

Appendix A

Feasibility Study and Cost Estimates

Spencer Vogt Group Inc.

Introduction

This scope describes the renovation of the 19th century Loring Parsonage, removal of a mid-19th century ell and construction of a new ell, a two story linking entry and elevator core and a two story barn with meeting space, restrooms and second floor storage for archives and 3-dimensional historic materials.

For purposes of this outline scope the existing two story portion of the building to remain will be called the Main Block, the 1-story restroom and entry will be the Existing Shed, the two story portion being removed is the Existing Ell, its replacement is the New Ell, there is an Elevator and Entry Wing and finally the "Barn" which houses the meeting space on the first floor and the archives on the second floor.

This will be a publicly bid job – think Union rates for labor.

The accompanying site plans are 1:20 scale.

The floor plans are 1/8" = 1'-0"

All plans are formatted to print on 11x17.

Exterior

Site work:

- New one-way drive 18-width, 150' length – asphalt pavement. (Set price aside as an alternate).
- Regrade for new construction. From driveway to new entry 2% slope maximum,
- At courtyard behind Main Block and outside the Barn to reduce cross slope to 5% max (cut and fill – 25 cubic yards – assume use of material from Barn excavation). (Set price as an alternate).
- Excavate for new construction, New Ell to have full basement, full basement and elevator pit under south end of Entry Wing, slab on grade at "Barn" (note barn will be slightly "bank-built" into slope on north elevation.
- Added drywells, drainpipes for roof run-off control (under regraded yard) – assume CulTec, 1275 cu. Feet of storage – 760 square feet of bed area.
- Remove 20" maple tree and roots.
- 6" Loam and hydro seed full site (between parking, highway, driveway and Town Hall parking) – 2400 s.f..
- Trench for new water line for Fire Protection Sprinkler – assume 150' length.
- Restore concrete walkways disturbed by construction – 150 square feet.

Demo:

- Existing Ell – 2-story, 16' x 20'
- Existing 1-story shed roofed restroom and entry on east side of Parsonage 7x12

- Existing drywell in rear yard-assume 36-inch diameter

Concrete:

- Full height basement/foundation walls for New El 16'x20', south end of Entry Wing with elevator control, elevator pit, access – 25'x15'
- Slab on grade with perimeter frost wall for north end of Entry Wing. 25x20 and 42'x30'
- Slab on grade with perimeter frost wall extended above floor height 3' along north and partial east and west walls to retain bank – 42' + 20' lengths.
- New sidewalks – 150 l.f. asphalt paved, 5' sidewalks.
- Thick parge coat on exposed concrete foundations of new construction – 400 s.f..

Wood, Plastics, Composites:

- Stiffen Main Block second floor framing with flitch plates installed from above (requires removal of plank floor to access tops of beams for concealed flitch plate installation) – assume 8 beams at 20' lengths and posts (16) buried in first floor walls (will be concealed behind plaster).
- Reconstruct sills and first floor post in southwest corner of Main Block 12' each direction
- Reconstruct sills and first floor post in southeast corner of Main Block 8' each direction.
- Sister all beams supporting first floor framing Main Block. 8 beams at 12' lengths.
- Install 10 new steel posts on new footings (existing flooring has dust slab).
- Exterior trim on new construction to be pre-primed, painted wood, cedar or other rot resistant wood.
- NOTE: Parsonage siding and trim to remain – infill at removed shed only new siding.
- Beveled siding 3-3/4-inch exposure on New Ell and Entry Wing.
- Natural pre-dipped white cedar shingles on "Barn" – 4-1/2-inch exposure.
- Porch has painted fir decking and painted trim and posts – simple brosko or similar.

Thermal & Moisture Protection:

- At new gable roofs, galvanized round downspouts and half round galvanized 4" gutters linked to new drywells under courtyard at new construction.
- Wood shingle roofs on New Ell and Entry Wing on wood strapping over felt with ice and water at edges, ridges and valleys.
- Metal roof on "Barn", factory finished, raised lock seam.
- New construction, closed cell spray foam insulation (allow time for shutdown of interior access to job during application).
- Building wrap or zip-system boards as part of sheathing.
- Rigid insulation on inside face of new foundations (with 1x3 nailers for installation of board over face for protection in basements) at slab on grade and full foundation and under slab for slab on grade construction.
- Acoustic insulation at all new partitions.

Openings:

- SDL windows with bronze spacers, wood exterior and interior, preprimed, at new construction.
- Exit door at "Barn" painted, insulated steel- panic hardware, ball bearing hinges, lever on exterior.
- Double doors from "Barn" to yard – glazed French doors, no muntins, panic hardware, closers, coordinators.
- Sliding barn doors on exterior – board and batten doors, overhead door hardware, interior lock.
- Entry doors – Entry Wing (2 doors – 1 into entry vestibule, 1 into entry space) – 4 Panel doors with glazed upper panels with closers, ballbearing hardware, lever exterior and panic interior hardware interior, locking. Weatherstripping.
- Interior doors (New structures) – panic hardware on door out of "Barn" first floor assembly room into gift shop and into stairway. All doors lever sets. Closers on elevator mechanical and restrooms. Ballbearing hinges. Door silencers. Wood frames in public spaces, painted.
 - Stile and rail flat panel on first and second floor
 - Painted steel 90- min rated doors and frames in basement
- Interior doors (Existing) Assume removable jambs required at all room doors. Closet doors need not be altered.

Finishes:

- Paint all exterior woodwork – new and old.
- Paint all interior woodwork – new and old.
- Repaint wood floors, set raised nails.
- Tile floor at Entry Wing first floor entry vestibule and entry room.
- Carpet at New Ell first and second floors, second floor Entry Wing – 36 oz. tufted weight Atlas carpets.
- Carpet in Barn meeting room 36 oz. tufted weight Atlas carpets.
- VCT in Barn storage, mechanical space, restrooms, kitchenette.
- Walls in new construction plaster skim.
- New stair between first and second floor of New El will be open. Wood treads – clear finish, painted risers (red oak treads and risers), wood balusters (painted), wood handrail – clear finish with radiussed returns.
- New stair between basement and first floor of New El will be enclosed, Rubber treads and risers, handrail – painted metal with metal brackets
- New stair between first and second floor of Barn will be enclosed, rubber treads and risers, handrail both sides – painted metal with metal brackets.

Miscellaneous interior:

- Stainless steel handicap hardware in restrooms.

- Recessed paper towel, trash in restrooms
- Clear finish wood high/low MAAB ramp handrails both walls along interior ramps at first and second floor of entry wing – each ramp 12' long.
- In kitchenette - Laminate countertop, stock cabinets above and below, undercounter refrigerator, elkay or similar stainless steel sink and faucet.

Electrical:

- 4 exterior WP convenience receptacles
- Site lighting – allow for conduit for building lighting and path lighting at Entry Wing, outside "Barn" and along new sidewalk.
- 400 amp service to building.
- New wiring throughout existing.
- Typical commercial level electrical distribution throughout interior.
- Allowance of \$5 s.f. for lighting in interior.

Plumbing:

- 4 frost free hose bibs at exterior.
- Plumbing and fixtures – wall hung sinks, floor mounted toilets, two single use handicap restrooms, connection to domestic water and sanitary connection to site septic system (existing sanitary piping exits building to south).
- Boiler piping.
- Condensate drainage from air handlers.
- Sink for kitchenette, connection to domestic water and sanitary connection to septic system (no food prep.)

Fire protection

- Dual sprinkler system. Dry for Main Block (existing). Wet for new construction.

Elevator:

- 3-stop, two door (front to back), electric elevator in shaftwall construction – light gauge metal, hoistbeam., exterior sidewall louver for ventshaft with fire actuated louver mechanism.

HVAC:

- Hot water heat throughout. Use existing fuel oil boiler. New distribution.
- Air conditioning in new construction only.

Electrical:

- In basement, new protected porcelain fixtures – mounted to framing – with switches (10). Convenience receptacles. (10), assume power to basement air handler for Ell cooling. Power for dry sprinkler compressor.

