




CITY OF NEW BEDFORD
**COMMUNITY PRESERVATION ACT FY26
PROJECT APPLICATION**

PROJECT INFORMATION			
PROJECT TITLE	Systems Modernization: Roof		WARD 4
PROJECT LOCATION	169 William Street, New Bedford, MA 02740		
LEGAL PROPERTY OWNER OF RECORD	Gallery X, Inc		
CPA PROGRAM CATEGORY <i>(Select relevant categories for your project)</i>	<input type="checkbox"/> OPEN SPACE	<input checked="" type="checkbox"/> HISTORIC RESOURCE	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE	January 2026	ESTIMATED COMPLETION DATE	September 2026

PROJECT APPLICANT			
APPLICANT ORGANIZATION NAME	Gallery X		
APPLICANT IS <i>(Check only one)</i>	<input type="checkbox"/> CITY DEPARTMENT	<input checked="" type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
CO-APPLICANT ORGANIZATION NAME <i>(If applicable)</i>			
CO-APPLICANT IS <i>(Check only one)</i>	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
PROJECT CONTACT PERSON	Zachary White		
MAILING ADDRESS <i>(INCLUDE ZIP CODE)</i>	169 William Street, New Bedford, MA 02740		
TELEPHONE NUMBER	508-992-2675	EMAIL:	

PROJECT FUNDING	
CPA FUNDING REQUEST <i>(must match CPA request-line 1 of Project Budget on page 8)</i>	\$55,000
TOTAL PROJECT BUDGET	\$88,500

SIGNATURES		
I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of New Bedford to obtain verification from any source provided. I/we acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.		
APPLICANT NAME (printed) Zachary White	SIGNATURE 	DATE 11/13/2025
CO-APPLICANT NAME (printed)	SIGNATURE	DATE

Submission Checklist

The following items must be organized on your submitted flash drive in folders named for each applicable section below (e.g., Application, Financial, etc.). Please check each item on this list if it is included in your submission packet. **Note: not all items will apply to each project.**

APPLICATION – All items in this section are required	
<input checked="" type="checkbox"/>	Application Information (page 1)
<input checked="" type="checkbox"/>	Submission Checklist (this page)
<input checked="" type="checkbox"/>	Narrative/Project Management/Category Specific Section/Financial (pages 3-7)
<input checked="" type="checkbox"/>	Project Schedule – Project Budget – Funding Sources Summary (page 8)
<input checked="" type="checkbox"/>	Construction Budget Summary – to be complete for construction projects ONLY (page 9)
<input checked="" type="checkbox"/>	Certificate of Vote of Corporation and Tax Compliance Certification (page 10) must be completed by both applicant and co-applicant if non-municipal applicant. The form must be completed by authorized board member. *Certificate of Vote named person must be different person from signer of the certificate.
FINANCIAL	
<input checked="" type="checkbox"/>	One cost estimate from an architect OR two written vendor/contractor quotes (Quotes/cost estimates must be submitted with application – late submissions will not be accepted)
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable. Please redact account numbers and any sensitive information.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project. <i>Applications will not be reviewed without this documentation.</i>
<input checked="" type="checkbox"/>	Board of Directors listing
<input checked="" type="checkbox"/>	Certificate of Good Standing – available at MA Secretary of State website
<input checked="" type="checkbox"/>	501(c) certification (if operating as a non-profit) or corporate certificate
<input checked="" type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
PLANS & REPORTS <i>If applicable to your project, please submit in digital format only.</i>	
<input checked="" type="checkbox"/>	Renderings, site plans, engineering plans, design/bidding plans, specifications, and any MAAB variance requests.
<input checked="" type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL <i>If applicable to your project, please submit in digital format only.</i>	
<input checked="" type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies <u>only</u> .
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.
FOR HISTORIC RESOURCE PROJECTS ONLY	
<input checked="" type="checkbox"/>	Documentation stating the project is listed on the State Register of Historic Places or a written determination from the New Bedford Historical Commission that the resource is significant in the history, archeology, architecture, or culture of New Bedford.
<input checked="" type="checkbox"/>	Photos documenting the condition of the property/resource. Digital copies <u>only</u> .
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property/resource, if available.
<input checked="" type="checkbox"/>	I/We have read the <i>U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and understand that planning for and execution of this project must meet these standards.

PROJECT NARRATIVE

1 GENERAL NARRATIVE (1000 Character Maximum)

- Describe the proposed scope of work including the project location, property involved, and the proposed use

Gallery X, located in the 1855 First Universalist Church building on William Street, has been among the most accessible community art galleries and performance venues in the area since its founding in 1990. Each year we organize dozens of art exhibitions, music performances, and cultural events along with serving as the host venue for numerous events by community members. The project scope will include roof repairs/roof replacement to address known leaks, particularly at critical junctures where rooflines meet, and roof sheathing/flashing deficiencies uncovered by our System Replacement Plan (SRP) report. The roof structure will also be assessed by an engineer to determine the feasibility of future phases of the SRP, particularly those addressing an HVAC system. This work is important not only to protecting our building from possible rot and interior water damage, but will allow for us to continue to serve our community and address the building's needs as outlined in the SRP.

2 COMMUNITY NEED (1000 Character Maximum)

- What community need(s) listed in the current CPA Plan will this project address? How does the project benefit the public and what populations(s) will it serve? If it serves a population currently underserved, please describe.

Before New Bedford was the vibrant arts community that we know today, with its numerous galleries and shops, there was Gallery X. For 35 years GX has been promoting and cultivating local, contemporary art that is inclusive and accessible to all. We provide creatives (and patrons) of all ages, educational backgrounds, and financial means a welcoming and professional space to exhibit, perform, and participate in the arts and culture of their community. In addition to the events and programs we lead, we regularly partner with individuals and cultural organizations to provide a home to their important programs that benefit the city as a whole. Over the past 12 months we have welcomed nearly 7500 visitors, 90% of those visitors attending a free event or program.

3 GOALS & OBJECTIVES (1000 Character Maximum)

- Describe the project's goals and objectives. The objectives must be specific, measurable, achievable and realistic.
- How does the project meet the general and category-specific priorities outlined in the current Community Preservation Plan?

The goal of the project is to remedy all known and potential leaks in the roof and prepare the building for future work pertaining to the installation of new HVAC by determining any structural reinforcement that may be needed along the joists. An engineer will ensure the structure is adequate for the roof load as well as determine any work that may be needed to allow for the installation of equipment in the attic space and possible solar panels on a portion of the roof. Replacing all flashing and installing ice/water shield underlayment will ensure that the building structure and interior spaces are protected from leaks and water damage, allowing for future improvements and restoration to occur. Per the SRP an HVAC system would include equipment in the attic where water infiltration is known to be occurring and thus requires immediate remedy before future phase may occur. Re-sheathing the entire roof surface would provide additional strength to the roof structure and allow for more sustainable systems, saving energy and providing budgetary relief from utilities.

4 MEASURING SUCCESS (1000 Character Maximum)

- *How will the success of this project be measured?*

Success of this project will be measured by the completion of all required roof work on the main and rear roofs as well as completing a structural assessment of the roof joists and structure. With this work completed we will be able to undertake many projects, both those pertinent to our facility's health through the SRP report and those that support our programming held in interior spaces currently impacted by known and possible leaks. This includes opening the door to major improvements such as an HVAC system to replace our 50+ year old, heat only, gas boiler and interior improvements like repainting the main exhibition space and installing new lighting. By successfully completing this project we, as an organization, will be able to devote more of our focus to our expanding programmatic offerings and have our fundraising efforts make more of an impact on our facility needs.

5 COMMUNITY SUPPORT (1000 Character Maximum)

- *Explain the level of community support this project has received. If possible, please include letters of support from any groups or individuals who have endorsed this project.*

As an organization that began as a grassroots initiative, GX has enjoyed enthusiastic support from not only the arts community but various individuals, businesses, organizations, and elected officials throughout its history. Visitors, program participants, and partners are excited by the work undertaken in recent years and look forward to the new possibilities and level of comfort that this project and its future phases will provide. Because of our frequent collaboration with outside organizations and individuals, restoration projects are always well received as it improves the overall atmosphere of the facility which in turn creates a more welcoming environment for the participants of the programs being held in our building. This is especially true for collaborators such as the New Bedford Film Festival, New Bedford Historical Society, AHA! New Bedford, Polyphonic Studios, Roots & Branches Festival, and Stoveboat Concerts, all of whom frequently rely on our space for programming.

6 CRITICAL NEED (1000 Character Maximum)

- *Is this project of an urgent nature?*
- *Is there a deadline or factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity)?*
- *For historic resource applications only, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional if available.*

This project is of urgent need for both GX as an organization and the building we call home as it represents a critical juncture that once completed will open the door to future major improvement opportunities and restoration work necessary for the health of our 170 year old home. Despite the fact that the existing roof shingles are only 10 years old there is a critical need for this work due to below-standard practices used at the time of its installation in 2016. This includes re-using old and hole ridden flashing, limited use of ice and water barrier underlayment, not replacing damaged sheathing, and in some cases not using any flashing. These issues have become more apparent with each passing year and risk causing major harm to the building's structure and interior. There is also urgency due to the impediment the leaks will cause on the implementation of future urgent work such as the replacement of our heating system.

