



*Charon Associates, Inc.*

*Consulting Engineers*

*323 Neck Road  
Rochester, MA 02770  
Phone: 508-763-8362  
Fax: 508-763-9582*

Gerry Rooney, President  
Whitfield-Manjiro Friendship Society  
11 Cherry Street  
Fairhaven, MA 02719

February 12, 2021

Dear Mr. Rooney:

RE: Whitfield-Manjiro House, 11 Cherry Street -  
Estimated Cost of Exterior Work Remaining for Activity Center

In accordance with your request, the attached spreadsheet provides an estimated cost of remaining work on the exterior of the building and site improvements for the activity center. This includes exterior renovations that were removed from the phase one project due to unexpected roof and foundation expenses incurred.

The remaining work includes:

1. Installation of new shingles, windows and trim on the side and rear walls;
2. Installation of the front entrance ramp;
3. Re-installation of the cupola;
4. Blocking in the existing crawl space access door in the foundation with tone finish to match existing;
5. Fabrication and installation of barn doors & sliding door hardware to cover the new patio door units when not in use; doors will be custom made to replicate the original barn doors which are not considered to be suitable for rehabilitation and re-use due to deterioration of the wood;
6. Exterior walkways, drainage improvements on the north side of the building, and landscape improvements.

Total cost for the above items is estimated to be \$54,850.00. Note that the estimated cost for the barn doors is reduced from our earlier estimate since we've been told by our contractor that he can make the doors in his shop for less than had been estimated previously for their fabrication. Doors will be painted wood.

Let me know if you have any questions about these estimated exterior costs and if there is additional work that you wish to include.

Sincerely,

Richard J. Charon, P.E.  
Project Engineer

WHITFIELD-MANJIRO ACTIVITY CENTER: EXTERIOR IMPROVEMENTS

ITEM	DESCRIPTION	ESTIMATED COST
1	New side & rear windows incl. trim & installation; 9 @ \$750	\$ 6,750.00
2	Concrete entrance ramp with railings	\$ 6,200.00
3	Walkways to doors	\$ 2,300.00
4	Re-install cupola after Voke-Tech rebuild (crane required)	\$ 3,600.00
5	Re-shingle side and rear walls, 900 SF	\$ 4,400.00
6	Replace trim boards on side & rear walls, 300 lf	\$ 5,600.00
7	Custom made barn doors and sliding hardware, 4 @ 3200	\$ 12,800.00
8	Block in crawl space access opening with stone to match existing	\$ 1,200.00
9	Landscape & drainage improvements	\$ 12,000.00
	TOTAL EST. COST:	\$ 54,850.00