

SIMES HOUSE – RECOMMENDED TREATMENT STANDARDS

The Simes House, erected in 1863 and currently situated on a reduced one-acre parcel, represents an important historical and architectural resource for Manomet and the town of Plymouth. Like most historic properties, the Simes House shows the accumulated effects of weathering, extended use, adaptation, and deferred maintenance. Despite the current shabby appearance, the Simes House is in reasonably good shape and has no significant flaws inherent in the design and construction of the building.

The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68) are professional guidelines that define four different ways to approach an existing building. The Standards are not detailed and prescriptive. Instead, they provide a philosophical perspective on the history of the building, its current condition, the current or future use, and the impact of the project on the community. Most projects require a balance of different approaches in order to achieve a viable level of use.

PRESERVATION

On a physical level, the Simes House is simply in need of repair. Preservation as a treatment approach focuses on the repair of damaged material or the replacement of deteriorated elements in kind. The overall design of the building is not affected, but the failures in the integrity of historic spaces, surfaces, and architectural features are corrected.

Preservation ensures that significant historical materials are not discarded or lost in the course of a project. Minor deterioration can be consolidated and repaired. Major deterioration can be replaced with new wood or masonry to match the dimension, profile, color, texture, and material of the historic elements. Painted surfaces are stripped and prepared using only the gentlest effective means. Modern synthetic materials are generally avoided so that the building does not just “look” historic, but actually is historic.

For the Simes House, preservation is the recommended treatment approach for the exterior of the building and for the major interior features.

REHABILITATION

On a functional level, the Simes House is in need of thoughtful rehabilitation. Rehabilitation as a treatment approach focuses on adapting an existing building to a compatible new use. The overall design of the building and the most significant features and spaces are not affected, but physical upgrades are often required to meet the functional requirements of the new use.

Rehabilitation ensures that the historical and architectural elements that make an existing building distinctive are retained in the course of accommodating new or expanded uses. Mechanical, electrical, and plumbing systems may need to be reconfigured or completely replaced. More efficient heating and cooling systems, modern kitchen facilities, fire protection, and elevators may all be part of the rehabilitation plan. Secondary spaces are sometimes subdivided. New construction added to the existing building is generally small in scale and compatible with the historic design.

For the Simes House, rehabilitation is the recommended treatment approach for the interior of the building, while preserving as many of the key features as possible.

RESTORATION

In its exterior appearance, the Simes House retains most of the character-defining Second Empire-style features that made it such an impressive structure when it was constructed in 1863. Restoration as a treatment approach focuses on returning an existing building to the appearance that it had at a particular point in time. The overall design of the building is not affected, but existing features that date outside the defined “period of significance” may be removed or concealed.

Restoration is most appropriate for museum houses, when the accurate representation of a particular time and place is crucial to the understanding of the building and events related to it. Modern systems are usually inserted discreetly and to a limited degree.

For the Simes House, restoration of the exterior would be one possible approach, but given the integrity of the building there would be very little difference between preservation and restoration as they affect the exterior of the building. Restoration might be appropriate for the front stair hall and the four main rooms on the first floor (depending on actual use), but preservation and rehabilitation are more compatible with the goals expressed by the Simes House Foundation.

RECONSTRUCTION

The setting of the Simes House is greatly reduced from what it was historically. The house that was surrounded by more than 100 acres of private lawn and agricultural land in 1863 is now confined to a single acre and surrounded by modern residential and commercial development.

Reconstruction as a treatment approach focuses on reestablishing the relationships between buildings and landscapes as they existed historically. New construction often helps to reestablish those connections.

For the Simes House, reconstruction as a treatment approach would be most applicable to the development of the historic landscape. The walkways, garden beds, trees, and fencing that surrounded the house in the 19th century could be partially recreated on the current parcel. The barns and outbuildings that were the visual expression of a prosperous gentleman’s farm could serve as inspiration for the design of new buildings that might accommodate a range of possible uses.

Recommendations

For the Simes House, the focus should be preserving as much of the historical character of the building as can reasonably be accomplished while still accommodating the functional requirements of the proposed new uses. The house was built as a single family home, but the new mixed-use plan includes community space, commercial offices, and residential apartments. Even if the building were in prime condition, the Simes House would still require some modification to meet current standards.

Based on the investigation of the current condition and the proposed program of use, the recommended treatment approaches are Preservation for the exterior of the house, Rehabilitation for the interior of the house, and partial Reconstruction for the design of the landscape.

SIMES HOUSE – NATIONAL REGISTER OF HISTORIC PLACES

The Simes House is eligible for listing on the National Register of Historic Places under Criterion A (historical significance) and Criterion C (architectural significance) at the local level. In addition to demonstrating integrity of location, design, setting, materials, workmanship, feeling, and association for the property, the National Register nomination will also define a period of significance for the Simes House.