PROJECT MANAGEMENT

1 APPLICANT INFORMATION (1000 Character Maximum)

- Describe applicant. Is applicant a public entity, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is the history and background of the applicant?
- Identify and describe the roles of all participants (applicants, architects, contractors, etc.) including the project manager.
- Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.

Gallery X is a 501(c)3 non-profit organization that has spent the last 35 years promoting and cultivating contemporary art and creativity in New Bedford. Since purchasing the building in 1998 GX and its members have spent countless hours repairing and restoring the building in order to create a welcoming environment for its programming. Major projects undertaken include the CPA funded exterior painting project in 2022, stained glass window restoration in 2023-24, foundation repointing in 2023 and adapting the building for handicap accessibility in 2002-03. Our executive director, Zachary White, who has overseen all facility projects since 2020, will serve as project manager. He has been and will continue to be advised by the SRP report and its creators Olive Branch Consulting and the Nonprofit Finance Fund. GX patron, and architect, Alyson Therrien has pledged to support the project and will help select an engineer to consult on the roof structure.

2 PROJECT FEASIBILITY (1000 Character Maximum)

- List and explain further actions or steps required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.

Thanks to the information provided by our construction consultant in the Systems Replacement Plan we are confident in the feasibility of this project. There are no additional actions required to complete the project aside from the securing of funds. At present we have met with four roofing contractors about the planned work and are currently scheduled to meet with at least two more before years end. The roofing contractor, once hired, will submit any necessary permits for the work. A patron of Gallery X, who is an architect, has pledged their support in choosing an engineer from their firm to provide a structural assessment of the roof and joist structure. This assessment will be used to determine what, if any, work will be needed to support the weight of an HVAC system in the attic space as well as the feasibility to add additional mechanical systems such as solar panels in the future.

3 PROJECT MAINTENANCE (1000 Character Maximum)

- Please explain the long-term maintenance plan for the completed project.

Facility maintenance is overseen by the executive director and undertaken by our members and hired professionals. The underside of the roof is accessible through the building's attic and steeple allowing for the condition of the sheathing and most of rooflines to be monitored from the interior. Periodic exterior inspections will be undertaken through the use of a drone and through roof access, via the steeple. The roofing materials used, when installed to manufacturer specifications will have a warranty of at least 30 years which should allow for a minimum amount of maintenance specific to the roof and flashing during the life of the roof.

COMPLETE FOR HISTORIC RESOURCE PROJECTS ONLY

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#), as required by the CPA legislation under the definition of rehabilitation.
- Describe how the applicant will ensure compliance with these standards as the project is ongoing, i.e., hiring of a consultant.

The immediate goal of this project is protect the building envelope and mitigate any risks associated with moisture and weather infiltration by repairing/replacing the roof. The replacement of failed/missing flashing will ensure that historic features within the building as well as its structure are safe from deterioration. This in and of itself will ensure drastic or invasive work that may disrupt the historic integrity of the building is not needed in the future. The flashing work will likely disturb some of the exterior clapboards and trim, when feasible these clapboards will be removed in manner that allows for them to be reused. When this is not possible any new materials used will match the existing material and follow Secretary of Interior's Standards. The roofing contractor will be made aware of the need to follow these standards prior to any work taking place and will alert GX to instances where new materials will be required on trim/woodwork to ensure compliance.

COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

CPA Compliance (500 Character Maximum)

- Describe how the proposed project complies with the [ADA/MAAB Regulations](#).

N/A

COMPLETE FOR COMMUNITY HOUSING PROJECTS ONLY

CPA Compliance (500 Character Maximum)

- Describe how the proposed project complies with CPA affordability requirements (100% of AMI for New Bedford)
- Describe the number and types of units (e.g.: 1br, 2br).
- Provide a complete Development Budget and an Operating Budget (for rental properties).

N/A

PROJECT FINANCIAL INFORMATION

1 FINANCIAL INFORMATION (2000 Character Maximum)

- Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. A bullet point list is acceptable.
- Will the project require CPA funding over multiple years? If so, provide estimated annual funding requirements.
- What is the basis for the total CPA request?
- How will the project be affected if it does not receive CPA funds or receives a reduced amount?

- CPA (FY26) grant request, November 2025 (pending)
- Henry H. Crapo Foundation, grant request (pending, decision expected by late November 2025). This grant is anticipated to cover full cost work on rear roof with a portion remaining to support main roof work.
- In-kind/volunteer time & labor for attic space preparation and subsequent cleanup work pledged by Zachary White/Next Generation (approx. 140 hours). In addition to time & labor Next Generation will provide \$250 in donated supplies in support of the work.
- The engineer consultation will be provided as an in-kind donation, per the SRP this is valued at \$25,000.
- The project will be completed within the grant year and will not require multiple years of CPA funding. Future phases of the Systems Modernization project may result in new, separate requests. Funding request for future projects pertaining to HVAC will be submitted to the MCC Cultural Facilities Fund as well.
- The CPA request is based on the quotes received for the main roof work and rear shed-style roof work with a contingency of 15%, minus the funds anticipated from the Crapo Foundation. The contingency takes into account the projected cost as estimated in the SRP and the potential for price increases related to unanticipated issues being uncovered and the fact that no quote for labor and materials is guaranteed beyond May 2026.
- Any additional unanticipated costs will be absorbed by GX through ongoing fundraising efforts including a raffle fundraiser that is taking place this month. If not needed for this phase the funds raised by GX will support future aspects of the Systems Modernization projects.
- In the event the project does not receive full funding of its CPA request the scope of the project will be altered to focus solely on remedying the known leaks and flashing. This would mean stripping and replacing the whole rear shed-style roof and roughly 1/3 of the main roof, the portion that is immediately surrounding and adjacent to the steeple. This portion of the work would be possible with approximately \$25,500, but would potentially limit the options for future HVAC systems due to uncertain condition of the remaining sheathing.
- If no CPA funds are received we would only complete the work needed on the rear roof with Crapo and/or raffle funds and would need to delay any future work including urgent heating system needs until funds are raised to remedy the roof deficiencies. In all likelihood this would delay work for a substantial amount of time.

PROJECT SCHEDULE – PROJECT BUDGET – FUNDING SOURCE SUMMARY

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note the City Council must approve all appropriations of CPA funds. Grant funding will not be available for disbursement until after July 1, 2025.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:	Site preparation work (attic space)	January 2026
PROJECT MILESTONE:	Strip & replace rear shed-style roof	March 2026
50% COMPLETION STAGE:	Structural engineer consultation	April 2026
PROJECT MILESTONE:	Strip & replace roof/flashing abutting steep	July 2026
PROJECT COMPLETION DATE:	Site cleanup (attic), removal of 'wet' insulation	August 2026

PROJECT BUDGET

Please include an **itemized budget** of all project expenses. Note: CPA funds cannot be used for maintenance. If the project received CPA funds in another fiscal year, please include this amount on a separate line, not on line 1.

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA FY26***	\$	\$	\$	\$55,000	\$55,000
2	Henry H. Crapo	\$	\$	\$	\$4,750	\$4,750
3	Engineer Consultation	\$	\$25,000	\$	\$	\$25,000
4	Next Generation	\$	\$	\$	\$250	\$250
5	In-kind Time & Labor	\$	\$	\$	\$3,500	\$3,500
6		\$	\$	\$	\$	\$
7		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$0	\$25,000	\$0	\$63,500	\$88,500

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

***New Bedford CPA (Line 1) amount should match the amount requested on the application cover page.

ANTICIPATED FUNDING SOURCE SUMMARY

Please explain the current status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet.

FUNDING SOURCE		STATUS OF FUNDING
1	NB CPA FY26	Submitted November 14, 2025 - Pending
2	Henry H. Crapo Foundation	Submitted September 30, 2025 - Pending (decision expected late)
3	Engineer Consultation (in-kind)	Pledged September 2025
4	Next Generation	Pledged October 2025 to donate supplies needed for site prep/clean
5	In-kind time & labor (Z. White/Ne	Pledged October 2025
6		
7		

CONSTRUCTION BUDGET

To be completed for construction projects only

If you have a construction budget, it may be submitted in lieu of this page.

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$3,500	\$3,500
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$55,000	\$4750	\$59,750
Performance bond premium	\$	\$	\$
Construction contingency	\$	\$	\$
Other		\$250	\$250
Architectural and Engineering (See Designer Fee Schedule for guidance): https://www.mass.gov/files/design_fee_schedule-dsb_2015_2007.pdf			
Architect fees	\$	\$	\$
Engineering fees	\$	\$25,000	\$25,000
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
Miscellaneous Costs			
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Management Costs			
Marketing/management	\$	\$	\$
Operating/Maintenance	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$55,000	\$33,500	\$88,500

**CERTIFICATE OF VOTE OF CORPORATION AUTHORIZING
EXECUTION OF CORPORATE AGREEMENTS**

At a meeting of the Board of Directors of GALLERY X (organization) duly called and held on November 12, 2025 at which a quorum was present and acting throughout, the following vote was duly adopted.

