



Town Manager
Mark W. Haddad

TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450-1237
Tel: (978) 448-1111
Fax: (978) 448-1115

Select Board

Peter S. Cunningham, *Chair*
John F. Reilly, *Vice Chair*
Alison S. Manugian, *Clerk*
Rebecca H. Pine, *Member*
Matthew F. Pisani, *Member*

SELECT BOARD MEETING
MONDAY, SEPTEMBER 18, 2023
AGENDA
SELECT BOARD MEETING ROOM
2nd FLOOR
GROTON TOWN HALL

5:00 P.M. Announcements and Review Agenda for the Public

5:05 P.M. In Joint Session with the Dunstable Board of Selectmen – Discuss and Finalize Solution to Address PFAS and Bring Potable Drinking Water to the Groton Dunstable Regional High School and Surrounding Properties in Dunstable

6:00 P.M. Public Comment Period

I. 6:05 P.M. Town Manager's Report

1. Consider Ratifying the Town Manager's Appointment of Benjamin Morse as Golf Staff and Evan Manno and Zachary Milner as Grounds Staff at the Groton Country Club
2. Consider Approving a Letter of Support to the Community Preservation Committee for the Proposed Historical Commission's Application to Restore Milestone Markers at 94 Boston Road and 122 Old Ayer Road
3. Update on Select Board Meeting Schedule Through the End of the Year

II. 6:10 P.M. Items for Select Board Consideration and Action

1. Consider Approving a One Day Wine and Malt Beverage License for the Joseph Locke-Alexis MacTaylor Wedding Reception to be held at the Grotonwood Camp and Conference Center on Sunday, October 8, 2023 from 5:00 p.m. to 10:00 p.m.
2. Consider Approving a One Day All Alcoholic Beverages License for the Prescott Community Center/Friends of Prescott for a Mixology Class to be held on Friday, September 22, 2023 from 7:00 p.m. to 8:30 p.m.
3. Consider Approving a One Day Wine and Malt Beverage License for the Full Moon Fete Cocktail Party/Fundraiser for the Groton Historical Society to be held on Friday, October 27, 2023 from 5:00 p.m. to 10:00 p.m.
4. Approve Grant Agreement Between Affordable Housing Trust and Groton Housing Authority to Provide Funding to Repair Unit A at 285 Nashua Road

OTHER BUSINESS

ON-GOING ISSUES – Review and Informational Purposes – Brief Comments - Items May or May Not Be Discussed

- A. Water Department – Manganese Issue
- B. PFAS Issue
- C. Green Communities Application and Implementation
- D. Florence Roche Elementary School Construction Project
- E. Town Manager's Tri-Comm Working Group

SELECT BOARD LIAISON REPORTS

III. Minutes: Regularly Scheduled Meeting of September 11, 2023

ADJOURNMENT

Votes may be taken at any time during the meeting. The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the topics that will be discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by law.



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Town Manager
Mark W. Haddad

To: *Select Board*

From: *Mark W. Haddad – Town Manager*

Subject: *Weekly Agenda Update/Report*

Date: *September 18, 2023*

TOWN MANAGER'S REPORT

Please note that Monday's meeting will begin at 5:00 p.m. In addition to the Town Manager's Report and a review of the On-going Issues List, there is one item scheduled on Monday's Agenda. The Select Board will be meeting in Joint Session with the Dunstable Board of Selectmen to determine the final solution to address PFAS at the Groton Dunstable Regional High School and surrounding properties in Dunstable. Enclosed with this report is a presentation that contains the recommended solution developed by the Town Manager's and Town Administrator's Working Group. Tyler Schmidt of Environmental Partners will be in attendance at the Meeting to present the Working Group's recommendation. Depending on the decision of the two Boards, we may need to amend Article 9 on the Warrant. We can discuss this in more detail at Monday's meeting.

1. Shawn Campbell has requested that I appoint Benjamin Morse as Golf Staff and Evan Manno and Zachary Milner as Grounds Staff at the Groton Country Club. I have made these appointments and I would respectfully request that the Select Board consider ratifying them.
2. The Historical Commission is planning to seek CPA funding in this next cycle to restore the granite milestone markers located at 94 Boston Road and 122 Old Ayer Road. The former is snapped in half, the latter is out of the ground. The evaluation of applications includes a point system to rank requests for consideration and letters of support generate points under that system. They would appreciate a letter of support from the Select Board. I would respectfully request that Board vote to authorize me to send such a letter on the Board's behalf.

Select Board
Weekly Agenda Update/Report
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5. Please see the update to the Select Board's Meeting Schedule that will take you through the end of the end of the year:

Monday, September 25, 2023	-No Meeting (Yom Kippur Holiday)
Monday, October 2, 2023	-Regularly Scheduled Meeting
Monday, October 9, 2023	-No Meeting (Indigenous People's Day)
Monday, October 16, 2023	-Regularly Scheduled Meeting
Monday, October 23, 2023	-Regularly Scheduled Meeting
Saturday, October 28, 2023	-2023 Fall Town Meeting
Monday, October 30, 2023	-Regularly Scheduled Meeting
Monday, November 6, 2023	-Regularly Scheduled Meeting
Monday, November 13, 2023	-No Meeting
Monday, November 20, 2023	-Regularly Scheduled Meeting
Monday, November 27, 2023	-No Meeting
Monday, December 4, 2023	-Regularly Scheduled Meeting
Monday, December 11, 2023	-Regularly Scheduled Meeting
Monday, December 18, 2023	-Regularly Scheduled Meeting
Monday, December 25, 2023	- No Meeting (Christmas Holiday)
Monday, January 1, 2024	-No Meeting (New Years Day)
Monday, January 8, 2024	-Regularly Scheduled Meeting

