

Brooks Academy Museum Commission
Report to Harwich Community Preservation Committee
April 5, 2022
David Spitz, BAMC Chair

Article #41 – 2019
Brooks Academy Museum, \$130,000

Article #31 -2021
Brooks Academy Structural Improvements - \$1,150,000

Expenditures to Date:

Article #41, 2019 – Structures North - \$7,273.34

Article #31, 2021 – Spencer Preservation - \$63,417.00

Balance Available:

Article #41, 2019 - \$122,726.66

Article #31, 2021 - \$1,086,583.00

Total - \$1,209,309.66

Under its contract, Spencer Preservation Group was required to do a professionally prepared cost estimate prior to advertisements for bid. That estimate, dated March 16, 2022, came to \$777,701 in hard costs and a total estimated construction cost (including design contingency, escalation to bid, general conditions, insurance, bond, and overhead/profit) of \$1,118,772. Adding the balance of the design contract plus a 10% construction contingency would bring total project costs to about \$75,000 to \$100,000 over the balance available for the project. One cost not included in the above is an Owner's Project Manager (OPM). The last major Town construction project was the East Harwich Fire Station. A town employee served as OPM on that project, but that will not be done for the Brooks Academy project. The cost of an OPM is included in the Town's Capital Plan which requires approval at Annual Town Meeting.

Actual project costs will not be known until opening of bids. Bids were advertised in the Massachusetts Central Register at the end of March, and the bid opening is scheduled for Friday, April 29, 2022. A pre-bid conference was held at Brooks Academy this morning. While the number of bidders was quite small, there was definite interest in bidding by attendees. If there is a satisfactory bid, the contractor will be given permission to begin work in spring or summer of 2022. The bid package specifies a construction completion date of December 31, 2022.