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I understand there were some questions from the City Council with respect to the Jackson Homestead Basement Waterproofing and Improvement Project. This letter is intended to clarify the general project scope and provide some context for the rough project budget estimate.

The \$75,000 design funding request will help confirm the approach to the waterproofing, but it will also further define, and refine, the project scope for general improvements to the basement level of the Jackson Homestead.

In general, the basement waterproofing is a means to an end. Once the basement is waterproofed and water and moisture infiltration is stopped, the goal is to have a museum-level climate control system installed. The current forced air handling unit is gas-fired and serves the basement and the rest of the house. I am assuming that we will want to electrify and replace this unit with a heat pump that can both heat, cool, and dehumidify the basement and the rest of the house. This will likely require rebuilding the current very small mechanical room. Once the basement is waterproofed and humidity controlled, the desire as I understood it was to make upgrades to the finishes and systems within the basement. This includes the floors, walls, and ceiling finishes. Electrical and lighting improvements will be required. The current basement restroom is inaccessible, and I assumed this would need to be corrected, so new water, sewer, fixtures, finishes, framing, walls, ceilings, and exhaust would be needed. Displays, display cases, and layout would likely all be modified. I assumed that to make these changes, we would likely need to adjust and rework systems such as fire protection, security, fire alarm, and data. I also assumed that to complete this work we would need to professionally move and store the museum materials in the basement while the space is under construction.

The \$1M budget works out to \$666/sf. Renovation projects are almost always more expensive per square foot than new construction. At \$666/sf, I'm not assuming a full gut renovation of the basement, but rather about half that scope. Based on the current and projected market, a full gut reno of the basement would be closer to \$2,000/sf escalated out to ~2025. For reference, The Durant Kenrick project cost was \$4,915,911, the house is 4,164sf, which yielded a \$1,180/sf cost in 2012, which would be \$1,809/sf in 2022 when adjusted for escalation.

The design money in this case will help refine the project scope for the waterproofing, climate control, and interior renovations.

Regards,

Josh Morse