The following guidelines are drawn from National Register Bulletin 16A:

The Period of Significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing.

Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.

Criterion A: For properties associated with historical trends, the period of significance is the span of time when the property actively contributed to the trend.

Criterion C: For architecturally significant properties, the period of significance is the date of construction and the dates of any significant alterations or additions.

The property must possess historic integrity for all periods of significance. The period of significance is based upon the time when the property made the contributions or achieved the character on which significance is based.

Fifty years ago is used as the closing date for periods of significance where activities begun historically have continued to have importance.

PERIOD OF SIGNIFICANCE

The significance of the Simes House extends through several historical periods:

- 1857-1890 Construction of the country estate (1857-63) by Joseph Simes
Ownership by Joseph Simes (d. 1884) and George Simes
- 1892-1906 Operation of Simes House as a seasonal resort
- 1907-1917 Operation as Broadview Nursing Home
- 1918-1954 Operation as Esta Nuala / Camp Bazely
- 1954 Property sold and subdivided into 16 lots with the Simes House on 3/4 acre

The period of significance guides the process of decision making for historic restoration or rehabilitation and for interpretation of the site. The successive uses of the Simes House mirror the development of Manomet from an isolated location, to a streetcar destination, a summer resort, and a suburban residential neighborhood. A broad period of significance covering the years 1857 to 1954 would offer the greatest flexibility to the project.

BOUNDARIES

The boundaries of the proposed National Register district would be the boundaries of the current one-acre parcel owned by the Simes House Foundation, Inc. The current parcel represents the only intact and undeveloped portion of the large acreage historically associated with the house.

EFFECTS OF LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

Listing the Simes House on the National Register of Historic Places would have no effect on current or subsequent ownership or use of the property. The National Register designation is primarily honorific and does not impose any maintenance requirement, does not require any degree of public access, and does not impose any restrictions on physical treatment or modification.

The National Register does provide limited protection against adverse effects that may result from projects supported by state or federal funding, licensing or permits. In the advance of an anticipated adverse effect from a state or federal project, the Massachusetts Historical Commission (State Historic Preservation Office) would work with the project proponents and the property owners to avoid, minimize, or mitigate the adverse effect on historic properties. It is important to note that the adverse effect of a state or federal project does not need to be immediate or direct. It may include cumulative effects such as vibration and contextual disturbances such as noise and visual intrusion.

Properties that are listed on the National Register of Historic Places may be eligible for grants, tax credits, or other incentives to support their preservation and reuse. The eligibility and conditions vary according to the specific program.

Joseph Simes House - Manomet, Massachusetts
Historic Structure Report – Landscape Preservation Plan

LANDSCAPE CONCEPT PLAN

DIMENSIONAL REQUIREMENTS

(per Town of Plymouth Zoning Bylaw)

Zone

- R-20SL (Small Lot Residential)

Allowable Uses without Special Permit

- Single-family residences
- Wetlands uses
- Home offices

Special Permit Uses

- Funeral homes
- Medical facilities

Setbacks

- Front – 30'
- Rear – 30'
- Side – 15'

Parking Requirements

- Minimum 20' from street edge
- Buffer between street and parking buffered with 4' high thick planting or a fence
- Driveway width minimum 9' and maximum of 16'
- Parking area surface 1% to 5% grade
- Parking spaces 10' x 18'
- Number of spaces required – 1.3 spaces per 1 bedroom unit; 2 spaces per 2 bedroom unit; 2 spaces per 600 GFA of office space

Joseph Simes House - Manomet, Massachusetts
Historic Structure Report – Landscape Preservation Plan

LANDSCAPE CONCEPT PLAN

CONCEPT PLAN DESCRIPTIONS

Concept Plan A

Plan A places emphasis on the development of a Manomet Commons landscape, where a 20' x 20' bandstand provides a focal point, and circulation, planting and other amenities are organized around the structure. The house becomes more of a backdrop to the Commons. Features include a 5' horseshoe-shape walkway curving from the northwest and southwest corners of the property (corners at Manomet Point Road) into the property, and connecting in front of the bandstand. The bandstand is centered on the south entrance to the house, off the south porch, and a screen of Arbor vitae separates the bandstand and Commons lawn from the property's east side. A 10-car parking area, accessed via a one-way drive from Old Colony Drive, lies along the east side, with a drop-off area near the southeast entrances (wing) to the house. This plan will require the existing wood timber retaining wall to be re-built, and the area within the existing chain-link fenced area re-graded to accommodate the parking lot. Two shade trees (a Gingko and a Horse Chestnut) have been added to the Commons lawn, and evenly-spaced shade trees line the property's west and south sides.

