00	700		
	Gate valves	**2**	loc	750.00	1,500		
	Gas service						
	Gas line				NIC		
	Gas Meter				NIC		
	Storm Sewer						
	Allowance of storm drainage	**1**	ls	20,000.00	20,000		
	Sanitary						
	Allowance for a new sceptic: includes removal of existing	**1**	ls	80,000.00	80,000		
	Allowance for a new grease trap	**1**	ls	20,000.00	W/ plumbing		
	SUBTOTAL					$117,800	
G40	**ELECTRICAL UTILITIES**						
	Power						
	Primary ductbank						
	Excavate, backfill and make good	**75**	lf	18.00	1,350		
	Manhole	**1**	ea	3,500.00	3,500		
	4" PVC conduits c/w pull wire	**75**	lf	15.00	1,125		
	500MCM	**340**	lf	21.07	7,164		
	Communications						
	Connection to existing manhole, allow	**1**	ea	1,500.00	1,500		
	Communications ductbank, allow						
	Excavate, backfill and make good; Cable TV & Telephone	**75**	lf	18.00	1,350		
	2-4" PVC conduits	**150**	lf	15.00	2,250		
	Cabling		lf				
	Site Lighting						
	Allowance for site lighting	**1**	ls	5,000.00	5,000		
	SUBTOTAL					$23,239	
	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.

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 16B

ARTICLE 16B: To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise, for open space and recreational purposes pursuant to G.L. c.44B and to accept the deed to the Town of Plymouth, of a fee simple interest or less of land located off Little Herring Pond Road in the Town of Plymouth comprised of 43.6 acres, more or less, shown on Assessors' Map 122, Lot 10P-1022B and Lot 1022A, said land to be held under the care, custody and control of the Conservation Commission, to appropriate $400,000 for the acquisition and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum which shall be reduced by the amount of any grants received by the Town pursuant to G.L.c.44B, section 11 or G.L. c.44, section 7 or any other enabling authority; and further to authorize the Board of Selectmen to grant a conservation restriction in said property in accordance with G.L.c.44B, section 12 meeting the requirements of G.L. c. 184, sections 31-33; and to authorize appropriate Town officials to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.
COMMUNITY PRESERVATION

CPC RECOMMENDATION: Approval (unanimous)
The Community Preservation Committee voted unanimously in favor of Article 16B at its meeting held Thursday, July 30, 2015

SUMMARY & INTENT:
The Community Preservation Committee is recommending the purchase of the property abutting west side of Little Herring Pond for the purposes of passive recreational use, the protection of priority habitats of rare species and the protection of the water quality of Little Herring, Carters Brook, Great Herring, Pickerel Pond and the Herring run accessing the Cape Cod Canal. Acquisition of this property will enhance the land conservation and water protection in the Great Herring Pond waster shed. The property provides extensive frontage on and extensive views of two ponds, Little Herring Pond and Triangle Pond, a county road layout accessible from Carters Bridge Road. The property also abuts existing open space at Pickerel Pond Preserve that is situated to the west. The Premises possesses considerable natural resource values. It is partially within several areas designated by the Natural Heritage and Endangered Species Program as important wildlife habitat, including Bio Map 2 "Core Habitat and critical Natural Landscape, and is entirely within Priority Habitats of Rare Species (Eastern Box Turtle, Eastern Pondmussel, Tidewater Mucket and Bridle Shiner. It has extensive frontage on Little Herring Pond a body of water containing "Anadromous Fish Presence" and known to support one of the region's premier herring runs.

APPLICATION
to the
PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE

FEBRUARY, 2015

PROJECT: TWIN PONDS PRESERVATION PROJECT

LOCATION: PERSEVERANCE PATH/LITTLE HERRING POND ROAD

ACREAGE: Approximately 15.7 acres

CURRENT OWNERS:

SP REALTY INVESTMENT CO. LLC
(*Assessors Map 122, Parcel 10P-1022B*)

PROJECT SUMMARY:

The Wildlands Trust ("WLT") hereby submits an application to the Plymouth Community Preservation Committee, pursuant to the possibility of the Town acquiring a significant tract of open space situated between Little Herring and Triangle Ponds in Southeast Plymouth.