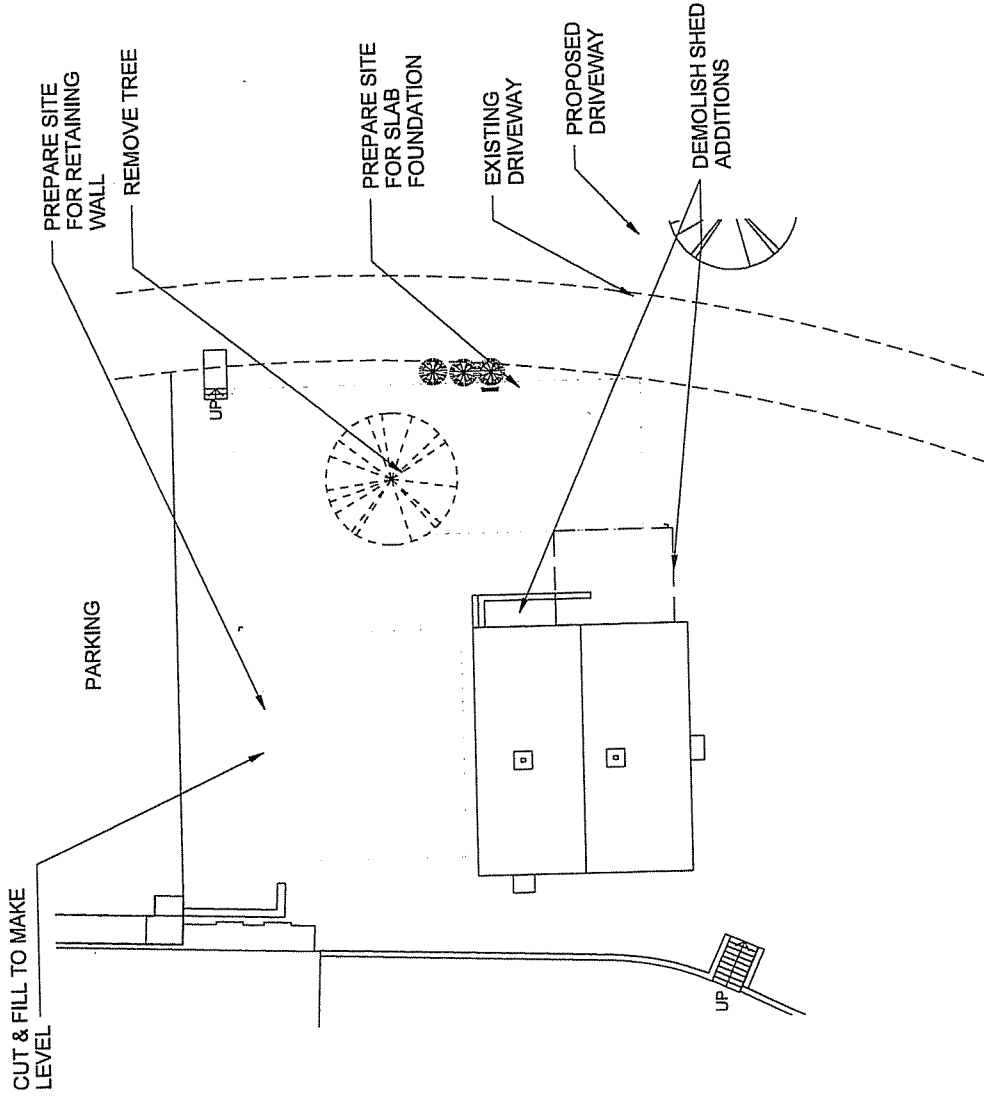
Loring Parsonage
Scope of Work

Sudbury, Massachusetts
Architects Project No. 1408.00

- In attic of Barn and Parsonage (2) convenience receptacles each attic, (6) lights each attic, power to assumed air handler in attic of Barn for cooling.
- New addressable FA system.
- Burglar alarm system.
- Lighting protection system.
- Timer for exterior lighting.

DRAWING LIST

SP100 EXISTING SITE PLAN
 SP101 PROPOSED SITE PLAN
 A100 BASEMENT PLAN
 A101 FIRST FLOOR
 A102 SECOND FLOOR
 A102 ROOF PLAN
 EX100 EXISTING BASEMENT
 EX101 EXISTING FIRST FLOOR
 EX102 EXISTING SECOND FLOOR
 A900 VIEW - SOUTHEAST FACADE
 A901 VIEW - SOUTH FACADE
 A902 VIEW - COURTYARD VIEW
 A903 VIEW - PARKING ENTRY
 A904 VIEW - BIRDS EYE VIEW



1 EXISTING SITE

1" = 20'-0"

SUDBURY
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SP100

EXISTING SITE PLAN

Date:

Drawn By:

Checked By:

Project Number:

Do not scale the drawings. All dimensions shall be confirmed prior to construction. The contractor shall immediately report any discrepancies to the architect.

9.3.2014

Author:

Checker:

1408.00

REVISIONS:

ISSUE:

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SP101

SUDBURY
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SOCIETY

PROPOSED SITE PLAN

Date:

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Issue:

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Author:

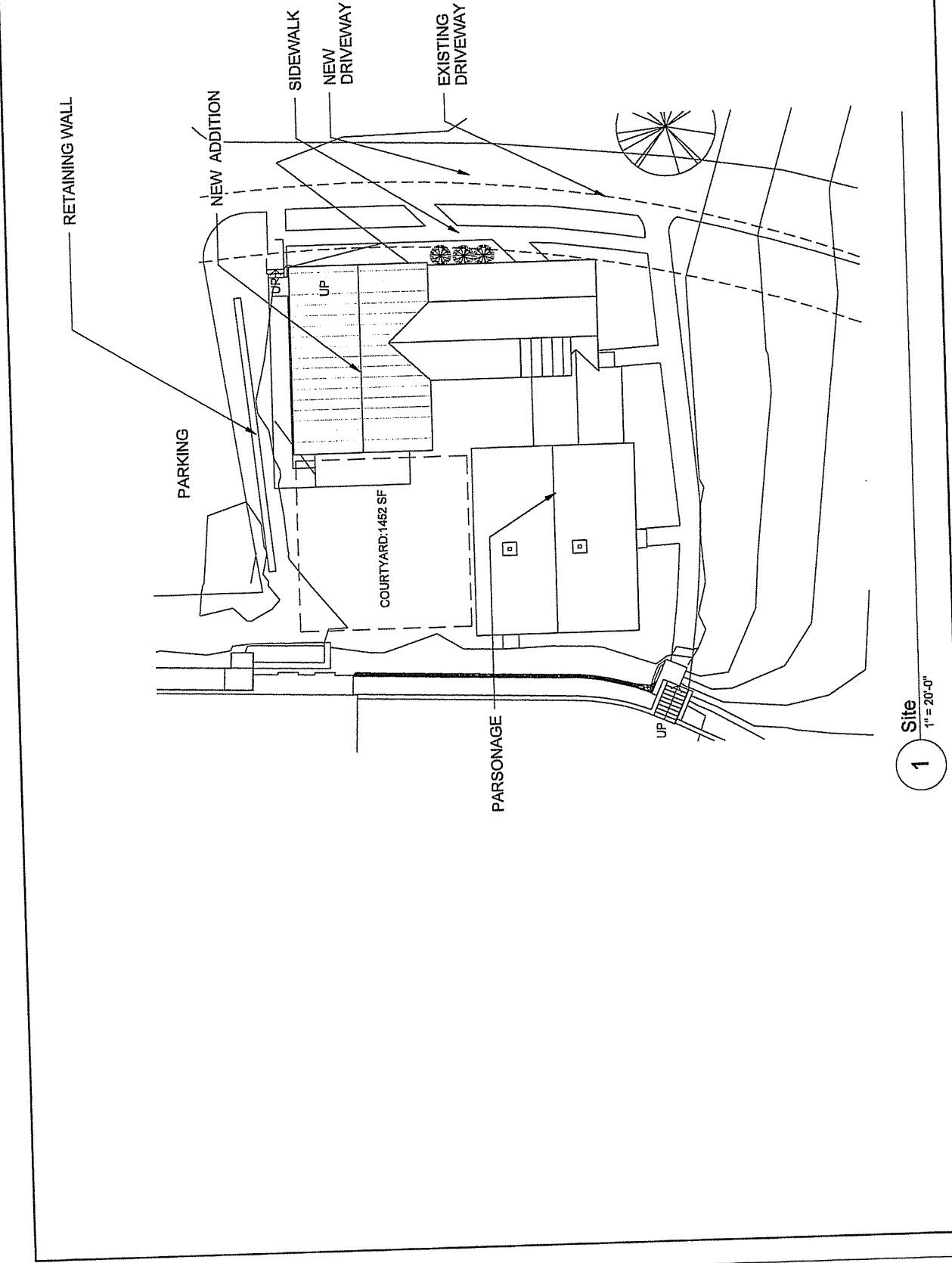
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508.548.1234



A100

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BASEMENT PLAN

Date:

Drawn By:

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Project Number:

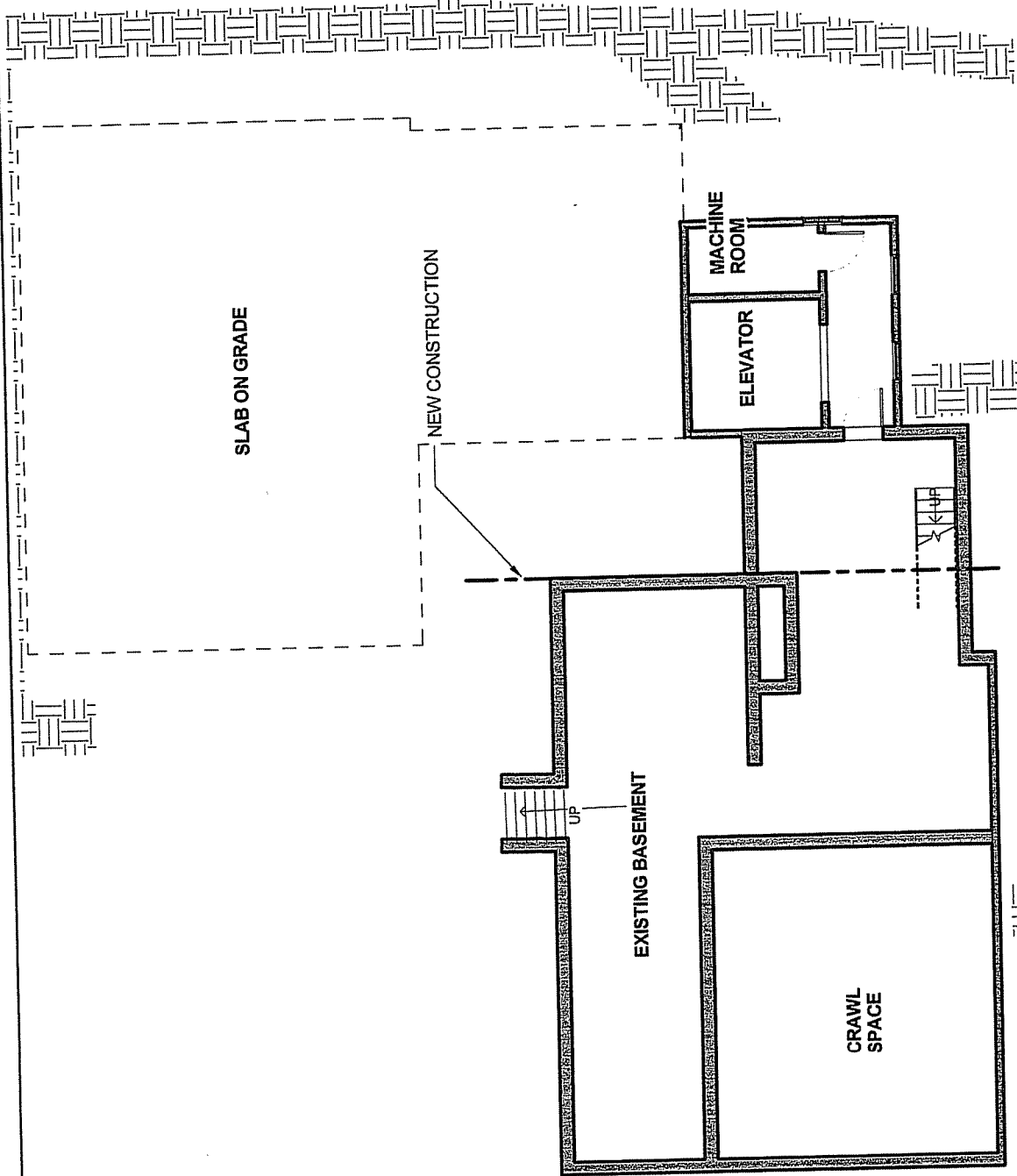
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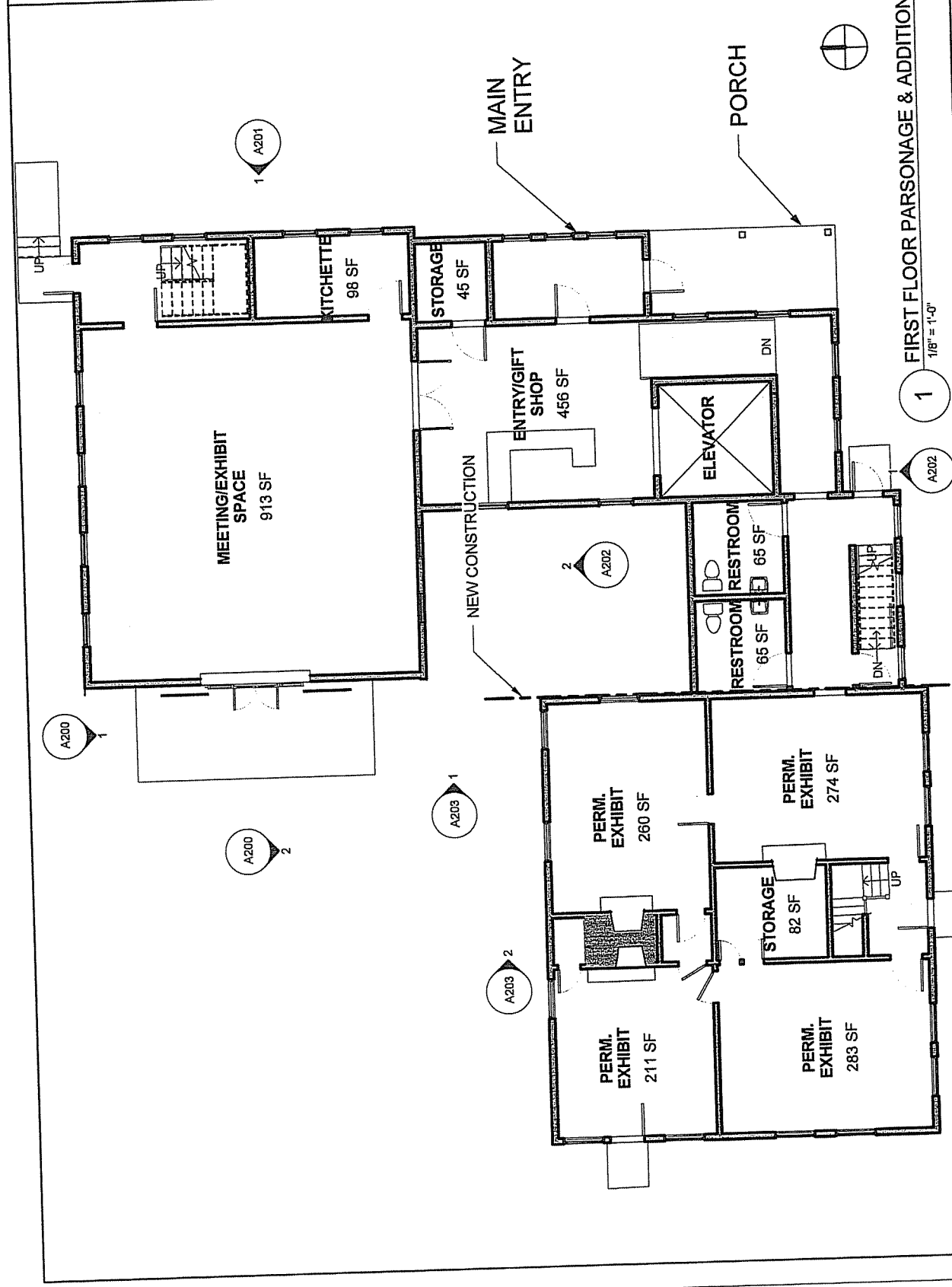
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1 BASEMENT FLOOR

1/8" = 1'-0"

<h1>SUDBURY HISTORICAL SOCIETY</h1> <h2>A101</h2>		FIRST FLOOR PLAN	
Date: Drawn By: Checked By: Project Number:	9.3.2014 Author Checker 1408.00	Do not scale the drawings. All dimensions shall be confirmed prior to construction. The contractor shall immediately report any discrepancies to the architect.	
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A102

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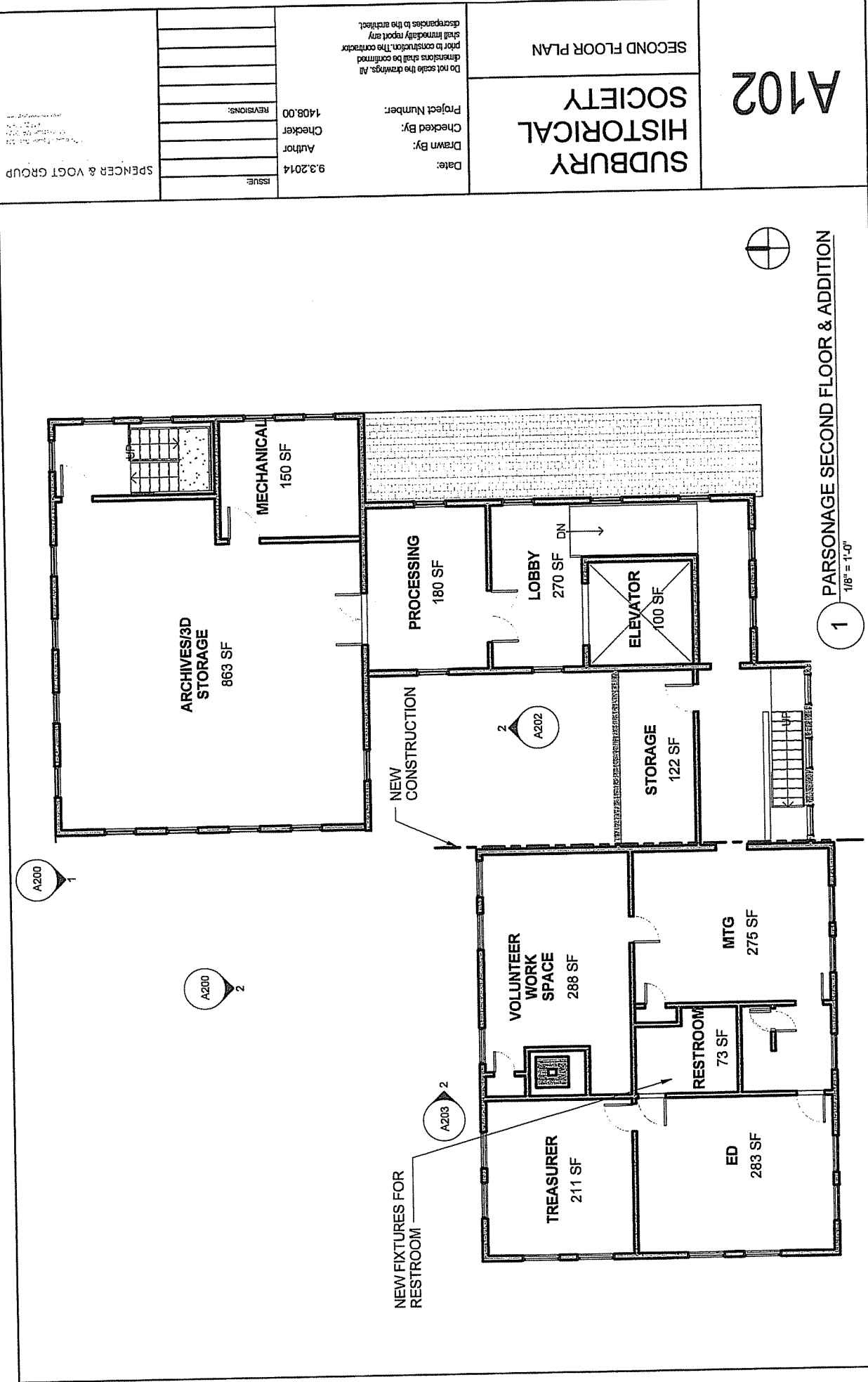
SECOND FLOOR PLAN

