

The Acton Massachusetts Woman's Club Inc.  
504 Main Street, P.O. Box 2253  
Acton, Massachusetts, 01720  
Telephone # 978 263 8449

January 20, 2011

Community Preservation Committee  
Planning Department, Town of Acton  
472 Main Street  
Acton Massachusetts, 01720

Ladies and Gentlemen of the Committee:

Please see the adjusted figures that you requested for the Acton Woman's Club project that was presented to your Committee in December.

We have gotten more accurate figures for the left and right entrances, walkways, landscaping and rear garden walkway. We have included a proposal from John Durkin of Onyx Landscaping. This new estimate includes a foundation under the mahogany landing of the right raised entrance, along with drainage for the courtyard.

The cost of the railings (\$2,400) for both entrances is included in the \$28,275- (right walkway and entrance on cost estimates). Please see Onyx proposal.

We have also gotten a concrete figure for the landscaping of the rear garden after installing the walkways (\$4,400) and the walkway to the rear garden (\$8,940). These figures are in the Onyx proposal, but are listed separately on our cost estimates. Also, listed separately (but in the Onyx proposal) on the cost estimates are the following: left walkway (\$3,600); left steps and entrance (\$2,150); right side mahogany landing (\$2500).

We have received a more extensive insulation estimate for \$9,941, which we have included.

We have removed the \$11,688 cost for the stair chair, as we have found that we must get a variance from the BBRS and the Architectural Access Board. We hope to consider this at a later time.

We hope this is the information you need to evaluate our project. For anything additional, please contact Carolyn Kilpatrick at 978 263 8449 or at [cjkilpatrick@verizon.net](mailto:cjkilpatrick@verizon.net).

Yours very truly,

Carolyn Kilpatrick, Lori Megdal, Pat te Duits  
Trustees, Acton Woman's Club

## Cost Estimates

• Left walkway	\$ 3,600
• Left entrance (steps and landing)	\$ 2,150
• Right side mahogany landing	\$ 2,500
• Right walkway and entrance	\$ 28,275
• Landscaping	\$ 4,400
• Walkway to rear garden	\$ 8,940
• 2 lights at left and right doors	\$ 300
• 1 light and post at right walkway	\$ 206
• Labor for lights and post plus wiring	\$ 950
• Remove and install new bulkhead	\$ 2,900
• Insulate attic, walls and cellar	\$ 9,941
• Rewire upstairs from knob and tube	\$ 9,000
• Wallpaper and paint	\$ 2,150
• Labor for wallpapering and painting	\$ 11,775
• 14.5% Contingency expenses	\$ 12,627

**The cost of the project would be: \$ 99,714**

The Acton Woman's Club would assume the fees of the architects, Anita Rogers and Kim Ahern.

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# Onyx Trans. Inc.

**Sand & Gravel  
Excavation  
Landscape**

Since 1980

18 Wetherbee St.  
Acton, MA. 01720  
Phone: 978-263-1185  
Fax: 978-287-4052

# Quotation

Quotation Addendum:  
DATE 1/19/2011

Quotation # 1086  
Customer ID L-527

**Quotation For:**

Attn: Carolynn Kilpatrick  
Acton Womens Club  
Acton, MA.

Quotation valid until: 2/18/2011  
Prepared by: John Jr.

Phone: 978 263-8449  
Cell:  
Fax:

**Comments or Special Instructions:**

SALESPERSON	P.O. NUMBER	SHIP DATE	SHIP VIA	F.O.B. POINT	TERMS
John					

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	<b>Foundation for Mahogany Landing</b> (This is needed to complete the job. Please refer to our shop DWG's)		
1	Mahogany Deck per plans		2,500.00
24	lf. 8" Concrete foundation to support the proposed deck/brick/and railing. <b>Installed</b>		4,200.00
	<b>Drainage</b> (We believe that two small satellite landscape drains will be needed for proper drainage of the Courtyard.)		
80	lf. 4" perforated pipe for the french drain around the existing foundation		
52	lf. 6" Solid pipe for outfall pipes and to pick up the water from the two satellite drains.		
5	Ton 3/8" peastone for the drip edge <b>Installed</b>		2,200.00
	<b>Granite Block Seating Wall</b>		
23	lf. 18" high Antique Granite Blocks		
<b>Option A</b>	Install the blocks upon a 30" wide spread footing to ensure a solid base <b>Option A Installed</b>		5,500.00
	<b>ADA Compliant Brick Ramp</b> (This ramp shall be comprised of running bond and herringbone patterns with a		