The Premises comprises approximately 15.7 acres of upland woodlands, extensive frontage on and extensive views of two ponds, Little Herring Pond and Triangle Pond, strikingly diverse topography, and access from Little Herring Pond Road, a county road layout accessible from Carters Bridge Road. It is proximate to an existing open space holding, the Wildlands Trust's Pickerel Pond Preserve that is situated to the west.

The Premises possesses considerable natural resource values. It is partially within several areas designated by the Commonwealth of Massachusetts Natural Heritage and Endangered Species Program ("NHESP") as important wildlife habitat, including Bio Map 2 "Core Habitat" and "Critical Natural Landscape", and is entirely within Priority Habitats of Rare Species "PH 1396" and "Estimated Habitats of Rare Wildlife". It has extensive frontage on Little Herring Pond, designated by NHESP as a water body containing "Anadromous Fish Presence" and known to support one of the region's premier herring runs.

The proposed acquisition meets several of the nine "Open Space Goals and Criteria" enumerated in Plymouth's Community Preservation Committee Application, and is consistent with several of the goals and objectives articulated in the current Town of Plymouth Open Space and Recreation Plan.

PROJECT HISTORY:

The current owner acquired the Premises in May 2005. Sometime later that year, the landowner negotiated an agreement with the Plymouth Planning Board that would allow for the construction of up to, but no more than, 10 single-family house lots under the Village Open Space Density by-law ("VOSD"). A copy of a plan depicting this potential subdivision is enclosed herewith as an attachment. Despite the referenced agreement, the landowner deferred further action toward permitting the VOSD project, at least in part due to the recession-induced decline of the real estate market.

In December 2014, a meeting was held to discuss the preparation of this application, and the scope of an appraisal. Attendees at the meeting included Attorney Robert Betters and Engineer Dennis DiPrete, representing the landowner; CPC Chair Bill Keohan and Environmental Technician Kim Tower, representing the Town of Plymouth; consultant Valerie Massard, working on behalf of the CPC; appraiser Eric Reenstierna; and Scott MacFaden, representing Wildlands Trust. All agreed on the goal of coordinating efforts toward submitting this application, obtaining an appraisal, and consummating an agreement that would allow the CPC to advance the proposed acquisition at the upcoming Plymouth Spring Town Meeting in April.

DEVELOPMENT POTENTIAL/PERMITTING STATUS:

The landowner and its representatives have been proceeding through the permitting process for the potential VOSD subdivision, and as of 12/31/14 one public hearing had been held on the project. The most recent meeting was scheduled for January 5, at which time the landowner's representatives were poised to request a continuance.

As regards environmental permitting, NHESP has reviewed the project, and its comment letter is included herewith in the attachments section. It is not known if the landowner and/or their representatives have at any time filed any documents with the Plymouth Conservation Commission.

APPRAISAL:

Cambridge-based appraiser Eric Reenstierna has been engaged by the landowner and the CPC to prepare an appraisal of the subject property. The anticipated delivery date for the appraisal was sometime in January.

ACQUISITION PLAN:

Assuming agreement is reached on a sales price, the project should be poised to advance to Spring Town Meeting for approval in April 2015. The Town could potentially close on the land within a month after Town Meeting, pending the satisfactory completion of standard due diligence.

LANDSCAPE FEATURES/NATURAL RESOURCES SUMMARY:

The Premises comprises a ridgeline that is the boundary between Little Herring and Triangle Ponds, and includes extensive frontage on both water bodies. The site's topography is quite variable. Slopes range between 3% all the way to 50%, with the highest elevation of approximately 90' found in the center of the property.

