

TOWN OF BARNSTABLE

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

NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:

REGULAR MEETING AGENDA COMMUNITY PRESERVATION COMMITTEE

24 APR '25 PM12:47
BARNSTABLE TOWN CLERK

DATE OF MEETING: Monday, April 28, 2025

TIME: 5:30 p.m.

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

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

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

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

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

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

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

Call to Order:

Roll Call of the Members:

CPA Financial Update – Director of Finance, Mark Milne

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

Minutes:

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

Letters of Intent:

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

Applications:

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

Correspondence Received

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

Project Updates:

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

Member Discussion:

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

Public Comment:

Adjournment:

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

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

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



The Town of Barnstable

Affordable Housing Growth & Development Trust Fund Board

367 Main Street, Hyannis MA 02601 www.town.barnstable.ma.us

Mark S. Ells, Chair

March 7, 2025

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

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

Dear Mr. Counsell:

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

Board Membership Change

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

Changes in Conditions Relating to Housing

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

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

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

Strategy Changes

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

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

Regional Activity

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

Local Actions

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

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

Trust Policy Changes

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

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

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

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

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

Administrative/Professional Support and Filing Fees

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

Projects

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

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

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

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

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

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

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

Pending Applications

Housing Assistance Corporation 60-bed Assistance Resource Center

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

Bread + Roses Pre-Development Reimbursable Grant

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

New Funding Commitments 2nd ½ of Fiscal Year 2024

WinnDevelopment Harbor Vue: Redevelopment and New Construction

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

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

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

Bratt LLC, The Flats

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

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

Spartan Real Estate

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

Housing Assistance Corporation Commonwealth Builder Condominiums

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

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

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

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

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

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

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

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

New Income/Revenue


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

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

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

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

Sincerely,



Mark Ellis, Trust Chair

w/Balance & Commitment Sheet

cc: Town Council
Housing Committee

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

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



Town of Barnstable COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation

Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

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

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

Lindsey Counsell – Chair	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present
Terry Duenas	Present

Call to Order:

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

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

Housing Update – Planning & Development Director James Kupfer

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

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

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

1

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

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

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

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

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

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

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

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

Minutes:

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

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

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

Letters of Intent:

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

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

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

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

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

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

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

Applications:

None received.

Correspondence Received

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

Project Updates:

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

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

Member Discussion:

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

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

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

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

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

Public Comment:

None

Adjournment:

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

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

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

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

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

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

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

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

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

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

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

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



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

Mark S. Ells, Chair

March 14, 2025

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

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

Dear Mr. Counsell:

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

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

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

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

Sincerely,

Mark S. Ells,
Trust Chair



April 14, 2025

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

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

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

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

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

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

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

Timeline for Preserving the Land:

