



BONNETTE, PAGE & STONE CORPORATION  
91 BISSON AVENUE, LACONIA, NH 03246  
TEL: 603. 524. 3411 FAX: 603. 524. 4641

**"Progress on Purpose"**

**DRAFT**

**Construction Management ♦ Design/Build Services**

May 20, 2019

**Scope & Clarifications**

Greenfield Meetinghouse Historic Building Assessment  
776 Forest Road  
Greenfield, New Hampshire

**The following information is provided for use by the Owner and their Representatives in analyzing our initial cost study proposal.**

**Clarifications & Qualifications & Exclusions**

**Site Construction.....\$350,000**

- Includes allowances for site work items below:
  - Parking & walks allowed at \$140,000
  - Site Lighting allowed at \$33,000
  - Performing Terrace complete allowed at \$50,000
  - Building Drainage allowed at \$70,000
  - Street Parking allowed at \$31,000
  - Septic connection & water entrance upgrade allowed at \$26,000
- Excludes ledge/boulder removal & replacement
- Excludes unsuitable materials removal & replacement

**General Requirements.....\$91,266**

- Supervision
  - includes project management
  - weekly meetings and reporting
  - includes on-site supervisor
  - includes supervisor transportation, telephone, & technology
- General items
  - Equipment & Rentals
  - Material handling and distribution
  - Project Manuals & As-Builts
  - OSHA Requirements
- Temporary items
  - includes waste management
  - includes temporary sanitary
  - includes temporary barricades



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**Concrete.....\$3,078**

- Includes five (5) exterior window wells reconstruction
  - Includes concrete reinforcing, ties & accessories
  - Carried as 3,000 PSI concrete
  - Includes dowels

**Metals.....\$5,000**

- Includes structural investigation assistance allowance at lower level

**Woods & Plastic.....\$219,833**

- Includes rough carpentry allowed at \$54,545
  - Wood framing at new partition walls
  - Wood framing at new exterior stairs from stage egress
  - Attic access catwalk
  - Window well covers (5 required)
  - Infill of flooring at upper level elevator lobby
  - Wood blocking as required for millwork
  - Misc. wood blocking
  - rough hardware
- Includes finish carpentry allowed at \$39,978
  - Interior trim at locations described in HBA report
  - Interior wood chair rail
  - Interior wood base
- Exterior siding & trim repair allowed at \$22,700
- Attic access ladder allowed at \$2,500
- Bell tower reconstruction complete allowed at \$75,000
- Includes architectural wood work allowed at \$22,310
  - Kitchen cabinets at lower level
  - Bench & hooks at lower level egress
  - Kitchenette cabinets at main level
- Includes seat cushions refinishing allowed at \$2,800

**Thermal & Moisture.....\$20,922**

- Includes fire stopping and sealants
- Includes insulation as recommended in HBA
- Includes caulking and sealants
- Includes asphalt shingle caps at new window wells



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**Openings.....\$224,259**

- Includes new exterior wood doors as described in HBA allowed at \$19,992
  - Finish door hardware furnished and installed
  - Style, finish, color, etc. to be confirmed
- Includes new interior wood doors as described in HBA allowed at \$27,745
  - Finish door hardware furnished and installed
  - Style, finish, color, etc. to be confirmed
- Includes main door repair work allowance of \$1,500
- Includes window restoration (Stained glass & Wooden sash) allowed at \$171,300
- Includes new storm windows allowed at \$1,222
- Glass and glazing allowance of \$2,500

**Finishes.....\$268,955**

- Includes gypsum assemblies allowed at \$40,940
  - New as described in HBA
  - New partition walls
- Includes tile allowed at \$1,958
  - Restrooms at main level & upper level
  - Lobby at upper level
- Includes wood flooring refinish & repair/replacement allowed at \$37,507
  - Per description in HBA (main level kitchen, meeting room, stage, sanctuary choir loft, stairs)
- Includes resilient flooring allowed at \$16,374
  - Lower level floor and associated base
- Includes carpet flooring allowed at \$12,176
- Includes exterior painting allowed at \$50,000
- Includes interior painting allowed at \$110,000

