

REPORT OF THE FINANCE COMMITTEE

JANUARY 17, 2024

A meeting of the Finance Committee was held on Wednesday, January 17, 2024, at 7:00 p.m. in the Aldermanic Chamber.

Mayor Jim Donchess, Chairman, presided.

Members of the Committee present: Mayor Jim Donchess
Alderman Patricia Klee, Vice Chair
Alderman-at-Large Ben Clemons
Alderman-at-Large Gloria Timmons
Alderman-at-Large Melbourne Moran, Jr.
Alderman Tyler Gouveia
Alderman Chris Thibodeau

Members not in Attendance:

Also in Attendance: Amy Girard, Purchasing Manager
Nick Miseirvitch, CIO, Information Technology
Amy DeRoche, OED Project Manager
Matt Sullivan, Community Development Director
Tim Cummings, Administrative Services Director (via Zoom)

ELECTION OF COMMITTEE CLERK

Mayor Donchess called for nominations for the Committee Clerk for the 2024-2025 term.

ALDERMAN KLEE NOMINATED ALDERMAN GOUVEIA AS THE FINANCE COMMITTEE CLERK

MOTION BY ALDERMAN KLEE TO CLOSE THE NOMINATIONS MOTION CARRIED

MOTION TO VOTE ON ELECTION OF ALDERMAN GOUVEIA AS THE FINANCE COMMITTEE CLERK FOR THE 2024-2025 TERM MOTION CARRIED

PUBLIC COMMENT - None

COMMUNICATIONS

From: Amy Girard, Purchasing Manager
Re: Contract for Software Maintenance in the amount of \$15,933 funded from 54407 Software Maintenance

MOTION BY ALDERMAN GOUVEIA TO ACCEPT, PLACE ON FILE, AND APPROVE A MULTI-YEAR RENEWAL CONTRACT FOR THE CONTINUED LOGICMONITOR MONITORING AND SUPPORT SERVICES WITH LOGIC MONITOR IN THE AMOUNT OF \$15,933. FUNDING WILL BE THROUGH DEPARTMENT: 120 TECHNOLOGY MAINTENANCE; FUND: 54407 SOFTWARE MAINTENANCE

ON THE QUESTION

Nick Miseirvitch, CIO, Information Technology

Thank you, Mr. Mayor. Nick Miseirvitch, Chief Information Officer for the City of Nashua. This renewal is a product that we have been using for a number of years. It monitors our critical servers as opposed to the entire server outfit. So this is just a standard renewal that we're requesting acceptance on so we can keep going with this vendor.

MOTION CARRIED

From: Amy Girard, Purchasing Manager

Re: Contract for Professional Services in the amount of \$210,000 funded from 53107 Architect & Engineering Services/Hunt Building Repairs & Improvement

MOTION BY ALDERMAN GOUVEAI TO ACCEPT, PLACE ON FILE, AND APPROVE A CONTRACT FOR PROFESSIONAL SERVICES RELATED TO ARCHITECTURAL SERVICES FOR THE RESTORATION OF THE HUNT MEMORIAL BUILDING TOWER WINDOWS WITH CRAM & FERGUSON ARCHITECTS IN THE AMOUNT OF \$210,000. FUNDING WILL BE THROUGH DEPARTMENT: 183 ECONOMIC DEVELOPMENT; FUND: 53107 ARCHITECT & ENGINEERING SERVICES/HUNT BUILDING REPAIRS & IMPROVEMENT

ON THE QUESTION

Amy DeRoche, OED Project Manager

Amy DeRoche from Economic Development. As you said, this is for our tower window project at the Hunt Memorial Building. Cram and Ferguson is actually the original firm that designed the Hunt back in 1903 and the same architect has actually been involved with all of the renovations since 2002 so he knows the building very well. Cram and Ferguson will be doing the design for the window restoration. They will prepare the construction documents and they'll work through construction administration.