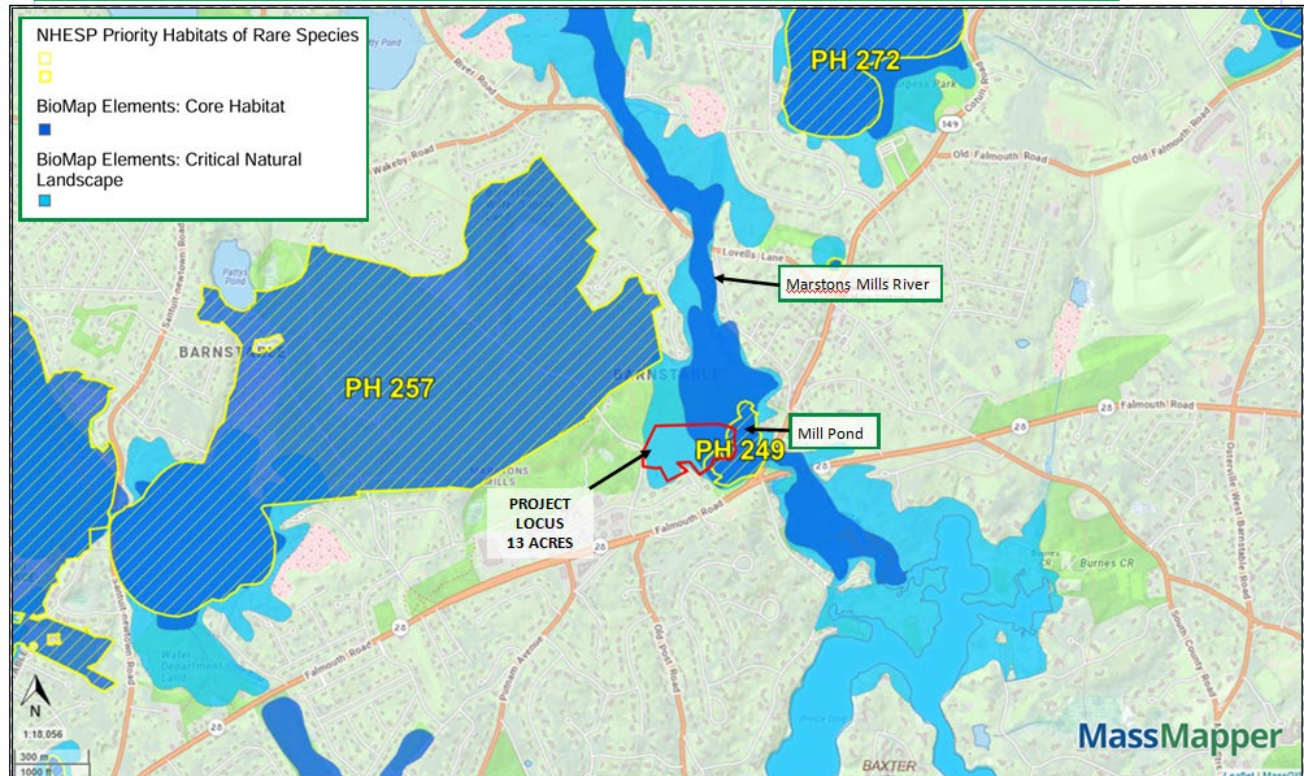
Barnstable Land Trust, Inc. (BLT) has an agreement with the current owner for the fee simple acquisition of the 13-acre property. Due to the accelerated timeline for closing required by the current owner, BLT's nonprofit partner, The Compact of Cape Cod Conservation Trust, Inc. (The Compact), has agreed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

Funding Request:

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

Locus Map

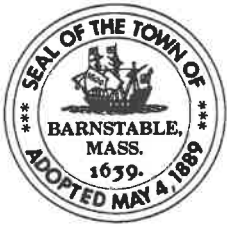
MILL POND LAND PROTECTION PROJECT, 13 ACRES
3640 FALMOUTH ROAD, MARSTONS MILLS, BARNSTABLE
Conservation Values



Thank you for your consideration.

Sincerely,

Janet Milkman
Executive Director
508-771-2585 x 101



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: November 8, 2023

From: Mark Marinaccio AIA, Town Architect

To: Mark S. Ells, Town Manager

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

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

Map/Block/Lot: 035 / 051/

Dear Mr. Counsell:

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

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

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

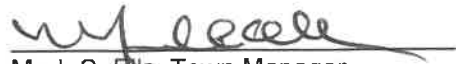
This project will fund the design and restoration of the existing park. Work will include the installation of new accessible brick paver walks, relocation of one war memorials, installation of a new flagpole, tree replacements, benches, landscaping and other amenities. This project will correct handicapped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

Name/Subject

Date

Page 2

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


Mark S. Ellis, Town Manager



P.O. Box 121, Cotuit, MA 02635

April 23, 2025

Dear CPC Chairman Lindsey Counsell,

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

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

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

Regards,
Carol Zais, President
Cotuit-Santuit Civic Association
cscs@cotuitcivicassociation.org

Cc Mark Marinaccio, Seth Burdick, Ellen Swiniarski



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

April 17, 2025

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

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

Dear Paul:

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

Scope of Work:

Conditions Assessment

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

Treatment Recommendations

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

Priorities and Phasing

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

Comprehensive Report

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

Fees

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

Terms And Conditions

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

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

Offered by:

Accepted by:

Building Conservation Associates, Inc.
Lisa Harrington
Director

Odd Fellows Lodge 226
Paul Davies

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

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

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

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

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

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

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

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

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

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

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

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

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

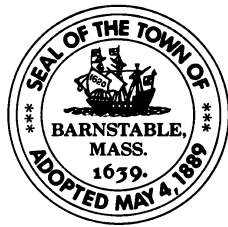
Duration of Agreement - If services under this agreement are not completed within 18 months, or if the project is put on hold through no fault of BCA for more than 12 months, BCA reserves the right to renegotiate the fees and rates.

