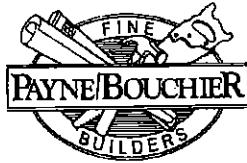


PAYNE

BOUCHIER

FINE BUILDERS



paynebouchier.com
173 Norfolk Avenue
Boston MA 02119
t: (617) 445-4323
f: (617) 445-5691

Malcolm X-Ella L. Little Collins House
72 Dale Street
Roxbury

SCOPE OF WORK - PROJ. ONE, MAIN BUILDING

22 February 2019 PHASE II OF PHASE I (POSSIBLE RESTORATION OF PORCH.)
The scope described hereunder was generated from several site visits and is the result of multiple discussions between Payne/Bouchier and the MXELLCH Project Manager, Rodnell Collins. The house needs much more extensive restoration than is included in this scope. The project that we are proposing here is limited to the work required to install new roofs throughout. The guiding principles of the proposed work are that:

- 1) We do nothing in this phase of work that we will have to undo in future phases.
- 2) Where practical, we restore rather than replace.
- 3) Where it is impractical to restore visible elements, we replace with materials that are as historically authentic as possible.
- 4) Where the work will not be visible in the finished product (i.e. framing) we will use reasonably available materials for the project.
- 5) Original millwork details are copied exactly not approximately.
- 6) Modern interventions, where required for code compliance, or for other reasons are installed as discreetly as possible.
- 7) When complete, the restored exterior of the house will resemble the original house exterior.
- 8) We acknowledge that the future uses of the house as a museum and educational facility will require reconfiguration and repurposing of the interior spaces and that to whatever extent such repurposing requires fire egress or similar accommodations on the exterior, we accept these requirements.

PRE-CONSTRUCTION

We intend to work with City of Boston, State of Massachusetts, and Federal historic district commissions to receive permission to proceed and to ensure that we are operating within acceptable guidelines. Our in-house layout engineers will document original millwork details and produce shop drawing that will enable us to do historically authentic reproductions.

UTILITIES

We anticipate nominal charges from NStar and ComCast for their requisite removals and re-installations of service entrances that interfere with our work.

TEMPORARY SERVICES

We will have a portable toilet on the site for the duration of this phase of work.

DEMOLITION

We will remove and dispose of the existing 20th Century front porch in preparation building a reproduction of the original 19th Century porch. We will disassemble the eaves around the whole house, saving salvageable elements and discarding elements that are too rotten to salvage for re-use.

21-E ISSUES

In this phase of work we intend to remove the asbestos shingles from the front façade to enable to build the reproduction porch. Further, we intend to remove the top two courses of asbestos shingles around the entire house to facilitate our work as we re-build the eaves. The asbestos shingle removal will be done by a licensed asbestos abatement contractor and the shingles will be disposed of and the process will be documented in the manner required by law. As we do our work at the front porch and eaves we will be observing lead-safe work protocols as contained in the EPA's RRP guidelines.

SITWORK

We intend excavation as required to prepare for 7 piers and one pad at the re-built front porch. Note that the placement of support posts at the 20th Century porch differs from the placement of piers observable in a 1952 photograph. We intend 7 new drywells and the requisite drain pipes to them from the new downspouts. We intend no landscaping or other sitework in this phase.

STAGING

We intend scaffolding with pipe stage as needed to allow us to re-build the eaves and allow access for the roofers to do their work. We do not anticipate any shoring in this phase of work.

ROOFING

We intend new roofing slates at both main roofs. These slates to match the original slates. If possible, the roofer will get slates from the same quarry that provided the 19th Century roof slates, if not possible, the roofer will provide a color match. We will review samples with the appropriate commissions before purchasing the roof slates. We propose a standing seam zinc coated copper roof at the front porch. We propose flat seam zinc coated copper roofs at the front oriel and at the hood over the east side doorway. We intend zinc coated copper downspouts and gutters at the house and front porch. We intend to replace the existing west roof skylight and add another at the east roof. This additional skylight to provide needed for egress.

CONCRETE

In this phase of work we intend only 7 piers and one pad at the re-built front porch.

MASONRY

We intend to restore both chimneys, above the roof line, to original condition.