MOTION CARRIED

From: Amy Girard, Purchasing Manager

Re: Amendment for license agreement in the amount of \$10,976.31 funded from 54407 Software Maintenance

MOTION BY ALDERMAN GOUVEIA TO ACCEPT, PLACE ON FILE, AND APPROVE THE AMENDMENT TO THE HYLAND UNDERLYING LICENSE AGREEMENT BY REPLACING FTINDEXING & REPORT SERVICES MODULES WITH A FULL-TEXT SEARCH AND REPORTING DASHBOARD SUBSCRIPTION LICENSE WITH HYLAND SOFTWARE, INC., IN THE AMOUNT OF \$10,976.31. FUNDING WILL BE THROUGH DEPARTMENT: 120 TECHNOLOGY MAINTENANCE; FUND: 54407 SOFTWARE MAINTENANCE

ON THE QUESTION

Chairman Donchess

Maybe Mr. Miseirvitch can reduce all that to...

Nick Miseirvitch, CIO, Information Technology

I'll whip out my magic wand and make the costs go down.

Mayor Donchess

No, I mean a little more understandable.

Nick Miseirvitch, CIO, Information Technology

Yeah this is an amendment to the existing contract we have with Hyland. Unfortunately, they made the determination to take these two modules out of our existing maintenance and convert them to software as service modules. So that is the reason for the amended contract to the original.

MOTION CARRIED

From: Amy Girard, Purchasing Manager

Re: Contract for Professional Services in the amount of \$51,843 funded from 53999 Other Professional Services/Library Plaza Capital Funding

MOTION BY ALDERMAN GOUVEIA TO ACCEPT, PLACE ON FILE, AND APPROVE A CONTRACT FOR PROFESSIONAL SERVICES FOR THE LIBRARY PLAZA ASBESTOS SAMPLING AND WORK PLAN WITH SANBORN, HEAD & ASSOCIATES IN THE AMOUNT OF \$51,843. FUNDING WILL BE THROUGH DEPARTMENT:

181 COMMUNITY DEVELOPMENT; FUND: 53999 OTHER PROFESSIONAL SERVICES/LIBRARY PLAZA CAPITAL FUNDING

ON THE QUESTION

Matt Sullivan, Community Development Director

Thank you, Mr. Mayor, Members of the Committee. Matt Sullivan, Community Development Director. This is a contract in the interest of due diligence related to the redesign and reconstruction of the library plaza that I know many of you are very familiar with and certainly I'll be talking to Alderman Thibodeau about this project at many points over the coming year.

If folks are not familiar, there was a substantial asbestos disposal area in close adjacency to the library plaza where we are planning to do the reconstruction and improvement work. This is just in the interest of determining the extent of the asbestos that may exist or hopefully does not exist where the project work with actually take place. We're actually quite hopeful that in fact the asbestos has already been removed but, again, before we proceed with our redesign work in doing any excavation, certainly we need to make sure that we understand the extent. Therefore, we're proposing to enter into this contract for \$51,843 with Sanborn Head - a well-known and very experienced professional sampling and engineering firm. I'm happy to answer any questions related to the work specifically and what it will look like but I'm happy to hopefully achieve your support this evening for this contract.

Mayor Donchess

Alderman Moran.

Alderman Moran

Thank you, Mr. Mayor. Director Sullivan you're testing basically soil and such to see if there's asbestos there. Is that correct?

Matt Sullivan, Community Development Director

That is correct. We are actually doing fifteen bore-ins most likely. They're essentially cores of the soil to understand particularly in areas where excavation is planned in the conceptual redesign whether we'll run into asbestos and therefore will have to deal with the complications of that as a result of construction.

Alderman Moran

Follow up Mr. Mayor? And if we didn't and there was asbestos there would it be more costly down the road?

Matt Sullivan, Community Development Director

If I may respond, Mr. Mayor. The answer is that yes. There are a variety of expenses associated with discovering asbestos. I want to be very, very clear. The nature of asbestos, and I'm not the expert here but I've had a fairly good education from other folks in the city including Deb Chisholm, is that you may do all the sampling in the world and you may end up finding it onsite anyway. So we're doing sort of a "best guess" sampling effort to understand where the hot spots might be.