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

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

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

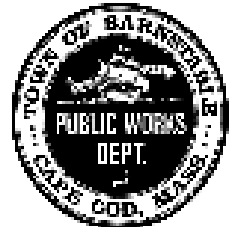
Reimbursable Expenses - All reimbursable expenses will be charged at cost plus a markup stated in the written proposal. Reimbursable expenses include direct costs to BCA, contractor support, equipment rentals, and subconsultant fees.



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

April 15, 2025

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

Re: National Guard Armory Exterior Restoration

Dear Mr. Counsell:

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

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

We respectfully seek your approval of this application.

Most sincerely,
Town of Barnstable Department of Public Works

Mark R. Marinaccio, AIA
Town Architect



The Town of Barnstable

Department of Public Works

382 Falmouth Road, Hyannis, MA 02601
508.790.6400



Mark R. Marinaccio, AIA
Town Architect

MEMO

Date: November 7, 2024

From: Mark R. Marinaccio, AIA, Town Architect

To: Mark S. Ells, Town Manager

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

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

Map/Block/Lot: 326 / 004/

Dear Mr. Counsell,

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

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

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

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

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

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

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

Thank you for your consideration.

Sincerely,



Mark S. Ellis, Town Manager

CPC APPLICATION (PAGE 1)

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

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

Purpose (please circle all that apply):

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

Town Affiliation**

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

Applicant Contact:

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

Primary Contact (if different from applicant contact):

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

Budget Summary:

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

Please address the following questions:

1. Project summary (description and goals):

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

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

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

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

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

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

4. Provide a detailed project timeline:

Design/Bid: Summer 2025

Construction: Winter 2025 – Fall 2026

Project Closeout: Fall 2026

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

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

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

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

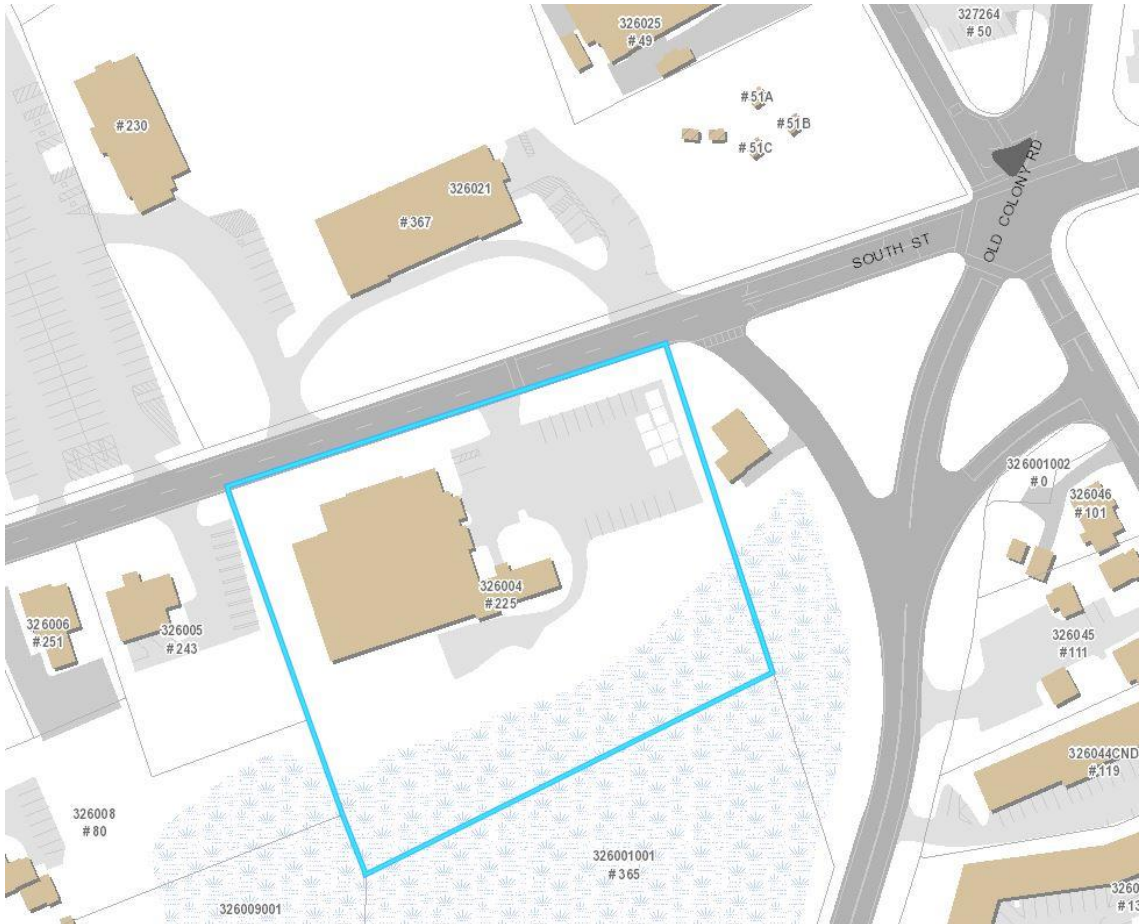
CPC APPLICATION (PAGE 4)