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A103

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ROOF PLAN

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Author

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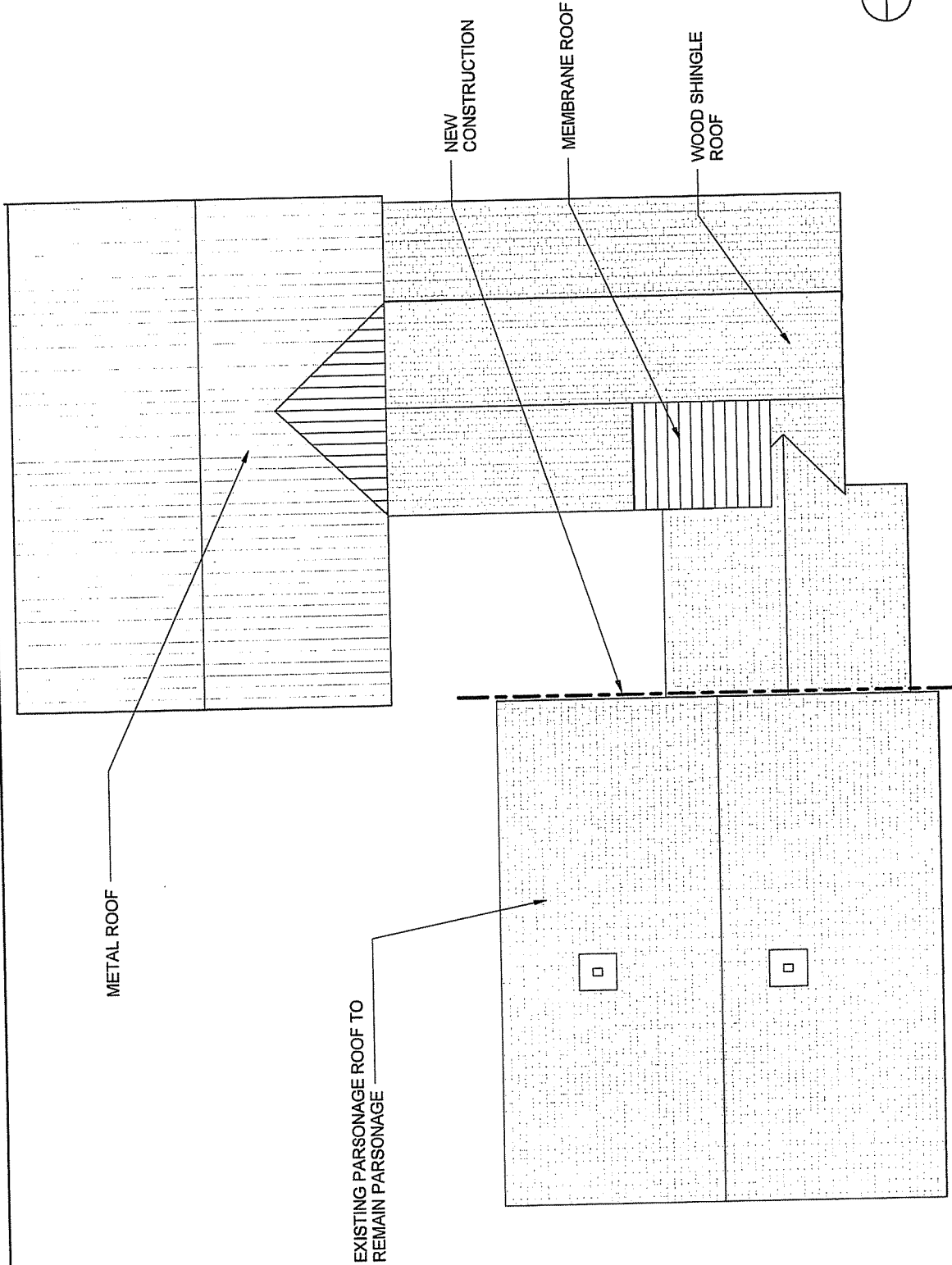
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Sudbury, MA 01970
Tel: 508.548.1234
Fax: 508.548.1235
www.spencervogt.com



1 ROOF PLAN

1/8" = 1'-0"

A200

SUDBURY
HISTORICAL
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NORTH ELEVATION

Date:

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Author

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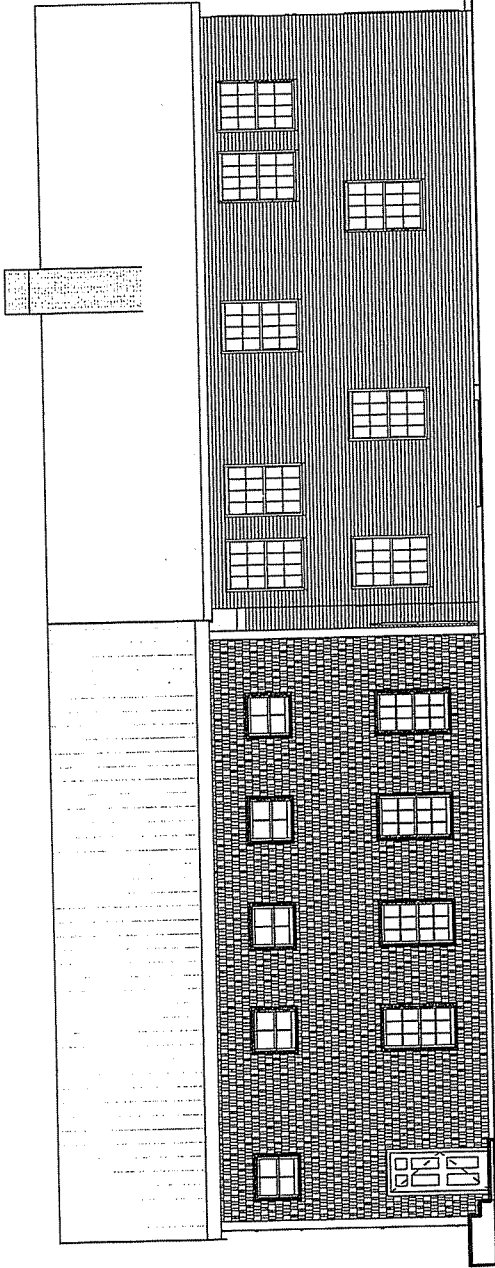
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Revisions:

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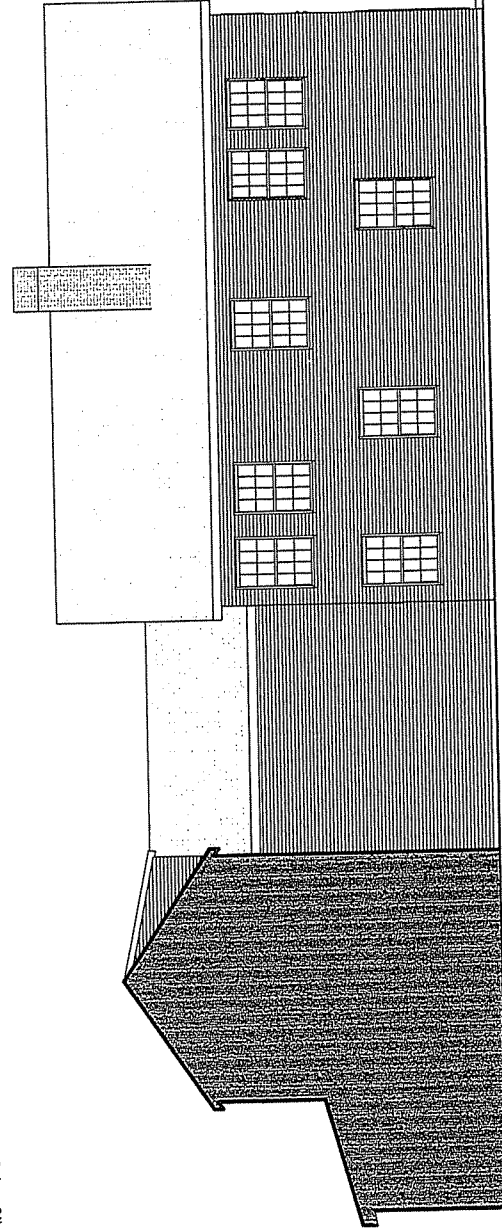
Architectural
Engineering
Interior Design
Landscape Architecture
Urban Planning
Environmental Design

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1 NORTH ELEVATION AA

1/8" = 1'-0"



2 NORTH ELEVATION BB

1/8" = 1'-0"

A201

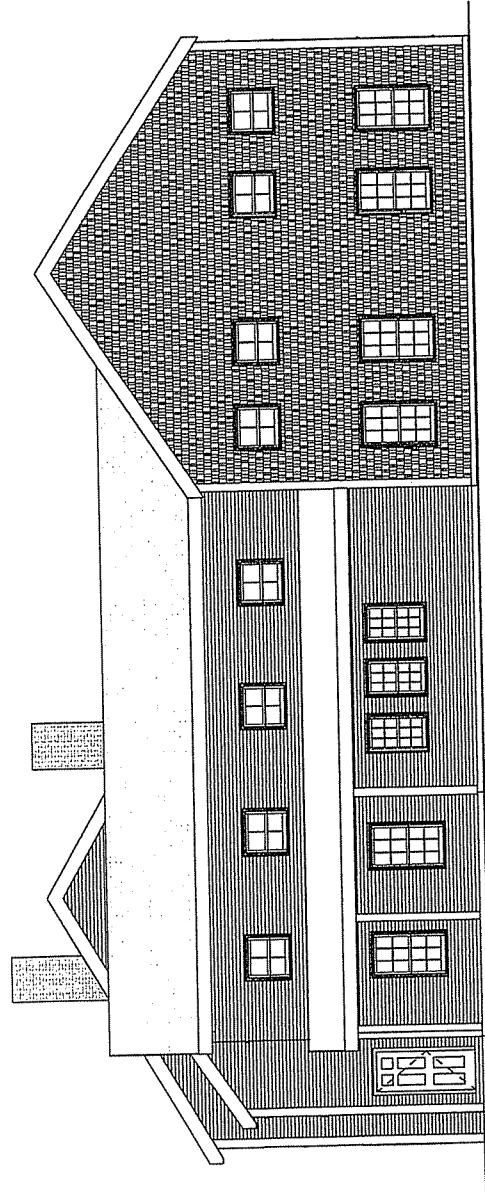
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EAST ELEVATION

Date:
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Project Number:
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1 EAST ELEVATION
1/8" = 1'-0"

A202

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SOUTH ELEVATION

Date:

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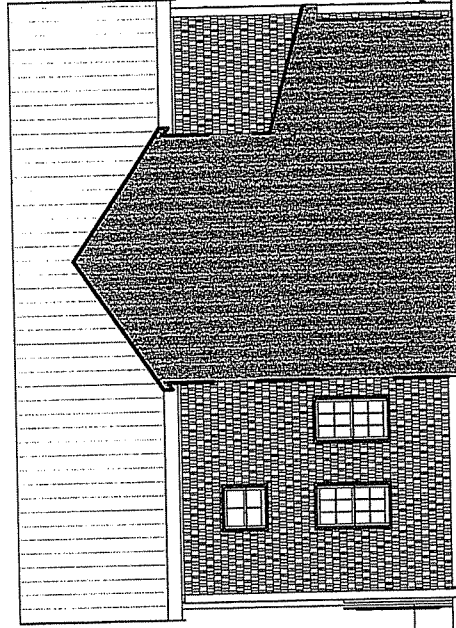
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Architect