In the event that we do discover even after doing this sampling work, it triggers a couple different things. One of which is an actual asbestos disposal work plan that goes to the State of New Hampshire and the Department of Environmental Services but perhaps more importantly, it requires the involvement of an asbestos certified contractor to help with how we handle the asbestos onsite. Then of course, there's the matter of dealing with the asbestos and disposing of it. There are a variety of methods through which that can be done. There's some historical practice of putting it in landfills. I'm not suggesting our own but there are also facilities dedicated to accepted that. This work will also give us an indication of whether or not we should anticipate those costs. It will not, in my opinion, stop the project. It only helps us hone and refine our project budget based on what we find in the soil.

Alderman Moran

Thank you.

Mayor Donchess

Alderman Klee.

Alderman Klee

Thank you, Mr. Mayor and thank you Director Cummings. I have more comment than question. One of the things that I've learned in a lot of talking to different construction organizations and so on is that asbestos was used as land to fill when they were building and so on. So I have a lot of people to say to me why are we finding asbestos every which way on Broad Street and so on. It's because it was used as a fill when people were building things and so on. So Nashua is just one of many communities that is overloaded with asbestos.

I do have one quick question and you may have already answered it so I apologize if you have. Do we have any indication from previous documents that when fill was brought in for that particular space in past days that there was potential for asbestos dumping there? I say dumping but it really wasn't dumping. It was purposefully done in many construction sites.

Matt Sullivan, Community Development Director

Alderman Klee I think you promoted me to Tim Cummings by the way. No he's on so I appreciate that. I'm just kidding. Yes before I answer that, I just want to say that asbestos is fairly well understood particularly in Nashua because of the Johns Manville site obviously. In the event that we find it, it's not that there's this release of contaminants or that there's a real clear overt threat to any public health, safety, and welfare. It's simply something that has to be dealt with so I want to say that first.

There is a known asbestos cap to the northeast near the parking lot of the library site. It's a controlled cap and NHDES is aware of it. Asbestos was capped on site there so we know that there was some in proximity, yes. What we don't know because of when the cap was done is what the exact extent of that cap is. We don't have a surveyed plan. We have some illustrations I would say and so we need to better understand the extent of that cap which is part of this effort. But the other part is that asbestos cap it's possible that it could have been extended if there were other pockets of asbestos. The entire plaza area has not been excavated in full so we simply don't know what's under it. The proximity of the cap area does lead us to believe that there was dumping in the area so it's possible that we could encounter it in this area as well.

Alderman Klee

Thank you, Director Sullivan.

Matt Sullivan, Community Development Director

Of course.

MOTION CARRIED

Without objection, Chairman Donchess suspended the rules to allow a communication that was received after the agenda was prepared.

From: Tim Cummings, Director of Administrative Services
Re: Communication Update – Construction Services related to the repair and renovation of the Arlington St. Community Center – Updated Costs

There being no objection, Chairman Donchess accepted the communication and placed it on file.

From: Amy Girard, Purchasing Manager
Re: Construction services in the amount of \$975,050 funded from 54210 Construction Services/Arlington St. Repairs and Renovations

MOTION BY ALDERMAN GOUVEIA TO ACCEPT, PLACE ON FILE, AND APPROVE A CONTRACT FOR CONSTRUCTION SERVICES FOR REPAIRS AND RENOVATIONS TO THE ARLINGTON STREET COMMUNITY CENTER, WHICH INCLUDES REPAIR TO A COLLAPSING REAR WALL OF THE BUILDING, ADA ACCESSIBILITY TO THE SIDE ENTRANCE, AND TWO NEW ADA COMPLIANT BATHROOMS WITH MARTINI NORTHERN IN THE

AMOUNT OF \$975,050. FUNDING WILL BE THROUGH DEPARTMENT: 106 ADMINISTRATIVE SERVICES; FUND: 54210 CONSTRUCTION SERVICES/ARLINGTON ST. REPAIRS AND RENOVATIONSON THE QUESTIONChairman Donchess

And I think the real Mr. Cummings is here for this.