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

Please see Attachment "A"

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

Map and Parcel Number: 326 / 004



Signature of Applicant

Date

Signature of Applicant Partner

Date

Signature of Town Manager (Town Affiliated Projects)

Date

PHOTOGRAPHS:



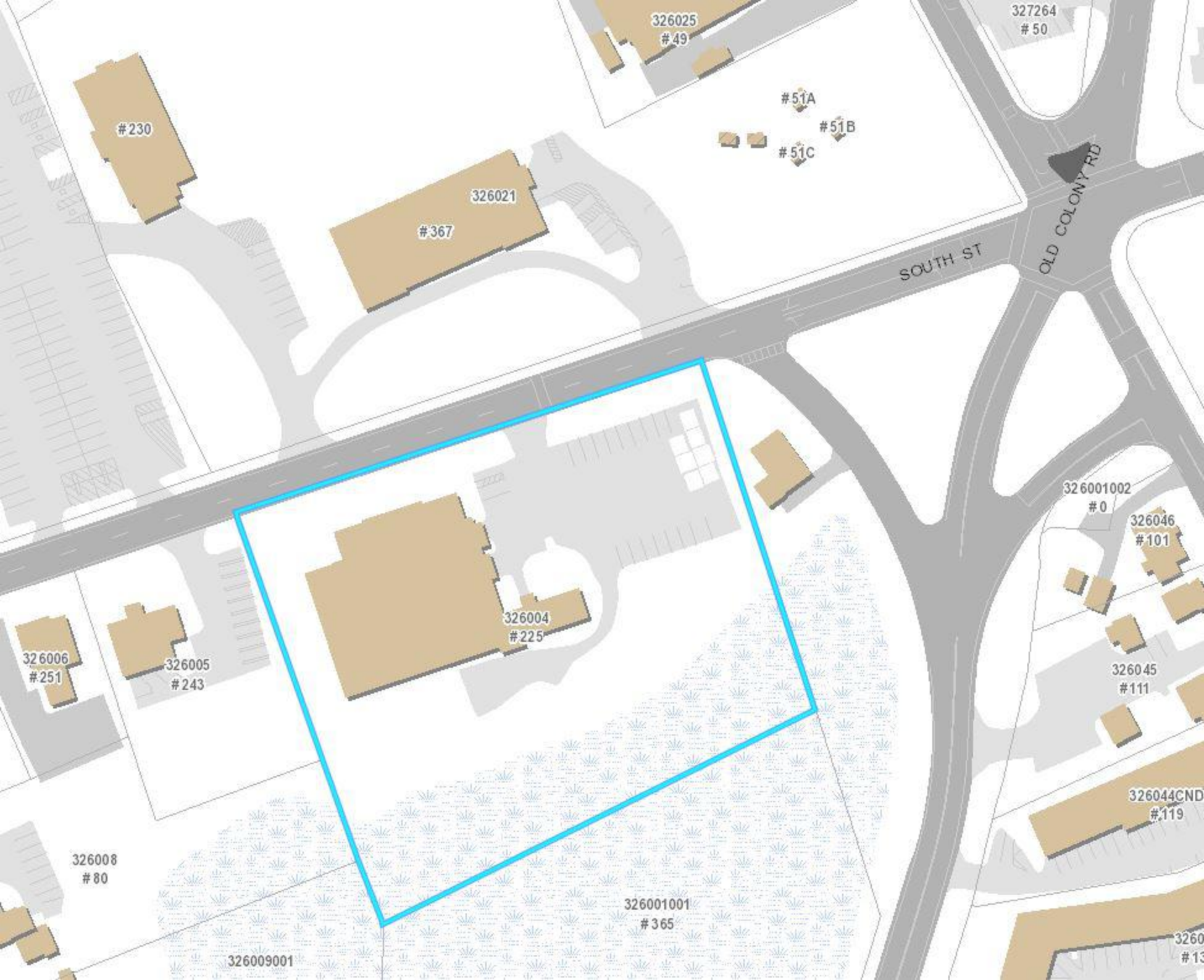
Figure 1. Exterior View



Figure 2. Masonry damage caused by failing steel lintels



Figure 3. Typical damaged metal window with asbestos caulking



#230

326021

#367

326025

#49

#51A

#51B

#51C

327264

#50

SOUTH ST

OLD COLONY RD

326001002

#0

326046

#101

326045

#111

326044CND

#119

326006

#251

326005

#243

326004

#225

326008

#80

326001001

#365

326009001

3260

#13

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

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



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

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

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

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

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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

FORM B - BUILDING

Assessor's number

326-004

USGS Quad

Hyannis

FEB 05 2003

Area(s)

AU

Form Number

1738

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

MASS. HIST. COMM.

Barnstable

Place (neighborhood or village) HyannisAddress 225 South StreetHyannis, MA 02601Historic Name Barnstable (Hyannis) ArmoryUses: Present ArmoryOriginal ArmoryDate of Construction 1958Source MAARNG Statewide Armories InventoryStyle/Form Modern functionalArchitect/Builder Walter Gaffney Associates

Exterior Material:

Foundation ConcreteWall/Trim Brick/ConcreteRoof Rubberized membrane, metal (standing seam)Outbuildings/Secondary Structures NoneMajor Alteration (with dates) NoneCondition GoodMoved No ☒ Yes ☐ Date _____Acreage 2.2 AcresSetting Set back from street approximately 20 feetin area of municipal building complex; Town Hall,Hyannis Public Library, Kennedy Museum acrossstreet. Situated in the Hyannis Main Street/Waterfront Local Historic DistrictRecorded by Edward StanleyOrganization Boston Affiliates, Inc.Date (month/day/year) 11/22/02

