



19 Rivercrest Drive Portsmouth, VA 23701  
(757) 759-1414 - Virginia (617) 595-0911 - Massachusetts

October 28, 2022

Adam Turner  
Executive Director  
Martha's Vineyard Commission  
33 New York, Avenue  
Oak Bluffs, MA 02557

Dear Adam,

Due to short notice, and a list of complex issues pertaining to the existing residence at 43 Look Street, the contractors I have spoken with could not produce a written estimate within the given timeframe. However, I was able to speak with Daniel Summers, a licensed builder here on Martha's Vineyard.

At one point, Mr. Summers, a builder/developer, was interested in purchasing the home at 43 Look. After observing and realizing it would be cost prohibitive to renovate, he therefore deemed it a teardown. Based on his evaluation of the current condition, he has estimated renovation costs, which includes the issues listed in John Lolley's structural report, and issues to bring the dwelling up to code, would range from **\$650,000.00 to \$750,000.00**.

To build the proposed modular home, I have attached a Construction Cost Breakdown which will indicate the cost of this project from conception to receipt of certificate of occupancy. Please review the attached documents and let me know if what is attached will be satisfactory for the October 31, 2020, hearing. I can provide personal contact information for Mr. Daniel Summers upon request, and forward additional information if necessary, please advise.

Regards,

Michael Morrison

A handwritten signature in blue ink, appearing to read "Michael Morrison", written over a horizontal line.



## **CONSTRUCTION COST BREAKDOWN**

**43 Look Street Vineyard Haven, MA 02568**

**HOME CONSTRUCTION DELIVERED MODULAR    \$ 378,127.63**

### **Additional Upon Delivery**

Police Detail .....	Local Cost 4 to 8 Hour Day	\$400.00
Crane .....	80 ton for (1) Day Set	\$8600.00
Set Crew.....	Weather Tight Set	\$19,825.00
Barge.....		\$11,860.00
Misc.....		\$2500.00
<b>TOTAL DELIVERY AND SET COSTS</b>		<b>\$43,185.00</b>

### **SITE WORK COSTS**

#### **Engineering**

Includes all surveys, soil tests, and site plan. \$ 10,870.00

#### **Foundation**

Installation of a crawl space foundation.  
Details will be added based on home selected \$ 119,000.00

#### **Plumbing**

Trench water line to house, all interior connections, hot water heater, hose bibs, outdoor showers. \$ 8750.00

#### **Electric**

Trench electric to house all interior and exterior electrical connections. \$ 15,000.00

**HVAC**

Installation of system determined by client.

\$ 11,750.00

**Interior Finish Work**

To include access panel sheetrock repair, closing marriage walls, floor installations, staircase installations, any detailed finish work determined by the client.

**Exterior Finish Work**

Includes installation of trim boards, fascia, rakes, soffits, corner boards, siding, decks, porches.

\$ 76,214.00

**Landscape**

As specified by client.

TBD

**Hardscapes**

As specified by client.

TBD

**Total Site-Work Costs**

\$ 241,584.00

**Sub Total**

\$ 662,896.00

**Reveal Homes Contractor Fee**

\$ 70,950.00

**Total Project Cost**

**\$ 733,846.00**

This cost breakdown is very general regarding the subcontractors' description of work. Each cost breakdown will be tailored to the specification of that client and include items specific to their project. This is designed to give you a general idea as to the costs associated with your modular project.