

Newton Community Preservation Program Grant Proposal
Newton Cultural Alliance – Nathaniel Allen Homestead
November 2013

PRO FORMA

Uses of Funds			
	Acquisition		\$ 250,000
	Hard Costs:		
	General Conditions		\$ 377,400
	Masonry		\$ 115,500
	Concrete		\$ 161,000
	Metals		\$ 62,380
	Carpentry		\$ 378,500
	Envelope		\$ 154,000
	Doors and Windows		\$ 131,650
	Plaster		\$ 89,500
	Painting		\$ 93,200
	Tile		\$ 76,800
	Flooring		\$ 71,500
	Mechanical		\$ 313,000
	Plumbing		\$ 169,500
	Electrical		\$ 149,350
	Elevator		\$ 135,000
	Specialties		\$ 37,000
	Total Hard Costs		\$ 2,515,280
	Site Costs		\$ 613,300
	Contingency		\$ 312,900
	Architecture & Engineering		\$ 200,000
	Legal		\$ 100,000
	Survey		\$ 3,500
	Environmental		\$ 5,000
	Finance Expenses		\$ 50,000
	Insurance		\$ 15,000
	Miscellaneous (Utilities, maint)		\$ 45,020
	Debt Service Reserve		\$ 40,000
	Developer Fee		\$ 300,000
	TOTAL Uses of Funds		\$ 4,450,000
	Sources of Funds:		
	CPA		\$ 2,000,000
	Bank Debt		\$ 800,000
	Mass. Cultural Council		\$ 250,000
	NCA - donations to date		\$ 300,000
	Foundations / Captial Campaign		\$ 425,000
	Historic Credits in Basis		\$ 675,000
	TOTAL Sources of Funds		\$ 4,450,000

November 12, 2013

Nathaniel Allen House
 35 Webster Street
 West Newton MA 02465

Preliminary Outline of Potential Construction Cost

<u>Description</u>	<u>Quantity Unit</u>	<u>Price</u>	<u>Cost</u>	<u>Total</u>	<u>Grand Total</u>
1.0 General Conditions					
Site supervision	12 months	6000	72000		
Construction manager	12 months	3000	36000		
Dumpsters and trash removal	30 containers	1000	30000		
Hoisting	2 days	1800	3600		
Scaffolding	1 allowance	15000	15000		
Winter conditions	1 allowance	15000	15000		
Building Permit	18.6 per M	3000	55,800		
Construction Fee	0.05 percent	3000000	150000		
Total General Conditions			377400	\$377,400	\$377,400
2.0 Site Work					
2.1 Site Utilities					
6" fire line and hydrant from Webster Street	1 allowance	20000	20000		
2" domestic water service from Webster Street	1 allowance	4000	4000		

Nathaniel Allen House

3" gas line from Cherry Street	1 allowance	12000	12000
Underground (UG) 800 amp electrical service from Cherry Street	1 allowance	25000	25000
UG telephone, data and fire alarm lines from Cherry Street	1 allowance	10000	10000
New sanitary sewer line to Cherry Street	1 allowance	15000	15000
New sanitary sewer line to Columbus Place	1 allowance	15000	15000
On site drainage basins, piping and galleys	1 allowance	25000	25000
Rear areaway drainage	1 allowance	4000	4000
Rain leader piping	1 allowance	9000	9000
New foundation drains	1 allowance	6000	6000
Sub Total			145000 \$145,000

2.2 Excavation

Columbus retaining wall and new parking spaces	1 allowance	2800	2800
Rear areaway	1 allowance	1900	1900
New servants wing basement	1 allowance	6500	6500
New barn partial foundation	1 allowance	4500	4500
New barn rear basement stairway and storage room	1 allowance	7000	7000
Elevator pit	1 allowance	1500	1500
Increase head height by 1'-8" in barn basement	1 allowance	5500	5500
Sub Total			29700 \$29,700