BUILDING FORM

ARCHITECTURAL DESCRIPTION ☒ *see continuation sheet*

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

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

HISTORICAL NARRATIVE ☒ *see continuation sheet*

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

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

BIBLIOGRAPHY and/or REFERENCES ☒ *see continuation sheet*

Barnstable, Town of. *Annual Reports of the Town Officers of the Town of Barnstable for the Year Ending December 31, 1960*. 1961.

Cape Cod Standard Times. "Nixon Concedes Win to Kennedy." Nov. 10, 1960 (Vol. 24, no. 231), pp. 1-2.

Cape Cod Standard Times. "President-elect Pledges His Best for Nixon." Nov. 11, 1960 (Vol. 24, no. 232), pp. 1-2.

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

BRN 1738

INVENTORY FORM CONTINUATION SHEET

Town Property Address
BARNSTABLE 225 SOUTH ST.

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

Area(s) Form No.

AU 1738

ARCHITECTURAL DESCRIPTION (continued)

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

HISTORICAL NARRATIVE (Continued)

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

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

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

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

BEN 1738

INVENTORY FORM CONTINUATION SHEET

Town	Property Address
BARNSTABLE	225 SOUTH ST.
Area(s)	Form No.
AU	1738

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

HISTORICAL NARRATIVE (continued)

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

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

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

BIBLIOGRAPHY and/or REFERENCES (Continued)

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

BRN 1738

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

Community Property Address
HYANNIS 225 SOUTH ST.

Area(s) Form No.