ITEMS FOR SELECT BOARD CONSIDERATION AND ACTION

1. I would respectfully request that the Select Board consider approving a One Day Wine and Malt Beverage License for the Joseph Locke-Alexis MacTaylor Wedding Reception to be held at the Grotonwood Camp and Conference Center on Sunday, October 8, 2023 from 5:00 p.m. to 10:00 p.m.
2. I would respectfully request that the Select Board consider approving a One Day All Alcoholic Beverages License for the Prescott Community Center/Friends of Prescott for a Mixology Class to be held on Friday, September 22, 2023 from 7:00 p.m. to 8:30 p.m.
3. I would respectfully request that the Select Board consider approving a One Day Wine and Malt Beverage License for the Full Moon Fete Cocktail Party/Fundraiser for the Groton Historical Society to be held on Friday, October 27, 2023 from 5:00 p.m. to 10:00 p.m.

Select Board
Weekly Agenda Update/Report
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4. I would respectfully request that the Select Board consider approving, and authorizing the Town Manager to sign, a Grant Agreement between the Affordable Housing Trust and the Groton Housing Authority to provide funding to repair Unit A at 285 Nashua Road. Essentially, this Agreement, if approved by the Select Board will allow the Affordable Housing Trust to grant the Housing Authority \$15,398.93 to repair the Unit. Select Board Member Pine can provide the history behind this request at Monday's meeting. A copy of the Agreement is attached to this Report for your review.

MWH/rjb
enclosures



GROTON DUNSTABLE REGIONAL HIGH SCHOOL WATER SUPPLY

Town Manager/Town Administrator Working Group

ENVIRONMENTAL
 PARTNERS
— An Apex Company —

BACKGROUND

- In 2022, the Groton Dunstable Regional High School (GDRHS) sampled for PFAS6 in the school's well. Results came in well above the Maximum Containment Level enforced by MassDEP.
 - The cause of the contamination was a 2003 fire on the athletic field track that was extinguished with Aqueous Film Forming Foam (AFFF), a known PFAS contamination contributor.
- MassDEP has also sampled the surrounding private wells along Groton Street and Kemp Street. Several have high levels of PFAS6.
 - MassDEP notified the GDRHS that they are responsible for the PFAS6 contamination and must provide a solution to all impacted residents.



PROJECT OBJECTIVES

- Representatives from the School District and Towns of Groton, Dunstable, and Pepperell met several times to evaluate all the feasible options.
- Primary Goal:
 - Provide clean, less than four parts per trillion (ppt) PFAS water, to GDRHS and impacted private properties as quickly as possible.
- Secondary Goal:
 - Improve the water systems of the three communities in this area by expanding municipal fire protection, head off a potential PFAS plume spread, and increase water system resilience by establishing emergency interconnections between the three systems.



ALTERNATIVE WATER SUPPLY OPTIONS

- The working group evaluated three (3) Water Main alternatives.
 - Pepperell Water System Extension
 - Phase 1: Install a new water main from the intersection of Route 113 and Jersey Street to the GDRHS via Jersey Street, North Street, Kemp Street, Groton Street, and Chicopee Row. Paid for via Groton/Dunstable cost share.
 - Phase 2: Interconnect with Dunstable via Groton Street and install a booster station for Municipal Fire Protection. Paid for by Pepperell.
 - Groton Water System Extension
 - Phase 1: Install a new water main from the intersection of Common Street and Chicopee Row to the GDRHS and surrounding Properties on Groton Street, Kemp Street, and North Street. Paid for via Groton/Dunstable cost share with a \$1M contribution from the Groton Water Department.
 - Groton-Pepperell-Dunstable Regional Water System Plan
 - Phase 1: The Groton Water System Expansion. Paid for via Groton/Dunstable cost share with a \$1M contribution from the Groton Water Department.
 - Phase 2: A Pepperell Dunstable Water System Expansion. The cost share is still under negotiation.