Tim Cummings, Administrative Services Director

Yes, yes Mr. Mayor. Thank you for having me this evening. Before I begin, I want to take a moment and just recognize Jessica from the Arlington Street Community Center. She's here with me as well. I apologize for not being with you this evening. I had a dog take sick and I had to bring him to the vet earlier today. So with that being said Mr. Mayor, I am here asking for approval of a not to exceed contract of \$975,000. The price hasn't changed from what was originally provided to you in your Finance Committee packet but what I did do was provide you with an updated itemized scope of work with some pricing to it that will be evaluated on Friday with the team to discuss which projects we want to move forward with.

We have an obligation to move forward with the structural wall repair as well as the ADA compliance issues because we received a grant. As you may recall, we received a \$1 million grant to do this project through the CDFA and there was some requirements that we do the things outlined in that grant. Beyond that, we have also a requirement to move this project along by the end of January. So we put this project out for proposals back before the holidays with an RFQ. We had two respondents. One – Turnstone; the second - Martini Northern. A small committee was developed with members from the Risk Department, the Arlington Street Community Center, the Mayor's office, Community Development, and then through Administrative Services to interview the two groups that responded. It was the recommendation of the group that we select Martini Northern really because of the design effort that was needed in making sure that we have the design in-hand to be able to proceed along the timeline as outlined through CDFA.

Martini Northern had Dennis Myers as part of their design build team and we put them under contract to start design for \$24,000 and now we're here this evening before you to seek approval on the construction of this community center project with - and if you look at your packet, you'll see an itemized list of the various mini projects that we want to undertake which total \$960,000. We are not going to be able to do everything. We estimate that we'd be looking to do hard construction of about \$800,000. We are going to hold about \$200,000 aside for contingency.

So with that being said Mr. Mayor, I'll leave my comments there. Happy to take any questions.

Alderman Klee

Thank you, Mr. Mayor and thank you Director Cummings. The rat slab in basement is that because of rodent visitations?

Tim Cummings, Administrative Services Director

No. Alderman Klee I actually had a feeling this question was going to come up. So earlier today, I explicitly asked what is a "rat slab" out of abundance of concern that some people would think that we may have a rodent issue. Really what this is an uneven pouring of concrete and it's used to basically seal up a basement or crawl space. So obviously it's to keep critters out. I think that's where the nickname comes from but really what it is, is it's just what is referred to as an uneven pouring of concrete.

Alderman Klee

Just one quick question. You said it's unlikely you're going to be able to do all of these but you are holding of \$250,000 in contingency. If for some reason you get to the point where you don't need the contingency would you look towards whichever one of these got dropped off?

Tim Cummings, Administrative Services Director

That's correct Alderman Klee. What we would do is as we get further along the project and there's a comfort level to release the contingency down, we would then look to some of this other work that we're going to say no to at least initially.

Alderman Klee

Okay, thank you.

Alderman Timmons

Thank you, Mayor. I'm very familiar with that building so I have questions regarding the bathrooms. One - you said you're going to add two new bathrooms and janitor closets. Now the two bathrooms that are on the first floor would they be ADA accessible? Are you going to keep those two bathrooms and then add two additional bathrooms? So how is that going to work?

Tim Cummings, Administrative Services Director

Yes if I may Mr. Mayor. So we're going to essentially demolish the two existing bathrooms and incorporate them into what you could refer to as the "classroom space" and then in another area of the building create two new ADA compliant bathrooms. The reason why we can't do it in place is because there's not enough room to make the existing bathrooms ADA compliant. So we're basically just shifting them over on the first floor.