AU	1738
----	------

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☒ G

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

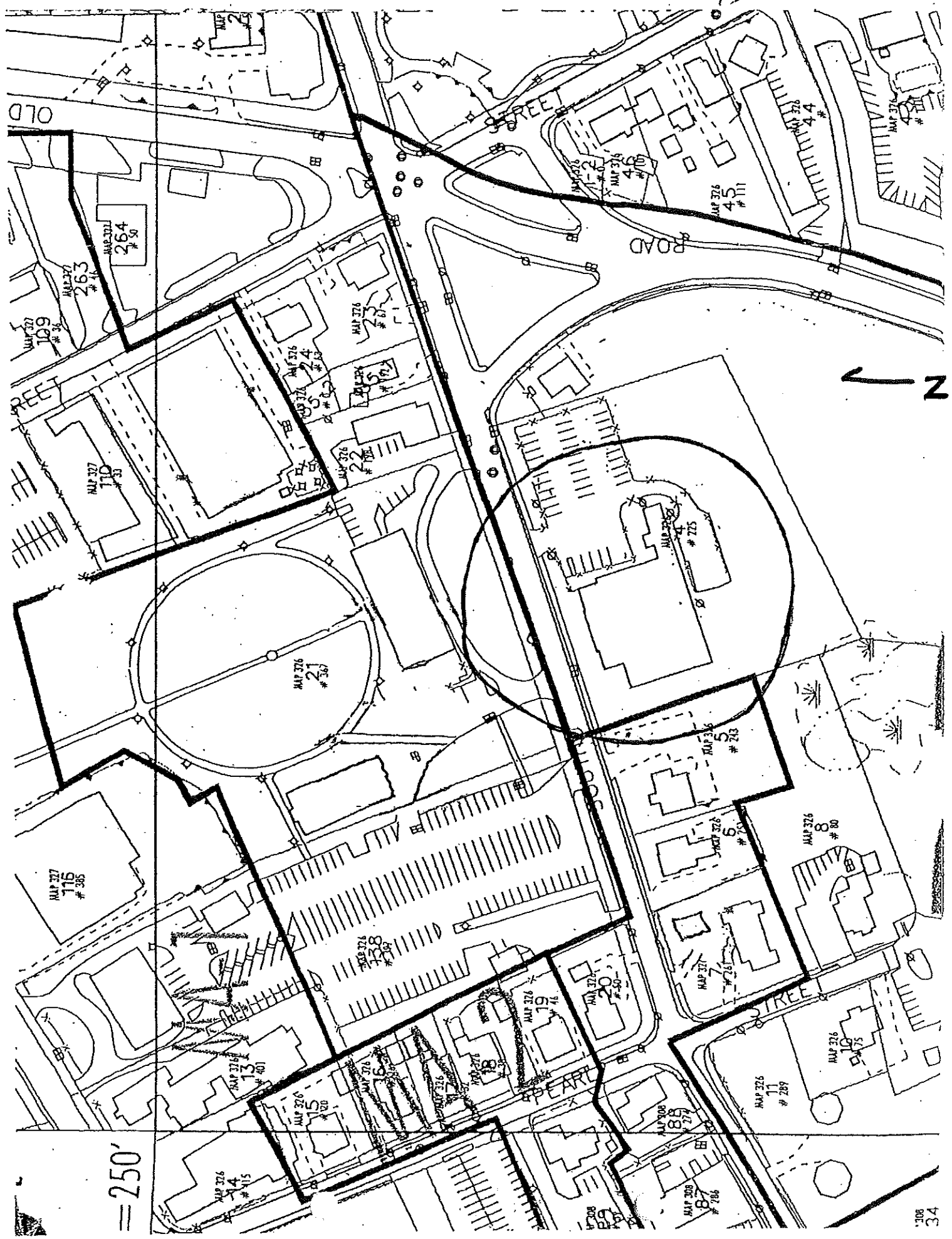
The Barnstable (Hyannis) Armory possesses integrity of design, setting, materials, workmanship, feeling and association. It appears to meet Criteria A, B and C for National Register listing. It is significant at the local level as a representative of the reorganization and modernization of the National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

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

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

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

BRN. 1738



=250'

N



RECEIVED

MAY 30 1996

MASS. HIST. COMM.

Barnstable, MA MRA

AREA

FORM NO.

HYC

89

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116



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

see attached assessor's map

Barnstable (Hyannis)

South Street

Historic Name Hyannis National Guard Armory

Company D of the 685th AAA Battalion

Present armory

Original same

Description

1958

Seven Villages of Barnstable

utilitarian

Architect unknown

Exterior Wall Fabric brick, cast stone

Outbuildings none

Major Alterations (with dates)

none

Condition excellent

Moved no Date n/a

Acreage 2.15 326/4

Setting institutional

UTM REFERENCE 19/393140/4611570

USGS QUADRANGLE Hyannis, MA

SCALE 1:25,000

Recorded by Candace Jenkins

Organization Barnstable Historical Comm.