Pepperell Water System Extension

PROJECT COSTS

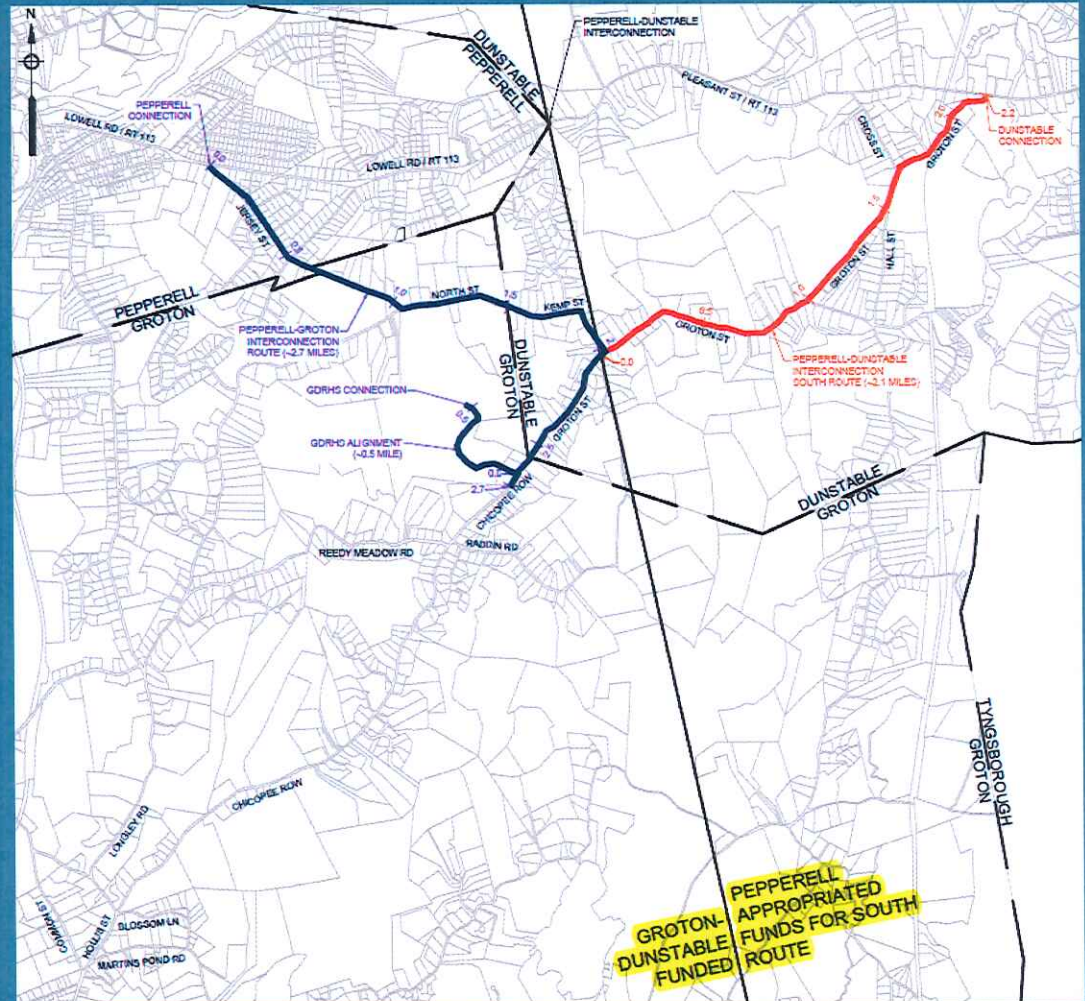
Groton	Dunstable	Pepperell
\$6.237M (77.0%)	\$1.863M (23.0%)	\$10.4M (Phase 2)

BENEFITS

- Least costly if water does not need to be treated for PFAS
- Multi-phase project to connect GDRHS more quickly (simpler permitting for Phase 1)
- Sufficient hydraulic capacity for normal demands only in Phase 1. Fire protection after Phase 2

CHALLENGES

- Phase 1 will provide over four ppt PFAS water until the Pepperell WTP is built (2-3 years)
- Insufficient hydraulic capacity for Fire Protection until after a booster station is installed in phase 2. (3-5 years)
- Phase 2 is subject to extensive ITA and WMA Permits
- Potential for contamination to spread further into Groton (Chicopee Row)



Groton Water System Extension

PROJECT COSTS

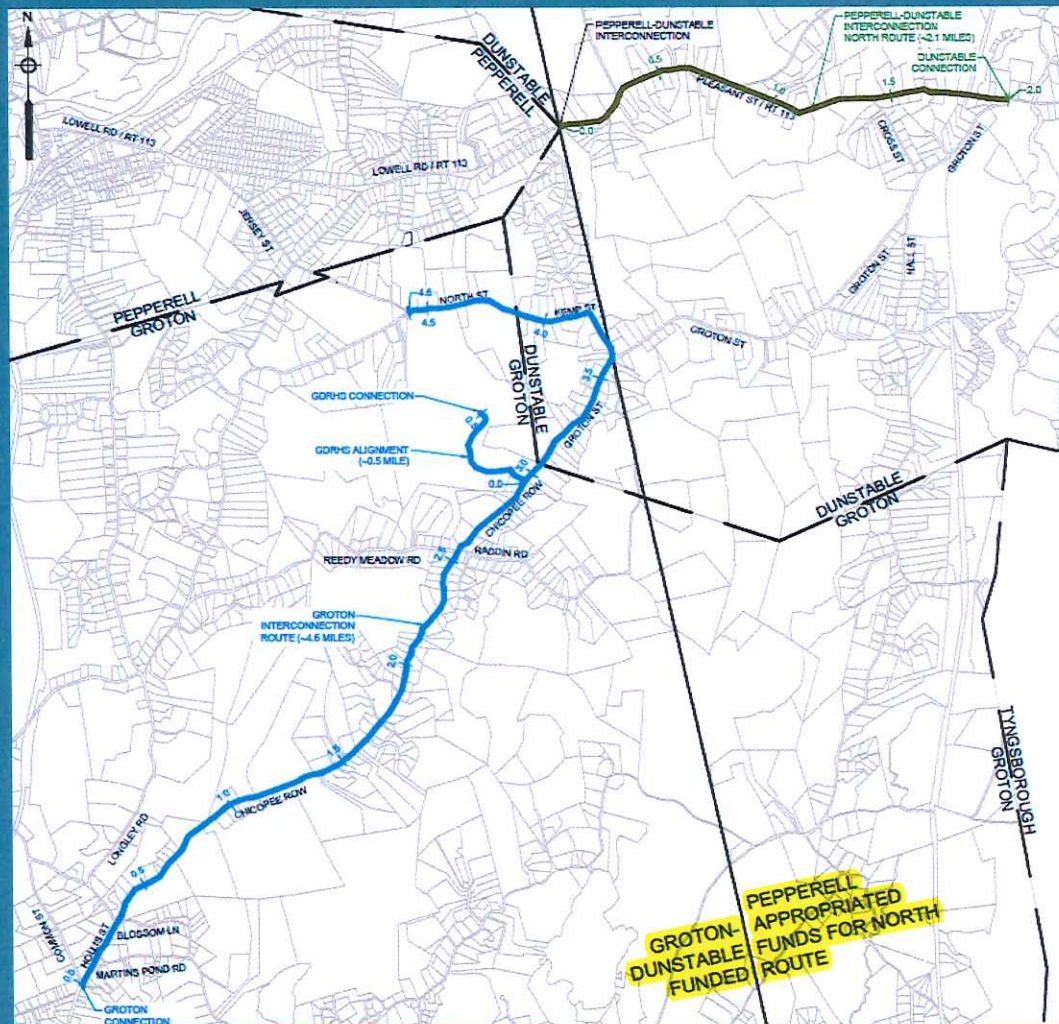
Groton	Dunstable	Pepperell
\$9.937M (77.6%) + \$1.0M from the GWD (7.8%)	\$1.863M (14.6%) Same as Pepperell Solution	\$10.4M (Separate Project)

