



September 19, 2023

Somerville Community Preservation Act Committee
c/o Roberta Cameron
Somerville Community Preservation Act Manager

Dear Members of the Community Preservation Act Committee and Project Manager:

It has been exactly two months since I last wrote to you requesting out-of-cycle CPA funding of \$98,000 to allow the Museum to complete the Phase 2 project of Collection Storage Renovation. You all graciously agreed to give these funds to the Museum. These funds were needed in part to handle nearly \$82,000 in change orders during the Phase 2 project. In addition, the Massachusetts Historical Commission is requiring that three basement windows be restored to their original appearance (the MHC letter is attached). The cost of restoring these windows at the time of the Museum's request to the CPC was \$38,000 with a contingency equal to 20% or \$7,600. This was my estimate, based on my understanding of the costs at the time. However, on September 12th, I received the long-promised estimate from Stack, and it came in \$94,232. (Both the email and the proposal are attached). This does not include any contingency. If I include a 20% contingency to this number (now recommended by the CPC manager), the amount of the project changes to \$113,078. Given that the CPC has agreed to give the Museum funds based on the understanding that the project would cost \$45,600, the Trustees now request another \$67,478 to complete the project.

Please let me know if you have any questions or concerns. I am sure we all have such, but as a volunteer for this amazing cultural institution, I hope you will consider this request favorably.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Mangum".

Barbara Mangum
President of the Trustees



Somerville Museum Window Alterations
Stack Project #22023

BUDGET SUMMARY

September 12, 2023

Scope	Budget Amount
01000 - Project Requirements	\$ 11,059
02050 - Demolition	\$ -
02200 - Site Prep & Utilities	\$ -
02950 - Landscaping	\$ -
03300 - Concrete	\$ -
04200 - Masonry	\$ 14,100
05100 - Structural Steel	\$ -
05500 - Misc. Metals	\$ 5,300
06100 - Rough Carpentry	\$ 16,000
06400 - Finish Carpentry	\$ -
07200 - Insulation	\$ -
07500 - Roofing	\$ -
07900 - Misc Thermal and Moisture	\$ 1,250
08100 - Doors, Frames, Hardware	\$ -
08800 - Windows	\$ 14,759
09250 - Walls and Ceilings	\$ -
09300 - Tile	\$ -
09400 - Countertops	\$ -
09600 - Floor Finishes	\$ -
09900 - Paint	\$ 6,750
10000 - Specialties	\$ -
11000 - Equipment	\$ -
12000 - Furnishings	\$ -
13000 - Special Construction	\$ -
14000 - Conveying Systems	\$ -
15300 - Fire Protection	\$ -
15400 - Plumbing	\$ -
15500 - HVAC	\$ -
16000 - Electrical	\$ -
30000 - General Conditions	\$ 19,200
Subtotal	\$ 88,419
50000 - Contingency	\$ -
60000 - Insurance	\$ 1,326
70000 - Fee	\$ 4,487
BUDGET TOTAL	\$ 94,232



Somerville Museum Window Alterations
Stack Project #22023

ASSUMPTIONS AND QUALIFICATIONS

September 12, 2023

General Qualifications

- This Budget is based on Open Shop Labor.
- Costs for hazardous material testing and abatement are excluded.
- Costs for remediating existing non-conforming building conditions at the direction of code officials are excluded.
- Costs associated with unforeseen concealed existing conditions are excluded.
- Costs for all fees to Utilities/Municipalities for new or temporary utility services are excluded.
- Costs for utilities consumed during construction are excluded.
- All work to be performed during normal working hours.
- All Construction Proposals are only good for 30 days.
- Tolerances are +/- 1/8"

Project Specific Qualifications

- This Budget is based on Basement Window Alterations - Somerville Museum Permit Set dated 07/14/2023.
- The assumed onsite construction duration is **30** working days (**6** working weeks).
- This Budget assumes all work will be completed from the exterior.
- This Budget assumes that this project is tax exempt.

Allowances - Certain scopes of work (as described below) have been included as Allowances. If the cost of a specific selection is greater than the Allowance value, the contract value shall be increased accordingly, including markups for Contractor's Overhead + Profit. These Allowances are summarized here and detailed in the enclosed Budget Detail. If values / scope differ between this Summary and the Budget Detail, the value /scope in the Budget Detail shall govern.

- An Allowance of \$3,000 is included for to repair existing windows and trim as necessary, per plan notes.
- An Allowance of \$5,000 is included to furnish (5) galvanized mesh security screens.

Exclusions

- Work at the interior of the space - all work to be completed from the exterior.
- Winter Conditions
- Temporary / Construction Fence
- Final clean of interior spaces - all work to be completed at the exterior.
- Hazardous Materials - Testing and Abatement
- Replace lintels at locations not being opened, inner lintels
- Brosco windows - sizes specified are not available. Paradigm windows carried instead.
- All Fees to Utilities/Municipalities for New or Temp Utility Services



June 15, 2023

Barbara Mangum
President of the Trustees
Somerville Historical Society
9 Josephine Avenue
Somerville, MA 02144

The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

RE: Somerville Historical Society, One Westwood Road, Somerville, MA; MHC# RC.52317

Dear Ms. Mangum:

Thank you for submitting a Project Notification Form (PNF) for the project referenced above, which was received at this office on June 13, 2023. The staff of the Massachusetts Historical Commission (MHC) have reviewed the information submitted and have the following comments.

The proposed project consists of the renovation of the Somerville Museum's interior collection storage area to bring it up to modern museum standards of care for preserving the historic collections. This includes the complete demolition and rebuilding of the former (1986) collection storage area, extensive water proofing and water-vapor proofing of the area, introduction of a third sump pump to control moisture levels and the creation of a secure, clean, well-lighted space complete with full climate control.

The proposed project also includes the reinstallation of three basement hopper windows. The front basement window facing Central Street to the right of the former entrance and two basement windows on the north façade will be reinstalled to their original appearance.


The Somerville Museum is individually listed in the State Register of Historic Places.

After review of MHC's files and the information submitted, MHC has determined that the proposed project will have "no adverse effect" (950 CMR 71.07(2)(b)(2)) on the Somerville Museum.

The proposed project is also subject to review by MHC in accordance with the preservation restriction (M.G.L. Chapter 184, sections 31-33) held by the MHC. The active preservation restriction agreement entitles the MHC review and approval authority prior to implementation of any major alterations to the property. The MHC understands that the Somerville Museum will be reopening three of the four bricked in basement window openings and reinstalling wood basement window frames and sashes to match the historic windows. The new basement window sash will match the previous muntin configuration and may be constructed using thermal glazing. After review of the revised basement window proposal the MHC is agreeable to the scope of the revised basement window proposal. In the future, please submit project plans to MHC for review regardless of the source of funding, under the terms of the preservation restriction.

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00) and the terms of the preservation restriction. Please do not hesitate to contact Paul Holtz, Co-Director Grants Division/Historical Architect of my staff if you have any questions.

Sincerely,


Brona Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

cc: Massachusetts Cultural Council
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www.sec.state.ma.us/mhc