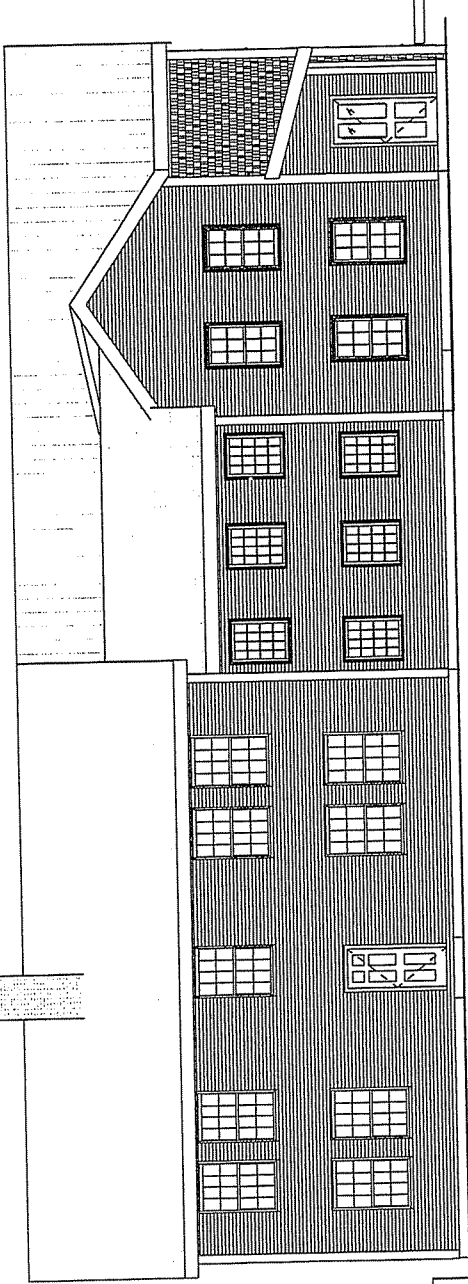
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2 SOUTH ELEVATION BB
1/8" = 1'-0"



1 SOUTH ELEVATION AA
1/8" = 1'-0"

A203

SUDBURY HISTORICAL SOCIETY

WEST ELEVATION

Date:

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Checked By:

Project Number:

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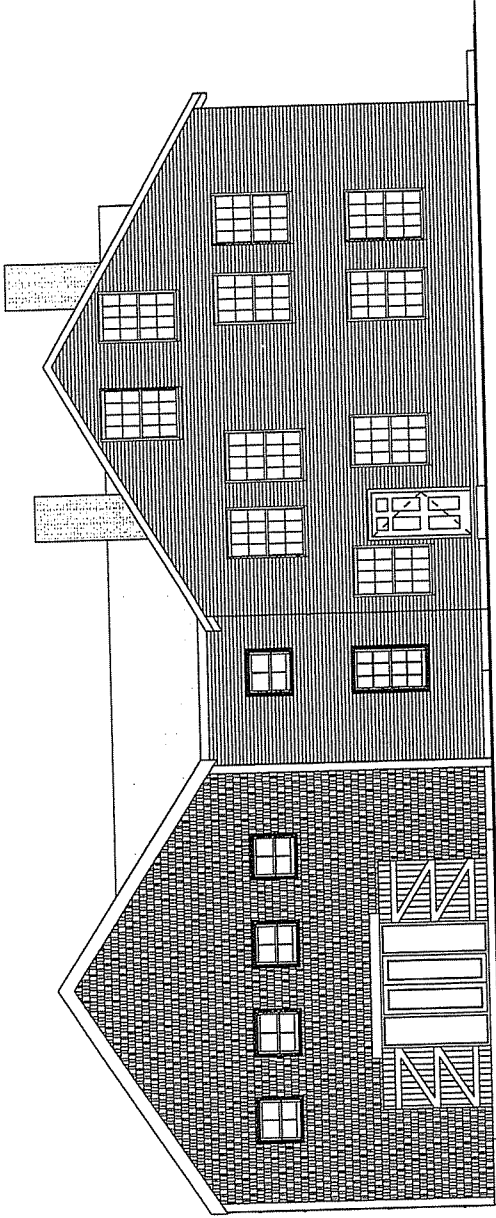
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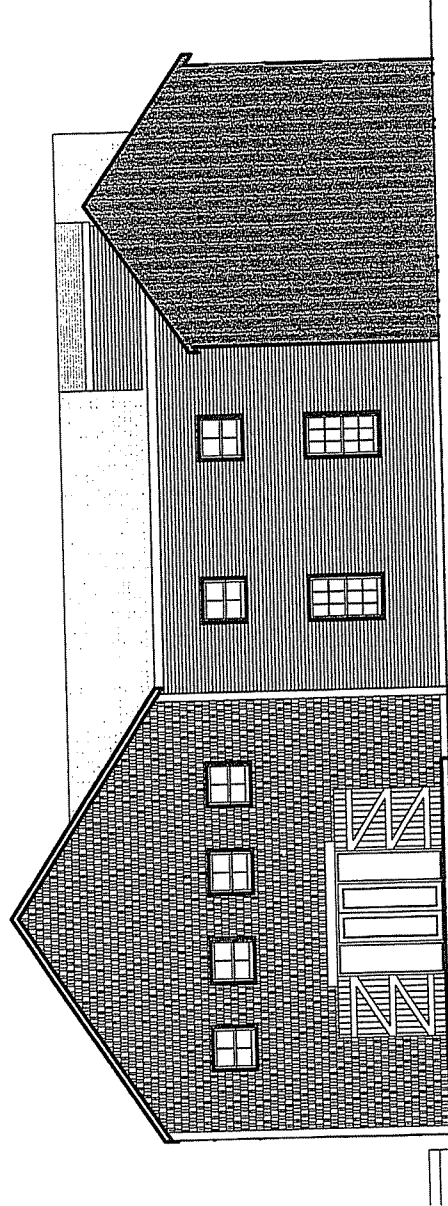
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1 WEST ELEVATION AA

1/8" = 1'-0"



2 WEST ELEVATION BB

1/8" = 1'-0"

EX
100

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PARSONAGE EXISTING
BASEMENT

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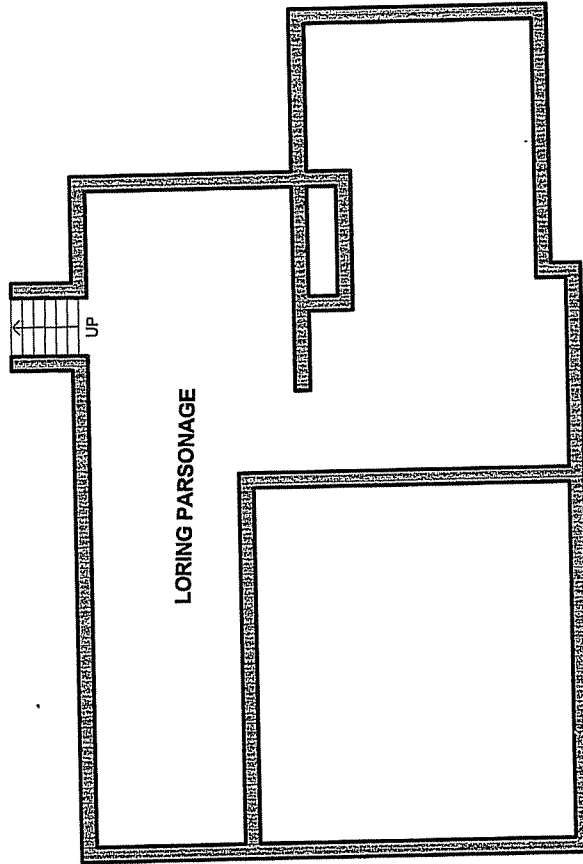
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1 PARSONAGE EXISTING BASEMENT

1/8" = 1'-0"

EX 101

SUDBURY HISTORICAL SOCIETY

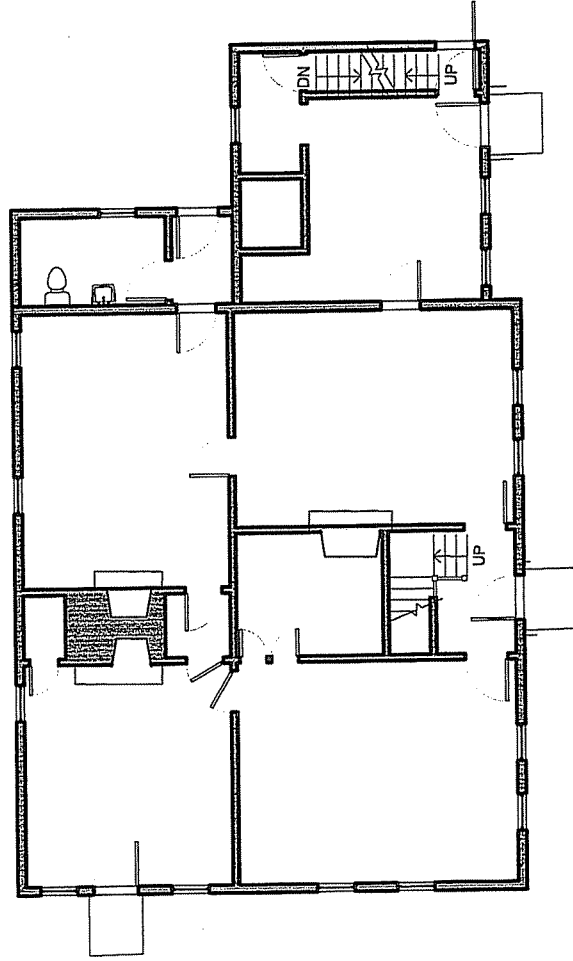
PARSONAGE FIRST FLOOR EXISTING

Date: _____
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 1000 North Main Street
 Suite 100
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 508.548.1100