BENEFITS

- Shortest time frame to implement < 4 ppt PFAS water to the GDRHS and impacted properties
- Sufficient hydraulic capacity for both normal demand and fire protection along the alignment
- Dunstable Cost matches Pepperell Solution

CHALLENGES

- Does not enable a southerly interconnection between Pepperell and Dunstable
- Potential for contamination to spread further into Dunstable
- Subject to ITA Permitting



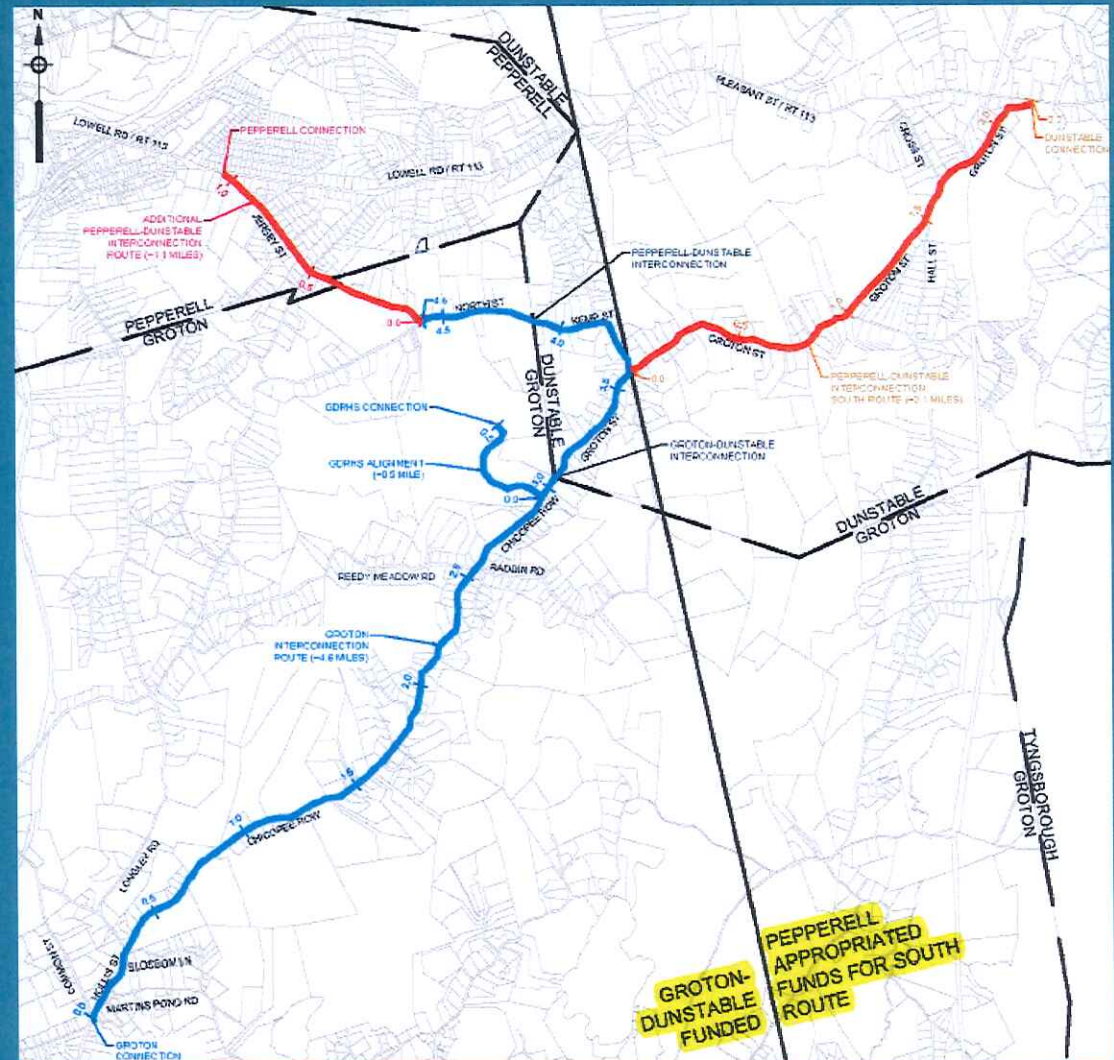
Groton	Dunstable	Pepperell
\$9.937M (77.6%) + \$1.0M from the GWD (7.8%)	\$1.863M (14.6%) Same as Pepperell Solution	\$10.4M (Phase 2)
\$3.1M (Phase 2) cost share to be determined		

BENEFITS

- All the benefits of the Groton Water System Extension
- All the benefits of the Pepperell Water System Extension
- All three water systems can be interconnected for emergency resiliency

CHALLENGES

- Highest Cost Option
- Need to negotiate the division of \$3.1M between Groton & Dunstable
- Permitting risks in Phase 2 include ITA and WMA permits



Working Group Recommendation: Regional Solution

Advantages

- Enables quick implementation of the Groton System Extension to solve the PFAS issue at the GDRHS and surrounding properties.
- Enables a continuous interconnection between Pepperell and Dunstable.
- Includes water infrastructure from all sides to mediate the spread of the PFAS plume.
- Expands the municipal fire protection coverage area for all three water systems.
- Enhances the resiliency of each water system by establishing multiple system emergency interconnections.