The Premises are almost entirely wooded. It is partially or entirely within multiple areas designated as ecologically significant by the Commonwealth of Massachusetts Natural Heritage and Endangered Species Program ("NHESP"), including:

- Partially within Bio Map 2 "Core Habitat" and "Critical Natural Landscape"
- Entirely within Priority Habitats of Rare Species "PH 1396" and "Estimated Habitats of Rare Wildlife"
- Species responsible for the above designations are the Eastern Box Turtle, Eastern Pondmussel, Tidewater Mucket, and Bridle Shiner
- Has frontage on Little Herring Pond, identified as including "Anadromous Fish Presence"

LANDSCAPE CONTEXT:

The Premises literally comprises most of the landscape boundary between Little Herring and Triangle Ponds. Wildlands Trust's Pickerel Pond Preserve is situated not far to the west. Single-family residential development lies to the north and southeast. The northern edge of Great Herring Pond is approximately 1/3 of a mile to the south.

IMPROVEMENTS/ACCESS:

The subject property includes no improvements. It is accessed from the south via Little Herring Pond Road, a Plymouth County Right of Way which at present is an unimproved narrow dirt road.

LONG-TERM MANAGEMENT PROGNOSIS:

The most likely users of the site will be residents of adjacent neighborhoods who live within walking distance, and who will enjoy passive recreational uses typical for such properties, including hiking and nature study. Uses such as these typically do not require much in the way of improvements, and therefore, it is not anticipated that the Town's acquisition of the Premises would impose any significant management or stewardship obligations. :

There could be a significant, and possibly beneficial, caveat to the above. A portion of the site has apparently been used on an informal basis for launching kayaks and canoes on Little Herring Pond. It is not known as of the date of this application whether it would be feasible for the Town to improve this launch site should it acquire the property. However, given the relative paucity of quality access sites to many of Plymouth's great ponds, it is recommended that the Town at least evaluate the possibility of creating a formal launch site in the event it acquires the Premises.

OTHER:

The Town of Plymouth's assessors records indicate that the landowner also owns an adjacent 3.6-acre parcel. However, said parcel is not offered for sale at this time due to a title issue, and the actions that may be required to correct the title issue are not known. Should the Town acquire the larger parcel, consideration should be afforded to assessing the possibility of acquiring this smaller parcel, provided the title defects are correctable. It is known that local residents have been in the practice of storing kayaks and canoes on this smaller parcel.

ALIGNMENT WITH COMMUNITY PRESERVATION ACT GOALS FOR OPEN SPACE

GOAL 1: *Preserve Plymouth's Rural Character.* The Premises' wooded and undeveloped character provides an aesthetic counterpoint to adjacent residential development.

GOAL 2: *Protect rare, unique, and endangered plant and wildlife habitat.* The Premises lie partially or entirely within several NHESP-designated areas of ecological significance, including

Bio Map 2 "Core Habitat" and "Critical Natural Landscape", "Priority Habitats of Rare Species PH.1396" and "Estimated Habitats of Rare Wildlife", and have frontage on Little Herring Pond, identified by NHESP as including "Anadromous Fish Presence".

GOAL 5: *Balance open space with development demand to reduce service demands and tax burden on town.* The Town's acquisition of the Premises would preclude its conversion to a housing development, thereby obviating the need for large expenditures on road improvements, schools, and other infrastructural investments that would potentially strain town budgets.

GOAL 7: *Improve public access and trail linkages to existing conservation, recreational and other land uses.* The Premises includes woods roads that can easily transition to serving as walking paths. Also, as indicated elsewhere herein, a portion of the site has been used on an informal basis, but apparently without the landowner's permission, for kayak and canoe access to Little Herring Pond. The Town's acquisition of the Premises would secure public ownership of the site, and allow for the potential of establishing a formal access site to the pond.

OTHER SUPPORTING INFORMATION: The proposed acquisition would be consistent with several of the goals and objectives enumerated in the updated 2009 Town of Plymouth Open Space and Recreation Plan, including:

Section VIII, GOALS & OBJECTIVES, pp. 100-102:

Recreation

- *Goal: "Improve the availability and maintenance of recreation areas throughout Plymouth.* The Town's acquisition of the Premises would secure a site that is already used by local residents for a variety of passive recreational pursuits, including water access.