STRUCTURAL STEEL

We intend to install a structural steel frame in the attic to support one of the chimneys in a manner that will allow for the future removal of the masonry mass that currently supports it. This work to allow for work in a future phase to reconfigure the interior space.

FRAMING

We will frame the reproduction front porch using 21st Century framing materials that will not be visible in the finished product. These materials to include pressure treated lumber and Laminated Veneer Lumber, as well as conventional KD (kiln-dried) framing stock. We will re-frame as required at rafter tails and eaves using conventional KD stock where it will be invisible in the finished product.

ELECTRICAL

We anticipate that work will be required of our electrical contractor at the weather head and meter pan for the line-voltage service entrance as well as at the cable service entrance

WINDOWS

We are intending to supply 9 new windows at the front of the house. We are anticipating that these windows will be double glazed (i.e. ThermoPane). We plan to use custom SDL (Simulated Divide Lite) sash. This will enable us provide an energy efficient window while maintaining the historically authentic 2-over-1 muntin grid. We will match the muntin profiles, inside and out, to the profiles on the remaining 19th Century windows. We will use an invisible balance system so that no inauthentic jamb liner is present. There will be a grid of spacer bars between the panes of glass to disguise the fact that the windows are double glazed. We intend to replace the existing west roof skylight and add another at the east roof. This additional skylight to provide needed for egress.

EXTERIOR DOORS

In this phase of work we intend no exterior door replacement.

MILLWORK

We intend to salvage as much exterior millwork as we can. Where we must reproduce 19th Century millwork we will use appropriate wood. We will not use PVC trim. It should be noted that first-growth Southern Yellow Pine was commonly available and much used for exterior millwork in the era that this house was built. The Southern Yellow Pine that is harvested today is plantation-grown and is not an appropriate wood for exterior millwork. We have samples of the original soffit, corbels, and clapboard at Wood Technology Department at UMass Amherst. Once we have positive identifications of the different species that were used on this house, we will propose a species schedule to the various oversight commissions. We anticipate that we will be able to secure swamp-harvested first-growth lumber for some species, but are anticipating that we may have to offer substitute species in some cases. An example of this would be clapboards. If the original clapboards are determined to be Eastern White Pine, we would propose that they either be salvaged and re-used or replaced with vertical grain Western Red Cedar. In such a case we would buy the highest quality clapboards that we can obtain and re-mill them slightly to leave hard corners at the bottom edge so that, under paint, they are indistinguishable from the original clapboards.

EXTERIOR FINISH CARPENTRY

We will install salvaged and reproduced millwork all around the house at the corbeled eaves. We will trim out the newly re-built reproduction front porch. We will install 9 new windows at the front of the house: 2 at the third floor, 3 at the second floor oriel, 1 other at the second floor, 2 at the first floor, and one in the basement under the porch.

PAINT

We intend to front and back prime all new millwork, on the bench. Once installed the millwork will be spot primed as needed and first coated with a paint color that will be determined in collaboration with the various oversight commissions. We will have our painting contractor offer suggestions about what the chemical make-up of the paint should be, but ultimately, we will look to the commissions for guidance on this issue.

Malcolm X/Ella Collins House

72 Dale Street

Roxbury

Entire Roof and all Eaves plus

Front Porch, & Oriel

~~1352,767.50~~

PAYNE/BOUCHIER INC.