Disadvantages

- Highest Cost Option, with \$3.1M of the cost share still under negotiation.
- Phase 2 is subject to Permitting challenges.



Regional Solution (Phase 1): Implementation Timeline



Regional Solution (Phase 2): Implementation Timeline



CONCLUSION

- The Regional Solution is the only option that solves all three communities primary and secondary goals
- Groton & Dunstable need to sign a legal services Inter-Municipal Agreement (IMA) to continue negotiations
- Implementation timelines are subject to approval from MassDEP and the Water Resources Commission
- All solutions are subject to the approval of the Prop. 2 ½ override at the Groton Fall Town Meeting



THANK YOU

Questions?

ENVIRONMENTAL
 PARTNERS
— An Apex Company —

Grant Agreement

The **Town of Groton Affordable Housing Trust**, established pursuant to M.G.L. c. 44, Section 55C, and under Declaration of Trust recorded with the Middlesex Southern District Registry of Deeds in Book 58159, Page 199, and having its usual place of business at 173 Main Street, Groton, MA 01450, acting by and through its Board of Trustees (hereinafter, the "**Trust**") and the **Groton Housing Authority**, a Massachusetts housing authority, having its usual place of business at 19 Lowell Road, Groton, MA 01450 ("**Authority**") wish to enter into this grant agreement (this "Agreement") to restore a particular Authority rental unit to good working order.

WHEREAS, the Trust and the Authority wish to preserve and rehabilitate an existing low-income family rental unit owned by the Authority which is known as the Still Meadow Unit (hereinafter, the "Still Meadow Unit") having a location at 285 Nashua Road, Unit A, Groton, MA 01450, which Unit is presently in a state of disrepair that has prevented it from being used for low-income housing for nearly a year;

WHEREAS, the Authority has requested that the Trust provide it with funds to preserve and rehabilitate the Still Meadow Unit, thereby enabling the Authority to make it available for use as low-income housing;

WHEREAS, the Trust has consulted with Town Counsel and has been advised that it can make a grant of funds available to the Authority to preserve and rehabilitate the Still Meadow Unit provided that the Groton Select Board has approved the grant; and

WHEREAS, the Trust and the Authority have obtained a detailed cost estimate from 24Restore NE LLC made on June 23, 2023 estimating total repair costs for the Still Meadow Unit at \$15,398.93 (the "Scope of Work", attached as Exhibit A);

WHEREAS, the Trust has voted to approve a grant to the Authority for the repair of the Still Meadow Unit as a means of preserving and rehabilitating an existing low-income housing rental unit; and

WHEREAS, the Groton Select Board approved the grant from the Trust to the Authority in the amount of \$15,398.93;

NOW THEREFORE, the Authority and the Trust agree as follows:

1. The Trust shall grant the Authority \$15,398.93 for repair of the Still Meadow Unit as set forth in the Scope of Work (the "Grant Funds").
2. The Authority agrees to spend the Grant Funds solely and exclusively on the cost of materials and labor for the repair of the Still Meadow Unit as set forth in the Scope of Work.
3. The Authority agrees to follow all applicable Federal, State and local laws, rules, regulations, and orders applicable to the Scope of Work and the use of the Grant Funds, including but not limited to laws, rules, regulations, and orders regarding permitting, labor, and the purchase of building supplies.
4. After the time that the Grant Funds have been awarded and prior to the full completion of the Scope of Work, the Authority shall provide the Trust with quarterly reports regarding the progress in making the necessary repairs, including the amount of expenditures to date.
5. The Authority shall have the Scope of Work completed not later than 6 months after the execution of this Agreement, which may be extended by the Trust, in its sole discretion, for good cause shown by the Authority.
6. After the Still Meadow Unit is fully repaired, the Authority agrees to provide the Trust with a full accounting for all expenditures of funds, including receipts for the purchase of materials. At the completion of the Scope of

Work, the Authority shall provide the Trust with a certification that the repairs have been completed and shall provide documentation, including photographs, that demonstrate that the items set forth in the repair estimate have all been repaired.

7. The Authority agrees that when the Scope of Work has been completed, the Authority shall place any remaining unspent Grant Funds in a separate reserve account for the Still Meadow Unit and that any such excess funds may be used only for the Still Meadow Unit.
8. This Agreement shall remain in effect for as long as the Authority holds the Grant Funds or any portion thereof. This Agreement shall terminate upon the Authority's final expenditure of the Grant Funds. In the event that the Authority fails to fulfill its obligations under the terms of this Agreement as determined by the Trust, the Trust shall have the right, in its sole discretion, to terminate this Agreement upon written notice to the Authority. Upon receipt of such notice, the Authority shall refund all unexpended Grant Funds to the Trust.
9. The Trust's obligations under this Agreement shall be to make the payment of the Grant Funds and the Trust shall be under no further obligation or liability. Nothing in this Agreement shall be construed to render the Trust or any elected or appointed official or employee of the Town of Groton, or their successors in office, personally liable for any obligation under this Agreement. The Trust and Authority agree that there shall be no third-party beneficiaries of this Agreement.
10. Except as otherwise provided in this Agreement, any notices given under this Agreement shall be addressed to the Trust and the Authority, respectively, using the addresses listed above. Notice shall be deemed given: (a) two (2) business days after the date when it is deposited with the U.S. Post Office, if sent by U.S. first-class or certified mail; (b) one (1) business day after the date when it is deposited with an overnight courier, if next business day delivery is required; (c) upon the date personal delivery is made; or (d) upon the date when it is sent by email, if the sender receives reply email confirming such delivery has been successful and the sender mails a copy of such notice to the other party by U.S. first-class mail on such date.
11. If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and condition of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
12. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Massachusetts.
13. This Agreement may be simultaneously executed in several counterparts each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signatures on next page].