Budget Projection: \$210,000

Concept Plan B

Plan B evokes the character of the gentleman's farm landscape, created by Joseph Simes in the last 19th century, where a 1200 SF caretaker's cottage (with "performance porch"), located off the southeast side of the house, mimics a small barn. A series of curving 4' walkways, laid out in a pattern similar to those on the historic Simes property, lead visitors from Manomet Point Road into the property. A 6-car parking area, accessed via a one-way drive from Old Colony Drive, lies along the east side of the property, and a retaining wall (or slope) separates the parking area from the Commons. Evenly-spaced shade trees line both the east and south edges of the property, offset by a three-rail wood fence. The budget excludes the cost of the caretaker's cottage.

Budget Projection: \$192,800

EXISTING CONDITIONS

The Joseph Simes House lies on one acre of land (two parcels) on the west side of Manomet Point Road in the Manomet Village section of the Town of Plymouth. Private residences line the property's north and west sides, and a daycare center stands on the south side. A large asphalt parking area is across Manomet Point Road to the east.

Joseph Simes House
Manomet, Massachusetts

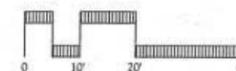
HISTORIC STRUCTURE REPORT & LANDSCAPE PRESERVATION PLAN

Agricola Corp.
Red Hawk Studio Architects, Inc.
Martha Lyon Landscape Architecture, LLC



NOTES

Existing conditions information derived from "EXISTING CONDITIONS PLAN IN PLYMOUTH, MA," prepared on January 19, 2012 by Bracken Engineering, 49 Herring Point Road, Buzzards Bay, MA. Martha Lyon Landscape Architecture, LLC makes no claim to the accuracy of the data found on this plan.



CONCEPT PLAN A

Plan A places emphasis on the development of a Manomet Commons landscape, where a 20' x 20' bandstand provides a focal point, and circulation, planting and other amenities are organized around the structure. The house becomes more of a backdrop to the Commons. Features include a 5' horseshoe-shape walkway curving from the north-west and southwest corners of the property (corners at Manomet Point Road) into the property, and connecting in front of the bandstand. The bandstand is centered on the south entrance to the house, off the south porch, and a screen of Arbor vitae separates the bandstand and Commons lawn from the property's east side. A 10-car parking area (with one handicapped space), accessed via a one-way drive from Old Colony Drive, lies along the east side, with a drop-off area near the southeast entrances (wing) to the house. This plan will require the existing wood timber retaining wall to be re-built, and the area within the existing chain-link fenced area re-graded to accommodate the parking lot. Two shade trees (a Ginkgo and a Horse Chestnut) have been added to the Commons lawn, and evenly-spaced shade trees line the property's west and south sides.

Joseph Simes House
Manomet, Massachusetts

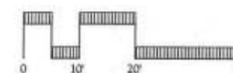
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CONCEPT PLAN B

Plan B evokes the character of the gentleman's farm landscape, created by Joseph Simes in the late 19th century, where a 1200 SF caretaker's cottage (with a "performance porch"), located off the southeast side of the house, mimics a small barn. A series of curving 4' walkways, laid out in a pattern similar to those on the historic Simes property, lead visitors from Manomet Point Road into the property. A 6-car parking area (with one handicapped space), accessed via a one-way drive from Old Colony Drive, lies along the east side of the property, and a retaining wall (or slope) separates the parking area from the Commons. Evenly-spaced shade trees line both the east and south edges of the property, offset by a three-rail wood fence.

Joseph Simes House
Manomet, Massachusetts

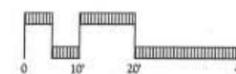
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FINAL CONCEPT PLAN

The Final Concept Plan evokes the character of the gentleman's farm landscape, created by Joseph Simes in the late 19th century, where a 1200 - 1800 SF (2 - 3 stories) caretaker's cottage (with a "performance porch"), located off the south-east side of the house, mimics a small barn. A series of curving 4' walkways, laid out in a pattern similar to those on the historic Simes property, lead visitors from Manomet Point Road into the property. A 12-car parking area (with one handicapped space), accessed via a one-way drive from Old Colony Drive, lies along the east side of the property, and a retaining wall (or slope) separates the parking area from the Commons. Evenly-spaced shade trees line both the east and south edges of the property, offset by a three-rail wood fence.

