

Detailed description of construction cost overruns and owner credits**Unforeseen/unanticipated conditions despite due diligence**

- Exterior - \$1,012,391
 - Asbestos removal: 2Life worked with Boston Environmental to do due diligence and tested the entire building even though asbestos was illegal at the time that Coleman I was constructed (1984). We discovered minor asbestos on the underside of Coleman I sinks and nowhere else. In the course of masonry repairs, window replacement, it was found that the window flashing and thru-wall A/C flashing had asbestos containing materials. The scope increased to cover the cost of the abatement, the hygiene check and the extra time required to do this work
 - Roof replacement cost: One month into the start of construction, the subcontractor who was awarded the contract for the new Coleman I and Coleman II roofs declared bankruptcy. This was pervasive in the industry at that time and still is. Our general contract was able to obtain two new bids, and both were close to double the original contract value. With limited budget, the project team prioritized the Coleman II roof which was in worse condition and has deferred the Coleman I roof replacement to a future date. The Coleman II roof, which is half the size of Coleman I, cost the same as the original Coleman I estimate.
 - Coleman II façade structure: 2Life hired Tripi Engineering to perform due diligence on the Coleman II brick façade in 2020 and the report uncovered significant structural issues with the brick. However, we were unable to complete extensive destructive demolition due the property's HUD financing requirements. Once we were able to fully demolish the Coleman II apartments, we discovered the light gage metal frames supporting the windows were not adequate and needed to be reinforced throughout.
- HVAC Duct shafts - \$174,519
 - The duct shafts in Coleman I and Coleman II were not fire rated and needed to be rebuilt.
- Extended Contractor General Conditions - \$284,983
 - The construction schedule was extended by approximately three months, primarily due to the Coleman I asbestos removal and Coleman II window structural work, as well as extra time to complete the necessary HVAC and plumbing work. The contractor general conditions represent the cost of the additional staff time for the Superintendent, two Assistant Superintendents, Project Manager and Assistant Project Manager.

Code requirements after permit was issued

- Plumbing - \$1,178,788
 - MAAB variance rejection: The adaptable design scope included replacing all tubs in the building with roll-in showers. In order to control costs, the project team

submitted a variance request to the Massachusetts Architectural Access Board (MAAB) to keep the 1.5” drains instead of replacing them with 2” drains. This variance was approved on other recent 2Life renovation projects. However, MAAB rejected our variance request after the prior City funding commitment and execution of the construction contract.

- Coleman I plumbing riser replacement: Kitchen and bathroom plumbing riser replacement to change from original Type M to Type L per code. Plumber could not leave the piping as is. The cost of the work represents both the plumbing work and the additional drywall removal and replacement to access the pipes that were not otherwise in the renovation scope.
- Fire Protection - \$234,489
 - After the issuance of the building permit and start of construction, the Newton Fire Department (NFD) required that the fire alarm system in the first floor common space and corridors be changed to an addressable system. NFD also required a new code compliant fire pump controller in Coleman I, which triggered the installation of new electrical switchgear.
- Electrical Infrastructure - \$1,167,555
 - Coleman I switchgear: In the original renovation scope, the project team and engineer determined that there was enough capacity in the building’s electrical infrastructure to accommodate a new all electric HVAC system. However, during construction the City electrical inspector required that the new switchgear be installed to provide for ample excess capacity. We ordered the new switchgear in 2022, which will arrive by year end 2023, the lead times are very long. In the meantime, the new HVAC system is running sufficiently with the existing switchgear infrastructure.
 - Forthcoming electrical infrastructure work: The electrical inspector was also not comfortable with the grandfathered clearances in the electrical room. Further, Eversource will not allow the existing Coleman I transformer to service the new switchgear and will require a new transformer. Supply chain issues with transformers remain so we are estimating that the transformer will be available in fall 2024. The existing transformer has direct buried primary cables which need to be dug up back to the Winchester Street pole and reinstalled with new cables in conduit which will require saw cutting the parking lot and excavating the open space near the pole. The entire building will run on a trailer diesel generator for up to two months to complete this work and the Coleman II transformer needs to be connected to the new cable runs as well. The electrical room will be sawcut to the exterior and redesigned to accommodate the current code clearances.

Owner credits - (\$447, 122)

- Scope removal/deferment
 - Coleman I elevator cabs replacement: The elevator machinery was updated recently and is in good working order. It is typical at the end of a significant construction project to replace the elevator interior cabs but 2Life is deferring this work to a later date.

- Coleman I roof: The Coleman I roof replacement work has been deferred until a later date.
- Scope reduction
 - Coleman I entry doors and Coleman I and II purse shelves: The existing unit entry doors and shelves are still functional, and the decision was made to sand and repaint them instead of a full replacement.
 - LVT flooring: The original specified flooring was changed to a less costly but comparable alternative.
 - Lighting fixture package: The specified lighting fixture package was changed to a less costly but comparable alternative.
 - Front patio: The front patio scope of work was reduced by exchanging seat walls with benches and selecting lower cost pavers and plantings.

Scope Categories	By Building System	Estimated Scope	Projected Scope	Total	Description
Unforeseen/unanticipated conditions despite due diligence	Exterior	\$1,012,391		\$1,012,391	Asbestos removal; Roofer bankruptcy; Coleman II façade structure
	Contractor General Conditions	\$284,983		\$284,983	Extended contractor staffing to Nov 2023 due to asbestos remediation
	HVAC	\$174,519		\$174,519	Coleman I and Coleman II duct shafts not fire rated
Code requirements after permit was issued	Fire	\$234,489		\$234,489	Addressable fire alarm and new fire pump controller
	Plumbing	\$1,178,788		\$1,178,788	Added plumbing work due to MAAB shower drain variance rejection; Coleman I plumbing risers
	Electrical infrastructure	\$194,205	\$973,350	\$1,167,555	Coleman I switchgear purchased; Forthcoming electrical infrastructure work
	Total	\$3,079,375	\$973,350	\$4,052,725	
	All other change orders to date			\$1,194,222	
	Owner credits			(\$447,122)	Removing the elevator cab replacement, not replacing the unit entry doors in Coleman I, changing to a less expensive vinyl plank flooring in the apartments, changing to less expensive lighting fixtures in the apartments, reducing front patio scope
	Total Change Orders			\$4,799,825	
	Original contingency			(\$2,252,760)	10% of construction contract value- Industry standard
	Funding Request			\$2,547,065	