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on _____, 2023.

Town of Groton Affordable Housing Trust

By: _____
Name:
Title:
Duly Authorized by a vote of the Town of Groton
Affordable Housing Trust on _____,
2023

Groton Housing Authority

By: _____
Name:
Title:
Duly Authorized by a vote of the Groton Housing
Authority on _____, 2023

Approved By:

Town of Groton Select Board

By: _____
Mark Haddad, Town Manager
Duly Authorized by a vote of the Town of Groton Select Board on _____, 2023

Exhibit A

Scope of Work



24Restore

24 Restore NE LLC
10 Church Street
South Easton, MA 02375

TAX ID: 46-1518241

Client: GROTON HOUSING AUTHORITY
Property: 285A NASHUA ROAD
GROTON, MA 01450

Operator: CMACKWEL

Estimator: Rick Perini
Position: Senior Outside Project Ma
Company: 24 Restore N.E. LLC
Business: 10 Court St
South Easton, MA 02375

Cellular: (781) 777-3054

Type of Estimate: Other
Date Entered: 6/23/2023 Date Assigned:

Price List: MABO8X_JUN23
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2023-06-23-0725

THIS ESTIMATE IS FOR REPAIRS TO THE A UNIT LOCATED AT 285 NASHUA ROAD.



24Restore

24 Restore NE LLC
10 Church Street
South Easton, MA 02375

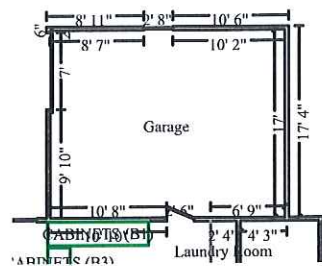
TAX ID: 46-1518241

2023-06-23-0725

GENERAL

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
56. Single axle dump truck - per load - including dump fees	1.00 EA	572.41	0.00	0.00	572.41
Totals: GENERAL				0.00	572.41

Main Level



Garage

Height: 8'

538.33 SF Walls	364.08 SF Ceiling
902.42 SF Walls & Ceiling	364.08 SF Floor
40.45 SY Flooring	67.33 LF Floor Perimeter
76.83 LF Ceil. Perimeter	

Door

7' X 7'

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into KITCHEN

Window

2' 8" X 4'

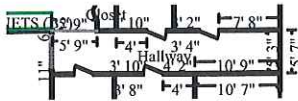
Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Batt insulation - 4" - R13 - unfaced batt	150.00 SF	0.00	1.17	0.00	175.50
TO FILL IN WALLS WITH INSULATION THAT ARE NOT INSULATED					
3. - plastic - 10 mil	150.00 SF	0.00	0.43	0.00	64.50
TO COVER BATT INSULATION WITH 10 MIL PLASTIC					
Totals: Garage				0.00	240.00

24Restore

24 Restore NE LLC
10 Church Street
South Easton, MA 02375

TAX ID: 46-1518241



Hallway

Height: 8'

416.47 SF Walls
571.10 SF Walls & Ceiling
17.18 SY Flooring
63.80 LF Ceil. Perimeter

154.63 SF Ceiling
154.63 SF Floor
49.71 LF Floor Perimeter

Missing Wall - Goes to Floor

4' 1" X 6' 8"

Opens into LIVING_ROOM

Door

2' 6" X 6' 8"

Opens into CLOSET1

Door

2' 6" X 6' 8"

Opens into BEDROOM_1

Door

2' 6" X 6' 8"

Opens into BEDROOM_2

Door

2' 6" X 6' 8"

Opens into BATHROOM

Missing Wall

5' 9" X 8'

Opens into KITCHEN

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
43. Combination CO/Smoke detector	1.00 EA	0.00	113.14	0.00	113.14
Totals: Hallway				0.00	113.14



Bathroom

Height: 8'

256.67 SF Walls
327.74 SF Walls & Ceiling
7.90 SY Flooring
34.17 LF Ceil. Perimeter

71.07 SF Ceiling
71.07 SF Floor
31.67 LF Floor Perimeter

Door

2' 6" X 6' 8"

Opens into HALLWAY

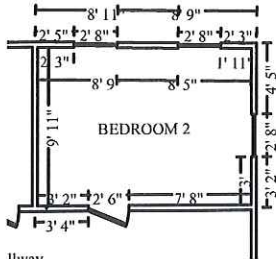
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
18. R&R Sink - single	1.00 EA	29.44	307.83	0.00	337.27
TO REMOVE AND REPLACE DAMAGED SINK IN BATHROOM					
54. R&R Bathroom mirror - w/metal frame - surface mtd. - Std grd	9.00 SF	2.83	22.56	0.00	228.51
TO REMOVE AND REPLACE DAMAGED BATHROOM WALL MOUNTED MIRROR					
Totals: Bathroom				0.00	565.78



24Restore

24 Restore NE LLC
10 Church Street
South Easton, MA 02375

TAX ID: 46-1518241



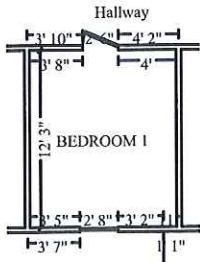
BEDROOM 2

Height: 8'