2.3 Paving and Walkways

Columbus parking area gravel paving	1 allowance	6000	6000
Webster driveway gravel paving	1 allowance	14000	14000
Cherry Street driveway expansion	1 allowance	4000	4000
Barn ramp slab	1 allowance	3000	3000
Concrete walkways and paving	1 allowance	12000	12000
Sub Total			39000 \$39,000

2.4 Landscape

Cherry Street public bench area	1 allowance	8000	8000
New 4' h. stained board fences	500 feet	70	35000
Evergreen screen planting at parking	1 allowance	2500	2500
Evergreen screen planting at patio	1 allowance	3200	3200
Site lighting for parking lots	7 post light	3000	21000
Tree and stump removal	12 tree	4000	48000
Trellises and planting at concrete walls	2 locations	1800	3600

Freestanding illuminated sign facing Webster Street	1 wood sign	7000	7000
Grading and seeding	1 allowance	4500	4500
Irrigation system- six zones	1 allowance	12000	12000
Sub Total			144800 \$144,800

2.5 Selective Exterior Building Demolition

Spiral stairway on west side	1 allowance	1500	1500
House west side porch saving two columns	1 allowance	5500	5500
House south and east wrap around deck	1 allowance	2500	2500
House east main entrance landing and stairs	1 allowance	3500	3500
House north servants entrance stoop	1 allowance	600	600
Barn south entrance wall/sill	1 allowance	4500	4500
Barn west wall/sill	1 allowance	6500	6500
Barn north entrance stoop	1 allowance	600	600
Barn west sliding glass door	1 allowance	250	250
Portion of barn west roof for dormer	1 allowance	3500	3500
Section of house flat roof for elevator penthouse	1 allowance	1900	1900
Portion of east barn wall for Columbus entrance	1 allowance	1200	1200
Miscellaneous doors and windows	8 units	300	2400
Sub Total			34450 \$34,450

2.6 Selective Interior Building Demolition

Removal of oil tanks	4 units	200	800
Installation of shoring for floor and foundation demolition	1 allowance	18000	18000
Portions of foundation walls in house and barn	1 allowance	25000	25000
Portion of ground floor wood deck at servants wing	1 allowance	12000	12000
Portion of barn ground floor wood deck near Webster entrance	1 allowance	8000	8000
Portion of house first floor wood deck near small Webster entrance	1 allowance	1500	1500
Portion of house second wood floor deck for elevator	1 allowance	800	800
Raised portion of house floor deck at second floor kitchen	1 allowance	1800	1800
All kitchens except third floor and most bathrooms	19 each	1500	28500
Failing or leaking plumbing piping	1 allowance	6000	6000
First and second floor ceilings except moldings and medallions	11800 sq. feet	4	47200
All plaster walls in kitchens and toilet rooms	5500 sq. feet	5	27500
Partitions to achieve the plans	375 lin. feet	50	18750
Door units, salvaging parts	20 each	250	5000
Miscellaneous casework and thresholds	1 allowance	3000	3000