	soldiers course. The brick is to be a clay wire cut paver used for its absence of imperfections. This also includes the installation of the necessary fill needed)	
<b>Option A</b> 261	sq.ft. Wire cut clay pavers installed over a 4" concrete slab w/1" of sand between the brick and the slab. This will ensure no movement. <b>Option A Installed</b>	6,525.00
	<b><u>Brick Courtyard Patio</u></b> (This courtyard shall be comprised of running bond and herringbone patterns with a soldiers course. This brick shall also be clay wire cut pavers to match the new ADA ramp.)	
150	sq.ft. Wire cut clay pavers <b>Installed</b>	3,000.00
	<b><u>Granite Risers</u></b> (These shall be solid 6" thick granite risers with a rocked face and thermal top for traction)	
3	6"Hx13"Wx7'L Solid Granite Risers	
2	6"Hx13"Wx3'L Solid Granite Risers <b>Installed</b>	2,200.00
	<b><u>Granite Benches</u></b> (These would be Solid 1 Piece Granite Blocks Set 18" above Grade)	
2	18"Hx24"Wx5' 6"L Solid Granite Blocks <b>Installed</b>	1,200.00
	<b><u>Steel Handrail</u></b>	
20	lf. 1-1/4" Steel Tube handrail w/ADA Returns and are to be bolted to the steps and concrete wall. These rails will be primed and painted black. <b>Installed</b>	2,400.00
	<b><u>New Lightpole</u></b>	
1	30" deep trench for the new lightpole. The lightpole/base/conduit provided by a licensed electrician not included. <b>Installed</b>	250.00
	<b><u>Walkway to the Left of the Building</u></b> (Remove the existing walkway to the left of the building and relay the paver from the right side of the building)	
1	3'x4' Granite platform	1,500.00
1	13"x4' Granite Riser	650.00
240	sq.ft. Relay existing Boston City Hall Clay Pavers over a new base of gravel and stone dust. <b>Installed</b>	3,600.00
	<b><u>Replication of the front lawn after construction</u></b>	
2600	sq.ft. Spread new topsoil rake and hydro-seed. <b>Installed</b>	4,400.00
	<b>Landscape Phase for the Rear Garden/Walkway</b>	
240	sq.ft. Boston City Hall Paver Walkway installed	4,800.00

9	16"Wx4'L Granite Risers	4,140.00
1	remove and dispose of creosote steps	800.00
	<b>Total</b>	<b>49,865.00</b>
	tax id# 3905915793	
	<b>Subtotal</b>	<b>49,865.00</b>
	TAX RATE	0.00%
	SALES TAX	
	OTHER	-
	<b>TOTAL</b>	<b>\$49,865.00</b>

Terms: 1/3 upon commencement of project, 1/3 upon completion of walls, last 1/3 after completion.

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

If you have any questions concerning this quotation, contact John Jr., 508-922-6858, e-mail: [jdurkin@onyxtrans.com](mailto:jdurkin@onyxtrans.com)  
 Note:

**Warranty: All hardscape is guaranteed for 2 years from date of completion to be free from defect.**  
**All plantings and grass is guaranteed for 1 year from date of completion to be free from defect.**

**THANK YOU FOR YOUR BUSINESS!**

**Scope of Work to be Performed:**

*Knob & tube wiring must be disconnected in attic and wall cavities.  
(Need note from electrician)*

- “Air Seal” top plates, electric & plumbing penetrations on the attic floor.
- Add 7” Cellulose Insulation on top of existing insulation in attic
- Drill holes from inside of house and add insulation from interior in order to preserve historical wood clapboards on exterior of the house. We will apply two coats of plaster on top of a styrafoam plug that we will use to fill the holes.  
*Note: Not included in this proposal is painting or wallpapering of the walls.*
- “Air Seal” and Insulate rim joists and pipe & electrical penetrations in the basement.
- Install 6mil. of plastic to cover the dirt basement floor for health and moisture reasons.
- Install Thermadome to the hatch leading to the attic.

➤ **There is a new Lead Safe Law that went in to effect on April 22, 2010 making every house built prior to 1978 follow a revised lead paint code for maintenance. These new standards MUST be followed for your safety**

**This Proposal is based upon current material and labor cost. This Proposal may be withdrawn if not accepted within ten (10) days.**

OPTIONS & ACCESSORIES	INVESTMENT
<b>Work explained in scope of work above</b>	Total: \$9,941.50
30% Federal Tax Credit up to \$1,500 ends 2010 25% - 43% Fuel savings every year House Diagnostic Test +\$300.00	
<b>Terms of Payment</b> <ul style="list-style-type: none"> <li>• 1/3 Deposit</li> <li>• 1/3 half way thru</li> <li>• 1/3 payment on Substantial completion</li> </ul>	<b>Building Permit and Insulation Permit (if necessary) are not included in this quote.</b>
<p><b>YOU, THE HOMEOWNER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE NOTICE OF CANCELLATION CLAUSE BELOW FOR AN EXPLANATION OF THIS RIGHT.</b></p>	

**ACCEPTED AND AGREED:** The prices, specifications and conditions contained herein this agreement are satisfactory and hereby accepted. You are authorized to perform the work as specified. (MUST BE SIGNED BY ALL OWNERS)