322.01 SF Walls	131.11 SF Ceiling
453.12 SF Walls & Ceiling	131.11 SF Floor
14.57 SY Flooring	43.83 LF Floor Perimeter
46.33 LF Ceil. Perimeter	

Window	2' 8" X 4'	Opens into Exterior
Window	2' 8" X 4'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into HALLWAY
Window	2' 8" X 4'	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
22. R&R Interior door - Colonist - slab only	1.00 EA	13.08	176.28	0.00	189.36
TO REMOVE AND REPLACE DAMAGED DOOR					
24. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	59.14	0.00	59.14
46. Combination CO/Smoke detector	1.00 EA	0.00	113.14	0.00	113.14
Totals: BEDROOM 2				0.00	361.64



BEDROOM 1

Height: 8'

331.33 SF Walls	124.54 SF Ceiling
455.88 SF Walls & Ceiling	124.54 SF Floor
13.84 SY Flooring	42.33 LF Floor Perimeter
44.83 LF Ceil. Perimeter	

Window	2' 8" X 4'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into HALLWAY

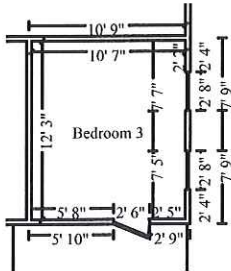
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
25. R&R Interior door - Colonist - slab only	1.00 EA	13.08	176.28	0.00	189.36
TO REMOVE AND REPLACE DAMAGED DOOR					
26. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	59.14	0.00	59.14
47. Combination CO/Smoke detector	1.00 EA	0.00	113.14	0.00	113.14
Totals: BEDROOM 1				0.00	361.64



24Restore

24 Restore NE LLC
10 Church Street
South Easton, MA 02375

TAX ID: 46-1518241



Bedroom 3

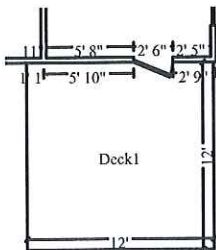
Height: 8'

327.33 SF Walls
456.98 SF Walls & Ceiling
14.41 SY Flooring
45.67 LF Ceil. Perimeter

129.65 SF Ceiling
129.65 SF Floor
43.17 LF Floor Perimeter

Door 2' 6" X 6' 8" Opens into DECK1
Window 2' 8" X 4' Opens into Exterior
Window 2' 8" X 4' Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
20. R&R Exterior door - metal - insulated - flush or panel style EXTERIOR DOOR TO DECK DAMAGED AND WARPED	1.00 EA	33.64	493.80	0.00	527.44
21. Prime & paint door slab only - exterior (per side) PAINT NEW DOOR TO DECK	2.00 EA	0.00	69.29	0.00	138.58
27. R&R Interior door - Colonist - slab only TO REMOVE AND REPLACE DAMAGED DOOR	1.00 EA	13.08	176.28	0.00	189.36
28. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	59.14	0.00	59.14
48. Combination CO/Smoke detector	1.00 EA	0.00	113.14	0.00	113.14
Totals: Bedroom 3				0.00	1,027.66



Deck1

Height: 3'

48.33 LF Floor Perimeter

Door	2' 6" X 6' 8"		Opens into BEDROOM_3		
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL



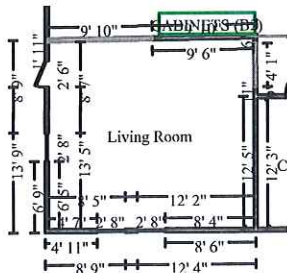
24Restore

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10 Church Street
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CONTINUED - Deck1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
30. R&R Deck guard rail - wood polymer lumber	30.00 LF	7.05	66.89	0.00	2,218.20
TO REMOVE AND REPALCE ROTTED DECK RAILING AND POSTS					
33. Stain/finish deck handrail	30.00 LF	0.00	10.86	0.00	325.80
35. Prime & paint deck - 2 coats primer, 2 coats paint	144.00 SF	0.00	3.18	0.00	457.92
PRIME AND PAINT DECK FLOOR					
40. carpenter labor -2 men 2 days	32.00 EA	0.00	50.00	0.00	1,600.00
Totals: Deck1				0.00	4,601.92



Living Room

Height: 8'

455.87 SF Walls	345.11 SF Ceiling
800.98 SF Walls & Ceiling	345.11 SF Floor
38.35 SY Flooring	54.77 LF Floor Perimeter
74.35 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into Exterior
Window	2' 8" X 4'	Opens into Exterior
Missing Wall - Goes to Floor	9' 10" X 6' 8"	Opens into KITCHEN
Missing Wall - Goes to Floor	4' 1" X 6' 8"	Opens into HALLWAY
Window	2' 8" X 4'	Opens into Exterior
Window	2' 8" X 4'	Opens into Exterior

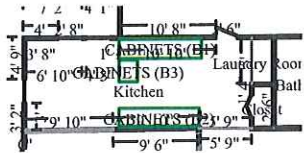
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
11. Reglaze 1/4" glass - double pane	9.00 SF	0.00	22.33	0.00	200.97
TO RE GLAZE CRACKED LOWER SASH WINDOW IN LIVING ROOM					
13. Add on for grid (double or triple glazed windows)	9.00 SF	0.00	4.17	0.00	37.53
14. R&R Vinyl tile -	4.00 SF	1.77	8.24	0.00	40.04
TO REMOVE AND REPLACE VINYL TILE ON FLOOR AT UNIT ENTRY DOOR					
49. Combination CO/Smoke detector	1.00 EA	0.00	113.14	0.00	113.14
Totals: Living Room				0.00	391.68