1 PARSONAGE FIRST FLOOR EXISTING
 1/8" = 1'-0"

EX 102

SUDBURY HISTORICAL SOCIETY

PARSONAGE SECOND FLOOR EXISTING

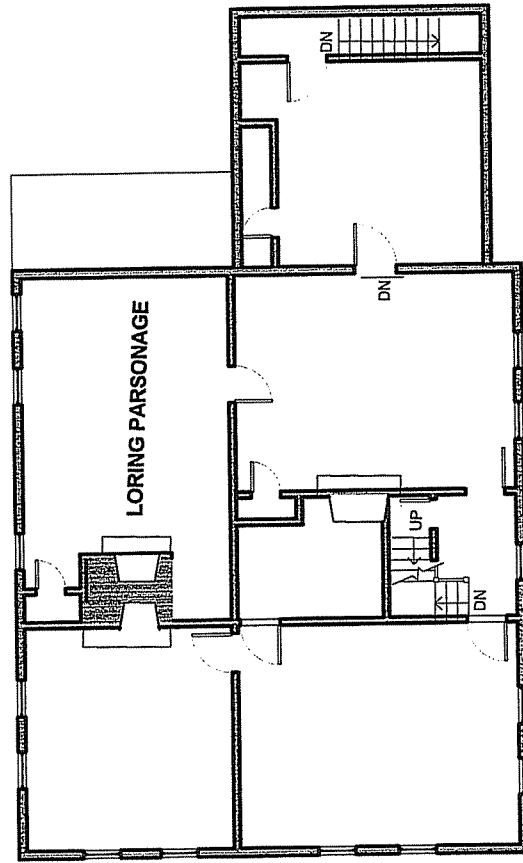
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 TEL: 978.435.1234
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1 PARSONAGE SECOND FLOOR EXISTING
 1/8" = 1'-0"

006V

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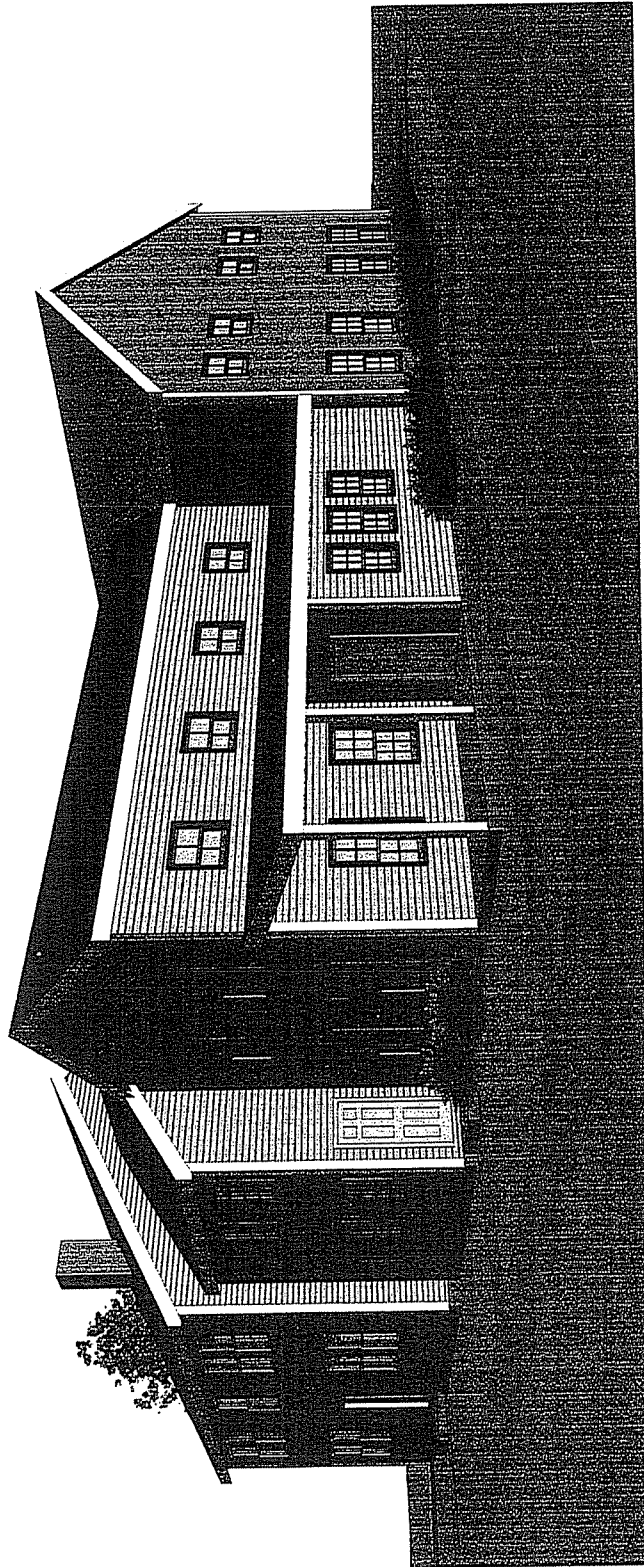
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SOUTH EAST FACADE

4

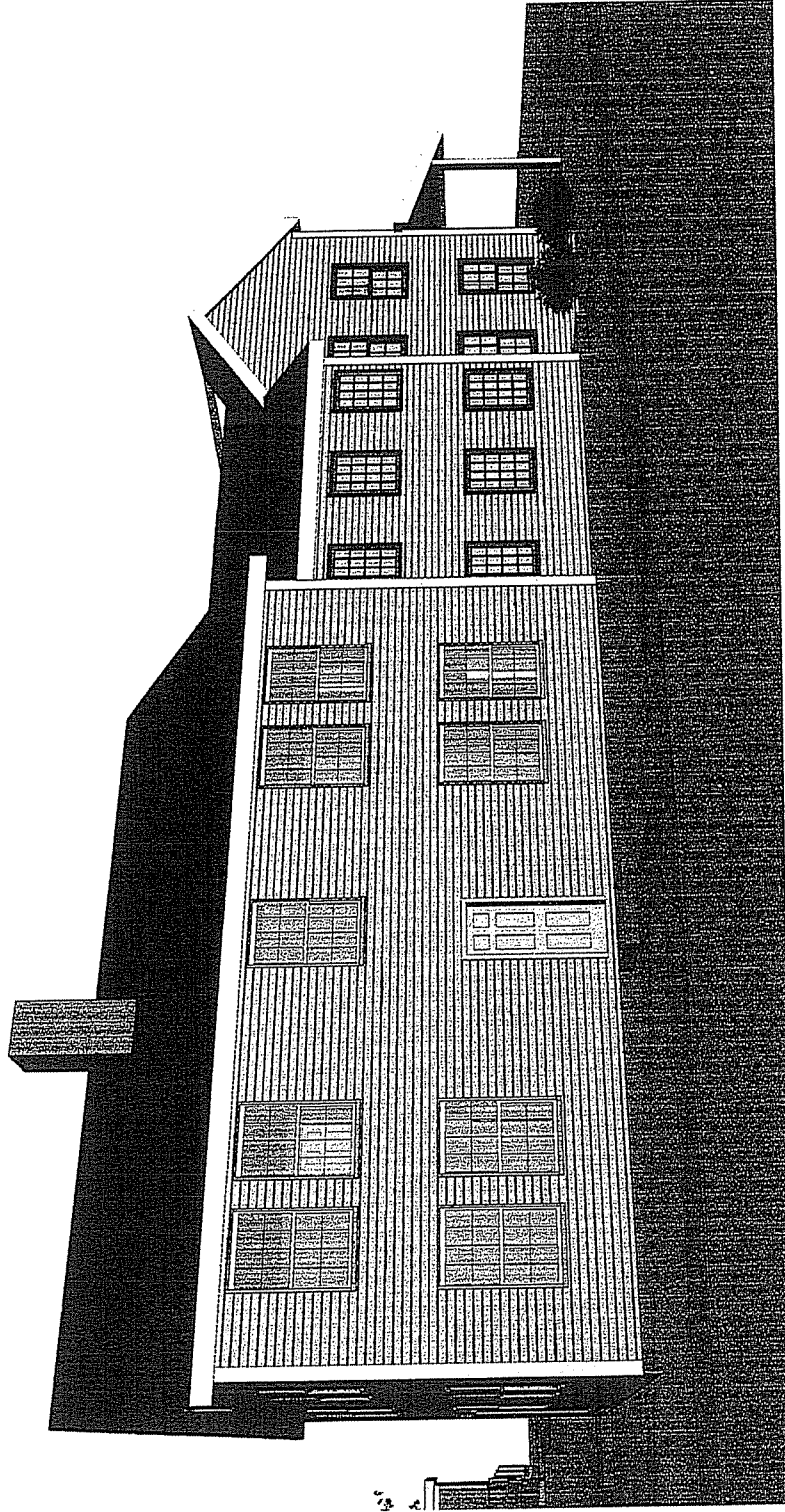
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SOUTH FACADE