Five wood stairways	5 each	900	4500		
Finish flooring in kitchens and bathrooms	1500 sq. feet	4	6000		
Finish flooring where failed or leveling is required	1500 sq. feet	4	6000		
Sub Total			220350	\$220,350	
Total Site Work				\$613,300	\$613,300
3.0 Masonry					
Chimney repairs above roof	5 each	6500	32500		
Hearth repair	3 each	1800	5400		
Brick window wells	4 each	1900	7600		
Brick paving at patio	1300 sq. feet	20	26000		
New granite steps at east main entrance and adjacent egress	7 each	800	5600		
New granite steps at west NCA entrance	3 each	800	2400		
CMU three story shaft for elevator	1 allowance	22000	22000		
Existing foundation infilling and repairs	1 allowance	14000	14000		
Total Masonry			115500	\$115,500	\$115,500
4.0 Concrete					
Retaining walls at Columbus parking area	1 allowance	24000	24000		
Footings and foundation wall at barn, servants wing, elevator	1 allowance	60000	60000		
Footings and foundation at rear areaway	1 allowance	4000	4000		
Interior footings for new barn basement columns	1 allowance	14000	14000		
New concrete slab in basement	4500 sq. feet	10	45000		
New concrete ramp slab and stairs in barn basement	150 sq. feet	10	1500		
Porch foundation repairs	1 allowance	9000	9000		
Site stairs between Webster and Columbus driveways	1 allowance	3500	3500		
Total Concrete			161000	\$161,000	\$161,000
5.0 Metals					
Exterior steel guard railings at rear areaway	29 lin. foot	250	7250		
Exterior steel guard railings at existing barn fieldstone retaining wall	21 lin. foot	250	5250		
Exterior steel stairway handrails at two site stairways	23 lin. foot	250	5750		
Exterior steel HC ramp handrails at rear barn egress door	47 lin. foot	250	11750		
Interior steel HC ramp handrails in barn ground floor	22 lin. foot	120	2640		
Interior steel HC ramp handrails, guard railings in barn basement	46 lin. foot	250	11500		
Interior steel handrails at new rear barn stairway	30 lin. foot	120	3600		

Interior steel handrails at new house staiway at elevator	10 lin. foot	120	1200	
Interior steel handrails at new house basement staiways	40 lin. foot	120	4800	
Interior wall side handrails at three existing stairways	72 lin. foot	120	8640	
Total Metals			62380	\$62,380

6.0 Carpentry

6.1 Exterior Carpentry

House east main entrance raised deck, railings and alterations	1 allowance	19500	19500	
House east small egress deck and railings	1 allowance	6500	6500	
House north servants entrance door unit and roof	1 allowance	1500	1500	
Barn south entrance portico with historic columns and door unit	1 allowance	24000	24000	
Barn south entrance wall and sill repairs	1 allowance	6500	6500	
Barn west wall and sill repairs	1 allowance	18000	18000	
Barn west exit door unit and roof	1 allowance	1500	1500	
Barn west roof dormer and windows	1 allowance	12500	12500	
Frame house roof deck opening and elevator penthouse	1 allowance	11000	11000	
Reframe portion of east barn wall for Columbus entrance	1 allowance	6500	6500	
Miscellaneous infill where doors and windows removed	1 allowance	10000	10000	
Repairs to existing cornice, gutters and downspouts	1 allowance	36000	36000	
Install wood gutters and rain leaders on barn	1 allowance	21000	21000	
Restoration of damaged trim and siding	1 allowance	25000	25000	
Restoration of damaged and missing shutters	20 each	350	7000	
Replace decking at Webster portico and NCA entrance porch	210 sq. feet	20	4200	
Replace missing storm windows at existing windows	10 each	250	2500	
Sub Total			213200	\$213,200

6.2 Interior Carpentry

Install carrying beams in second floor deck at servants wing	3 each	2500	7500	
Frame ground floor deck at servants wing	550 sq. feet	25	13750	
Re-frame portion of barn ground floor deck near Webster entrance	340 sq. feet	25	8500	
Reinforce barn ground floor deck to eliminate basement columns	2000 sq. feet	25	50000	
Install new barn basement columns to replace brick piers	3 each	1200	3600	
Repair small portion of house first floor deck near Webster egress	40 sq. feet	25	1000	
Frame opening in house second floor deck for elevator	1 allowance	4500	4500	
Frame new openings in bearing walls	10 each	350	3500	
Frame rear barn egress stairway	1 each	6500	6500	