Joseph Simes House
Manomet, Massachusetts

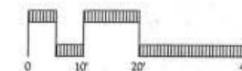
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TREATMENT RECOMMENDATIONS

PRIORITY 1 - EXTERIOR ENVELOPE STABILIZATION

REPLACE ROOFING THROUGHOUT

- Remove existing roofing
- Replace unsound substrate sheathing with boards or 3/4 inch plywood.
- Replace eave fascia where decayed.
- Replace cornice crown molding where missing or decayed.
- Repair gutters with lead coated copper (LCC) flashing.
- Inspect all flashings and replace where needed using copper or LCC.
- entire low slope roofs (upper main roof and porches).
- Install ice and water shield at mansard roof
- Install 15 pound roofing felt and laminated asphalt shingles at mansard roof.
- Install ridge shingles at hips (differentiate color) at mansard roof.
- Inspect chimneys, remove unsound masonry and rebuild.

STABILIZE EXTERIOR WALLS

General

- Replace individual unsound siding boards and flat trim with pine (?) to match existing.
- Repair or replace window head flashings where necessary.
- Carefully remove and reinstall molded trim as necessary.

South Side

- Rebuild wall where collapsed at room 205.
- Remove leaded glass window at room 206, infill wall, and frame-in new window to match original
- Rebuild wall installing new sheathing, siding, and windows at first floor east end where missing.

East Side

- Rebuild wall installing new sheathing, siding, and windows at basement and first floor where missing.

REFURBISH WINDOWS AND EXTERIOR DOORS

- Refurbish exterior pair doors at rooms 103, 105, and 106.
- Replace windows at rooms 105, 110, and 112 where missing or removed.
- Have Window Condition Survey performed by a qualified window expert (see appendix).
- Carry out recommendations of Window Condition Survey.

REBUILD SOUTH SIDE PORCH

- Salvage and reuse existing components that are in sound condition.
- Use existing components as pattern for replacement parts
- Install balustrade to match original (see 1870 and pre-WW II photos).

REPAIR WEST FRONT PORCH

- Remove decking; repair or replace deck substructure where unsound.
- Install new decking
- Rebuild balustrade; use existing rail; match original (see 1870 and pre-WW II photos).

PAINT EXPOSED EXTERIOR WOOD

- Wash mildew and algae off.
- Scrape off loose paint.
- Apply primer where wood is exposed
- Caulk all joints
- Perform testing to determine original paint colors
- Apply two coats finish paint.

PRIORITY 2 - BASIC SYSTEMS

RESTORE ELECTRICAL SERVICE

- Install new basement panel, meter, and underground electrical service
- Test existing circuits and activate where safe.
- Install temporary construction lighting and power where necessary.

RESTORE HEAT

- Repair or replace existing oil-burner
- Re-connect existing ducts.

PRIORITY 3 - INTERIOR RENOVATION

INTERIOR SELECTIVE DEMOLITION

- Remove plaster that is cracked and loose.
- Remove rotted wood floor structures where necessary

INTERIOR STABILIZATION

- Rebuild missing floor structures

INTERIOR SYSTEMS

- Install new electrical systems - power, lighting, telephone, cable, data, security, and fire alarm.
- Install new HVAC system.
- Install new plumbing system.

INTERIOR FINISHES

- Refasten sound, but loose, plaster.
- Repair lath; replace missing lath; replace missing plaster. Use blueboard in areas where entire walls or large areas are missing plaster.
- Spackle cracks in plaster.
- Paint plaster ceilings and moldings.
- Repair damaged flooring. Lightly sand flooring.
- Replace missing wall base molding. Hand sand and paint
- Apply wallpaper or paint to walls.

REBUILD WIDOW'S WALK ON THE ROOF

Simes House
29 Manomet Point Road
Plymouth, Massachusetts

**Estimate of Probable Construction
Cost for Preservation of the Simes
House**

Date: June 6, 2012

Red Hawk Studio Architects, Inc.
18 Main Street
Concord, MA 01742

Project: Simes House
Plymouth, Massachusetts

COST ESTIMATE

SUMMARY

PRIORITY 1 - EXTERIOR ENVELOPE STABILIZATION

| | | |
|---|---------------|------------|
| Base cost total | 400,578 | |
| Design Contingency (20%) | 80,116 | |
| General Conditions (20%) | 96,139 | w/ staging |
| General Contractor overhead and profit (15%) | 86,525 | |
| Current estimated construction cost | 663,357 | |
| Escalate to mid point of construction (Qtr 4 '12 @ 4%/yr) | <u>13,267</u> | 4.00% |
| Estimated Bid Price | 676,624 | |

PRIORITY 2 - BASIC SYSTEMS

| | | |
|--------------------------------------|--------|--|
| Restore electrical service Budget | 10,000 | |
| Restore temporary heat Budget | 5,000 | |
| Estimated Bid Price | 15,000 | |

PRIORITY 3 - INTERIOR RENOVATION

| | | |
|---|---------------|-------|
| Base cost total | 274,993 | |
| Design Contingency (20%) | 54,999 | |
| General Conditions (15%) | 49,499 | |
| General Contractor overhead and profit (15%) | 56,924 | |
| Current estimated construction cost | 436,414 | |
| Escalate to mid point of construction (Qtr 2 '14) @ 4%/yr | <u>34,913</u> | 4.00% |
| Estimated Bid Price | 471,327 | |

TOTAL BUILDING COSTS - THREE STAGES 1,162,951

Project: Simes House
Plymouth, Massachusetts

COST ESTIMATE

NOTES

- 1 . The project generally consists of exterior stabilization and rehabilitation of the interior of the 1863 Simes House.