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1 SOUTH FACADE

A902

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COURTYARD VIEW

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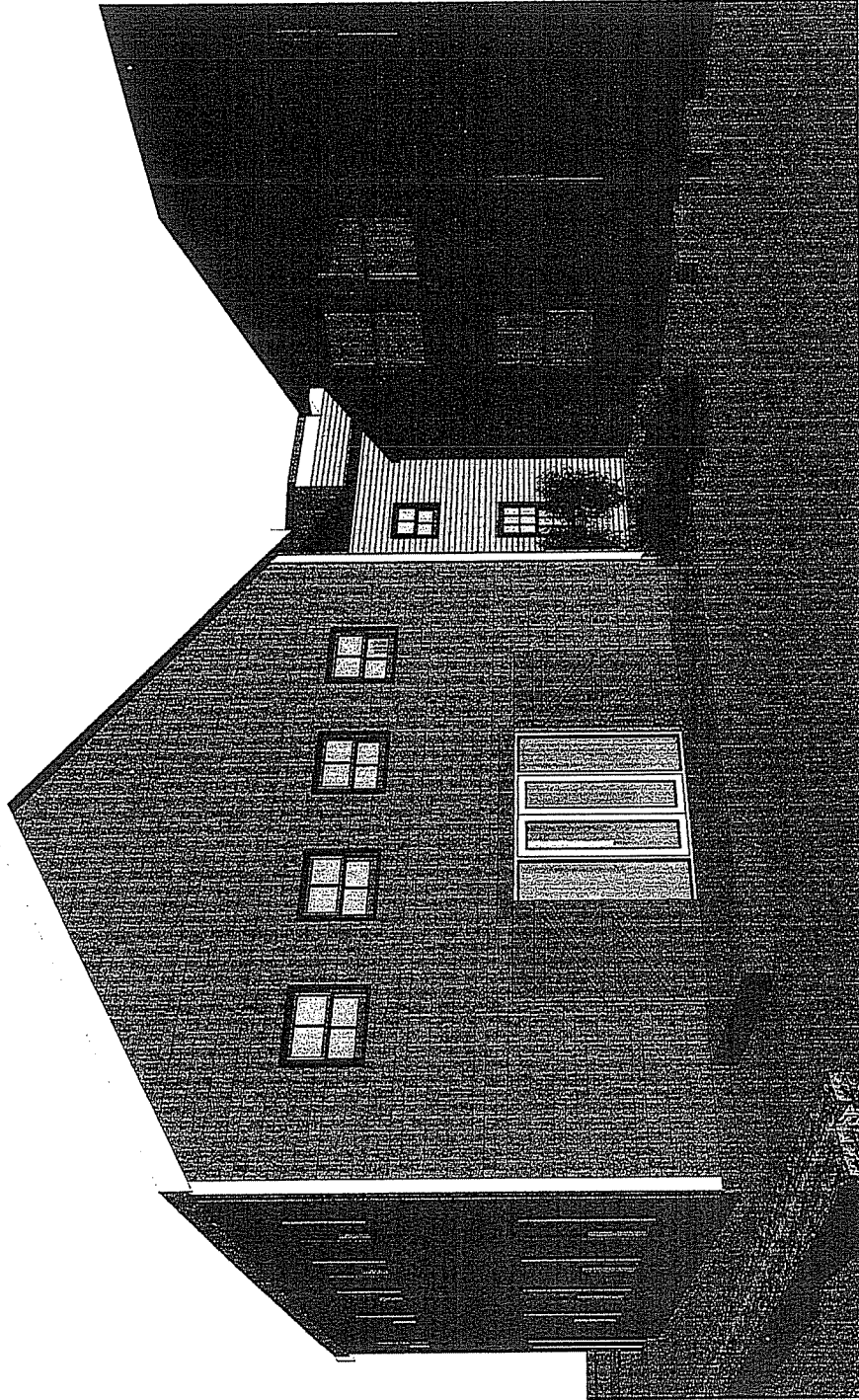
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1 Courtyard View

A903

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PARKING ENTRY VIEW

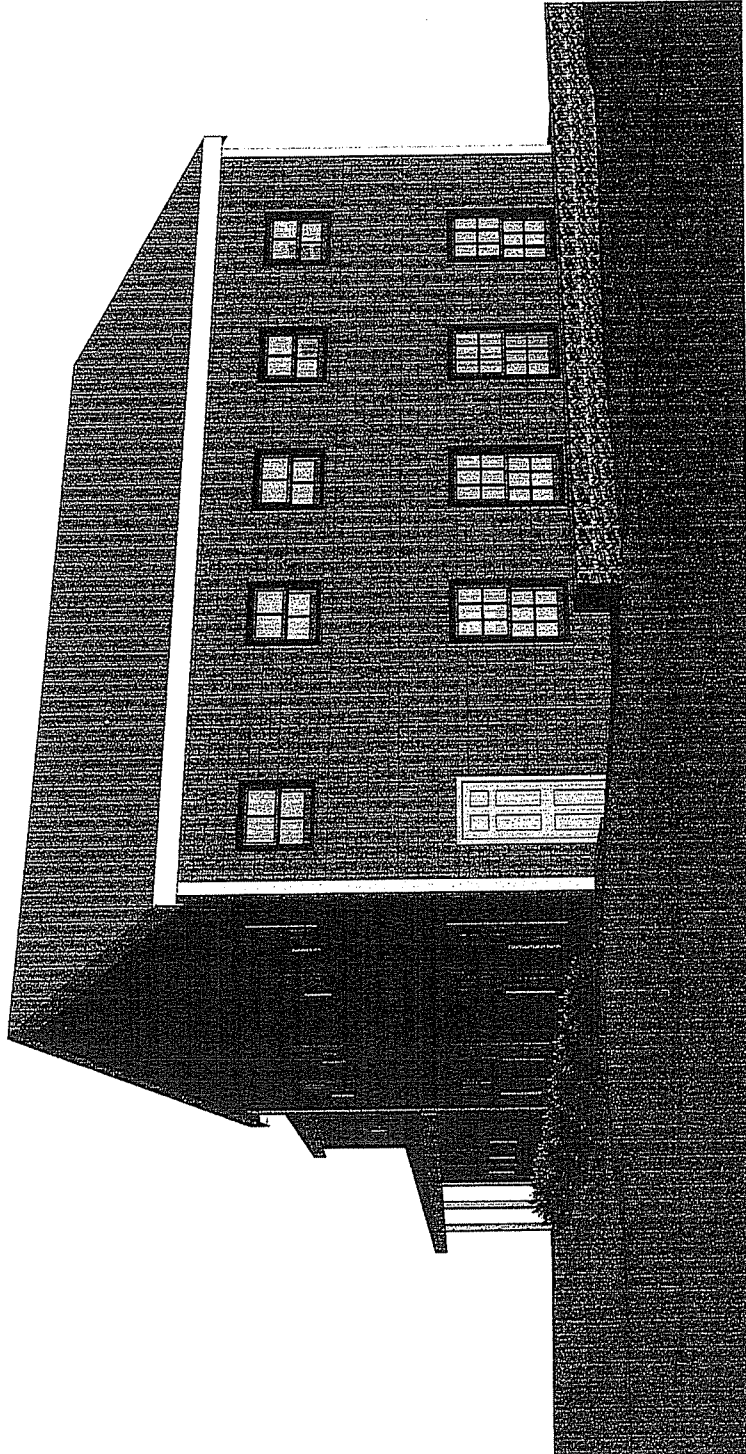
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NEW YORK, NY 10003
TEL: 212 691 1000
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1 PARKING ENTRY VIEW

A904

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BIRDS EYE VIEW

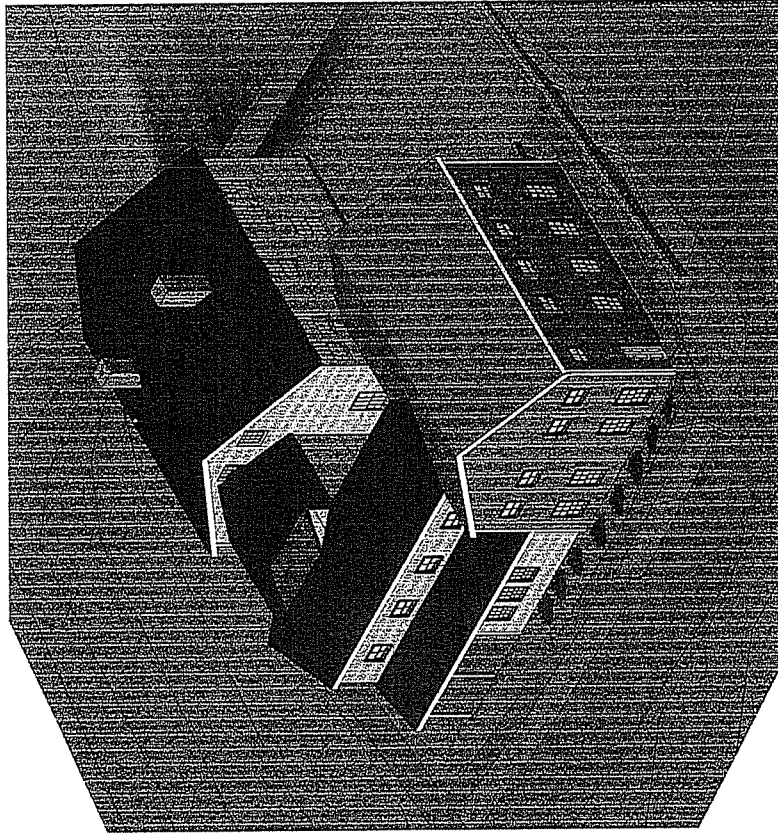
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Salem, MA 01970
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Fax: 978.744.1235
www.spencervogt.com



1 BIRDS EYE VIEW

ITEM	NO PHASING	PHASE ONE		PHASE TWO Barn and entry wing
		Historic	Rebuilt Ell	
General Conditions	\$51,200	\$46,000	\$0	\$40,000
Site work	\$68,800	\$11,000	\$11,000	\$46,800
Retaining Walls	\$35,000	\$0	\$0	\$35,000
Demolition	\$14,400	\$0	\$12,100	\$2,300
Concrete	\$47,800	\$5,500	\$16,500	\$25,800
Masonry	\$6,000	\$6,000	\$0	\$0
Metals	\$47,100	\$37,800	\$0	\$9,300
Wood & Plastics	\$170,000	\$21,800	\$42,510	\$105,690
Thermal & Moisture	\$139,500	\$0	\$27,250	\$112,250
Doors & Windows	\$91,200	\$5,200	\$11	\$85,989
Finishes	\$136,900	\$35,650	\$28,750	\$72,500
Specialties	\$3,000	\$0	\$3,000	\$0
Equipment	\$400	\$0	\$0	\$400
Conveying Systems	\$79,800	\$0	\$0	\$79,800
Plumbing	\$51,500	\$18,530	\$0	\$32,970
Heating	\$53,500	\$17,600	\$4,400	\$31,500
Air Conditioning	\$115,000	\$57,150	\$38,100	\$19,750
Electrical	\$122,200	\$77,700	\$11,100	\$33,400
Fire Alarm	\$34,500	\$27,000	\$0	\$7,500
Fire Protection	\$90,000	\$50,220	\$0	\$39,780
Security	\$6,500	\$5,750	\$0	\$750
TOTAL HARD COSTS	\$1,364,300	\$422,900	\$194,721	\$781,479
Contractor OH & P	\$204,645		\$92,643	\$117,222
TOTAL COST	\$1,568,945		\$710,264	\$898,701
Design & Engineering Fees	\$188,273		\$85,232	\$107,844
Permitting (other than building), legal and	\$20,000		\$18,529	\$23,444
Building permitting \$15/1,000 of constr	\$20,000		\$9,240	\$11,715
Contingency @15%	\$235,342		\$106,540	\$134,805
Furnishing and fittings	\$75,000	\$24,150	\$0	\$50,850
TOTAL BUDGET	\$2,107,560		\$953,955	\$1,227,359
Escalation 5%		If Phase 2 is in 2016		\$1,288,727
Escalation 5%		If Phase 2 is in 2017		\$1,353,163