Date: 02/22/2019

From plans dated: No plans yet

Architect: Design by P/B

Line Item Allowances	sub-totals	TOTAL	COMMENTS
PRE-CONSTRUCTION		22,500	
design	17,500		
entitlement	5,000		allowance for presentations to City, State & Federal Historic Commissions
engineering	NIC		none anticipated
PERMITS	6,861	6,861	
SUPERVISION	50,000	50,000	allowance is for project management, site supervision and part-time construction administration
UTILITIES		1,350	
water & sewer	NIC		
gas	NIC		we anticipate no charge from gas company
electric	1,000		fees from NStar for work at service entrance
phone	NIC		we anticipate no charge from phone company
cable	350		fees from ComCast for work at service entrance
TEMPORARY SVCS.		1,350	
project electricity	NIC		meter in owner's name
project toilet	1,350		allowance for portable toilet for the project duration
DEMOLITION		4,500	
general	4,500	4,500	removal of 20th century porch and associated elements
general	elsewhere		removal of eaves and corbels included at EXT. FIN. CARPENTRY
21-E ISSUES		22,500	
asbestos abatement	15,000		allowance for shingle removal at front facade, first floor, second floor, & gable end, plus removal of top two courses of shingles around entire building
lead abatement	NIC		no lead abatement anticipated
oil tank removal	NIC		none anticipated
RRP rule "compliance"	7,500		allowance to comply with EPA's RRP lead-safe work protocols
SITework		12,000	
grading	NIC		
excavation and backfill	2,000	2,000	dig and backfill at 7 piers and one pad at front porch
roof drainage	10,000		allowance for 7 drywells
paving	NIC		
landscaping	NIC		
STAGING		43,750	
pipe staging	25,000		allowance for install, one month rental, and removal
rental	18,750		allowance for on-going rental
ROOFING		115,700	
membrane	NIC		
install skylights	5,000		allowance for install; supply of units carried at WINDOWS
slate at main roof	64,000		
copper roof at front porch	14,900	14,900	Allowance for standing seam zinc coated copper roof at porch
copper roof at front oriel	6,400		Allowance for flat seam zinc coated copper roof at oriel
copper roof at side door pediment	2,500		Allowance for flat seam zinc coated copper roof at door hood
gutters & downspouts	22,900	22,900	Allowance for gutter and downspouts at house and front porch
CONCRETE		2,000	
foundation	2,000	2,000	allowance for 7 piers and one pad at front porch
EXTERIOR MASONRY		12,500	
stairs & walkways	NIC		
re-pointing	NIC		
chimneys	12,500		allowance for work at chimneys above roof line
STRUCTURAL STEEL	7,500	7,500	allowance for work at one chimney below roof line

Malcolm X/Ella Collins House

72 Dale Street

Roxbury

Entire Roof and all Eaves plus

PAYNE/BOUCHIER INC.

Date: 02/22/2019

From plans dated: No plans yet

Architect: Design by P/B

352,767.50

**** Front Porch, & Oriel**

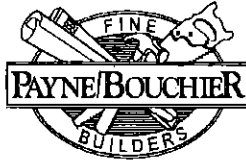
FRAMING		32,500	allowance for labor only, materials at FRAME PACKAGE
front porch	20,000		
rafter tails and eaves	12,500		
FRAME PACKAGE		6,250	
front porch	5,000		Pressure treated frame at deck, and stairs. KD & LVL frame at knee walls, and porch ceiling/roof
rafter tails and eaves	1,250		KD stock for rafter sisters and soffit framing
ELECTRICAL	3,500	3,500	allowance for work at weather head and meter pan
LOW-VOLTAGE WIRING	NIC	0	
WINDOWS		29,150	
facade and oriel	24,000		Allow 8 windows at front facade & oriel at \$3,000/each to supply
basement window	1,500		allowance for replacement window below porch
egressskylight	2,800		allowance for emergency egress skylight at east roof
other skylight	850		allowance for replacement unit at west roof skylight
EXTERIOR DOORS	NIC	0	existing to remain
MILLWORK		58,500	supply only, install at EXT. FIN. CARPENTRY
porch, oriel, & front facade	33,500		
frieze, soffit, facia & corbels	25,000		parts for eaves around entire building
EXT. FIN. CRPNTRY		105,500	install, windows, siding, exterior trim, etc.
window install	5,500		allowance to install 9 windows at front only
porch, oriel, & front facade	45,000		
frieze, soffit, facia & corbels	55,000		
PAINT/FINISH		25,000	
exterior painting	25,000		Allowance for prime and first coat at new work
LANDSCAPING	NIC	0	By others
GEN. CONDITIONS	35,000	35,000	allowance for daily chores required for the project includes: dust control labor & materials, miscellaneous site supplies, protection of existing finishes to remain, , crane and police detail as required, temporary safety requirements, site set-up and break down, end-of-project cleaning, temporary heating, temporary lighting, post demolition trash haul, materials transport, difficult accessibility requirements, mock-ups, etc.
SUB-TOTAL	597,911	597,911	
O & P @ 18%		107,624	
TOTAL			