Date 1986

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

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

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

CRITERIA STATEMENT (cont)
with the man himself.

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

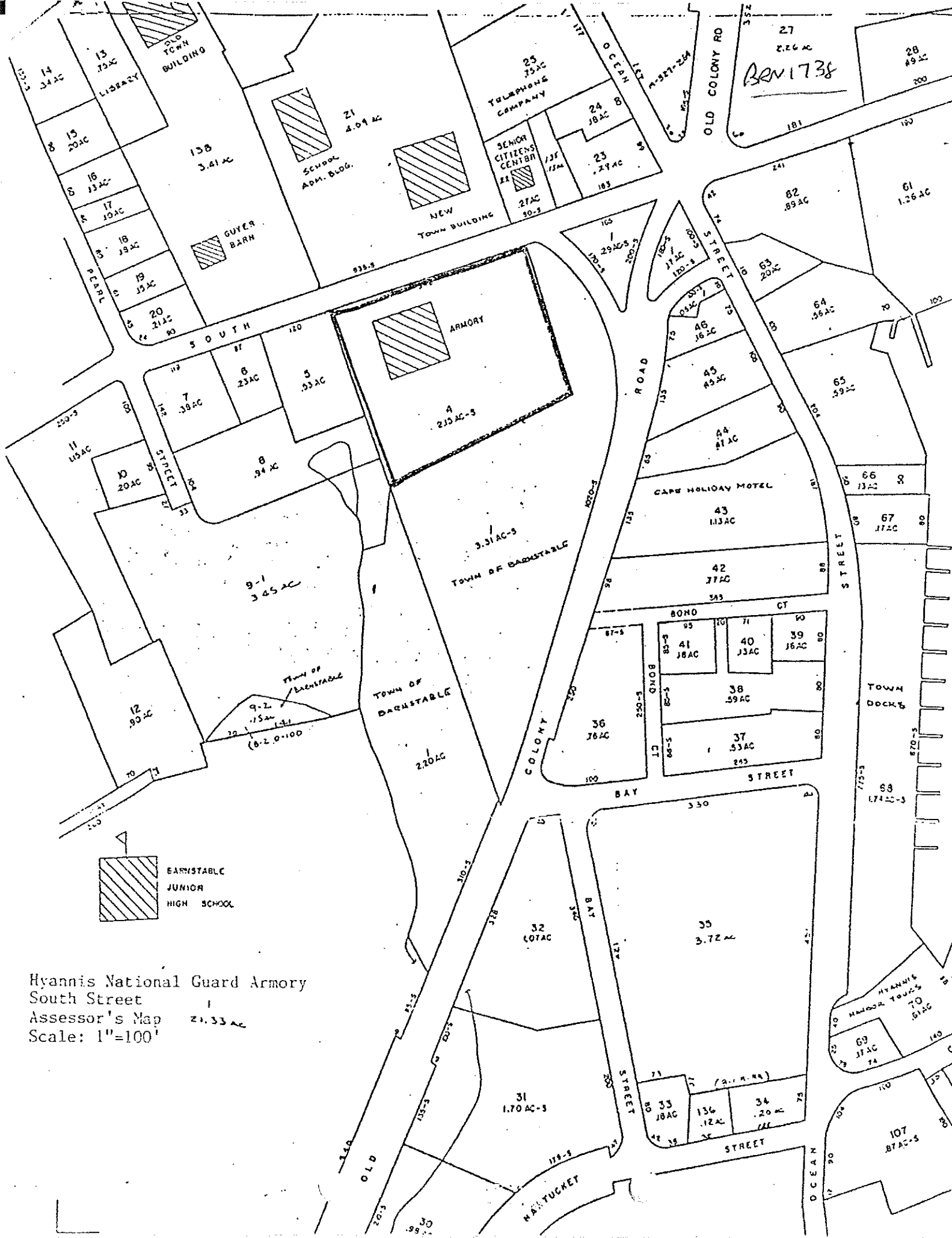
The final days of John F. Kennedy's presidential campaign, during the summer and early fall of 1960, were spent in Hyannis, the Kennedy family's long term summer home (see Area HYA). The Hyannis Inn Motel on Main Street provided a 60 room press headquarters, with teletype and telephones.

