

24 February 2010

Ms Cindy Stone Director  
Newton History Museum  
Jackson Homestead  
527 Washington Street  
Newtonville, Massachusetts 02460

Dear Cindy:

As we discussed a few weeks ago a rough opinion of cost to construct an environmentally controlled museum collections storage module of about 2000 SF with 10 foot to 12 foot ceilings within the old City Stable is between \$180,000.00 and \$280,000.00.

This opinion based on the following components and budget costs:

Basic Module Construction \$70,000 - \$90,000

- Insulated raised floor with vapor retarder, sleepers, cement board, ramp at door.
- Metal stud walls with insulation, vapor retarder, non absorbent-vandal resistant GWB and security mesh.
- Light steel structure to support roof/ceiling
- Roof/ceiling structured with light gauge framing, GWB, cement board, insulation, vapor retarder and waterproof membrane.
- High security, hollow metal doors and frame with security hardware.

MEP Systems \$70,000 - \$100,000

- HVAC - Computer-room-type split HVAC system (Liebert or similar) with supplementary humidification, and outside air source with filtration.
- Fire detection system linked to building fire alarm system.
- Security alarm system with central station reporting.
- No Fire Suppression
- Lighting with UV filtration
- Minimal convenience power

Storage Equipment \$10,000 - \$25,000

- Painting screens
- Long-span shelving
- Four-post shelving
- Framed work bins

Soft Costs @ 20%- 30% \$30,000 - \$65,000

Total Costs \$180,000 - \$280,000

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This cost opinion is necessarily rough since there is no design for this module, but it is based on construction that Solomon+Bauer has used for similar projects and on a rudimentary knowledge of the City Stable space. The operational issues of sharing the space with other City functions and improving access to move collections objects in and out of the space will also have an influence on its cost.

Please let me know if I can be of further assistance in helping with program development or providing more basic information.

Sincerely

A handwritten signature in black ink that reads "Lawrence C. Bauer". The signature is written in a cursive style with a large initial 'L' and 'B'.

Lawrence C Bauer AIA