Zachary White Executive Director
VOTED: That _____ (person), the _____ (title) of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and on behalf of the corporation, contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts, Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper.

A TRUE COPY, ATTEST:

MARY MONTEIRO
Name (printed)

Mary Monteiro (Affix Corporate Seal)
Signature

Secretary
Title

November 12, 2025
Date

TAX COMPLIANCE CERTIFICATION

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

[Signature]
Signature
Gallery X, Inc
Organization name

Zachary White
Print Name
04-3136128
Federal Tax ID #

November 12, 2025
Date



ROOFING CONTRACT

ZACHARY WHITE (GALLERY X)

169 William St, New Bedford, MA 02740

(508) 992-2675

Office phone (508) 509-4414

Customer #C22103728

Project # ---

License #MA CS109099. RI GC-37712

11/13/2025

Project Advisor: Roger Sicotte



rsicotte@coutoconstruction.com



(603) 494-2787



BBB
Rating:
A+
As of 3/1/2023
Click for Profile



Prepared for:

Zachary White (Gallery X)
169 William St
New Bedford, MA 02740
(508) 992-2675
Customer #: C22103728



Date: 11/13/2025

24 Ernest Street
New Bedford, MA 02745

Office: (508) 509-4414

License #: Ma CS109099. RI GC-
37712

Project #: ---



ROOFING SCOPE OF WORK

- ✓ Secure all necessary permits for construction.
- ✓ Protect property using plywood against the home and tarps draped from gutter lines.
- ✓ Tear off all areas of existing roofing material down to the wood deck below on House Only. *All asphalt shingles will be recycled and not sent to the landfill. (Removing up to 1 Layer of shingles before additional charge because of weight.)
- ✓ Dispose of debris off-site while exceeding all OSHA requirements for worker and pedestrian safety. Couto Construction will provide waste removal services. The container will be placed in the Driveway under local ordinances and removed upon completion of work.
- ✓ Inspect all decking and remove/replace any deteriorated wood decking at a rate of \$7.50 per linear feet of roof boards and \$85 per sheet of CDX on House Only.
- ✓ This bid includes complete Lay-Over Existing with 30 square of 1/2 4'x8' CDX.
- ✓ Furnish and install Tarco Ice and water ice and water barrier extending up 3 ft from the gutter line. Ice and water barrier will also be installed around all roof penetrations and at the roof-to-wall intersections.
- ✓ Furnish and install new ABC Pro Guard 20 Synthetic Underlayment .
- ✓ Furnish and install new OC Starter Strip starter shingles on the edge of roof system.
- ✓ Furnish and install new ProEdge H&R cap shingles on ridgelines of House Only.
- ✓ Furnish and install F8 drip edge metal around on the gutter edge.
- ✓ Furnish and install Owens Corning Duration roof system in selected color. The new roofing system will be installed following all manufacturers' printed instructions manual and all local building codes.
- ✓ Boom lift cost is included.
- ✓ Clean up and haul away all debris. A magnet will be used to retrieve loose nails.

 Initials





ROOFING

PACKAGE OPTIONS

✓ Selected

PACKAGE 3




Owens Corning Duration

\$16,525.17

- Triple Layer Protection
- SureNail Technology
- Outstanding Pull Strength
- 130 MPH wind resistance
- 25-year Algae Resistance Limited Warranty
- NailTrack Extra Wide Nailing
- 50 year Shingle Manufacturing Warranty
- 10 year Couto Construction Workmanship Warranty
- Couto Workmanship is only on full roofs

Selected color



Owen Corning Duration Midnight Plum

ADDENDUM NOTES

Final Cost includes a 10% discount

\$14,872.65

\$4461.80 Down Payment to get on the schedule

\$5205.43 Due at the start of the project

\$5205.43 Due when project is complete

Additional Cost \$0.00

✍ Initials

LIFETIME WORKMANSHIP WARRANTY

Couto Construction offers a Workmanship Warranty on full roofing and siding projects, as well as any window replacements. This warranty covers defects related to the quality of work performed by Couto Construction.

This warranty program covers workmanship done by Couto Construction only. Leaks, blown or dropped shingles caused by manufacture defects are covered by manufacturer's limited warranty and any complaints or claims we will assist you in directing them to the manufacturer or distributor. The warranty does not cover damages resulting from acts of nature or improper maintenance.



If home owner, another roofing company, or anyone other than a representative/employee of Couto Construction performs, alters, or attempts to repair a leak or blown shingle before Couto Construction is allowed to remedy the problem this warranty will be null-and void and Couto Construction will not be held liable for damage to roof or property of homeowner.

PROJECT TOTALS & BALANCE DUE

Roofing	\$16,525.17
Subtotal	\$16,525.17
Promotions (if available)	\$1,652.52
Total	\$14,872.65
Down payment amount	\$4,461.80
Additional Work	\$0.00
Balance due after down payment	\$10,410.85

* Promotions allocation to be provided upon request

- Each of the above separate amount totals are viewed as individual contracts, and as such may be invoiced at the time of completion of that specific contracted work.
- For multi-faceted projects, any discounts given, or deposits collected will be split equitably among the contracts based on the total initial contract value of individual contracts.

Signature	
<u>Homeowner</u> authorized signature:	<u>Couto Construction</u> authorized signature:
	
Date: Time:	Date: 11/13/2025 Time: 2:39 PM

General condition - PROJECT START DATE: 11/17/2025 - 1/16/2026

(If blank, estimated start date will be 8-12 weeks from selection of final color product colors and approval of window measurement.) Once started the project can take between 2-4 weeks for substantial completion unless otherwise noted here:

All materials are guaranteed to be as specified in the Contract. All Work to be completed in a workmanlike manner according to industry standard practices. Any alteration, deviation and/or changes in the Work will become an extra cost above the Contract Amount. Couto Construction Reserves the right, in all events and at any time or times, to require Purchaser to pay all or any portion of the Contract Amount in escrow to Couto Construction's attorney if Couto Construction determines, in its sole and absolute discretion, such action is warranted

to assure that Couto Construction will be paid for the Work. The escrow shall be in form and content acceptable to Couto Construction. Couto Construction's workers shall be fully

covered by a comprehensive Insurance Program. This Contract shall not be binding on

Couto Construction until it has been countersigned below by a duly authorized officer of Couto Construction. Title to the materials and equipment to be installed according to the terms of this Contract shall remain in Couto Construction so long as there remains a balance due. Purchaser agrees to pay all expenses incurred by Couto Construction, including reasonable attorneys' fees, in the event of any day default hereunder by Purchaser. Refusal by Purchaser to permit Couto Construction to commence Work shall entitle Couto Construction to payment from Purchaser of a sum of money equal to 20% of the Contract Amount, as fixed, liquidated and ascertained damages, and not as a penalty, without further proof of loss or damage. Any other breach of this Contract by the Purchaser for any reason whatsoever shall entitle Couto Construction to recover all damages sustained by it as a result of said breach, including reasonable attorney's fees and costs. Manufacturer's warranties will be validated upon completion of Work by Couto Construction, Purchaser making full payment to Couto Construction of the entire Contract Amount and execution and delivery of a Completion Certificate by Purchaser. Purchaser hereby acknowledges that he/she/they have read and fully understand the provisions of the Contract and receipt of the following materials which are incorporated herein by reference and made a part hereof:

Couto Construction is not responsible for any existing electrical wiring, service wiring, cable, phone and or camera wiring of any kind. Couto Construction is not liable or responsible for any plumbing, plumbing fixtures, water piping, heating/ cooling lines ,drains and or gas/fuel lines pertaining to the Premises. Renovations do require Couto Construction to work with and around the above-mentioned components mentioned above. Electrical, plumbing and heating lines can be affected by the installation of siding, roofing and alterations done to the Premises.

Electrical and plumbing located in walls can be struck by nails/ fasteners during alterations. Repairs/replacement to such components are the responsibility of the Purchaser.

All vehicles must be removed from driveway to allow for material delivery and for the dumpster to be placed in the driveway. Purchaser also gives consent for the dumpster to be placed in the driveway on the Premises.

Couto Construction is not responsible for any damages, cracks, or of settling of driveway. Also, it is the responsibility of the Purchaser to notify the neighboring properties as well as

to plan access to required neighboring properties when requested by Couto Construction.

Couto Construction and its distributors regularly overstock materials on job sites to maintain production efficiency, the Purchaser is not charged for overstock, therefore all materials remaining after the job completion are the property of Couto Construction and will be removed from the job site. There will be no credits for surplus/additional materials.

Payment:

Purchaser agrees to pay Couto Construction in full for all amounts due, including sales taxes, promptly in accordance with the payment terms of this Contract. Outstanding balances will accrue interest at eighteen percent (18%) per annul (1.5% per month)

until paid. Purchaser agrees to place a deposit upon signing this Contract. If credit or payment terms are agreed to, the Purchaser hereby authorizes Couto Construction to obtain and share Purchaser's credit reports and/or credit history with any finance companies. All materials will remain property of Couto Construction until Couto Construction has received payment in full. Failure to make timely full payment entitles Couto Construction, in its sole discretion, to remove and retain all products and/or materials, including those in use, from the Premises.

