



March 13, 2023

Alpha Business Center
15 Ferry Street
Malden, MA 02148

Re: House Relocation Budget Proposal
Ferry St. To Salem St., Malden, MA

Dear Dr. Wang,

Artisan Building Group is pleased to submit this Budget Estimate for the Relocation of the existing structure currently located at 15 Ferry St., Malden, MA. We have prepared this estimate after review of plans and specifications prepared by Khalsa Associates and Structural Integrity Engineering Group, dated 02/03/2023, onsite visit and review, as well based on past experience with similar projects.

I have attached a breakdown of proposed costs as well as a quote from our selected subcontractor, Wolfe House Movers, for your use and information. We propose to furnish and install all labor, materials, equipment and supervision necessary to complete the relocation of the existing structure from 15 Ferry Street to 77 Salem Street for a total budget of:

Construction Budget:	\$799,568.00
<u>Proposed Contingency:</u>	<u>\$40,000.00</u>
Total:	\$839,568.00 (Eighty Hundred Thirty-Nine Thousand Five Hundred Sixty-Eight Dollars)

Note: We have not included budget values for items on our spreadsheet noted "By Owner" or "NIC".

We anticipate mobilization four weeks from written authorization to proceed and an overall project duration of three months. If acceptable, please return a signed copy of this letter. We will generate a full contract for execution upon receipt.

Thank you again for this opportunity. The entire team at Artisan Building Group is fully committed to working with you to achieve your goals for your project. Should you have any questions or require any further information, please do not hesitate to contact me, or Anthony Messina, directly at (978) 767-8578 or via email at cleitz@artisanbgi.com or amessina@artisanbgi.com.

Sincerely,

Christopher Leitz
Vice President

Accepted by _____

Date _____

Cc: S. Fitzpatrick; A, Messina; File

FERRY ST TO SALEM ST MOVE

3/8/2023

BUDGET PRICING

SCOPE ALLOWANCES	NOTES	03/08/202
GENERAL CONDITIONS (PM/Super)		\$ 43,900.00
PROJECT REQUIREMENTS (Gen Labor, Safety/Waste/Temp)		\$ 19,000.00
SITework		
TEMP FENCING ALLOWANCE		\$ 7,000.00
SITE WORK		\$ 53,500.00
WOLFE HOUSE MOVERS		\$ 294,000.00
POLICE AND FIRE DETAILS ALLOWANCE		BY OWNER
RECONFIGURE STREET LIGHT		\$ 3,500.00
H.C. RAMPS		NIC
EXISTING FOUNDATION AND SITE RESTORATION		NIC
INFILL EXISTING BASEMENT WITH GRAVEL ONLY		\$ 11,000.00
REMOVE EXISTING WROUGHT IRON FENCE		\$ 2,500.00
RELOCATE HIGH SCHOOL SIGN		\$ 15,000.00
RELOCATE PLANTING BEDS AND TINY HOME		NIC
CONCRETE		
FOUNDATION		\$ 43,500.00
SLAB		\$ 9,000.00
MASONRY		
MASONRY PREP INCLUDING SALVAGE		\$ 60,000.00
SHORING INFILLS		\$ 7,500.00
ALL NEW MASONRY		\$ 58,500.00
MISC. METALS AND STEEL		
STEEL COLUMNS		\$ 3,500.00
CARPENTRY		
WOOD INFILL FLOOR AT BACK ENTRY		\$ 10,000.00
WATERPROOFING		
DAMP PROOFING FLUID APPLIED		\$ 7,500.00
AVB		\$ 3,500.00
GLASS AND GLAZING		
RE-ENTRY DOORS REMOVE TEMP PROTECTION		\$ 2,500.00
BASEMENT WINDOWS		\$ 3,000.00
BULKHEAD		NIC
PAINTING		
PAINTING		NIC