**Specialties.....\$20,987**

- Includes toilet stalls allowed at \$11,312
- Includes exterior site signage allowed at \$6,000
- Includes toilet accessories allowed at \$3,675



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**Equipment.....\$25,785**

- Includes residential appliances allowed at \$4,785
  - Lower level: Refrigerator, range w/cook top, dishwasher (one of each)
- Includes removable walls at stage allowed \$3,000
- Includes stage curtain allowed at \$15,000

**Conveying System.....\$157,740**

- Includes elevator allowance complete
  - Assumed Model: ThyssenKrupp Endura 45A HMRL
  - Includes shaft walls assembly (CFMF with gypsum)
  - Hoist beam & top guide rail brackets

**Mechanical, Plumbing & Electrical.....\$146,050**

- Includes Mechanical & plumbing allowance of \$51,250
- Includes electrical & fire alarm allowance of \$94,800
- Excluded sprinkler system at this time (further investigation is required)

**Select Demolition.....\$78,499**

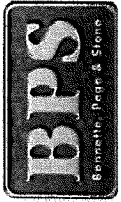
- Remove & dispose existing items outlined in HBA
- Miscellaneous cut & patch as required
- Excludes asbestos abatement and hazardous materials removal (if required)
- Includes temporary protection of existing building to maintain operation during construction

**Allowances & Fee.....\$148,869**

- includes a contingency of \$65,000
- includes CM fee (5%) of \$83,869

**Clarifications**

- excludes hazardous material testing & monitoring
- excludes asbestos/abatement testing & monitoring
- excludes special inspections and testing
- assumes permits and fees are waived or by Owner
- excludes all soft / Owner associated cost
- excludes performance and payment bond
- excludes items not specifically referenced above
- assumes use of owner power
- equipment & furnishings by owner
- assumes owner equipment, tables, chairs, merchandise, etc. are removed prior to construction
- excludes window treatments

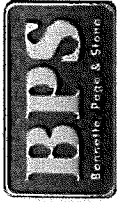


# GREENFIELD MEETINGHOUSE HBA BUDGET

Job: 121822268 - GREENFIELD MEETINGHOUSE HBA BUDGET

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| TY | Reference                            | Type | AdjQty | Units | AdjUnitCost | Labor        | Material     | Equipment | SubContr       | Other       | XtdCost        |
|----|--------------------------------------|------|--------|-------|-------------|--------------|--------------|-----------|----------------|-------------|----------------|
|    | General Requirements (01)            |      |        |       |             |              |              |           |                |             |                |
|    | Sitetwork (02)                       |      |        |       |             |              |              |           |                |             |                |
|    | Concrete (03)                        |      |        |       |             |              |              |           |                |             |                |
|    | Metals (05)                          |      |        |       |             |              |              |           |                |             |                |
|    | Woods and Plastics (06)              |      |        |       |             |              |              |           |                |             |                |
|    | Thermal and Moisture Protection (07) |      |        |       |             |              |              |           |                |             |                |
|    | Doors and Windows (08)               |      |        |       |             |              |              |           |                |             |                |
|    | Finishes (09)                        |      |        |       |             |              |              |           |                |             |                |
|    | Specialties (10)                     |      |        |       |             |              |              |           |                |             |                |
|    | Equipment (11)                       |      |        |       |             |              |              |           |                |             |                |
|    | Conveying Systems (14)               |      |        |       |             |              |              |           |                |             |                |
|    | Mechanical (15)                      |      |        |       |             |              |              |           |                |             |                |
|    | Electrical (16)                      |      |        |       |             |              |              |           |                |             |                |
|    | Demo Cut and Patch (17)              |      |        |       |             |              |              |           |                |             |                |
|    | Allowances (18)                      |      |        |       |             |              |              |           |                |             |                |
|    | CM Fee (FIN.02)                      |      |        |       |             |              |              |           |                |             |                |
|    |                                      |      |        |       |             | \$118,865.00 | \$198,988.00 | \$0.00    | \$1,359,521.00 | \$83,869.00 | \$1,761,243.00 |



