
From: Dean Charter
Sent: Wednesday, February 01, 2012 8:16 AM
To: Roland Bartl
Subject: RE: Windsor Building

Roland,

I do not think I will be able to get a formal revised quote in time for the CPC meeting on 2/9. However, I am attaching copies of bills related to a fairly similar project demolishing an old bathroom and installing a new HP bathroom at 468 Main Street when we moved in there in 2009. Those bills total a bit over \$20,000, but include painting portions of the rest of the ground floor. On the Windsor building project most of the painting would be covered under the interior estimate (also attached), but we have a bit more framing to do, and would want to include a janitor closet and ink and a food prep counter with sink, so I expect we are still looking at about \$20,000. My estimated budget for light fixtures (not included in the interior estimate) would be \$3,000.

So, add the \$27,000 for the interior work based on the estimate, plus \$20,000 in "proven costs" for the HP restroom, plus \$3,000 for light fixtures, and I think we are looking at a realistic request of \$50,000.

Regards,

Dean

Fred's Construction Services

2 Fairfield Street
 Maynard, MA 01754

Invoice

Date	Invoice #
7/28/2009	212

Bill To
Town Of Acton 472 Main Street Acton Ma 01720

Terms	Due Date	Project
TBD	7/28/2009	Red House Project

Description	Est Amt	Prior Amt	Amount
Interior prep and painting of first floor	5,000.00		4,000.00
Interior Demolition of bathroom	450.00		450.00
Framing bathroom	450.00		450.00
Framing materials	850.00		850.00
Interior Door and installation	400.00		400.00
Flooring to be commercial vinyl 76 Sq Ft Approx \$13.15 allowance	1,000.00		0.00
Plaster walls and ceiling	2,500.00		0.00
Electric Labor and vent	1,100.00		825.00
Plumbing labor and materials	2,550.00		1,657.50
Dumpster fee	0.00		0.00
Handicap mirror, grab bars and t/p holder and installation	450.00		0.00
Interior finish labor and materials	350.00		0.00
Supervision and labor for job	4,000.00		1,200.00
Building permits/Fees (waived ??)	0.00		0.00

Vendor #	9743
M	0119221.582500
M	200936850
Article #	9832 50
TOTAL	\$
Approved By:	<i>[Signature]</i>
Date	8/10/09

Make check payable to Freds Construction Services Thank You for your Business!	Total	\$9,832.50
	Payments/Credits	\$0.00
	Balance Due	\$9,832.50

Fred's Construction Services

2 Fairfield Street
 Maynard, MA 01754

Invoice

Date	Invoice #
8/5/2009	223

Bill To
Town Of Acton 472 Main Street Acton Ma 01720

Terms	Due Date	Project
TBD	8/5/2009	Red House Project

Description	Est Amt	Prior Amt	Amount
Interior prep and painting of first floor	5,000.00	4,000.00	0.00
Interior Demolition of bathroom	450.00	450.00	0.00
Framing bathroom	450.00	450.00	0.00
Framing materials	850.00	850.00	0.00
Interior Door and installation	400.00	400.00	0.00
Flooring to be commercial vinyl 76 Sq Ft Approx \$13.15 allowance	1,000.00		0.00
Plaster walls and ceiling	2,500.00		2,500.00
Electric Labor and vent	1,100.00	825.00	0.00
Plumbing labor and materials	2,550.00	1,657.50	0.00
Dumpster fee	0.00		0.00
Handicap mirror, grab bars and t/p holder and installation	450.00		0.00
Interior finish labor and materials	350.00		0.00
Supervision and labor for job	4,000.00	1,200.00	1,000.00
Building permits/Fees (waived ??)	0.00		0.00

Vendor #	972/3
M	0119221 582500
M	20093685 3500
Articles #	
TOTAL	\$
Approved By:	<i>[Signature]</i> Date 8/1/09

Make check payable to Freds Construction Services Thank You for your Business!	Total	\$3,500.00
	Payments/Credits	\$0.00
	Balance Due	\$3,500.00

Fred's Construction Services

2 Fairfield Street
Maynard, MA 01754

Invoice

Date	Invoice #
9/1/2009	230

Bill To
Town Of Acton 472 Main Street Acton Ma 01720

Terms	Due Date	Project
Due on receipt	9/1/2009	Red House Project

Description	Est Amt	Prior Amt	Amount
Interior prep and painting of first floor	5,000.00	4,000.00	1,000.00
Interior Demolition of bathroom	450.00	450.00	0.00
Framing bathroom	450.00	450.00	0.00
Framing materials	850.00	850.00	0.00
Interior Door and installation	400.00	400.00	0.00
Flooring to be commercial vinyl 76 Sq Ft Approx \$13.15 allowance	1,000.00		1,000.00
Plaster walls and ceiling	2,500.00	2,500.00	0.00
Electric Labor and vent	1,100.00	825.00	275.00
Plumbing labor and materials	2,550.00	1,657.50	892.50
Dumpster fee	0.00		0.00
Handicap mirror, grab bars and t/p holder and installation	450.00		450.00
Interior finish labor and materials	350.00		350.00
Supervision and labor for job	4,000.00	2,200.00	1,800.00
Building permits/Fees (waived ??)	0.00		0.00
Additional labor and materials for 3rd coat on ceilings and most trim to adhere to old paint	1,200.00		1,200.00
<p>~~~~~ CHANGE ORDER ~~~~~ August 5, 2009 > Added 1 Interior painting. (+\$1,200.00) Total change to estimate +\$1,200.00</p>			

Make check payable to Freds Construction Services Thank You for your Business!

Vendor #	9743
M 0119221-582500	\$
M 20093685 P	6967.50
Article #	
TOTAL	\$
Approved By: <i>[Signature]</i>	Date 9/8/09

Total	\$6,967.50
Payments/Credits	\$0.00
Balance Due	\$6,967.50

Fred's Construction Services

Fred Given
 2 Fairfield Street
 Maynard, MA 01754

Estimate

Date	Estimate #
12/14/2011	471-153

Name / Address
Town Of Acton 472 Main Street Acton Ma 01720

Terms	Project
Due upon completion	Windsor building interior

Description	Total
Hardwood / sand and finish floors front part of building only / repair and add new flooring at left rear corner	7,475.00
Millwork /Custom fir beadboard to match existing. Estimated footage to repair and modify using this material. Final lineal footage of material will be determined when ceiling is exposed and extent of wall repairs is finalized. This will include materials to box in the return heat duct from the cellar. 440 Lineal feet Includes new baseboard on side walls	3,036.09
Interior finish labor / Repair walls and ceiling as needed / box in the heat duct from second floor /	2,070.00
Electric Labor / to install duplex receptacles to exterior walls / wire and install lighting fixtures (to be provided by others)(final pricing to be determined when final lighting specifications are provided.	5,520.00
Interior painting / Prep and paint first floor front area side walls and ceiling only / primer to seal stains. And 2 coats finish	8,970.00
Note: All above work to be done with lead containment setup.	

If you have any questions call me at 508 527-9850. Thank You!	Total \$27,071.09
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E-mail	Web Site
Fred.nwd@verizon.net	www.Fredsconstructionservices.com