Frame barn ground floor HC ramp	1 allowance	1800	1800	
Frame stair from ground floor to first floor at elevator	1 allowance	800	800	
Install blocking required for toilet rooms, etc.	1 allowance	3500	3500	
Frame new partitions	270 lin. feet	50	13500	
Reconstruct two existing flights of basement stairs	2 each	1250	2500	
Reframe openings for second floor house doors for HC access	8 each	350	2800	
Alter existing casework and trims for new second floor doors	8 each	350	2800	
Install new plywood subfloors for toilet rooms	350 sq. feet	15	5250	
Install new plywood subfloors where leveling is required	1200 sq. feet	10	12000	
Install new door window and baseboard trim as required	1 allowance	8500	8500	
Repair existing interior trim as required to paint	1 allowance	4500	4500	
Repair Eastlake wall paneling in large first floor gallery	1 allowance	8500	8500	
Sub Total			165300	\$165,300
Total Carpentry				\$378,500
7.0 Envelope Stabilization				
Repair existing slate roofing on house	1 allowance	8000	8000	
Replace all asphalt and EPDM roofing	6400 sq. feet	20	128000	
Blow in cellulose insulation at all walls and roof	1 allowance	18000	18000	
Total Envelope Stabilization			154000	\$154,000
8.0 Doors and Windows				
Restore existing historic windows in place	98 each	300	29400	
Restore historic window at second floor where porch removed	1 allowance	3200	3200	
Install new historic barn windows w/ energy panels	22 each	600	13200	
Install new historic house wood windows w/ energy panels	13 each	1600	20800	
Existing modern wood replacement windows to remain	1 allowance	0	0	
Restore existing house main entrance door	1 each	800	800	
Replace existing NCA entrance door w/ new 36" wide door	1 each	1150	1150	
Install new barn glass entrance door units	5 each	3900	19500	
Restore and seal historic barn basement door at Columbus	1 each	800	800	
Install new interior glass door units as per plans	2 each	3300	6600	
Install new wood exterior entrance door units as per plans	2 each	1500	3000	
Install new interior door units as per plans	41 each	450	18450	
Replace door hardware with lever handles	49 each	250	12250	
Install new locks with master key system	1 allowance	2500	2500	

Total Doors and Windows			131650	\$131,650	\$131,650
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9.0 Finishes**9.1 Plaster**

Install new thin coat plaster ceilings	16000 sq. feet	4	64000		
Install new thin coat plaster walls in kitchens and toilet rooms	5500 sq. feet	4	22000		
Patch existing plaster walls	1 allowance	3500	3500		
Sub Total			89500	\$89,500	

9.2 Painting

Prepare and paint exterior of building	1 allowance	40000	40000		
Remove existing wall paper	1 allowance	2600	2600		
Prepare and paint interior of building	1 allowance	45000	45000		
Restore stenciling on two parlor ceilings	2 allowance	2800	5600		
Sub Total			93200	\$93,200	

9.3 Tile/ Resilient Floors

Install underlayment, WP membrane, tile floors in toilet rooms	1000 sq. feet	18	18000		
Install underlayment, WP membrane, tile floors in lobbies	800 sq. feet	18	14400		
Install underlayment, WP membrane, tile floors in kitchens	300 sq. feet	18	5400		
Install new resilient floor in barn basement	2000 sq. feet	10	20000		
Install 48" tile wainscot in toilet rooms	1500 sq. feet	10	15000		
Repair existing tile/ marble at fireplaces	5 allowance	800	4000		
Sub Total			76800	\$76,800	

9.4 Wood Floors

Lay, sand and finish new oak floor where leveling has been done	1000 sq. feet	12	12000		
Patch existing hardwood floors	1 allowance	2500	2500		
Refinish existing wood floors and apply commercial floor finish	12000 sq. feet	4	48000		
Sand and refinish (5) flights of stairs	5 allowance	1800	9000		
Sub Total			71500	\$71,500	