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| TY                                           | Reference                                        | Type | AdjQty | Units | AdjUnitCost | Labor       | Material    | Equipment | SubContr     | Other  | XtdCost      |
|----------------------------------------------|--------------------------------------------------|------|--------|-------|-------------|-------------|-------------|-----------|--------------|--------|--------------|
| <b>General Requirements ( 01)</b>            |                                                  |      |        |       |             |             |             |           |              |        |              |
|                                              | <b>General Conditions ( 01-100)</b>              |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$91,266.00  | \$0.00 | \$91,266.00  |
|                                              | <b>Subtotal: General Requirements (01)</b>       |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$91,266.00  | \$0.00 | \$91,266.00  |
| <b>Sitework ( 02)</b>                        |                                                  |      |        |       |             |             |             |           |              |        |              |
|                                              | <b>Site Construction ( 02-200)</b>               |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$350,000.00 | \$0.00 | \$350,000.00 |
|                                              | <b>Subtotal: Sitework (02)</b>                   |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$350,000.00 | \$0.00 | \$350,000.00 |
| <b>Concrete ( 03)</b>                        |                                                  |      |        |       |             |             |             |           |              |        |              |
|                                              | <b>Concrete ( 03-300)</b>                        |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$3,078.00   | \$0.00 | \$3,078.00   |
|                                              | <b>Subtotal: Concrete (03)</b>                   |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$3,078.00   | \$0.00 | \$3,078.00   |
| <b>Metals ( 05)</b>                          |                                                  |      |        |       |             |             |             |           |              |        |              |
|                                              | <b>Structural Steel ( 05-510)</b>                |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$5,000.00  | \$0.00    | \$0.00       | \$0.00 | \$5,000.00   |
|                                              | <b>Subtotal: Metals (05)</b>                     |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$5,000.00  | \$0.00    | \$0.00       | \$0.00 | \$5,000.00   |
| <b>Woods and Plastics ( 06)</b>              |                                                  |      |        |       |             |             |             |           |              |        |              |
|                                              | <b>Rough Carpentry ( 06-605)</b>                 |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$29,265.00 | \$22,780.00 | \$0.00    | \$0.00       | \$0.00 | \$52,045.00  |
|                                              | <b>Finish Carpentry ( 06-610)</b>                |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$23,712.00 | \$16,266.00 | \$0.00    | \$100,200.00 | \$0.00 | \$140,178.00 |
|                                              | <b>Rough Hardware ( 06-620)</b>                  |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$2,500.00  | \$0.00    | \$0.00       | \$0.00 | \$2,500.00   |
|                                              | <b>Architectural Woodwork ( 06-675)</b>          |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$22,310.00  | \$0.00 | \$22,310.00  |
|                                              | <b>Seating ( 12-150)</b>                         |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$2,800.00   | \$0.00 | \$2,800.00   |
|                                              | <b>Subtotal: Woods and Plastics (06)</b>         |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$52,977.00 | \$41,546.00 | \$0.00    | \$125,310.00 | \$0.00 | \$219,833.00 |
| <b>Thermal and Moisture Protection ( 07)</b> |                                                  |      |        |       |             |             |             |           |              |        |              |
|                                              | <b>Fire Stopping &amp; Sealants ( 07-715)</b>    |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$1,200.00  | \$1,000.00  | \$0.00    | \$0.00       | \$0.00 | \$2,200.00   |
|                                              | <b>Building Insulation ( 07-720)</b>             |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$10,722.00  | \$0.00 | \$10,722.00  |
|                                              | <b>Shingle Roofing ( 07-725)</b>                 |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$2,600.00   | \$0.00 | \$2,600.00   |
|                                              | <b>Sheet Metal Flashing &amp; Trim ( 07-745)</b> |      |        |       |             |             |             |           |              |        |              |
|                                              |                                                  |      |        |       |             | \$0.00      | \$0.00      | \$0.00    | \$1,500.00   | \$0.00 | \$1,500.00   |