- 2 . Bid date is assumed to be in Qtr 3 of 2012 for Phase 1 - Exterior Stabilization and Qtr 1 of 2014 for Phase 3 - Interior Renovation

- 3 . Construction period is assumed to take three (3) months

- 4 . The estimate has been prepared based on the following documents:
 - Field notes taken April 25, 2012 with Gregory Farmer
 - Draft memo dated 050112

- 5 . The estimate is based on the following assumptions:-
 - Prevailing wage rates.
 - Competitive bid.
 - General contractor type project.
 - Receipt of at least 4 bona-fide bids.

- 6 . The estimate excludes permit fees, loose furniture and equipment, sales tax, utility company backcharges, testing, and design consultants fees

- 7 . Design contingency is an allowance for future design modifications/additions, which alter the cost of the building as the design progresses, this percentage reduces as the design develops. It is based on a percentage of the sum of Sub-Total Construction,
20%

- 8 . Construction contingency should be included in the Owner's project budget for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. The following percentage of is recommended for this type of project:
15%

- 9 . The estimate does not include improvements to the building for new uses.

PRIORITY 1 - EXTERIOR ENVELOPE STABILIZATION

| ITEM | WORK | UNIT | TOTAL QTY | % AFFECT'D | QTY AFFECT'D | UNIT COST | ITEM COST |
|--------------------------------------|----------------|--------|-----------|------------|--------------|-----------|-----------|
| ROOF | | | | | | | |
| Chimney masonry | replace | vlf | 9 | 20% | 1.8 | 145 | 261 |
| Chimney masonry | replace | vlf | 9 | 100% | 9 | 145 | 1,305 |
| Chimney masonry | replace | vlf | 15 | 100% | 15 | 110 | 1,650 |
| Membrane roofing at top- | replace | sq | 13 | 100% | 12.78 | 400 | 5,112 |
| Roof sheathing- | replace | sf | 3392 | 25% | 848 | 26.25 | 22,260 |
| Rafters - | repair | budget | | | | | 10,000 |
| Upper cornice - | replace/repair | lf | 172 | 50% | 85.75 | 4.50 | 386 |
| Mansard roofing | replace | sq | 21 | 100% | 21.14 | 650 | 13,741 |
| Dormers | repair | each | 11 | 100% | 11 | 5000 | 55,000 |
| Main cornice - | replace/repair | lf | 206 | 100% | 206 | 14.50 | 2,987 |
| Brackets and modillion blocks - | replace/repair | lf | 206 | 10% | 20.6 | 100 | 2,060 |
| WEST FRONT | | | | | | | |
| Siding | replace | sf | 1008 | 5% | 50.4 | 7.50 | 378 |
| Trim carpentry | replace/repair | lf | 179 | 5% | 8.95 | 12.50 | 112 |
| Sill | replace | lf | - | | | 25 | 0 |
| Foundation masonry | repoint | sf | 84 | 35% | 29.4 | 26.25 | 772 |
| Front porch | replace/repair | ls | 1 | 50% | 0.5 | 25000 | 12,500 |
| Scroll brackets at dormers (missing) | replace | each | 6 | | 4 | 200 | 800 |
| Windows | repair | each | 9 | 100% | 9 | 2000 | 18,000 |
| Doors | repair | each | 3 | 100% | 3 | 2000 | 6,000 |
| Paint windows and doors | prep and paint | each | 12 | 100% | 12 | 160 | 1,920 |
| Paint siding and trim | prep and paint | sf | 1008 | 100% | 1008 | 1.75 | 1,764 |
| SOUTH SIDE | | | | | | | |
| Siding - Main body fl 2 | replace | sf | 384 | 60% | 230.4 | 7.50 | 1,728 |
| Siding - East end fl 1 | replace | sf | 312 | 100% | 312 | 7.50 | 2,340 |
| Trim carpentry | replace/repair | lf | 206 | 35% | 72.1 | 12.50 | 901 |
| Sill | replace | lf | - | | 4 | 25 | 100 |
| Foundation masonry | repoint | sf | 175 | 35% | 61.25 | 26.25 | 1,608 |
| Side porch | replace/repair | ls | 1 | 100% | 1 | 25000 | 25,000 |
| Sidedoor porch | replace/repair | ls | 1 | 90% | 0.9 | 10000 | 9,000 |
| Sidedoor porch | replace/repair | ls | 1 | 100% | 1 | 3500 | 3,500 |
| Scroll brackets at dormers (missing) | replace | each | 6 | | 6 | 200 | 1,200 |
| Windows | repair | each | 8 | 100% | 8 | 2000 | 16,000 |
| Doors | repair | each | 4 | 100% | 4 | 2000 | 8,000 |
| Paint windows and doors | prep and paint | each | 12 | 100% | 12 | 160 | 1,920 |
| Paint siding and trim | prep and paint | sf | 1560 | 100% | 1560 | 1.75 | 2,730 |