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

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

BIBLIOGRAPHY and/or REFERENCES

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



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



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

T 508-686-2781
www.nbaycc.com

Project: Barnstable Armory Renovations | Hyannis, MA

Architect: Habibeb & Associates Architects

Cost Estimator: North Bay Company, Inc., PO Box 796 Hopkinton, MA 01748

Date: January 8, 2024

CONSTRUCTION DOCUMENT SUBMISSION COST ESTIMATE

INTRODUCTION

PROJECT DESCRIPTION:

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

PROJECT PARTICULARS:

This estimate was prepared using:

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

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

Allowances are provided where information is insufficient for direct takeoff.

PROJECT ASSUMPTIONS:

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

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

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

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

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

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

PROJECT EXCLUSIONS:

Escalation beyond 1 year from start of construction

Design Fees and other soft costs

Project Administration

Construction of temporary facilities

Site or existing conditions surveys

Printing and Advertising

Testing and Inspections

Hazardous Materials survey, reporting

Furniture, fixtures, and equipment

Moving costs

Permitting

Project: Barnstable Armory Renovations | Hyannis, MA

Date: January 8, 2024

CONSTRUCTION DOCUMENT SUBMISSION COST ESTIMATE

GRAND SUMMARY

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

ANTICIPATED FILED SUB BIDS (included above)

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

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

Project: Barnstable Armory Renovations | Hyannis, MA

Date: January 8, 2024

CONSTRUCTION DOCUMENT SUBMISSION COST ESTIMATE

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

Project: Barnstable Armory Renovations | Hyannis, MA

Date: January 8, 2024

CONSTRUCTION DOCUMENT SUBMISSION COST ESTIMATE

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

DIRECT COST DETAIL

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

ATTACHMENT “A”

HYANNIS ARMORY EXTERIOR RESTORATION

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

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

April 3, 2025

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

Dear Mr Chairman:

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

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

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

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

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

3180 Main Street P O Box 1177
Barnstable, MA 02630
berlandi23@comcast.net
774-994-2382

Thank you.

Yours truly,

Joseph J. Berlandi
President

Scott Peacock Building & Remodeling, Inc.

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

ESTIMATE


Date	Estimate No.
3/29/2024	3587

Name / Address

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

Job / Project Location

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

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



PLUMBING • HEATING • COOLING

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

CUSTOMER BARNSTABLE HISTORIC		PHONE	DATE 12.19.24
STREET PO BOX 829		JOB NAME	
BARNSTABLE, MA 02630		JOB LOCATION 3087 MAIN ST	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

INSTALLING AIR CONDITIONING COMPONENTS IN THE EXISTING HEATING SYSTEM

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

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

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

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

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

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

Authorized Signature KEN OLSEN

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

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

Signature _____

Signature _____

Date of Acceptance: _____

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



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

Quote #: q5945-HP

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

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

Quote Date: 10/15/2024

Quote Expiration Date: 11/14/2024

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

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



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

Quote #: q5945-HP

Description	Amount
Projected 2024 Mass Save rebate: \$2500 per ton - 4.3 ton unit equals \$10750	\$0.00
Note: We are asking customer to confirm all rebates this year with Mass Save because of the drastic changes in the the rebates Mass Save Main number 1-866-527-SAVE (7283)	
ALL REBATES ARE HANDLED THROUGH MASS SAVE. SEASIDE GAS IS NOT RESPONSIBLE FOR YOUR REBATE OUTCOME. Please verify your systems qualification with RISE Engineering or Mass Save before filing your rebate. Visit Masssave.com for a full list of qualifications.	

This system qualifies for the Mass Save 0% for 84 months HEAT loan. For assistance with the HEAT Loan application please contact: Donna Leach HEAT Loan Administrator Office: 508-568-1926 x 6601 dleach@riseengineering.com	
-	\$0.00
DATE SENT: 10/25/24 Quote is valid for 30 days; check back with us if after 30 days. This estimate includes taxes, labor, and materials.	
When you wish to proceed, we will send you the documents to sign electronically, and request 50% deposit.	
Please let us know if you have any questions. When comparing my estimate to others, it's not a straight-up comparison of apples-to-apples. I can discuss with you the differences in workmanship, operating efficiency, and equipment to be used. -Kevin Saunders	
Credit card payments are subject to a 4% convenience fee	

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

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

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

Initial to
acknowledge

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

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



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

Quote #: q5945-HP

we will send you the documents to sign electronically.

Authorization

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