	PARSONAGE
ITEM	Historic
General Conditions	\$46,000
Site work	\$11,000
Retaining Walls	\$0
Demolition	\$0
Concrete	\$5,500
Masonry	\$6,000
Metals	\$37,800
Wood & Plastics	\$21,800
Thermal & Moisture	\$0
Doors & Windows	\$5,200
Finishes	\$35,650
Specialties	\$0
Equipment	\$0
Conveying Systems	\$0
Plumbing	\$18,530
Heating	\$5,500
Air Conditioning	\$0
Electrical	\$10,000
Fire Alarm	\$5,000
Fire Protection	\$1,000
Security	\$2,500
TOTAL HARD COSTS	\$211,480
Contractor OH & P	\$31,722
TOTAL COST	\$243,202
Design & Engineering Fees	\$29,184
Permitting (other than building), legal and hearings	\$20,000
Building permitting \$15/1,000 of construction	\$3,172
Contingency @15%	\$36,480
Furnishing and fittings	\$24,150
TOTAL BUDGET	\$356,189

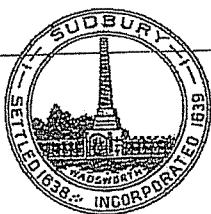
ITEM	NO PHASING	PHASE ONE		PHASE TWO	
		Historic	Rebuilt Ell Barn and entry wing		
General Conditions	\$51,200	\$46,000	\$0	\$40,000	
Site work	\$68,800	\$11,000	\$11,000	\$46,800	
Retaining Walls	\$35,000	\$0	\$0	\$35,000	
Demolition	\$14,400	\$0	\$12,100	\$2,300	
Concrete	\$47,800	\$5,500	\$16,500	\$25,800	
Masonry	\$6,000	\$6,000	\$0	\$0	
Metals	\$47,100	\$37,800	\$0	\$9,300	
Wood & Plastics	\$170,000	\$21,800	\$42,510	\$105,690	
Thermal & Moisture	\$139,500	\$0	\$27,250	\$112,250	
Doors & Windows	\$91,200	\$5,200	\$11	\$85,989	
Finishes	\$136,900	\$35,650	\$28,750	\$72,500	
Specialties	\$3,000	\$0	\$3,000	\$0	
Equipment	\$400	\$0	\$0	\$400	
Conveying Systems	\$79,800	\$0	\$0	\$79,800	
Plumbing	\$51,500	\$18,530	\$0	\$32,970	
Heating	\$53,500	\$17,600	\$4,400	\$31,500	
Air Conditioning	\$115,000	\$57,150	\$38,100	\$19,750	
Electrical	\$122,200	\$77,700	\$11,100	\$33,400	
Fire Alarm	\$34,500	\$27,000	\$0	\$7,500	
Fire Protection	\$90,000	\$50,220	\$0	\$39,780	
Security	\$6,500	\$5,750	\$0	\$750	
TOTAL HARD COSTS	\$1,364,300	\$422,900	\$194,721	\$781,479	
Contractor OH & P	\$204,645		\$92,643	\$117,222	
TOTAL COST	\$1,568,945		\$710,264	\$898,701	
Design & Engineering Fees	\$188,273		\$85,232	\$107,844	
Permitting (other than building), legal and hearings	\$20,000		\$18,529	\$23,444	
Building permitting \$15/1,000 of construction	\$20,000		\$9,240	\$11,715	
Contingency @15%	\$235,342		\$106,540	\$134,805	
Furnishing and fittings	\$75,000		\$0	\$50,850	
TOTAL BUDGET	\$2,107,560		\$953,955	\$1,227,359	
Escalation 5%		IfPhase 2 is in 2016		\$1,288,727	
Escalation 5%		IfPhase 2 is in 2017		\$1,353,163	

ITEM	PARSONAGE	
	Historic	
General Conditions	\$46,000	
Site work	\$11,000	
Retaining Walls	\$0	
Demolition	\$0	
Concrete	\$5,500	
Masonry	\$6,000	
Metals	\$37,800	
Wood & Plastics	\$21,800	
Thermal & Moisture	\$0	
Doors & Windows	\$5,200	
Finishes	\$35,650	
Specialties	\$0	
Equipment	\$0	
Conveying Systems	\$0	
Plumbing	\$18,530	
Heating	\$5,500	
Air Conditioning	\$0	
Electrical	\$10,000	
Fire Alarm	\$5,000	
Fire Protection	\$1,000	
Security	\$2,500	
TOTAL HARD COSTS	\$211,480	
Contractor OH & P	\$31,722	
TOTAL COST	\$243,202	
Design & Engineering Fees	\$29,184	
Permitting (other than building), legal and hearings	\$20,000	
Building permitting \$15/1,000 of construction	\$3,172	
Contingency @15%	\$36,480	
Furnishing and fittings	\$24,150	
TOTAL BUDGET	\$356,189	

Appendix B

Selectmen Letter December 4, 2013

Minutes of Historical Commission September 23, 2014



Town of Sudbury

Office of Selectmen

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776-1843
978-639-3381
Fax: 978-443-0756
selectmen@sudbury.ma.us

December 4, 2013

Ms. Ruth Grisel
c/o Sudbury Historical Society
Sudbury Town Hall
322 Concord Road
Sudbury, MA 01776

Dear Ruth,

At their meeting of December 3, 2013, the Board of Selectmen voted in support of the Sudbury Historical Society's request to study the feasibility of the Town-owned Loring parsonage becoming a Sudbury Historical Museum. If the building is deemed feasible for this use, the Board of Selectmen would be willing to negotiate a long-term lease for the building to be used for this purpose.

Sincerely,

Maureen G. Valente
Town Manager

HISTORICAL COMMISSION MEETING

Tuesday. 23 September 2014

Hosmer House, 7 PM

Those Present: Barbara Bahlkow, Diana Cebra, Fred Bautze, Jim Hill, Bill Johnson,
Lyn MacLean, Liz Radoski. Guest: Adolf Bahlkow

The meeting began with a tribute to Adolf Bahlkow for his many years on the SHC. The painting that Florence Hosmer did of the green pottery was restored and hangs in the storeroom with a plaque honoring Adolf.

The minutes of August were accepted as typed. The financial report was given along with all bills and deposits given to the Treasurer. The Commission voted to have Barbara spend up to \$500 to purchase holiday ornaments from Joan Morgello. Barbara has been working with many business who are carrying our sale items.

Loring Parsonage:

A vote was taken to support the plan that the Sudbury Historical Society has proposed for the use of the Loring Parsonage. 5 for it and 2 against. The two against wanted to wait until they had Town Manager and Selectmen input which should happen in the next week or so.

.....Others items omitted here as they do not pertain to Loring Parsonage..SVH

Respectfully Submitted,

Lyn MacLean, Chairman

cc: Town Manager, Jody Kablack, Bill Place, Jim Kelly, Art Richard, Mark Herweck, Scott Taylor,
Mark Thompson, Elaine Jones, Doc Fitzgerald, Adolf Bahlkow,
Jim Jodder

Appendix C

State Funding Agencies That Support Projects Of This Type

Granting Agency: Massachusetts Cultural Facility Fund

url: http://www.massculturalcouncil.org/facilities/facilities_guidelines.htm#Deadlines

Category of Grant

(from their web site above)

- **Capital Grants:** For the acquisition, design, construction, repair, renovation, rehabilitation or other capital improvements or deferred maintenance of a cultural facility. All of the following would qualify for consideration under this description:
 - New construction.
 - Additions to an existing structure.
 - Renovations or repairs to an existing structure.
 - Fixed/integrated equipment.
 - Any combination of the above.

Award maximums for Capital Grants have not been set at this time. In the past, maximum grants have ranged from \$250,000 to \$675,000. A maximum grant amount will be set by the Cultural Facilities Fund Advisory Committee during the review process.

Anticipated Submission Date: November 21, 2015 (Note: 2015 submission date not announce but November 21, 2014 as set for this year's round)

Matching Funds Required

Examples of previous Capital Fund Grants see
http://www.massculturalcouncil.org/facilities/facilities_fundinglist.htm

Granting Agency: Massachusetts Preservation Projects Fund

url: <http://www.sec.state.ma.us/mhc/mhcmppf/mppfidx.htm>

Category of Grant: Development Project

(from their web site above)

Development Projects: Requests may be submitted for construction activities including stabilization, protection, rehabilitation, and restoration. Grant funding can only be used to cover costs of material and labor necessary to ensure the preservation, safety, and accessibility of historic cultural resources. Development of universal access is allowable as part of a larger project (ideally, no more than 30%). With construction or "bricks & mortar" projects, therefore, the architectural or engineering fees for any project work are not eligible for funding or use as matching share.

Allowable costs:* Overall building preservation, building code compliance, and barrier-free access where historic fabric is directly involved are eligible as well as the cost of a project sign, photography, recording of the preservation restriction, and legal ads.

*Please contact Grants Division staff to review your scope of work or individual work items if you are unsure about eligibility.

Non-allowable costs: Projects consisting of routine maintenance, upgrading of mechanical systems (i.e., heating, ventilation, air conditioning, electrical, plumbing), renovation of non-historic spaces, moving of historic buildings, or construction of additions will not be considered. Architectural or engineering fees for any project work are not eligible for funding or use as matching share.

No maximums for Development Grants have not been set at this time. In the past, maximum grants have ranged from \$50,000 to \$150,000. A maximum grant amount will be set by the Cultural Facilities Fund Advisory Committee during the review process.

Anticipated Submission No date set for 2015 but money has been approved by legislature and submission date will be announced (Note: In 2014 submission date was March 14 and selection was on June 11th)

Matching Funds Required

Examples of previous Capital Fund Grants see
<http://www.sec.state.ma.us/mhc/mhcmppf/mppf-recipients.htm>