Total Finshes

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10.0 Equipment

Install new cabinetry at two catering kitchens	2 allowance	4500	9000		
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Install new commercial sinks and appliances at catering kitchens	2 allowance	4500	9000		
Install toilet partitions in two basement toilet rooms	2 allowance	2000	4000		
Toilet room grab bars, dispensers, accessories throughout	15 allowance	800	12000		
Install shelf and rod in closets	1 allowance	1500	1500		
Install interior ADA signage for way finding	1 allowance	1500	1500		
No tenant fit up cabinetry or furnishings included	1 allowance	0	0		
Total Equipment			37000	\$37,000	\$37,000
11.0 Elevator					
Install new EMT compliant hydraulic passenger elevator	1 allowance	45000	45000		
Install five stops with signals and controls	5 allowance	18000	90000		
Total Elevator			135000	\$135,000	\$135,000
14.0 Mechanical					
Demolish and remove existing heating system	1 allowance	4500	4500		
Central heating and AC- house, barn and preschool	1 allowance	300000	300000		
Install toilet room ventilation units	10 allowance	600	6000		
Install basement ventilation	1 allowance	2500	2500		
No new kitchen exhaust units	1 allowance	0	0		
Total Mechanical			313000	\$313,000	\$313,000
15.0 Plumbing					
Demolish and remove (most) existing toilet room piping	1 allowance	7500	7500		
New underground drains in basement	1 allowance	4500	4500		
Plumbing for new toilet rooms	8 each	4000	32000		
Remodel plumbing at existing toilet rooms	2 each	4000	8000		
Plumbing for (2) new catering kitchens	2 each	4000	8000		
New water meter and service piping	1 allowance	2000	2000		
Gas fired domestic water heater with circulator	1 allowance	4500	4500		
Landscape irrigation system valves and piping in basement	1 allowance	1500	1500		
New gas meter and service piping	1 allowance	3500	3500		
New gas fits to appliances	2 allowance	1500	3000		
Complete fire suppression (sprinkler) system	19000 sq. feet	5	95000		
Total Plumbing			169500	\$169,500	\$169,500
16.0 Electrical					

Feeders, disconnects and panels for new 800 amp service	1 allowance	35000	35000	
Wiring for elevator	1 allowance	4500	4500	
Install wiring for HVAC	1 allowance	6000	6000	
Re-wire house outlets as required	1 allowance	30000	30000	
Interior lighting fixtures	1 allowance	35000	35000	
Exterior lighting fixtures	7 allowance	550	3850	
New networked fire alarm system	1 allowance	25000	25000	
Telephone, TV and data wiring	1 allowance	5000	5000	
Security system	1 allowance	5000	5000	
Total Electrical			149350	\$149,350
Net Construction Grand Total				\$2,751,180
General Conditions from above				\$377,400
Grand Total Construction				\$3,128,580
10% Contingency Allowance				\$312,858
Grand Total Construction and Contingency				\$3,441,438

**Newton Community Preservation Program Grant Proposal
Newton Cultural Alliance – Nathaniel Allen Homestead
November 2013**

Materials and Finishes

Energy Conservation and Sustainability

The existing historic window and door units will be restored and tightened to improve their energy performance. 100% post consumer recycled cellulose insulation will be blown into all of the exterior walls and poured over the attic ceilings. The existing oil fired heating system will be replaced with a new energy efficient heating, ventilating and air conditioning system that will avoid large ductwork and minimize the impact on the historic interior of the building. Complete new energy efficient lighting using both LED and CF technologies will be installed throughout the project.

Environmental Mitigation

There is no visual evidence and the property has historically never been used for any industrial purposes so there is no reason to suspect the presence of underground contamination. There are four existing heating oil tanks in the basement and no indication of the presence of any underground storage tanks on the property.

There is no visible evidence of material likely to contain asbestos anywhere in the building. The heating systems have been updated in the last thirty years and the basement equipment is fairly new. The existing heating equipment was installed long after asbestos was used to insulate steam pipes and boilers.

There is very likely to be lead paint on the building. All state lead paint laws will be followed during the preparation and painting of the building exterior and interior. Comprehensive de-leading of the entire building interior which would require extensive removal of historic fabric including the windows is not contemplated. The barn interior areas where the Pre-School occupancy is planned will be de-leaded since there is very little original woodwork remaining and the existing wood windows have failed and will be replaced.