352,767.50

PAYNE

BOUCHIER

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paynebouchier.com
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Malcolm X-Ella L. Little Collins House
72 Dale Street
Roxbury

SCOPE OF WORK - PROJ. ONE MAIN BUILDING

22 February 2019 PHASE I (ROOF PRESERVATION/RESTORATION)

The scope described hereunder was generated from several site visits and is the result of multiple discussions between Payne/Bouchier and the MXELLCH Project Manager, Rodnell Collins. The house needs much more extensive restoration than is included in this scope. The project that we are proposing here is limited to the work required to install new roofs throughout. The guiding principles of the proposed work are that:

- 1) We do nothing in this phase of work that we will have to undo in future phases.
- 2) Where practical, we restore rather than replace.
- 3) Where it is impractical to restore visible elements, we replace with materials that are as historically authentic as possible.
- 4) Where the work will not be visible in the finished product (i.e. framing) we will use reasonably available materials for the project.
- 5) Original millwork details are copied exactly not approximately.
- 6) Modern interventions, where required for code compliance, or for other reasons are installed as discreetly as possible.
- 7) When complete, the restored exterior of the house will resemble the original house exterior.
- 8) We acknowledge that the future uses of the house as a museum and educational facility will require reconfiguration and repurposing of the interior spaces and that to whatever extent such repurposing requires fire egress or similar accommodations on the exterior, we accept these requirements.

PRE-CONSTRUCTION

We intend to work with City of Boston, State of Massachusetts, and Federal historic district commissions to receive permission to proceed and to ensure that we are operating within acceptable guidelines. Our in-house layout engineers will document original millwork details and produce shop drawing that will enable us to do historically authentic reproductions.

UTILITIES

We anticipate nominal charges from NStar and ComCast for their requisite removals and re-installations of service entrances that interfere with our work.

TEMPORARY SERVICES

We will have a portable toilet on the site for the duration of this phase of work.

DEMOLITION

We will remove and dispose of the existing 20th Century front porch in preparation building a reproduction of the original 19th Century porch. We will disassemble the eaves around the whole house, saving salvageable elements and discarding elements that are too rotten to salvage for re-use.

21-E ISSUES

In this phase of work we intend to remove the asbestos shingles from the front façade to enable to build the reproduction porch. Further, we intend to remove the top two courses of asbestos shingles around the entire house to facilitate our work as we re-build the eaves. The asbestos shingle removal will be done by a licensed asbestos abatement contractor and the shingles will be disposed of and the process will be documented in the manner required by law. As we do our work at the front porch and eaves we will be observing lead-safe work protocols as contained in the EPA's RRP guidelines.

SITWORK

We intend excavation as required to prepare for 7 piers and one pad at the re-built front porch. Note that the placement of support posts at the 20th Century porch differs from the placement of piers observable in a 1952 photograph. We intend 7 new drywells and the requisite drain pipes to them from the new downspouts. We intend no landscaping or other sitework in this phase.

STAGING

We intend scaffolding with pipe stage as needed to allow us to re-build the eaves and allow access for the roofers to do their work. We do not anticipate any shoring in this phase of work.

ROOFING

We intend new roofing slates at both main roofs. These slates to match the original slates. If possible, the roofer will get slates from the same quarry that provided the 19th Century roof slates, if not possible, the roofer will provide a color match. We will review samples with the appropriate commissions before purchasing the roof slates. We propose a standing seam zinc coated copper roof at the front porch. We propose flat seam zinc coated copper roofs at the front oriel and at the hood over the east side doorway. We intend zinc coated copper downspouts and gutters at the house and front porch. We intend to replace the existing west roof skylight and add another at the east roof. This additional skylight to provide needed for egress.

CONCRETE

In this phase of work we intend only 7 piers and one pad at the re-built front porch.

MASONRY

We intend to restore both chimneys, above the roof line, to original condition.

STRUCTURAL STEEL

We intend to install a structural steel frame in the attic to support one of the chimneys in a manner that will allow for the future removal of the masonry mass that currently supports it. This work to allow for work in a future phase to reconfigure the interior space.