| ITEM | WORK | UNIT | TOTAL QTY | % AFFECT'D | QTY AFFECT'D | UNIT COST | ITEM COST | |
|---|----------------|------|-----------|------------|--------------|-----------|-----------|--------|
| EAST END | | | | | | | | |
| Siding | replace | sf | 1008 | 67% | 675.36 | 7.50 | 5,065 | |
| Trim carpentry | replace/repair | lf | 200 | 50% | 100 | 12.50 | 1,250 | |
| Sill | replace | lf | - | | | 25 | 0 | |
| Foundation masonry | repoint | sf | 48 | 35% | 16.8 | 26.25 | 441 | |
| Scroll brackets at dormers (missing) | replace | each | 4 | 100% | 4 | 200 | 800 | |
| Windows | repair | each | 10 | 100% | 10 | 2000 | 20,000 | |
| Doors | repair | each | 2 | 100% | 2 | 2000 | 4,000 | |
| Paint windows and doors | prep and paint | each | 12 | 100% | 12 | 160 | 1,920 | |
| Paint siding and trim | prep and paint | sf | 1008 | 100% | 1008 | 1.75 | 1,764 | |
| NORTH SIDE | | | | | | | | |
| Siding | replace | sf | 1560 | 20% | 312 | 7.50 | 2,340 | |
| Trim carpentry | replace/repair | lf | 240 | 20% | 48 | 12.50 | 600 | |
| Sill | replace | lf | 4 | | 4 | 25 | 100 | |
| Foundation masonry | repoint | sf | 156 | 35% | 54.6 | 26.25 | 1,433 | |
| Scroll brackets at dormers (missing) | replace | each | 6 | 100% | 6 | 200 | 1,200 | |
| Windows | repair | each | 15 | 100% | 15 | 2000 | 30,000 | |
| Paint windows | prep and paint | each | 15 | 100% | 15 | 160 | 2,400 | |
| Paint siding and trim | prep and paint | sf | 1560 | 100% | 1560 | 1.75 | 2,730 | |
| STRUCTURAL REPORT - dated 5 June 2012 | | | | | | | | |
| Urgency level 1 items and items impacting the exterior envelope | | | | | | | | 93,500 |

TOTAL BASE COST

400,578

PRIORITY 3 - INTERIOR RENOVATION

| | ITEM | WORK | UNIT | TOTAL QTY | % AFFECT'D | QTY AFFECT'D | UNIT COST | ITEM COST | |
|-----|------------------|---------|----------------|-----------|------------|--------------|-----------|-----------|------|
| 101 | Vestibule | ceiling | repair/replace | sf | 26 | 0 | 0 | 9.00 | 0 |
| | | walls | repair/replace | sf | 253 | 0 | 0 | 5.00 | 0 |
| | | floor | repair/replace | sf | 26 | 20 | 5 | 7.50 | 38 |
| 102 | Front Stair Hall | ceiling | repair/replace | sf | 217 | 25 | 54 | 9.00 | 488 |
| | | walls | repair/replace | sf | 748 | 5 | 37 | 5.00 | 187 |
| | | floor | repair/replace | sf | 217 | 5 | 11 | 7.50 | 81 |
| 103 | Front Room | ceiling | repair/replace | sf | 248 | 15 | 37 | 9.00 | 335 |
| | | walls | repair/replace | sf | 693 | 0 | 0 | 5.00 | 0 |
| | | floor | repair/replace | sf | 248 | 5 | 12 | 7.50 | 93 |
| 104 | Dining Room | ceiling | repair/replace | sf | 341 | 25 | 85 | 9.00 | 767 |
| | | walls | repair/replace | sf | 825 | 5 | 41 | 5.00 | 206 |
| | | floor | repair/replace | sf | 341 | 15 | 51 | 7.50 | 384 |
| 105 | Rear Room | ceiling | repair/replace | sf | 279 | 95 | 265 | 9.00 | 2385 |
| | | walls | repair/replace | sf | 737 | 35 | 258 | 5.00 | 1290 |
| | | floor | repair/replace | sf | 279 | 25 | 70 | 7.50 | 523 |
| 106 | Front Room | ceiling | repair/replace | sf | 279 | 25 | 70 | 9.00 | 628 |
| | | walls | repair/replace | sf | 737 | 0 | 0 | 5.00 | 0 |
| | | floor | repair/replace | sf | 279 | 0 | 0 | 7.50 | 0 |
| 108 | Rear Hall | ceiling | repair/replace | sf | 176 | 50 | 88 | 9.00 | 790 |
| | | walls | repair/replace | sf | 677 | 50 | 338 | 5.00 | 1691 |
| | | floor | repair/replace | sf | 176 | 20 | 35 | 7.50 | 263 |
| 110 | Kitchen | ceiling | repair/replace | sf | 304 | 100 | 304 | 9.00 | 2736 |
| | | walls | repair/replace | sf | 561 | 100 | 561 | 5.00 | 2805 |
| | | floor | repair/replace | sf | 304 | 100 | 304 | 7.50 | 2280 |
| 111 | Porch | ceiling | repair/replace | sf | 120 | 100 | 120 | 9.00 | 1080 |
| | | walls | repair/replace | sf | 572 | 100 | 572 | 5.00 | 2860 |
| | | floor | repair/replace | sf | 120 | 100 | 120 | 7.50 | 900 |
| 112 | Back Room | ceiling | repair/replace | sf | 250 | 100 | 250 | 9.00 | 2250 |
| | | walls | repair/replace | sf | 561 | 100 | 561 | 5.00 | 2805 |
| | | floor | repair/replace | sf | 250 | 100 | 250 | 7.50 | 1875 |