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Kitchen

Height: 8'

324.82 SF Walls	252.80 SF Ceiling
577.62 SF Walls & Ceiling	209.72 SF Floor
23.30 SY Flooring	36.35 LF Floor Perimeter
60.43 LF Ceil. Perimeter	

Window	2' 8" X 4'	Opens into Exterior
Window	2' 8" X 4'	Opens into Exterior
Window	2' 8" X 4'	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into GARAGE
Missing Wall	5' X 8'	Opens into LAUNDRY_ROOM
Door	2' 6" X 6' 8"	Opens into CLOSET
Missing Wall	5' 9" X 8'	Opens into HALLWAY
Missing Wall - Goes to Floor	9' 10" X 6' 8"	Opens into LIVING_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
6. R&R Exterior door - metal - insulated - flush or panel style EXTERIOR DOOR TO GARAGE DAMAGED	1.00 EA	33.64	493.80	0.00	527.44
8. Prime & paint door slab only - exterior (per side) PAINT NEW DOOR TO GARAGE	2.00 EA	0.00	69.29	0.00	138.58
9. Countertop edge treatment - laminate COUNTERTOP PLASTIC LAMINATE EDGE TREATMENT IS DAMAGED - REPLACE	36.35 LF	0.00	5.91	0.00	214.83
16. R&R Cabinet drawer slides - full extension (per pair)	2.00 EA	2.62	30.24	0.00	65.72
17. FINISH CARPENTRY / TRIMWORK FINISH CARPENTER 2 HRS TO REPAIR CABINET DRAWERS AND DOORS	2.00 EA	0.00	0.00	0.00	0.00
29. R&R Backsplash - plastic laminate TO REMOVE AND REPLACE BURNED PLASTIC LAMINATE BACKSPLASH BEHIND COOKTOP	4.00 SF	1.41	8.01	0.00	37.68
Totals: Kitchen				0.00	984.25

Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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CONTINUED - Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
36. R&R Siding trim - 1" x 4" PVC trim board	60.00 LF	0.65	5.25	0.00	354.00
TO REMOVE AND REPLACE ROTTED WINDOW TRIM ON ALL WINDOWS					
39. R&R Siding trim - 1" x 10" PVC trim board	252.00 LF	0.73	8.61	0.00	2,353.68
TO REMOVE AND REPLACE ROTTED EXTERIOR CORNER BOARDS AND SOFFIT TRIM ALL AROUND HOUSE AND AROUND GARAGE DOOR OPENING					
50. R&R Light fixture - wall sconce	1.00 EA	13.08	104.92	0.00	118.00
TO REMOVE AND REPLACE OUTSIDE WALL SCONCE ON GARAGE WALL					
42. General Labor - Labor Minimum	32.00 EA	0.00	50.00	0.00	1,600.00
CARPENTER LABOR TO DO OUTSIDE TRIM REPAIR					
51. Exterior - PRIME & PAINT EXTERIOR SOFFIT -& ALL WINDOW TRIM, & CORNER BOARDS	462.00 LF	0.00	2.50	0.00	1,155.00
Totals: Exterior				0.00	5,580.68
Total: Main Level				0.00	14,228.39

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
2. Insulation labor minimum	1.00 EA	0.00	180.98	0.00	180.98
12. Glass, glazing, & storefronts labor min	1.00 EA	0.00	219.58	0.00	219.58
19. Plumbing labor minimum	1.00 EA	0.00	197.57	0.00	197.57
Totals: Labor Minimums Applied				0.00	598.13
Line Item Totals: 2023-06-23-0725				0.00	15,398.93



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Grand Total Areas:

3,446.83	SF Walls	1,690.03	SF Ceiling	5,136.86	SF Walls and Ceiling
1,646.95	SF Floor	182.99	SY Flooring	475.91	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	509.83	LF Ceil. Perimeter
1,646.95	Floor Area	1,803.73	Total Area	3,446.83	Interior Wall Area
1,499.87	Exterior Wall Area	191.21	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



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Summary

Line Item Total	15,398.93
Replacement Cost Value	\$15,398.93
Net Claim	\$15,398.93

Rick Perini
Senior Outside Project Ma



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Recap of Taxes



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Recap by Room

Estimate: 2023-06-23-0725

GENERAL	572.41	3.72%
Area: Main Level		
Garage	240.00	1.56%
Hallway	113.14	0.73%
Bathroom	565.78	3.67%
BEDROOM 2	361.64	2.35%
BEDROOM 1	361.64	2.35%
Bedroom 3	1,027.66	6.67%
Deck1	4,601.92	29.88%
Living Room	391.68	2.54%
Kitchen	984.25	6.39%
Exterior	5,580.68	36.24%
Area Subtotal: Main Level	14,228.39	92.40%
Labor Minimums Applied	598.13	3.88%
Subtotal of Areas	15,398.93	100.00%
Total	15,398.93	100.00%



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Recap by Category

Items	Total	%
CABINETRY	307.35	2.00%
GENERAL DEMOLITION	1,199.34	7.79%
DOORS	1,516.44	9.85%
ELECTRICAL	565.70	3.67%
FLOOR COVERING - VINYL	32.96	0.21%
FRAMING & ROUGH CARPENTRY	2,006.70	13.03%
GLASS, GLAZING, & STOREFRONTS	458.08	2.97%
INSULATION	356.48	2.31%
LABOR ONLY	3,200.00	20.78%
LIGHT FIXTURES	104.92	0.68%
PLUMBING	505.40	3.28%
PAINTING	2,457.80	15.96%
SIDING	2,484.72	16.14%
TOILET & BATH ACCESSORIES	203.04	1.32%
Subtotal	15,398.93	100.00%