FRAMING

We will frame the reproduction front porch using 21st Century framing materials that will not be visible in the finished product. These materials to include pressure treated lumber and Laminated Veneer Lumber, as well as conventional KD (kiln-dried) framing stock. We will re-frame as required at rafter tails and eaves using conventional KD stock where it will be invisible in the finished product.

ELECTRICAL

We anticipate that work will be required of our electrical contractor at the weather head and meter pan for the line-voltage service entrance as well as at the cable service entrance

WINDOWS

We are intending to supply 9 new windows at the front of the house. We are anticipating that these windows will be double glazed (i.e. ThermoPane). We plan to use custom SDL (Simulated Divide Lite) sash. This will enable us provide an energy efficient window while maintaining the historically authentic 2-over-1 muntin grid. We will match the muntin profiles, inside and out, to the profiles on the remaining 19th Century windows. We will use an invisible balance system so that no inauthentic jamb liner is present. There will be a grid of spacer bars between the panes of glass to disguise the fact that the windows are double glazed. We intend to replace the existing west roof skylight and add another at the east roof. This additional skylight to provide needed for egress.

EXTERIOR DOORS

In this phase of work we intend no exterior door replacement.

MILLWORK

We intend to salvage as much exterior millwork as we can. Where we must reproduce 19th Century millwork we will use appropriate wood. We will not use PVC trim. It should be noted that first-growth Southern Yellow Pine was commonly available and much used for exterior millwork in the era that this house was built. The Southern Yellow Pine that is harvested today is plantation-grown and is not an appropriate wood for exterior millwork. We have samples of the original soffit, corbels, and clapboard at Wood Technology Department at UMass Amherst. Once we have positive identifications of the different species that were used on this house, we will propose a species schedule to the various oversight commissions. We anticipate that we will be able to secure swamp-harvested first-growth lumber for some species, but are anticipating that we may have to offer substitute species in some cases. An example of this would be clapboards. If the original clapboards are determined to be Eastern White Pine, we would propose that they either be salvaged and re-used or replaced with vertical grain Western Red Cedar. In such a case we would buy the highest quality clapboards that we can obtain and re-mill them slightly to leave hard corners at the bottom edge so that, under paint, they are indistinguishable from the original clapboards.

EXTERIOR FINISH CARPENTRY

We will install salvaged and reproduced millwork all around the house at the corbeled eaves. We will trim out the newly re-built reproduction front porch. We will install 9 new windows at the front of the house: 2 at the third floor, 3 at the second floor oriel, 1 other at the second floor, 2 at the first floor, and one in the basement under the porch.

PAINT

We intend to front and back prime all new millwork, on the bench. Once installed the millwork will be spot primed as needed and first coated with a paint color that will be determined in collaboration with the various oversight commissions. We will have our painting contractor offer suggestions about what the chemical make-up of the paint should be, but ultimately, we will look to the commissions for guidance on this issue.

Malcolm X/Ella Collins House

72 Dale Street

Roxbury

Entire Roof and all Eaves plus

Front Porch, & Oriel

\$352,767.50

PAYNE/BOUCHIER INC.