Maintenance of Biodiversity and Wildlife Habitat

- *Goal: "Maintain the biodiversity and wildlife habitat in Plymouth."*
- *Objective: "Work with non-profit conservation organizations to identify, protect, and manage lands of significant ecological habitat value, including an overall assessment of priority areas".* WLT, a nonprofit conservation organization, is helping to facilitate this project that will preserve wildlife habitat identified as significant by the Commonwealth of Massachusetts.

Scenic Views

- *Goal: "Maintain the existing scenic views in Plymouth that give Plymouth a distinctive sense of place."*

- *Objective: "Protect lands with distinctive landscapes".* The Premises includes the entirety of the landmass serving as the boundary between two ponds, and provides scenic views of both water bodies from its higher elevations.

AN APPRAISAL REPORT
OF A 19.6-ACRE PARCEL OF VACANT LAND

LITTLE HERRING POND ROAD
PLYMOUTH, MASSACHUSETTS

EFFECTIVE JANUARY 15, 2015

CLIENTS:
TOWN OF PLYMOUTH
11 LINCOLN STREET
PLYMOUTH, MA 02360

ROBERT BETTERS, ESQ.
WITHINGTON & BETTERS
15 CASWELL LANE
PLYMOUTH, MA 02360

APPRAISER:
ERIC T. REENSTIERNA, MAI

OF
ERIC REENSTIERNA ASSOCIATES LLC
Real Estate Appraisers and Consultants

ERIC REENSTIERNA ASSOCIATES LLC

Real Estate Appraisers and Consultants

24 Thorndike Street, Cambridge, MA 02141

617-577-0096

March 20, 2015

Mr. William Keohan
Town of Plymouth
Community Preservation Committee
11 Lincoln Street
Plymouth, MA 02360

Robert C. Betters, Esq.
Withington and Betters
15 Caswell Lane
Plymouth, MA 02360

Dear Messrs. Keohan and Betters,

In accordance with your request, I have made an analysis of a 19.6-acre parcel of vacant land at Little Herring Pond Road, Plymouth, Massachusetts, for the purpose of estimating the Market Value of the Fee Simple Estate in the property, "as is," as of January 15, 2015.

This letter is introductory to an Appraisal Report, intended to comply with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute. The subject property, comparable market data, and analyses are described in full in the text and other explanatory materials that follow. Extraordinary assumptions, hypothetical conditions, and any instructions of the client are described in full, as well. The analysis presented here applies the Sales Comparison Approach to Value, using a Subdivision Approach method. This letter is part of the larger document and, to be properly understood, must remain attached.

On the basis of the analyses presented here, it is my opinion that the Market Value of the Fee Simple Estate in the subject property, "as is," expressed as cash to the seller in a hypothetical transfer, as of January 15, 2015 is Eight Hundred Thirty Thousand U.S. Dollars ($830,000.).

The estimated exposure time and marketing time are both twelve months.