Permits:

Any specialty permits, variances, parking, and dumpster permits required by any municipal and/or state officials/officers will result in an additional cost of such permits and compensation for time allocated to obtain the permits. Specialty permits are any permits that require additional documentation other than the standard permit application and insurance requirements. If the permit application requires engineering, plans for approval, approvals from other departments such as fire, water, electrical, engineering, health and historical departments such permits are classified as specialty permits. Specialty permits require more review and approvals which in return require substantial amount of time before permit can be released. Standard permits are submitted with a standard building permit application and are submitted and released in a timely manner. Within 1 weeks time.

Engineering:

Couto Construction is not responsible for any engineering and/or design fees or changes required by local and/or state officials. Engineering costs, including drawings, specifications, and/or plans, are not the responsibility of Couto Construction unless noted otherwise in the

Contract. The work to be performed is specific to this Contract. Anything that is not specified in the signed Contract is not included and will not be performed.

Gutter, Satellite Dishes:

Couto Construction will make every effort to protect the Purchaser's existing gutters; some minor scratches and/or dents may occur. Couto Construction, in its sole discretion, may replace a section of gutter at its own expense if more than minor damage has occurred. Lightning rods, weather vanes, AC Units and other mounted projections may require disassembly and reinstallation. Couto Construction is not responsible for the conditions of these items during removal, storage and/or reinstallation.

Job Completion:

Upon the completion of Work, Purchaser will be asked to sign a Completion Certificate and pay the outstanding balance of the Contract Amount. Couto Construction's installers are authorized to accept

Arbitration/Waiver of Jury Trial

Any claim or dispute arising out of or relating to this Contract or the breach, interpretation, or enforceability thereof, shall be exclusively resolved by arbitration administered by the American Arbitration Association under its Construction Industry Arbitration Rules. Any decision or award under such arbitration shall be final and binding on the parties and may be entered and enforced in any court having jurisdiction. The parties further agree that any arbitration proceeding commenced pursuant to this provision shall be conducted in the state wherein the work was performed and all administrative expenses associated with such arbitration shall be borne equally by the parties. The parties do not intend, nor should this provision be construed, to limit or otherwise restrict Contractor's rights to an attachment, enforce a mechanics' lien, or pursue other judicial remedies to secure its claims.

Limitations Period

No arbitration may be commenced against Contractor by or through Customer arising out of relating to this Contract or the breach, interpretation or enforceability thereof, unless such arbitration shall be commenced within three (3) years from the date of substantial completion of the Scope of Work to be performed by Contractor, or if the Scope of Work is not substantially completed by Contractor for any reason, within three (3) years from the date any employee of Contractor last performed work on the project.

Notice of Possible Mechanic's Lien

Contractor is about to perform work and/or furnish materials for the construction, erection, alterations or repair upon the land under contract with you. This is a notice that Contractor and any other persons who provide labor and materials for the improvement under contract with Contractor may file a mechanic's lien upon the land in the event of nonpayment to them. It is your responsibility to assure yourself that those other persons under contract with Contractor receive payment for their work performed and materials furnished for the construction, erection, alteration or repair upon the land. Failure of Contractor to adhere to the provisions of R.I. Gen. Laws § 5-65-3(o) may result in a one thousand dollars (\$1,000) fine against Contractor and shall not affect the right of any person performing work or finishing materials of claiming a lien pursuant to the Rhode Island General Laws. However, such person failing to provide such notice shall indemnify and hold harmless any owner, lessee or tenant, or owner of less than the fee simple from any payment or costs incurred on account of any lien claims by those not in privity with them, unless such owner, lessee, or tenant, or owner of less than the fee simple shall not have paid such person.

Pursuant to R.I. Gen. Laws § 5-65-18 all written contract entered into between a contractor and a property owner must contain a statement that the contractor, subcontractors, or material persons may file a lien in accordance with the Rhode Island Mechanics Lien Act, Chapter 28 of Title 34 of the Rhode Island General Laws.

Notice of Cancellation

You may cancel this transaction, without any penalty or obligation, within three (3) business days from the date you Sign this Contract. If you cancel, your cancellation notice must state that you do not wish to be bound by the Contract and mailed by registered or certified mail not later than midnight three (3) days following you signing this Contract, excluding Sunday and any holiday on which regular mail deliveries are not made. Cancellations must be mailed to: 24 Ernest Street, New Bedford, MA 02745. This Notice is made in compliance with R.I. Gen Laws §§ 6-28-4(c)(2), 5-65-3(h)(1)(iii), and 5-65-27.

Notice to Customer

(1) Do not sign this Contract if any of the spaces intended for the agreed terms to the extent of then available information are left blank. (2) You are entitled to a copy of this Contract at the time you sign it. (3) You may at any time pay off the full unpaid balance due under this Contract, and in so doing you may be entitled to receive a partial rebate of any finance and insurance charges. (4) Contractor has no right to unlawfully enter your premises or commit any breach of the peace to repossess goods purchased under this Contract. (5) You may cancel this Contract if it has not been signed at Contractor's main office or branch office, provided you notify Contractor at his or her main office or branch office as shown in this Contract registered or certified mail, which shall be posted not later than midnight of the third calendar day after the day on which you signed the Contract, excluding Sunday and any holiday on which regular mail deliveries are not made. See attached Notice of Cancellation for an explanation of your rights.



DISCLOSURES

Notice of Cancellation Form - Your Rights:

You may cancel this transaction, without any penalty or obligation, within three (3) business days from the date you signed the Contract, excluding Sunday and any holiday on which regular mail deliveries are not made. If you cancel this transaction, any payments, including any note or evidence of indebtedness, made by you under the Contract will be returned to you within twenty (20) business days following receipt by Contractor of your cancellation notice. In certain circumstances, Contractor may retain a cancellation fee which shall not exceed five (\$5.00) dollars. You may also be able to retain possession of goods delivered to you by Contractor until Contractor has fulfilled certain obligations, including returning all payments made by you. If Contractor’s services performed before the Contract was cancelled resulted in the alteration of your property, Contractor may be required to restore the property to substantially as good condition as it was at the time the services were rendered.

How to Cancel:

If you decide to cancel this transaction, you must send by registered or certified mail a written notice that states your intention to cancel the transaction or you may use this notice by signing and dating below to:

24 Ernest Street, New Bedford, MA 02745

Keep one copy of this notice for your records because it contains important information.

I WISH TO CANCEL

Signature: _____ Date:_____

Signature: _____ Date:_____

Notice of Cancellation Form - Your Rights:

You may cancel this transaction, without any penalty or obligation, within three (3) business days from the date you signed the Contract, excluding Sunday and any holiday on which regular mail deliveries are not made. If you cancel this transaction, any payments, including any note or evidence of indebtedness, made by you under the Contract will be returned to you within twenty (20) business days following receipt by Contractor of your cancellation notice. In certain circumstances, Contractor may retain a cancellation fee which shall not exceed five (\$5.00) dollars. You may also be able to retain possession of goods delivered to you by Contractor until Contractor has fulfilled certain obligations, including returning all payments made by you. If Contractor’s services performed before the Contract was cancelled resulted in the alteration of your property, Contractor may be required to restore the property to substantially as good condition as it was at the time the services were rendered.

How to Cancel:

If you decide to cancel this transaction, you must send by registered or certified mail a written notice that states your intention to cancel the transaction or you may use this notice by signing and dating below to:

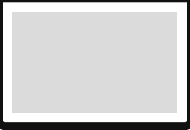
24 Ernest Street, New Bedford, MA 02745

Keep one copy of this notice for your records because it contains important information.

I WISH TO CANCEL

Signature: _____ Date:_____

Signature: _____ Date:_____

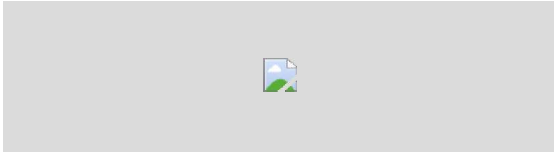


LABOR / PROJECT

ACKNOWLEDGEMENT(S)