| | | ITEM | WORK | UNIT | TOTAL QTY | % AFFECT'D | QTY AFFECT'D | UNIT COST | ITEM COST |
|-----|-----------|---------|----------------|------|-----------|------------|--------------|-----------|-----------|
| 201 | Office | ceiling | repair/replace | sf | 248 | 0 | 0 | 9.00 | 0 |
| | | walls | repair/replace | sf | 350 | 0 | 0 | 5.00 | 0 |
| | | floor | repair/replace | sf | 248 | 0 | 0 | 7.50 | 0 |
| 202 | Hall | ceiling | repair/replace | sf | 204 | 50 | 102 | 9.00 | 918 |
| | | walls | repair/replace | sf | 650 | 0 | 0 | 5.00 | 0 |
| | | floor | repair/replace | sf | 204 | 15 | 31 | 7.50 | 230 |
| 203 | Bedroom | ceiling | repair/replace | sf | 225 | 10 | 22 | 9.00 | 202 |
| | | walls | repair/replace | sf | 600 | 0 | 0 | 5.00 | 0 |
| | | floor | repair/replace | sf | 225 | 0 | 0 | 7.50 | 0 |
| 204 | Bedroom | ceiling | repair/replace | sf | 233 | 25 | 58 | 9.00 | 523 |
| | | walls | repair/replace | sf | 610 | 25 | 153 | 5.00 | 763 |
| | | floor | repair/replace | sf | 233 | 5 | 12 | 7.50 | 87 |
| 205 | Bedroom | ceiling | repair/replace | sf | 248 | 100 | 248 | 9.00 | 2232 |
| | | walls | repair/replace | sf | 630 | 50 | 315 | 5.00 | 1575 |
| | | floor | repair/replace | sf | 248 | 20 | 50 | 7.50 | 372 |
| 206 | Bedroom | ceiling | repair/replace | sf | 248 | 25 | 62 | 9.00 | 558 |
| | | walls | repair/replace | sf | 630 | 15 | 95 | 5.00 | 473 |
| | | floor | repair/replace | sf | 248 | 0 | 0 | 7.50 | 0 |
| 208 | Back Hall | ceiling | repair/replace | sf | 126 | 100 | 126 | 9.00 | 1134 |
| | | walls | repair/replace | sf | 460 | 50 | 230 | 5.00 | 1150 |
| | | floor | repair/replace | sf | 126 | 0 | 0 | 7.50 | 0 |
| 209 | Bathroom | ceiling | repair/replace | sf | 64 | 100 | 64 | 9.00 | 576 |
| | | walls | repair/replace | sf | 320 | 100 | 320 | 5.00 | 1600 |
| | | floor | repair/replace | sf | 64 | 100 | 64 | 7.50 | 480 |
| 210 | Bedroom | ceiling | repair/replace | sf | 293 | 20 | 59 | 9.00 | 527 |
| | | walls | repair/replace | sf | 690 | 10 | 69 | 5.00 | 345 |
| | | floor | repair/replace | sf | 293 | 0 | 0 | 7.50 | 0 |