Alderman Timmons

Mayor may I follow up? So in essence, you're getting rid of the computer lab.

Tim Cummings, Administrative Services Director

So correct. What we would be doing is sliding over the bathrooms to where the "computer lab" is that we cannot occupy right now for use due to the structural wall deficiencies.

Alderman Timmons

Okay, thank you.

MOTION CARRIED

UNFINISHED BUSINESS - None

NEW BUSINESS – RESOLUTIONS - None

NEW BUSINESS – ORDINANCES - None

RECORD OF EXPENDITURES

MOTION BY ALDERMAN GOUVEIA THAT THE FINANCE COMMITTEE HAS COMPLIED WITH THE CITY CHARTER AND ORDINANCES PERTAINING TO THE RECORD OF EXPENDITURES FOR THE PERIOD FROM DECEMBER 29, 2023 TO JANUARY 11, 2024

MOTION CARRIED

GENERAL DISCUSSION - None

PUBLIC COMMENT

Laurie Ortolano

Good evening. Laurie Ortolano, 41 Berkeley Street. I wanted to talk to you folks on the Finance Committee about doing more in the city to address what's happening with changes in our Right-to-Know process in this city. You know there's been a lot of issues regarding litigation on Right-to-Knows since 2020 and the city has gone very quiet on addressing what's being done for improvements. When Kim Kleiner was here and we had issues with the Assessing Office, she came forward to the Board of Aldermen which is the governing body and she did four or five presentations to address what was being changed in the Assessing Office. What that afforded the public was the opportunity to hear publicly what was going on and to respond to it if we didn't agree because it was out there. After she left and these issues have evolved regarding other projects within the city and what's going on with Right-to-Know, there has not been a single public discussion about changes being made to improve the process, be more transparent, nothing.

In order for me to find out what's changed in the Right-to-Know process in Nashua, I have to file a Right-to-Know and most likely it's going to be determined to be attorney-client privilege which is what they did in 2021 when we tried to find out what changes were going on.

The Town of Hudson and the Town of Milford have redone their Right-to-Know policies in their towns. They were sued by citizens over issues that had to do with record compliance. In those towns, the citizens lost across the board pretty much. Ruled as mute in Milford and in Hudson it was the big Amazon logistics facility being built that stirred up a neighborhood to get active. They pretty much lost in court rulings with Judge Colburn on trying to go after the developer to shut that down. Even though they lost, both municipalities and towns formed Right-to-Know Committees with their citizens and their Selectmen and worked on policies...

Alderman Gouveia

One minute.

Laurie Ortolano

...and came up with new policies and procedures to address those issues. What they tried to do was open communication, and prove transparency, and just create a calmness when it came to addressing matters. What I liked about the Selectmen is they recognized the public's frustration but they also recognized their city employee or their town employee frustrations. We have not done that. We refuse to do that. We put a veil up and say we don't have any problems here because our citizens don't win. Well citizens in Nashua have won more than any of those other towns. Hands down we've done better and yet we can't get a single change made in this town to improve that process. I was up giving testimony today on Right-to-Know legislation that I don't think is good for this city and testified why and one reason specifically because this city will not address a process change. You know if you want to improve transparency, you have to talk about it, and you have to talk about it through the...

Alderman Gouveia

That's time.

Laurie Ortolano

...governing body, the Board of Aldermen. I would encourage you to think about that because a lot of money is being spent on this. Thank you.

Mayor Donchess

Much of that is not accurate and the idea - I mean many of these cases have been dismissed which of course no one talks about but the last four or five have just been dismissed by the court.

REMARKS BY THE ALDERMEN

Alderman Moran

Thank you, Mr. Mayor. I am also aware most recently within the last six to twelve weeks that the Hudson Police Chief filed a complaint against an attorney's license for filing a Right-to-Know request which has resulted in litigation. So I'm not 100% sure that Hudson is the shining model to follow. Resulting from the commencement hearing before the hearing, I believe the city caved, not the town, caved and provided those documents and then that attorney also prevailed in his complaints regarding the ethics complaint against his license.