- ✓ Garden lights & Garden accessories: Please have all garden lights removed as they can/will be damaged during the roofing process.
- ✓ Pet feces: Please have all areas around the home cleaned up for our installers.
- ✓ Lawn: This must be mowed prior to arrival.
- ✓ Patio furniture / Flower Pots etc: Please have items moved to allow our installers to work 15-20' away from home minimum. Couto will not be held responsible for damage to items that are not moved.
- ✓ Material ground drop: If materials are delivered onto the grass; lawns may/will be affected; turn yellow. In most cases 2-3 weeks of watering and it will come back.
- ✓ Satellite dish: You may need to contact your service for an alignment after your project.
- ✓ Attic clean up: You may/will have debris from the roof fall into your attic. Homeowners are to move cars out of the garage, tarp important items in the garage & attic, PRIOR to job start. If you have original cedar shake roofing your attic will be VERY messy. Unless specified, clean up is NOT included in your job.
- ✓ Existing Roofing Material: You may see a LARGE gap between the new shingles and the siding on the areas where the roof meets the wall. Depending on your type of siding damage may occur.
- ✓ Flat Roof: If you have a flat roof with a pitched roofing system installed....you WILL still have minor standing water for a period of 48 hours or less.
- ✓ Lighting: In MOST cases, your lights CANNOT go back on your home without an electrician. IF they can, Couto will re-install. IF they cannot, the homeowner will be responsible for having an electrician out to install.
- ✓ Window stickers/Cleaning: We do not remove stickers from our windows as they show the homeowner the technical information we're required to show upon completion. If a window is located on a 3rd story window we can remove upon request. Otherwise, this is the homeowners responsibility.
- ✓ Drywall Damage: We cannot predict if a home's drywall may be damaged by the shifting of home from tear off or installation, during the remodeling process. Unless otherwise stated, Couto is not responsible for damage to interior trim or drywall repair that may be necessary upon completion.
- ✓ Clean Up: If your job goes in Winter a Spring clean up is normal, please call us.
- ✓ Right to Cure: Acknowledgment of receiving the "Right to Cure" pamphlet

Homeowner authorized signature:



Date: Time:

Couto Construction authorized signature:



Date: 11/13/2025 Time: 2:39 PM



HarborSide Roofing

RECIPIENT:

Mr. Zachary White
169 William Street
New Bedford, MA 02740

Estimate #1168

Sent on	11/11/2025
Total	\$49,980

Who we are:

Harborside Roofing has been dedicated to serving clients across New England for over 40 years, assisting them in achieving their construction objectives. Our professional team possesses generations of experience in providing exceptional craftsmanship, ensuring projects are completed on time and within budget. We are committed to treating your property with the highest level of care and respect throughout the entire process.

We look forward to collaborating with you and helping bring your vision to fruition.



HarborSide Roofing

Product/Service	Description	Qty.	Unit Price	Total
Roof Replacement	<p>Complete tear-off of the existing roof down to substrate, inspection and installation of new 5/8 CDX plywood over existing wood planking, shingles, and flashings. Cleanup and debris removal included.</p> <p>CertainTeed Color TBD</p> <p>Shingles: CertainTeed Landmark Ice & Water shield: CertainTeed Winterguard, 9 Feet of Ice and Water Shield Roof covering: CertainTeed Roof Runner synthetic paper Ventilation: CertainTeed Shingle Vent II Drip edge: F8 on fascia and rakes Hip & Ridge Shingles: CertainTeed Shadowridge, fastened with 1 1/4 galvanized nails (6 nails per shingle)</p> <p>The project includes removing all existing roofing to bare substrate for one layer. Additional layers may incur removal costs at \$600 per layer.</p> <p>Protection with tarps during removal; all debris will be properly disposed of. Necessary permits will be obtained. Includes CertainTeed SureStart Five (5) Star Warranty.</p> <p>Deposit: \$10,000 upon acceptance, Balance Due Upon Completion. Please make check payable to HarborSide Roofing. We will collect payment the day the job is completed.</p>	1	\$49,980	\$49,980
Total				\$49,980

Thank you for your business!

This quote is valid until May 1, 2026, after which values may be subject to change. Any unforeseen costs will be clearly communicated with the owner prior to work.

We accept the conditions of this offer and selection of the color shingle:

GalleryX 169 William Street New Bedford

Date Accepted



HarborSide Roofing

RECIPIENT:

Mr. Zachary White
169 William Street
New Bedford, MA 02740

Estimate #1169

Sent on	11/11/2025
Total	\$22,500

Who we are:

Harborside Roofing has been dedicated to serving clients across New England for over 40 years, assisting them in achieving their construction objectives. Our professional team possesses generations of experience in providing exceptional craftsmanship, ensuring projects are completed on time and within budget. We are committed to treating your property with the highest level of care and respect throughout the entire process.

We look forward to collaborating with you and helping bring your vision to fruition.



HarborSide Roofing

Product/Service	Description	Qty.	Unit Price	Total
Roof Replacement	<p>Complete tear-off 1/3 of the existing roof as discussed on Steeple Side down to substrate, inspection and installation of new 5/8 CDX plywood over existing wood planking, shingles, and flashings. Cleanup and debris removal included.</p> <p>CertainTeed Color TBD</p> <p>Shingles: CertainTeed Landmark Ice & Water shield: CertainTeed Winterguard, 9 Feet of Ice and Water Shield Roof covering: CertainTeed Roof Runner synthetic paper Ventilation: CertainTeed Shingle Vent II Drip edge: F8 on fascia and rakes Hip & Ridge Shingles: CertainTeed Shadowridge, fastened with 1 1/4 galvanized nails (6 nails per shingle)</p> <p>The project includes removing all existing roofing to bare substrate for one layer. Additional layers may incur removal costs at \$600 per layer.</p> <p>Protection with tarps during removal; all debris will be properly disposed of. Necessary permits will be obtained. Includes CertainTeed SureStart Five (5) Star Warranty.</p> <p>Deposit: \$5,000 upon acceptance, Balance Due Upon Completion. Please make check payable to HarborSide Roofing. We will collect payment the day the job is completed.</p>	1	\$22,500	\$22,500
Total				\$22,500

Thank you for your business!

This quote is valid until May 1, 2026, after which values may be subject to change. Any unforeseen costs will be clearly communicated with the owner prior to work.

We accept the conditions of this offer and selection of the color shingle:

GalleryX 169 William Street New Bedford

Date Accepted

Jay Medeiros – Carpentry & Roofing
East Freetown, MA 02717
617-990-3234

November 7, 2025

To: Zack White
Gallery X
169 Williams St.
New Bedford, MA

Work to be completed is on area of roof surrounding church tower as discussed with Zack.

Work included in this quote:

- Remove shingles and flashing around tower

- Inspect sheathing, replace as necessary*

*As discussed quote includes price assuming half of the sheathing that will be exposed gets replaced. If all exposed sheathing is replaced ADD \$3,000.

- Replace lead flashing around tower. This will involve removing clapboards and trim to properly install. Step flashing will be installed on roof pitch against wall.

- Install water barrier over all exposed sheathing.

- Install architecture roof shingles to match existing roof.

Total: \$18,000

This cost includes dump fee and permit.

Can only hold price until March 1.

Half down deposit required prior to work beginning, full payment due when finished.




Applicant: Gallery X

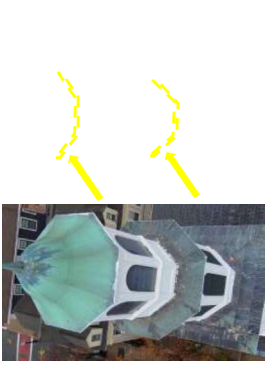


Address: 169 William Street
New Bedford, MA 02740-6021

Gallery X took over the building at 169 William Street in 1995. The building is approximately 5,317 square feet and it was built in 1855. The front of the building is adorned with a large steeple and a good amount of exterior woodwork. The foundation is a mixture of stone and brick, while the structure is wood framed with clapboard siding on the exterior. The roof is a fairly new asphalt shingle system that is equipped with aluminum gutters and downspouts. There are stained glass windows on three sides of the building; half of which were restored in 2023/2024. There is a handicap accessible entrance on the front of the building. There is also a chairlift to provide access from the lower level up to the main level. An accessible restroom was added in the lower level. HVAC systems are well beyond the estimated useful life.

Abbreviations: N/A=Not Applicable EA=Each SF=Square Foot LF=Linear Foot LS=Lump Sum

NONPROFIT FINANCE FUND SYSTEM REPLACEMENT PLAN ANALYSIS

ITEM	DESCRIPTION	PICTURES	AGE	ESTIMATED AVERAGE LIFE	YEAR OF REPLACEMENT	QTY.	UNIT	COST	AMOUNT PRICES: DOES NOT REFLECT ESCALATION
Gallery X									
ROOF									
Asphalt Shingle Roof System	The building is equipped with an asphalt shingle roof system. The asphalt roof system is in good condition overall. Installation date: 2016. Please refer to the "Construction Issues & Concerns" section for more information on a portion of the rear roof area.		9	30	21	4,037	SF	\$ 15.00	\$ 60,547.50

Church Steeple and Tower - Copper Sections		170	25	Consideration	1	LS	\$ 15,000.00	\$ 15,000.00	15,000.00
STRUCTURE									
Church Steeple and Tower		170	25	Immediate	1	LS	N/A	N/A	N/A
Roof Deck		N/A	50	Immediate	1	LS	\$ 25,000.00	\$ 25,000.00	25,000.00
CONSTRUCTION CONCERNS/ISSUES									

Rear Asphalt Roof	<p>There does not appear to be flashing at the connection between the small asphalt roof at the rear of the building and the exterior wall and the existing wood in this location is in poor condition.</p>		23	25	Consideration	1	Allow	\$ 2,000.00	\$ 2,000.00
-------------------	---	--	----	----	---------------	---	-------	-------------	-------------