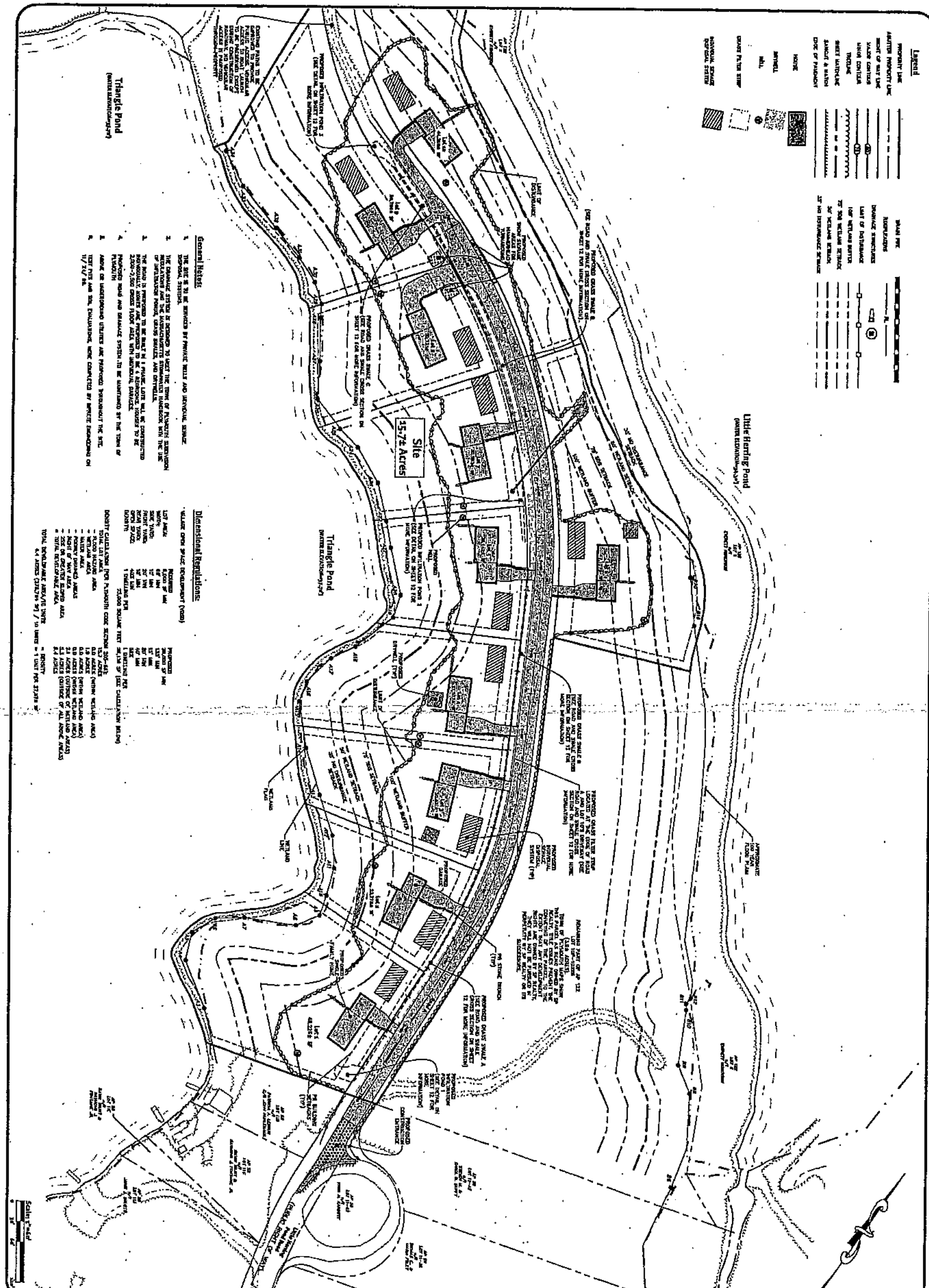
If I may be of further service to you, please call me.

Sincerely,

Eric T. Reenstierna, MAI
Mass. Cert. General R.E. Appraiser #343

0 0.075 0.15 0.3 Miles

NORTH



Overall Site Plan

Little Herring Pond Road Extension

Plymouth, Massachusetts
Assessor's Plat 122 Lot 10F-10228

Applicant
SP Realty Investment Co.
2 Stafford Court, Cranston, Rhode Island 02920

Sheet 7 of 13

1	6-1-2013	...	B.D.C.
No.	Date	Description	By

Drawn By: J.A.R. | Design By: B.D.C. | Checked By: B.D.C.