I had when I heard that, I found that to be very dishonest to try to request records resulting from an active criminal matter to be denied in a matter that is a criminal case where you have to prove your person that you represent is innocent beyond a reasonable doubt. In many of these cases, we're talking about civil stuff and access to records not related to a criminal matter. I can't believe a Police Chief would go to that extent to keep records from someone who potentially not be found guilty of a criminal crime. So I think that Hudson may not be the best example to follow when it just happened a couple months ago.

Other than that, great job to DPW for the storm over the last couple of days. They continue to do a great job.

Alderwoman Timmons

Thank you, Mayor Donchess. I don't have a problem with Right-to-Know. What I do have a problem with the Right-to-Know is when you weaponize it. That's where I draw the line. There are things that do not need a Right-to-Know and there's other things the last speaker said should be a Right-to-Know but when you weaponize Right-to-Know and it cost the city hundreds of thousands of dollars, I have an issue with that. So I hope they change the Right-to-Know in the State, and through legislation, and just get it where people don't weaponize it. I think that's the problem with this city, not a town, that Right-to-Know have been weaponized and I just don't like that.

Alderman Klee

Thank you, Mr. Mayor. I want to speak about DPW and street clean up. I received a number of calls yesterday that people's streets weren't cleaned right away and so on. I had to remind them that the same people that do our plowing also pick up the trash. Yesterday was a trash day. We're delayed by one day so they're going to go all the way in. I know my street didn't get plowed until late in the day as did a number of the other streets from people that I heard from. I know how frustrating it must be trying to get out, and trying to work, and trying to get up hills, and so on but I'm just asking people to be a little bit more patient. You may see two streets away from you that got plowed and you didn't.

Ward 3 again is very unique in the respect of that the Parks and Recs do a lot of our streets versus the city. So I got a call from someone down in the lower end that Berkeley Street had been plowed and their street had not and they're all the way down at the end. I said to them well my street hasn't been plowed either so good for Berkeley. Berkeley is also a very wide street so that might have been done by the city plow. I'm trying to find out exactly which streets get done by who so that at least I have a little better understanding of it. So I just ask people to stay safe, be patient but I also know that you have to go to work and trying to drive up Beasom Street can be treacherous because it can be very hilly as well as some of the other ones. I know I've spoken to a few other Aldermen who have deep streets that I don't have in my Ward necessarily so I just ask for patience and stay safe. Thank you.

ADJOURNMENT

**MOTION BY ALDERMAN KLEE TO ADJOURN
MOTION CARRIED**

The Finance Committee meeting was adjourned at 7:28 p.m.

Alderman Gouveia
Committee Clerk



THE CITY OF NASHUA

Office of Administrative Services

"The Gate City"

To: James Donchess, Mayor
From: Tim Cummings, Director of Administrative Services

Date: January 16, 2024

Re: Communication Update - Construction Services related to the repair and renovation of the Arlington St Community Center – Updated Costs.

Today (January 16, 2024) we received updated construction costs from Martini Northern pertaining to the repair and renovation of the Arlington St. Community Center.

Wall Repair	\$231,319.00
ADA Bathrooms	\$183,708.00
ADA Side Entrance	\$70,485.00
Replace Existing Windows	\$124,503.00
Replace Eaves and Gutters	\$101,820.00
HVAC Units in Basement and 2nd Floor	\$167,659.00
Brick Infill in arched doorways	\$47,465.00
Rat Slab in Basement	\$33,066.00

Total: \$960,025.00

Over the coming weeks, we will need to decide, which of the above items we proceed with constructing (except for the wall repair and the ADA bathrooms/side entrance as this is part of the grant required work), because we will not be able to achieve everything on this list.

The total project budget is \$1,150,000. The finance plan is as follows: \$825,000 for hard construction leaving approximately \$75,000 for soft costs and a project contingency of \$250,000.