Gallery X
Take Off

Total Square Footage	5317
----------------------	------

Square Footage	Description	Total	Basement	1st Floor	2nd Floor	Roof	Units
	By Floor	5317	2451	2691	175		SF
	Asphalt Shingle Roof System	4036.5					SF
	Aluminum Gutter/Downspout System	249.16					SF
	Church Steeple and Tower	245.55					SF
	Flat EPDM Roof System						SF
	Flat TPO Roof System						SF
	Metal Roof System						SF
	Modified Bitumen Roof System						SF
	Metal Awnings						SF
	Church Steeple and Tower	1					LS
	Aluminum Gutter/Downspout System						LF
	Copper Gutter/Downspout System						LF
	Roof Drains						EA

ROOF SYSTEMS			Price	Unit
Architectural Asphalt Roof System			\$	10 SF
Asphalt Shingle Roof System			\$	10 SF
Metal Roof System			\$	20 SF
Flat EPDM Roof System			\$	15 SF
Flat TPO Roof System			\$	15 SF
Modified Bitumen Roof System			\$	25 SF
Copper Roof System			\$	30 SF
Cedar Shingle Roof System			\$	15 SF
Church Steeple and Tower			\$	15,000 LS
Metal Awnings			\$	25 SF
Aluminum Gutter/Downspout System			\$	15 LF
Copper Gutter/Downspout System			\$	30 LF
Roof Drains				EA

ROOF SYSTEMS	Useful Life	Structure	Useful Life
Architectural Asphalt Roof System	30	Exterior Walls - Brick	50
Asphalt Shingle Roof System	25	Exterior Walls - CMU	50
Metal Roof System	40	Exterior Walls - Wood Frame with	50
Flat EPDM Roof System	20	Foundation - Brick	50
Flat TPO Roof System	20	Foundation - Slab on Grade	50
Modified Bitumen Roof System	20	Foundation - Stone	50
Copper Roof System	40	Supports - Brick Piers	50
Cedar Shingle Roof System	30	Supports - Concrete Piers	50
Church Steeple and Tower	30	Supports - Steel Beams	50
Metal Awnings	40	Ceiling/Interior Walls - Wood Joists with	50
Aluminum Gutter/Downspout System	30	Ceiling/Interior Walls - Metal Framing	50
Copper Gutter/Downspout System	30	Roof Deck	50
Roof Drains	30		

Building	Category	Item	Quantity	Cost per Unit	Total Cost (Today's Dollars)	Age	Useful Life	Comments
Building 1	Roof	Asphalt Shingle Roof System	4037	\$15.00	\$60,555.00	9	30	Recommend replacement of the asphalt shingle roof when the useful life has been exceeded. Cost estimate includes removal of the current system and replacement with a new asphalt shingle roof system.
Building 1	Construction Issues/Concerns	Rear Asphalt Roof	1	\$2,000.00	\$2,000.00	23	25	Recommend removing existing rear asphalt roof in order to properly flashing this area before re-installing the asphalt roof.
Building 1	Roof	Church steeple and tower-copper sections	1	\$15,000.00	\$15,000.00	170	25	Recommend further investigation to determine if the flashing continues behind the wood trim or not. Cost estimate includes removing copper roof material. Installing new steeple copper intermediate copper roof including walking at seams. The cost also includes removal of the wood trim, re-flashing the vertical portion and reinstalling the wood trim. Scaffolding also included in lump sum estimate.
Building 1	Roof	Church steeple and tower-wood section	1	\$3,000.00	\$3,000.00	170	25	Recommend replacing this area with copper flashing/roof to match the upper portions of the tower and to prevent any further deterioration of the exterior or water infiltration in this area. This cost estimate does not include scaffolding. This scope should be considered along with the copper replacement in the preceding line.
Building 1	Structure	Church Steeple and tower	1	\$25,000.00	\$25,000.00	170	25	Recommend consulting with a structural engineer to determine if any work is needed to strengthen/reinforce the tower. A fee allowance has been provided for engaging a structural engineer. Cost for structural engineer services is included in the 'Roof Deck' section below since structural review for both of these items can be included in the structural engineering fee estimate provided.
Building 1	Structure	Roof Deck	0	\$0.00	\$0.00	N/A	50	Recommend having a structural engineer review the roof structure to determine if current framing is adequate and/or if venting is needed.



MA Home Improvement Contractor's License:
RI Contractor's License: 15179
MA Contractor Supervisor's License: 021330

CONTRACT

Prepared for:

Gallery X
169 William St
New Bedford, MA 02740
(774) 206-7835

September 12, 2025

No. 5256

Care Free Homes, Inc.
239 Huttleston Avenue, Fairhaven, MA 02719
P: (508) 997-1111 | nathan.pickup@carefreehomescompany.com
<https://carefreehomescompany.com/>

Rear Roof Section

Permit and Fees

- Building permit
- Disposal fees

Rear Section of Roofing

- Remove small rear section of roofing and dispose
- Inspect roof sheathing; replace as necessary
- Remove (1) course of clapboard siding to remove existing flashing
- Remove existing wall flashing and dispose
- Remove existing chimney flashing and dispose
- Install 8" white drip edge to the perimeter of the rear roof section
- Install GAF water and ice barrier to the entire roof section
- Install GAF Timberline HDZ roofing with color to match existing
- Install new lead flashing to the roof / wall transition
- Install new lead flashing to the chimney

Scope of Work

Rear Roof Section

On Completion

Grand Total: \$8,900.00



MA Home Improvement Contractor's License:

RI Contractor's License: 15179

MA Contractor Supervisor's License: 021330

CONTRACT

Prepared for:

Gallery X
169 William St
New Bedford, MA 02740
(774) 206-7835

September 12, 2025

No. 5256

Care Free Homes, Inc.
239 Huttleston Avenue, Fairhaven, MA 02719
P: (508) 997-1111 | nathan.pickup@carefreehomescompany.com
<https://carefreehomescompany.com/>

1. Stripping of roof shingles includes removal of up to (2) layers of shingles, each additional layer to be charged @ 1.25 sq.ft.
2. Stripping of house wall siding includes removal of (1) layer of siding, each additional layer to be charged @ 2.50 sq.ft.
3. Replacement of rotted roof plywood to be charged @ 2.65 sq.ft.
4. Replacement of rotted roof boards to be charged @ 4.50 a lin. ft.
5. Existing chimney flashings will be reused unless specified. Replacement, if necessary, is not included unless specified.
6. Care Free Homes, Inc. is not responsible for mold/mildew conditions that are pre-existing, caused by issues outside of our scope of work, or that result from conditions not brought to the attention of Care Free Homes, Inc. promptly.

Care Free Homes, Inc. hereby proposes to furnish labor and material to complete the above work for the amount herein. Fulfillment of this order is contingent, however, upon the want of strikes, fires, and any natural disasters, the ability to obtain materials, or any other conditions beyond the control of Care Free Homes, Inc.

Any alterations or deviations from the above specifications that require additional cost of material or labor will be executed upon written order for same and will become an extra charge over the sum specified in this contract. All alterations and agreements must be made in writing.

1. You, the Homeowner, may cancel this agreement by providing an official Notice of Cancellation, in writing, to the main office of Care Free Homes, Inc. This notice must be postmarked by mail, email or fax no later than midnight of the third business day following the signing of the agreement.
2. You, the Owner of the subject property, by signing this contract hereby authorize Care Free Homes, Inc. and its authorized agents, to act on your behalf in obtaining permits and all matters relative to work authorized by said permits. Owners who secure their own permits or deal with unregistered contractors are excluded from the Guaranty Fund provisions of MGL e. 142A.
3. You, the homeowner(s), agree to pay any and all expenses incurred by Care Free Homes, Inc. in collecting money due under this contract and enforcing the terms of this contract, including but not limited to, interest, reasonable attorney's fees and court costs.

DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES

All contractors and subcontractors shall be registered by the director and any inquiries about a contractor or subcontractor relating to a registration should be directed to:

Director, Home Improvement Contractor Registration
1000 Washington Street, Suite 710, Boston, MA 02118
Telephone: (617) 973-8787

Care Free Homes, Inc. 239 Huttleston Avenue, Fairhaven, MA 02719
CareFreeHomesCompany.com
info@CareFreeHomesCompany.com
Phone (508) 997-1111
Fax (508) 997-1297

X
Gallery X

x 
Company Authorized Signature

LePage & Sons Roofing

508-295-6483

Lic. 171452

CS-SL 99705

Job name

Gallery X

Job #

address

169 William St

Town

New Bedford

State

MA

Zip

home

Date

3-Sep

Cell	Ron Costa 774 206 7835					extended
	strip	install	mat'l/sq	total/sq	# squares	total
						\$ -
Rear Shed Roof					1.50	\$ 675
Car Port						\$ -
Ultra Arc						\$ -
Smart Vent						\$ -
1/2 inch cdx						\$ -
VSS M06						\$ -
PVC 1x4x20						\$ -
						extended
additional charges:	cost	per	qty:			cost
Premium Caps	\$ 90.00	Bdl				\$ -
Hip roof	\$ 70.00	sq				\$ -
Head Wall Flashing	\$ 10.00	per ft	24.00			\$ 240.00
Skylite Work	\$ 25.00	per				\$ -
Valley	\$ 25.00	per				\$ -
Chimney Flashing	\$ 500.00	ea	1.00			\$ 100.00
Synthetic Tar Paper	\$ 110.00	roll				\$ -
Ridge Vent	\$ 7.50	ft				\$ -
Dumpster	per quote	job				100.00
Vent/Pipe Boots	\$ 40.00	ea				\$ -
DRID EDGE	\$ 20.00	ech	5.00			\$ 100.00
ice and water	\$ 150.00	rl	1.00			\$ 150.00

\$ 690

Description of work to be performed:

Strip off old roofing, remove and replace any bad wood (@ Mat. Cost X 2.5)

Ice and water the whole roof deck

8" alum drip edge whole porch, hurrican nail (6 nails)

new head wall flashing **New Lead in chimney**

roof needed new 1/2 inch plywood add \$300 to total

Protect home and grounds, clean and remove all trash

Signed: Herbert P. LePage

color: TBD

Total:

\$ 1,365

Completed 8/25/2025

Checks Payable to:

LePage and Sons Roofing LLC

953 Shawmut Ave

New Bedford, MA 02746

Discount

BALANCE DUE



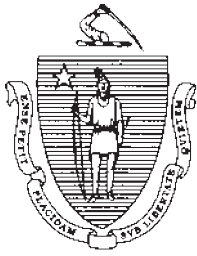
Gallery X, Inc

169 William Street • New Bedford, MA 02740

508.992.2675 • GalleryXNB@gmail.com • www.GalleryX.org

Board of Directors (term ending October 14, 2026)

- Tom Kummer, president
- Regina E. McIntyre, vice-president
- Johan Santiago, treasurer
- Mary Monteiro, secretary
- Kate Frazer Rego, development director



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

Date: September 04, 2025

To Whom It May Concern :

I hereby certify that according to the records of this office,
GALLERY X, INC.

is a domestic corporation organized on **March 15, 1991**

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 180 section 26 A, for revocation of the charter of said corporation; that the State Secretary has not received notice of dissolution of the corporation pursuant to Massachusetts General Laws, Chapter 180, Section 11, 11A, or 11B; that said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

A handwritten signature in black ink, reading "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 25090113110

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: Kma

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date **DEC 09 1998**

GALLERY X INC
169 WILLIAM ST
NEW BEDFORD, MA 02741

Employer Identification Number:
04-3136128

DLN:
17053241739038

Contact Person:
D. A. DOWNING

Contact Telephone Number:
(877) 829-5500

Addendum Applies:
Yes

Dear Applicant:

Based on the information you recently submitted, we have classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Internal Revenue Code because you are described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in 501(c)(3) is still in effect.

This classification is based on the assumption that your operations will continue as you have stated. If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status.

This supersedes our letter dated (See Addendum).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, you should keep it in your permanent records.

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
G.P.O. BOX 1680
BROOKLYN, NY 11202

DEPARTMENT OF THE TREASURY

Date: NOV 23 1992

GALLERY X INC
58 SPRING STREET PO BOX 3029
NEW BEDFORD, MA 02741

Employer Identification Number:
04-3136128

Contact Person:
LEONARD KREIS

Contact Telephone Number:
(713) 488-2215

Accounting Period Ending:
December 31

Foundation Status Classification:
509(a)(1)

Advance Ruling Period Begins:
March 15, 1991

Advance Ruling Period Ends:
December 31, 1995

Addendum Applies:
Yes

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

Letter 1045(DO/CG)

GALLERY X INC

If we publish a notice in the Internal Revenue Bulletin stating that we will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social securities taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

Contributions to you are deductible by donors beginning March 15, 1991.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

GALLERY X INC

If you are required to file a return you must file it by the 15th day of the fifth month after the end of your annual accounting period. We charge a penalty of \$10 a day when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty we charge cannot exceed \$5,000 or 5 percent of your gross receipts for the year, whichever is less. We may also charge this penalty if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

In accordance with section 508(a) of the Code, the effective date of this determination letter is March 15, 1991.

This determination is based on evidence that your funds are dedicated to the purposes listed in section 501(c)(3) of the Code. To assure your continued exemption, you should keep records to show that funds are spent only for those purposes. If you distribute funds to other organizations, your records should show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), you must have evidence that the funds will remain dedicated to the required purposes and that the recipient will use the funds for those purposes.

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

GALLERY X INC

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Eugene D. Alexander".

Eugene D. Alexander
District Director

Enclosure(s):
Addendum
Form 872-C

MASSACHUSETTS QUITCLAIM DEED

Tryworks Collection, Inc. aka

Know All Men By These Presents that The Tryworks Collection, Inc. of 7 Lafayette Street, Fairhaven, Massachusetts, a nonprofit corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 7 Lafayette Street, Fairhaven, Massachusetts, for consideration paid (\$65,000.00) grants to Gallery X, Inc. a nonprofit corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 169 William Street, New Bedford, Massachusetts, with quitclaim covenants the land in said New Bedford which is bound and described:

RAM
JLK

On the south by William Street, there measuring forty-three feet;

On the west by land now or formerly of Perry Brownell, there measuring ninety (90) feet.

On the north by land formerly of Sarah Richmond and others, there measuring forty-three feet; and

On the east by land now or formerly of Niles Tilden and of John Going, there measuring ninety (90) feet.

Being the same premises conveyed to the grantor, The Tryworks Collection, Inc. by deed of the New England Conference, A.M.E. Zion Church Incorporated, of New Haven Connecticut, successor to the African Methodist Episcopal Zion Church Incorporated of 169 William Street, New Bedford, MA dated December 10th 1994 and recorded in Bristol County (S.D.) Registry of Deeds in Book 3426 Page 109 on February 3rd 1995.

IN WITNESS WHEREOF, The Tryworks Collection, Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Richard Kellaway, President, and Jean Kellaway, Treasurer, hereto duly authorized this day of June 1998.

TRYWORKS COLLECTION, INC. aka The Tryworks Collection, Inc.

BY: Richard Kellaway
Richard Kellaway, President

BY: Jean Kellaway
Jean Kellaway, Treasurer

) FOR AUTHORITY SEE CERTIFICATE OF
) CORPORATE VOTE, ATTACHED; SEE
) ALSO CERTIFICATE OF GOOD STANDING
) ATTACHED.

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

New Bedford
June 25, 1998

Personally appeared Richard Kellaway, President of The Tryworks Collection, Inc., and Jean Kellaway, Treasurer of The Tryworks Collection, Inc., who acknowledge the foregoing to be their free act and deed as President and Treasurer respectively of the Tryworks Collection, Inc.

William G. Kenney
NOTARY PUBLIC
William G. Kenney
Commission Expires: 10-30-98

CERTIFICATE OF CORPORATE VOTE

I, George Gray, 61 Horseneck Road, Westport, MA hereby certify that I am the duly elected Clerk of The Tryworks Collection, Inc., a nonprofit corporation duly organized under M.G.L. c 180 and having its usual place of business at 7 Lafayette Street, Fairhaven, MA.

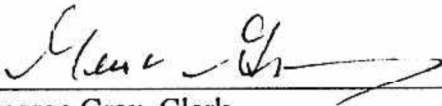
I further certify that Richard Kellaway and Jean Kellaway are the President and Treasurer respectively of The Tryworks Collection, Inc., and Kendall P. Kellaway and Gordon Fellman are Directors of said organization.

I further certify that at a meeting of The Tryworks Collection, Inc., duly called and held in accordance with Articles of Incorporation and the Bylaws of the organization, on May 25th 1998, with Board members present and voting affirmatively throughout, the following vote was adopted:

VOTED: That The Tryworks Collection, Inc., 7 Lafayette Street, Fairhaven, Massachusetts sell to Gallery X, Inc., a nonprofit corporation organized under M.G.L. c 180 and having its usual place of business at 169 William Street, New Bedford, MA, the land and buildings currently owned by The Tryworks Collection, Inc. and located at 169 William Street, New Bedford, Massachusetts, and recorded at Book 3426 Page 102 Registry - Bristol County (S.D.). That Richard Kellaway, President, and Jean Kellaway, Treasurer, are hereby authorized and directed to sign, seal, acknowledge and deliver on behalf of the Tryworks Collection, Inc. a deed conveying said premises to said Gallery X, Inc. 169 William Street, New Bedford, MA and to sign, seal acknowledge and deliver any other instruments which may be required to carry out the purposes of this vote.

I further certify that this note is in full force and effect and has not been altered, amended or repealed, and it is not contrary to the Articles of Incorporation and the Bylaws of the Tryworks Collection, Inc.

Witness my hand and seal of The Tryworks Collection, Inc. this ^{25th} day of June 1998.


George Gray, Clerk
The Tryworks Collection, Inc.