PLUMBING AND UNDERGROUND

PLUMBING SEWER, WATER ALLOWANCE	\$	40,000.00
GAS		NIC

ELECTRICAL

RELOCATE SIGN ELECTRICAL ALLOWANCE	\$	6,000.00
ELECTRICAL SERVICE ALLOWANCE	\$	10,000.00

PERMITS ALLOWANCE

BY OWNER

CONSTRUCTION OH/P 12%	\$	85,668.00
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CONSTRUCTION BUDGET

	\$	799,568.00
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DESIGN, ENGINEERING, TESTING, INSPECTIONS

BY OWNER

HAZ MATERIALS HANDLING (A/LEAD/ETC)

BY OWNER

CONTINGENCY

	\$	40,000.00
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TOTAL

	\$	839,568.00
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Wolfe House Movers, LLC
 10 Birch Lane
 Bernville, PA 19506
 Phone: (610) 488-1020
 Fax: (610) 488-8011

PROPOSAL

Proposal ID	Date
26859	3/1/2023
Sales Person	Page
Robert Sauder	1 of 1

Proposal To:

Artisan Building Group
 189 N Main St,
 Middleton, MA 01949

Contact Chris Leitz
 Mobile Phone (617) 869-1134
 E-Mail cleitz@artisanbgi.com
 Home Phone

Description: 15 Ferry St, Malden, MA

Quantity	Description	Unit	Amount	
1.00	<p>Wolfe House Movers: To move a 31'x47' (overall) 2 story, triple-brick house including both fireplaces and the 4'x11' front porch roof. To lift the house with a Unified Jacking System and move the house with the Buckingham Power Dolly System. To move the house approximately 960' to the new location at the corner of Salem St. and Holden St, Malden, MA. To move the house over a partially constructed foundation wall and set exactly at the new permanent location/elevation 9' above the footers. To support the house at the final location/elevation while others build up the foundation and grout it tight to the supported fireplaces & brick walls. To provide the materials, labor and equipment for the move. To put holes in the foundation and excavate as necessary for installing the lifting & moving equipment. All excavated dirt and debris will be piled and left onsite. No masonry, carpentry, utility work or permanent steel included. This price is contingent on being able to obtain the permit for moving the house by Wolfe House Mover's normal means & methods.</p> <p>Customer: To clean out the basement ahead of time including the removal of all pipes, plumbing, ductwork, etc.. that hang below the floor joists, the wood partition walls, and wood floor system. To remove the 4'x13' one story back addition, the front porch concrete slab, and the limestone foundation facade ahead of time. To remove the blacktop around the house as necessary ahead of time. To get written permission from the neighboring properties to use the property around the house for installing the lifting steel. To infill the first story window and/or door openings with CMU block as necessary per WHM's lifting plan. To provide a clear, solid move route including tree trimming, traffic control, excavation, and utility line removal. To have the new foundation partially installed and backfilled ahead of time. The top of the partial foundation walls are to all be at the same elevation and approximately 3' below bottom of floor system at final elevation. Any change in slope in haul route and foundation ramp shall not exceed 12" over a distance equal to half the length of the building. To be on site when the house is being set at the new site to confirm that the new location/elevation is correct. To build the foundation walls up between the moving/rigging steel with solid CMU or grout-filled CMU block, cut it to fit and grout tight to the supported masonry walls and fireplaces with non-shrink grout. To provide pockets in the top of the new foundation/beam system for the lifting steel to recede into as the house is being set into place and as the lifting steel is being removed. To be on site when the house is being released onto the foundation to install any necessary supports.</p> <p>THE CUSTOMER IS RESPONSIBLE FOR DOUBLE CHECKING AND CONFIRMING THAT THE LIFT HEIGHT AND OTHER SPECS ARE CORRECT.</p>		294,000.00	294,000.00

ACCEPTANCE OF PROPOSAL The above prices, specifications, and conditions are satisfactory and are hereby accepted. Proposal is valid until March 31, 2023	Signature _____	Subtotal	294,000.00
	Date _____	Sales Tax	-
		Total	294,000.00