Therefore, I am asking for approval of a not to exceed contract of \$975,000.00.

THANK YOU

INTERIOR / EXTERIOR RENOVATION PROPOSAL SUMMARY

ARLINGTON COMM. CTR - STRUCTURAL REPAIRS

Estimate Revision: **Original**

Estimate Date: **1/16/2024**

Gross Building Area: **1,300 sqft**

SCOPE OF WORK	SUBTOTAL	\$/SF
DAILY DEBRIS MANAGEMENT	6,860	5/SF
TEMP BARRIERS / TEMP FENCING	1,630	1/SF
SAFETY / WALL & FLOOR PROTECTION / FINAL CLEANING	1,620	1/SF
WEATHER CONDITIONS (ALLOWANCE)	3,500	3/SF
DEMOLITION	8,590	7/SF
FACILITY REMEDIATION	8,590	7/SF
CONCRETE	42,064	32/SF
MASONRY	13,230	10/SF
METALS	0	/SF
ROUGH CARPENTRY	18,661	14/SF
MILLWORK / FINISH CARPENTRY	0	/SF
WATERPROOFING / SEALANTS	2,260	2/SF
INSULATION	750	1/SF
ROOFING / SIDING	7,677	6/SF
FIREPROOFING	0	/SF
FIRESTOPPING	0	/SF
DOORS / FRAMES / HARDWARE	0	/SF
GLASS & GLAZING	0	/SF
DRYWALL	0	/SF
ACOUSTICAL CEILINGS	0	/SF
FLOORING	0	/SF
PAINT / WALL COVERINGS	0	/SF
SPECIALTIES	0	/SF
EQUIPMENT	0	/SF
FURNISHINGS	0	/SF
ELEVATORS	0	/SF
FIRE SUPPRESSION	0	/SF
PLUMBING	0	/SF
HVAC	0	/SF
ELECTRICAL	0	/SF
EARTHWORK	5,250	4/SF
SHORING & BRACING	15,224	12/SF
EXTERIOR IMPROVEMENTS	0	/SF
GENERAL CONDITIONS	58,496	45/SF
SCOPE OF WORK SUB TOTAL:	194,402	150/SF
BUILDING PERMIT:	0	/SF
ARCHITECTURAL / STRUCTURAL SERVICES:	24,950	19/SF
CONTINGENCY:	0	/SF
INSURANCE:	2,139	2/SF
FEE:	9,828	8/SF
PROJECT SUB TOTAL:	231,319	178/SF
BOND COST:	0	/SF
PROJECT TOTAL:	\$ 231,319	178/SF

**ARLINGTON COMM. CTR - STRUCTURAL REPAIRS
ALTERNATE SUMMARY**

Estimate Revision: **Original**
Estimate Date: **1/16/2024**

The Owner and Martini Northern have agreed the work described below to be treated as Alternates. The value of this work has not been incorporated into the base bid. The estimated value of the alternates includes general conditions and fee.

ALT#	DESCRIPTION	ESTIMATE VALUE	ACCEPTED	NOTES
1	Add 2 new bathrooms and janitor closet, renovate existing bathrooms into storage rooms	\$183,708		
2	Create ADA Accessible side entrance	\$70,485		
3	Replace Existing Windows	\$124,503		
4	Replace Existing Eaves and add New Gutters and Downspouts	\$101,820		
5	Replace HVAC units in basement and 2nd Floor	\$167,659		
6	Provide Brick Infill for red wood arched doorway, 3 boarded windows, and boarded opening at dormer at front of building	\$47,465		
7	Provide Rat Slab in basement	\$33,066		
8		\$0		
9		\$0		
10		\$0		
TOTAL:		\$728,706	\$0	

Total "Maybe" Items: \$0
Total "Not Accepted" Items: \$0

PROPOSAL DATED: 1/16/2024 \$231,319
TOTAL ALTERNATE ITEMS ACCEPTED: \$0
PROPOSAL WITH ALTERNATES: \$231,319