The Commonwealth of Massachusetts

Secretary of the Commonwealth

State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

June 24, 1998

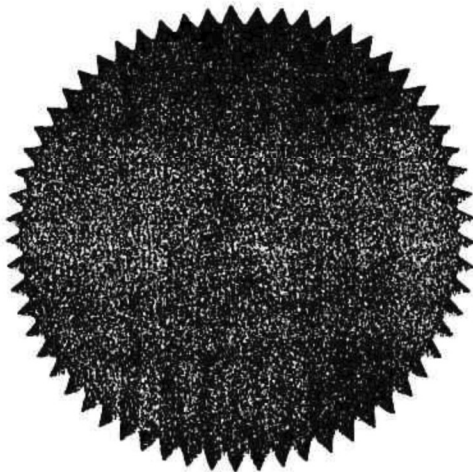
To Whom It May Concern :

I hereby certify that,

The Tryworks Collection, Inc.

appears by records of this office to have been incorporated under the General Laws of this Commonwealth on **December 8, 1994 (Chapter 180)**.

I also certify that so far as appears of record here, said corporation still has legal existence.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Building	Category	Item	Quantity	Cost per Unit	Total Cost (Today's Dollars)	Age	Useful Life	Comments
Building 1	Roof	Asphalt Shingle Roof System	4037	\$15.00	\$60,555.00	9		Recommend replacement of the asphalt shingle roof when the useful life has been exceeded. Cost estimate includes removal of the current system and replacement with a new asphalt shingle roof system.
Building 1	Construction Issues/Concerns	Rear Asphalt Roof	1	\$2,000.00	\$2,000.00	23	25	Recommend removing existing rear asphalt roof in order to properly flashing this area before re-installing the asphalt roof.
Building 1	Roof	Church steeple and tower-copper sections	1	\$15,000.00	\$15,000.00	170	25	Recommend further investigation to determine if the flashing continues behind the wood trim or not. Cost estimate includes removing copper roof material. Installing new steeple copper, intermediate copper roof including welding at seams. The cost also includes removal of the wood trim, refashing the vertical portion and reinstalling the wood trim. Scaffolding also included in lump sum estimate.
Building 1	Roof	Church steeple and tower-wood section	1	\$3,000.00	\$3,000.00	170	25	Recommend replacing this area with copper flashing/roof to match the upper portions of the tower and to prevent any further deterioration of the exterior or water infiltration in this area. This cost estimate does not include scaffolding. This scope should be considered along with the copper replacement in the ppreceeding line.
Building 1	Structure	Exterior Walls - Wood Frame with Plank Sheathing	0	\$0.00	\$0.00 N/A		50	No recommendation provided.
Building 1	Structure	Church Steeple and Tower	0	\$25,000.00	\$0.00	170	25	Recommend consulting with a structural engineer to determine if any work is needed to strengthen/reinforce the tower. A fee allowance has been provided for engaging a structural engineer. Cost for structural engineer services is included in the "Roof Deck" section below since structural review for both of these items can be included in the structural engineering fee estimate provided.
Building 1	Structure	Foundation Walls - Stone	0	\$0.00	\$0.00	2	50	No recommendation provided.
Building 1	Structure	Foundation Walls - Stone	0	\$0.00	\$0.00 N/A		50	The back and east structure appears to be structurally sound. No recommendation provided.
Building 1	Structure	Foundation Walls - Brick	0	\$0.00	\$0.00	2	50	No recommendation provided.
Building 1	Structure	Interior Walls - Wood Framing with Plaster and Lathe	0	\$0.00	\$0.00 N/A		50	No recommendation provided.
Building 1	Structure	Roof Deck	1	\$25,000.00	\$25,000.00 N/A		50	Recommend having a structural engineer review the roof structure to determine if current framing is adequate and/or if venting is needed.
Building 1	Exterior Woodwork	Exterior Woodwork	1	\$45,772.25	\$45,772.25	3	25	Recommend restoration/repair of the exterior woodwork on an as-needed basis. Cost estimate provided for the restoration/repairs of all damaged woodwork. For a detailed breakdown, refer to the "Exterior Woodwork" tab.

Building	Category	Item	Quantity	Cost per Unit	Total Cost (Today's Dollars)	Age	Useful Life	Comments
Building 1	General	Sustainability Consultant	1	\$25,000.00	\$25,000.00	N/A	25	Recommend the consideration of engaging an energy/sustainability consultant to further review the energy efficiency of the building envelope and mechanical systems, as well as provide an energy model and recommendations to improve the energy efficiency of the building. An allowance review, modeling and recommendation is provided.
Building 1	Energy Efficiency of Envelope	Foundation Insulation	0	\$0.00	\$0.00	N/A	50	No recommendation provided.
Building 1	Energy Efficiency of Envelope	Exterior Wall Insulation	4393.11	\$3.00	\$13,179.33	N/A	30	Recommend the consideration of adding blown-in insulation within the exterior walls to improve energy efficiency. Cost estimate provided for installation and materials.
Building 1	Energy Efficiency of Envelope	Roof/Attic Insulation	2691	\$3.00	\$8,073.00	30	30	Recommend removing existing insulation and installing new insulation once the roof structure has been reviewed by a structural engineer and any reinforcement, venting, etc. has been completed.
Building 1	HVAC	Gas Fired Boiler	0	\$0.00	\$0.00	46	20	Recommend immediate replacement of the gas fired boiler. Cost estimate includes removal/disposal of old unit, ductwork, and piping. (300,000 BTU X \$15)
Building 1	HVAC	Radiators	124	\$20.00	\$2,480.00	46	20	Recommend immediate replacement of the radiators. Cost estimate includes removal/disposal of old units as well as installation of new radiators.
Building 1	HVAC	Variable Refrigerant Flow (VRF) System	25	\$5,000.00	\$125,000.00	N/A	20	Recommend the consideration of installing a VRF system to provide heating and cooling to the building. Recommend consultation with a mechanical engineer for size and design. Mechanical engineer fee is provided in this section of the report. An estimate of the unit size and cost is provided.
Building 1	HVAC	Energy Recovery Ventilator (ERV)	500	\$20.00	\$10,000.00	N/A	20	Recommend the consideration of installing an ERV to provide air exchange for this building. The estimated size for the ERV is 500 cfm for this size building. An allowance has been provided.
Building 1	General	Mechanical Engineer Consultation	1	\$25,000.00	\$25,000.00	N/A	15	Recommend the consideration of bringing in a mechanical engineer to review the current HVAC system. An allowance has been provided.
Building 1	Electrical/Lighting	Electrical Service Equipment	1	\$5,000.00	\$5,000.00	N/A	50	Recommend the consideration of upgrading the incoming electric. An allowance was provided for an electrical upgrade.
Building 1	Electrical/Lighting	Electrical Distribution	1	\$15,000.00	\$15,000.00	N/A	50	Recommend the consideration of bringing in an electrical engineer to inspect the wiring and remove old material. They will also be able to recommend potential improvements to the current wiring layout.
Building 1	Plumbing	Plumbing Infrastructure	1	\$2,000.00	\$2,000.00	N/A	50	Recommend the consideration of hiring a plumbing inspector to review the current infrastructure and make recommendations for improvements. Cost estimate provided for a consultation. Further costs should be determined by the plumbing inspector but could be upwards of \$20,000 if lead piping is determined to be an issue.

Building	Category	Item	Quantity	Cost per Unit	Total Cost (Today's Dollars)	Age	Useful Life	Comments
Building 1	Plumbing	Domestic Hot Water	1	\$2,500.00	\$2,500.00	10	20	Recommend replacement of the hot water heater when the useful life has been exceeded. Cost estimate includes the removal of the current unit and replacement with a new energy efficient hot water heater.
Building 1	Construction Issues/Concerns	Chimney	1	\$1,000.00	\$1,000.00	N/A	N/A	Recommend further investigation into the chimney to determine if the chimney is needed. If the boiler is replaced with a direct-vent unit and the fireplace on the lower level removed, the chimney can be removed as well, eliminating the long term expense of operation and maintenance.
Building 1	Construction Issues/Concerns	Pipes on Exterior	1	\$500.00	\$500.00	N/A	N/A	Recommend further investigation into the function and purpose of the vent pipe and vents to determine if they are still needed or if they can be removed and exterior envelope patched/repaired.
Building 1	Construction Issues/Concerns	Wood Flooring near Ramp	1	\$500.00	\$500.00	N/A	N/A	Recommend restoring this flooring as part of the replacement of the baseboard radiators.
Building 1	Environmental	Asbestos Containing Material (ACM)	1	\$5,000.00	\$5,000.00	N/A	N/A	Recommend the consideration of testing for asbestos containing material. Cost estimate provided.
Building 1	Environmental	Lead Based Paint (LBP)	1	\$5,000.00	\$5,000.00	N/A	N/A	Recommend the consideration of testing for lead based paint. Cost estimate provided.
Building 1	Interior Finishes	Wood Flooring	5103	\$3.00	\$15,309.00	N/A	25	Recommend stripping, sanding, sealing and finishing the wood flooring on an as-needed basis. Cost estimate is for one time strip, sand, seal and finish.
Building 1	Interior Finishes	Plaster Ceiling (Main Level)	1600	\$8.00	\$12,800.00	N/A	25	Recommend restoring the plaster ceiling once the roof framing and attic ventilation items have been addressed and resolved.