Date: 02/22/2019

From plans dated: No plans yet

Architect: Design by P/B

Line Item Allowances	sub-totals	TOTAL	COMMENTS
PRE-CONSTRUCTION		22,500	
design	17,500		
entitlement	5,000		allowance for presentations to City, State & Federal Historic Commissions
engineering	NIC		none anticipated
PERMITS	6,861	6,861	
SUPERVISION	50,000	50,000	allowance is for project management, site supervision and part-time construction administration
UTILITIES		1,350	
water & sewer	NIC		
gas	NIC		we anticipate no charge from gas company
electric	1,000		fees from NStar for work at service entrance
phone	NIC		we anticipate no charge from phone company
cable	350		fees from ComCast for work at service entrance
TEMPORARY SVCS.		1,350	
project electricity	NIC		meter in owner's name
project toilet	1,350		allowance for portable toilet for the project duration
DEMOLITION		4,500	
general	4,500		removal of 20th century porch and associated elements
general	elsewhere		removal of eaves and corbels included at EXT. FIN. CARPENTRY
21-E ISSUES		22,500	
asbestos abatement	15,000		allowance for shingle removal at front facade, first floor, second floor, & gable end, plus removal of top two courses of shingles around entire building
lead abatement	NIC		no lead abatement anticipated
oil tank removal	NIC		none anticipated
RRP rule "compliance"	7,500		allowance to comply with EPA's RRP lead-safe work protocols
SITework		12,000	
grading	NIC		
excavation and backfill	2,000		dig and backfill at 7 piers and one pad at front porch
roof drainage	10,000		allowance for 7 drywells
paving	NIC		
landscaping	NIC		
STAGING		43,750	
pipe staging	25,000		allowance for install, one month rental, and removal
rental	18,750		allowance for on-going rental
ROOFING		115,700	
membrane	NIC		
install skylights	5,000		allowance for install; supply of units carried at WINDOWS
slate at main roof	64,000		
copper roof at front porch	14,900		Allowance for standing seam zinc coated copper roof at porch
copper roof at front oriel	6,400		Allowance for flat seam zinc coated copper roof at oriel
copper roof at side door pediment	2,500		Allowance for flat seam zinc coated copper roof at door hood
gutters & downspouts	22,900		Allowance for gutter and downspouts at house and front porch
CONCRETE		2,000	
foundation	2,000		allowance for 7 piers and one pad at front porch
EXTERIOR MASONRY		12,500	
stairs & walkways	NIC		
re-pointing	NIC		
chimneys	12,500		allowance for work at chimneys above roof line
STRUCTURAL STEEL	7,500	7,500	allowance for work at one chimney below roof line

Malcolm X/Ella Collins House

72 Dale Street

Roxbury

Entire Roof and all Eaves plus

Front Porch, & Oriel

PAYNE/BOUCHIER INC.

\$352,767.50

Date: 02/22/2019

From plans dated: No plans yet

Architect: Design by P/B

FRAMING		32,500	allowance for labor only, materials at FRAME PACKAGE
front porch	20,000		
rafter tails and eaves	12,500		
FRAME PACKAGE		6,250	
front porch	5,000		Pressure treated frame at deck, and stairs. KD & LVL frame at knee walls, and porch ceiling/roof
rafter tails and eaves	1,250		KD stock for rafter sisters and soffit framing
ELECTRICAL	3,500	3,500	allowance for work at weather head and meter pan
LOW-VOLTAGE WIRING	NIC	0	
WINDOWS		29,150	
facade and oriel	24,000		Allow 8 windows at front facade & oriel at \$3,000/each to supply
basement window	1,500		allowance for replacement window below porch
egressskylight	2,800		allowance for emergency egress skylight at east roof
other skylight	850		allowance for replacement unit at west roof skylight
EXTERIOR DOORS	NIC	0	existing to remain
MILLWORK		58,500	supply only, install at EXT. FIN. CARPENTRY
porch, oriel, & front facade	33,500		
frieze, soffit, fascia & corbels	25,000		parts for eaves around entire building
EXT. FIN. CRPNTRY		105,500	install, windows, siding, exterior trim, etc.
window install	5,500		allowance to install 9 windows at front only
porch, oriel, & front facade	45,000		
frieze, soffit, fascia & corbels	55,000		
PAINT/FINISH		25,000	
exterior painting	25,000		Allowance for prime and first coat at new work
LANDSCAPING	NIC	0	By others
GEN. CONDITIONS	35,000	35,000	allowance for daily chores required for the project includes: dust control labor & materials, miscellaneous site supplies, protection of existing finishes to remain, , crane and police detail as required, temporary safety requirements, site set-up and break down, end-of-project cleaning, temporary heating, temporary lighting, post demolition trash haul, materials transport, difficult accessibility requirements, mock-ups, etc.
SUB-TOTAL	597,911	597,911	
O & P @ 18%		107,624	
TOTAL			

\$352,767.50





Association of
Machinists &
Edna L. Little-Collins House

1915-1916
Machinists & Edna L. Little-Collins House
1915-1916

STOP