

Appendix E: Scope of Work and Preliminary Cost Estimates

Total Project Costs: \$100,000 (\$50,000 CPA matching fund request with \$50,000 from SCC)



A multi-faceted restoration project of this type will require particular sets of expertise. SCC will invite proposals from appropriate professionals in order to find the best combination of experience, capacity, approach, availability, past performance and pricing for this project or, as need be, for its components.

Project costs are estimated based on current projections and earlier assessments of the work needed, benchmarked by comparing similar projects or parts of projects recently funded by CPA grants and preliminary input from professional contractors. A detailed scope of work with related costs will be developed once funding is secured and the contractor(s) are selected.

All appropriate permits or approvals will be sought in a timely fashion, in keeping with town guidelines and the project schedule.

Front Façade

Front projection, including portico structure with copper components, columns, balustrades, clapboards, gable and doors, including ADA compliant handicap access door on north side ramp

Summary Estimate: \$50,000

Windows

Palladium and historic casement windows in front projection

Summary Estimate: \$30,000

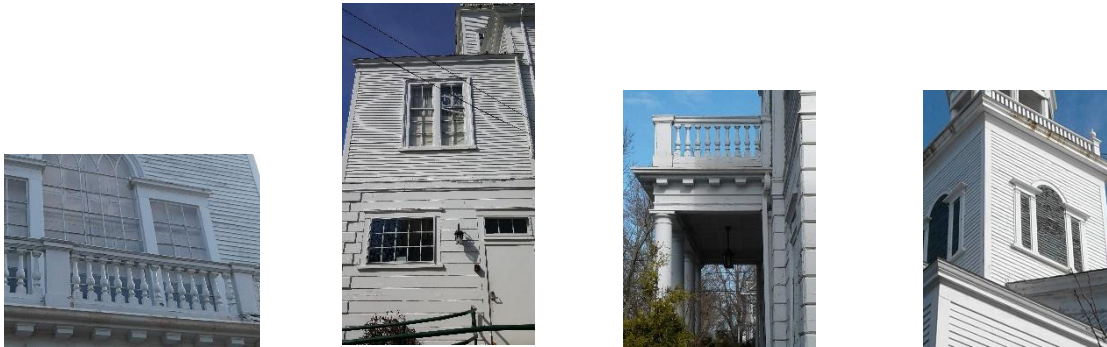
Bell Tower

Clapboards, rails, dome, shutters, gutters and bell supports

Summary Estimate: \$20,000

Support equipment included in pricing to potentially include pressure washer, scaffolding, lift, debris netting and dumpster

Restoration of Front Façade, Windows & Bell Tower on Historic Cohasset Common



Front Façade

Front projection, including portico structure with copper components, columns, balustrades, clapboards, gable and doors, including ADA compliant handicap access door on north side ramp

Summary Estimate: \$50,000

Preliminary description of work:

Preservation work related to age and weather effects to features of the building's historic front projection. Anticipated work will include, as appropriate, the restoration or replacement of deteriorated materials affecting function, safety and/or appearance. Elements of concern include cracks in the front columns, obvious deterioration of balustrades and siding, water damage along gutters and the top of the portico, and access concerns with both front and side handicap-access door.

Windows

Palladium and casement windows in historic front projection

Summary Estimate: \$30,000

Preliminary description of work: Preservation work related to age and weather effects to windows facing the historic Cohasset Common. Anticipated work will include, as appropriate, the restoration or replacement of deteriorated materials affecting function, safety and/or appearance. Elements of concern include wood rot in casings, age-dried glazing, millwork and mechanics.

Bell Tower

Clapboards, rails, dome, shutters, gutters and bell supports

Summary Estimate: \$20,000

Preliminary description of work: Preservation work related to age and weather effects to the protective shutters and tower encasing SCC's much-used community bell. Anticipated work will include, as appropriate, the restoration or replacement of deteriorated materials affecting function, safety and/or appearance. Elements of concern include obvious deterioration of shutters, decorative top features, siding, and, as necessary, bell supports.