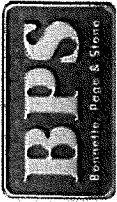


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# GREENFIELD MEETINGHOUSE HBA BUDGET

Job: 121822268 - GREENFIELD MEETINGHOUSE HBA BUDGET

| TY | Reference                                      | Type | AdjQty | Units | AdjUnitCost | Labor      | Material    | Equipment | SubContr     | Other  | XtdCost      |
|----|------------------------------------------------|------|--------|-------|-------------|------------|-------------|-----------|--------------|--------|--------------|
|    | Joint Sealers ( 07-760)                        |      |        |       |             | \$2,400.00 | \$1,500.00  | \$0.00    | \$0.00       | \$0.00 | \$3,900.00   |
|    | Subtotal: Thermal and Moisture Protection (07) |      |        |       |             | \$3,600.00 | \$2,500.00  | \$0.00    | \$14,822.00  | \$0.00 | \$20,922.00  |
|    | Doors and Windows ( 08)                        |      |        |       |             |            |             |           |              |        |              |
|    | Wood Doors ( 08-815)                           |      |        |       |             | \$1,725.00 | \$17,000.00 | \$0.00    | \$1,500.00   | \$0.00 | \$20,225.00  |
|    | Wood Windows ( 08-840)                         |      |        |       |             | \$702.00   | \$520.00    | \$0.00    | \$171,300.00 | \$0.00 | \$172,522.00 |
|    | Finish Hardware ( 08-845)                      |      |        |       |             | \$6,912.00 | \$22,100.00 | \$0.00    | \$0.00       | \$0.00 | \$29,012.00  |
|    | Glass & Glazing ( 08-850)                      |      |        |       |             | \$0.00     | \$0.00      | \$0.00    | \$2,500.00   | \$0.00 | \$2,500.00   |
|    | Subtotal: Doors and Windows (08)               |      |        |       |             | \$9,339.00 | \$39,620.00 | \$0.00    | \$175,300.00 | \$0.00 | \$224,259.00 |
|    | Finishes ( 09)                                 |      |        |       |             |            |             |           |              |        |              |
|    | Gypsum Drywall ( 09-910)                       |      |        |       |             | \$0.00     | \$0.00      | \$0.00    | \$40,940.00  | \$0.00 | \$40,940.00  |
|    | Tile ( 09-920)                                 |      |        |       |             | \$0.00     | \$0.00      | \$0.00    | \$1,958.00   | \$0.00 | \$1,958.00   |
|    | Wood Flooring ( 09-935)                        |      |        |       |             | \$0.00     | \$0.00      | \$0.00    | \$37,507.00  | \$0.00 | \$37,507.00  |
|    | Resilient Flooring ( 09-940)                   |      |        |       |             | \$0.00     | \$0.00      | \$0.00    | \$16,374.00  | \$0.00 | \$16,374.00  |
|    | Carpet ( 09-945)                               |      |        |       |             | \$0.00     | \$0.00      | \$0.00    | \$12,176.00  | \$0.00 | \$12,176.00  |
|    | Painting & Finishing ( 09-955)                 |      |        |       |             | \$0.00     | \$0.00      | \$0.00    | \$160,000.00 | \$0.00 | \$160,000.00 |
|    | Subtotal: Finishes (09)                        |      |        |       |             | \$0.00     | \$0.00      | \$0.00    | \$268,955.00 | \$0.00 | \$268,955.00 |
|    | Specialties ( 10)                              |      |        |       |             |            |             |           |              |        |              |
|    | Toilet Compartments ( 10-110)                  |      |        |       |             | \$6,912.00 | \$4,400.00  | \$0.00    | \$0.00       | \$0.00 | \$11,312.00  |
|    | Signage ( 10-135)                              |      |        |       |             | \$0.00     | \$0.00      | \$0.00    | \$6,000.00   | \$0.00 | \$6,000.00   |
|    | Toilet & Bath Accessories ( 10-165)            |      |        |       |             | \$525.00   | \$3,150.00  | \$0.00    | \$0.00       | \$0.00 | \$3,675.00   |
|    | Subtotal: Specialties (10)                     |      |        |       |             | \$7,437.00 | \$7,550.00  | \$0.00    | \$6,000.00   | \$0.00 | \$20,987.00  |
|    | Equipment ( 11)                                |      |        |       |             |            |             |           |              |        |              |
|    | Residential Equipment ( 11-120)                |      |        |       |             | \$288.00   | \$4,497.00  | \$0.00    | \$0.00       | \$0.00 | \$4,785.00   |