| | | ITEM | WORK | UNIT | TOTAL QTY | % AFFECT'D | QTY AFFECT'D | UNIT COST | ITEM COST |
|-----|----------|---------|----------------|------|-----------|------------|--------------|-----------|-----------|
| 301 | Playroom | ceiling | repair/replace | sf | 85 | 15 | 13 | 9.00 | 115 |
| | | walls | repair/replace | sf | 296 | 10 | 30 | 5.00 | 148 |
| | | floor | repair/replace | sf | 85 | 0 | 0 | 7.50 | 0 |
| 302 | Hall | ceiling | repair/replace | sf | 238 | 100 | 238 | 9.00 | 2142 |
| | | walls | repair/replace | sf | 584 | 50 | 292 | 5.00 | 1460 |
| | | floor | repair/replace | sf | 238 | 50 | 119 | 7.50 | 893 |
| 303 | Bedroom | ceiling | repair/replace | sf | 203 | 50 | 102 | 9.00 | 914 |
| | | walls | repair/replace | sf | 456 | 50 | 228 | 5.00 | 1140 |
| | | floor | repair/replace | sf | 203 | 5 | 10 | 7.50 | 76 |
| 304 | Bedroom | ceiling | repair/replace | sf | 203 | 100 | 203 | 9.00 | 1827 |
| | | walls | repair/replace | sf | 456 | 50 | 228 | 5.00 | 1140 |
| | | floor | repair/replace | sf | 203 | 35 | 71 | 7.50 | 533 |
| 305 | Bedroom | ceiling | repair/replace | sf | 225 | 100 | 225 | 9.00 | 2023 |
| | | walls | repair/replace | sf | 480 | 50 | 240 | 5.00 | 1200 |
| | | floor | repair/replace | sf | 225 | 10 | 22 | 7.50 | 169 |
| 306 | Bedroom | ceiling | repair/replace | sf | 232 | 50 | 116 | 9.00 | 1044 |
| | | walls | repair/replace | sf | 488 | 25 | 122 | 5.00 | 610 |
| | | floor | repair/replace | sf | 232 | 10 | 23 | 7.50 | 174 |
| 310 | Bedroom | ceiling | repair/replace | sf | 324 | 20 | 65 | 9.00 | 583 |
| | | walls | repair/replace | sf | 576 | 10 | 58 | 5.00 | 288 |
| | | floor | repair/replace | sf | 324 | 0 | 0 | 7.50 | 0 |

| | | | | | | | | |
|-------------------|--|------------|----|-------|-----|-------|------|-------|
| Interior painting | | prep/paint | sf | 25912 | 100 | 25912 | 1.50 | 38868 |
| Plumbing | | | sf | 6,305 | 100 | 6305 | 3.50 | 22068 |
| HVAC | | | sf | 6,305 | 100 | 6305 | 7.00 | 44135 |
| Electrical | | | sf | 6,305 | 100 | 6305 | 7.25 | 45711 |

Hygienist Report - ATC Associates, Inc.

| | | | | | | | | |
|---|--|--|--|--|--|--|--|-------|
| Median of cumulative ranges given in report | | | | | | | | 64250 |
|---|--|--|--|--|--|--|--|-------|

TOTAL BASE COST

274993

Project: Simes House
Plymouth, Massachusetts

COST ESTIMATE

SUMMARY

PRIORITY 1 - EXTERIOR ENVELOPE STABILIZATION

| | | |
|---|---------------|------------|
| Base cost total | 400,578 | |
| Design Contingency (20%) | 80,116 | |
| General Conditions (20%) | 96,139 | w/ staging |
| General Contractor overhead and profit (15%) | 86,525 | |
| Current estimated construction cost | 663,357 | |
| Escalate to mid point of construction (Qtr 2 '13) @ 4%/yr | <u>26,534</u> | 4.00% |
| Estimated Bid Price | 689,891 | |

PRIORITY 2 - BASIC SYSTEMS

| | | |
|--------------------------------------|--------|--|
| Restore electrical service Budget | 10,000 | |
| Restore temporary heat Budget | 5,000 | |
| Estimated Bid Price | 15,000 | |

PRIORITY 3 - INTERIOR RENOVATION WITHOUT COMPLETION OF FLOOR 3

| | | |
|---|---------------|-------|
| Base cost total | 258,516 | |
| Design Contingency (20%) | 51,703 | |
| General Conditions (15%) | 46,533 | |
| General Contractor overhead and profit (15%) | 53,513 | |
| Current estimated construction cost | 410,265 | |
| Escalate to mid point of construction (Qtr 2 '14) @ 4%/yr | <u>32,821</u> | 4.00% |
| Estimated Bid Price | 443,086 | |

TOTAL BUILDING COSTS 1,147,977