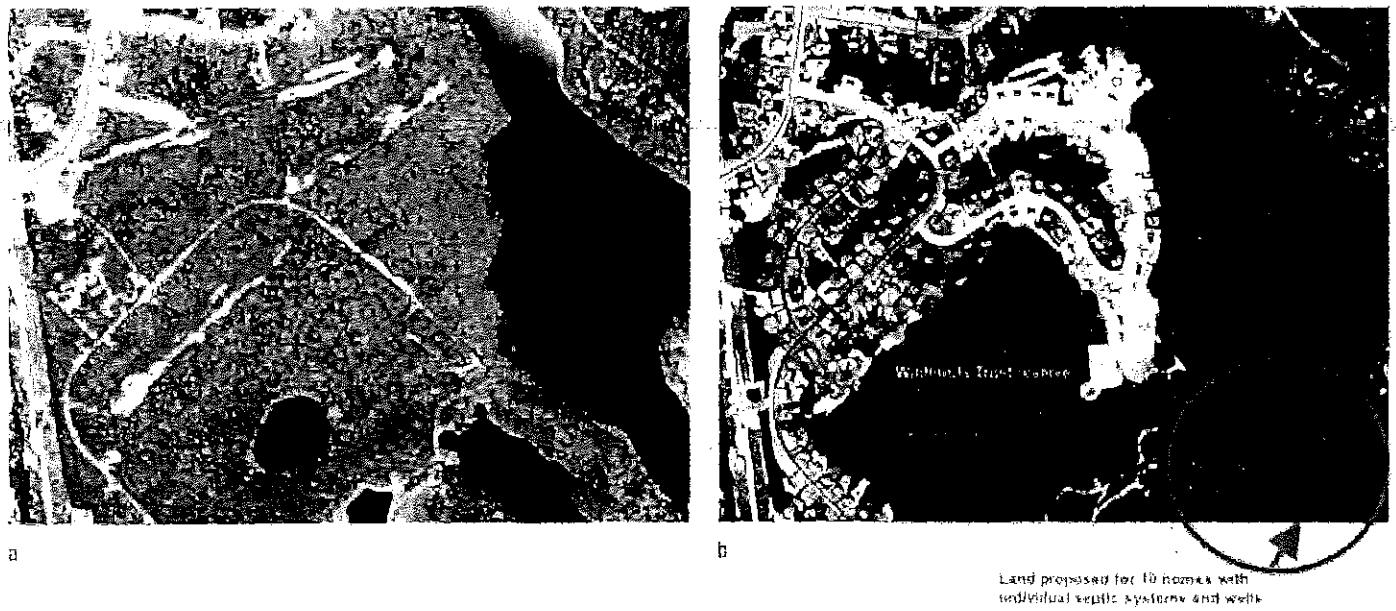
This regulatory submission not shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

DiPrete Engineering
Two Stafford Court, Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com
Engineers • Planners • Surveyors

DE Job No: 0xxx-0xx. Copyright 2014 by DiPrete Engineering Associates, Inc.

Unfortunately, significant areas of original Core Habitat that were unprotected have been lost to development since 2001. At least 11,000 acres that had been identified as Core Habitat in 2001 experienced subsequent development and fragmentation, and are therefore excluded from Core Habitat in *BioMap2*. Even more alarmingly, almost 27% and 42% of the original *BioMap* Core Habitat and Supporting Natural Landscape, respectively, are within 100 meters of development created since 1999. This represents a significant loss of critical habitats for biodiversity during recent years.

Some Core Habitat in the first *BioMap* (a) has since been developed and is therefore not included in *BioMap2* (b).



Community Preservation Act
Finance Report
October 17, 2015
Fall Town Meeting

Community Preservation Fund - Available Funds						Balances
Fund Balances:	**Balance 6/30/2015 - CP2**	**FY2016 Annual Town Meeting Action**	**Balances Available for FY2016 Town Meetings - FATM, April STM & ATM**	**Art 16A Simes House**	**Art 16B Open Space - Little Herring Cedarville**	**Balances Remaining for STM in April**
Reserved for Open Space	38,025.00	245,573.00	283,598.00		(283,598.00)	-
Reserved for Community Housing	507,343.00	245,573.00	752,916.00			752,916.00
Reserved for Historic Resources	262,674.00	245,573.00	508,247.00	(508,247.00)		-
Budgeted Reserve		465,783.00	465,783.00	(349,230.00)	(116,402.00)	151.00
Unreserved - for any Purpose						
Undesignated Fund Balance	407,686.25		407,686.25			407,686.25
Grand Total	**$1,215,728.25**	**$1,202,502.00**	**$2,418,230.25**	**($857,477.00)**	**($400,000.00)**	1,160,753.25

Lynne A. Barrett
Finance Director
9/9/2015