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Job: 121822268 - GREENFIELD MEETINGHOUSE HBA BUDGET

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| TY | Reference                                      | Type | AdjQty | Units | AdjUnitCost | Labor        | Material     | Equipment | SubContr       | Other       | XtdCost        |
|----|------------------------------------------------|------|--------|-------|-------------|--------------|--------------|-----------|----------------|-------------|----------------|
|    | <b>Theater &amp; Stage Equipment ( 11-130)</b> |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$0.00       | \$0.00    | \$21,000.00    | \$0.00      | \$21,000.00    |
|    | <b>Subtotal: Equipment ( 11)</b>               |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$288.00     | \$4,497.00   | \$0.00    | \$21,000.00    | \$0.00      | \$25,785.00    |
|    | <b>Conveying Systems ( 14)</b>                 |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$0.00       | \$0.00    | \$157,740.00   | \$0.00      | \$157,740.00   |
|    | <b>Subtotal: Conveying Systems ( 14)</b>       |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$0.00       | \$0.00    | \$157,740.00   | \$0.00      | \$157,740.00   |
|    | <b>Mechanical ( 15)</b>                        |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$0.00       | \$0.00    | \$51,250.00    | \$0.00      | \$51,250.00    |
|    | <b>Subtotal: Mechanical ( 15)</b>              |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$0.00       | \$0.00    | \$51,250.00    | \$0.00      | \$51,250.00    |
|    | <b>Electrical ( 16)</b>                        |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$0.00       | \$0.00    | \$94,800.00    | \$0.00      | \$94,800.00    |
|    | <b>Subtotal: Electrical ( 16)</b>              |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$0.00       | \$0.00    | \$94,800.00    | \$0.00      | \$94,800.00    |
|    | <b>Demo Cut and Patch ( 17)</b>                |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$45,224.00  | \$33,275.00  | \$0.00    | \$0.00         | \$0.00      | \$78,499.00    |
|    | <b>Subtotal: Demo Cut and Patch ( 17)</b>      |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$45,224.00  | \$33,275.00  | \$0.00    | \$0.00         | \$0.00      | \$78,499.00    |
|    | <b>Allowances ( 18)</b>                        |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$65,000.00  | \$0.00    | \$0.00         | \$0.00      | \$65,000.00    |
|    | <b>Subtotal: Allowances ( 18)</b>              |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$65,000.00  | \$0.00    | \$0.00         | \$0.00      | \$65,000.00    |
|    | <b>CM Fee ( FIN.02)</b>                        |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$0.00       | \$0.00       | \$0.00    | \$0.00         | \$83,869.00 | \$83,869.00    |
|    | <b>Subtotal: CM Fee ( FIN.02)</b>              |      |        |       |             |              |              |           |                |             |                |
|    |                                                |      |        |       |             | \$118,865.00 | \$198,988.00 | \$0.00    | \$1,359,521.00 | \$83,869.00 | \$1,761,243.00 |