

Nathaniel Allen House



Phase One - Partial Occupancy
Final Report to CPC- 6/11/15

Nathaniel Allen House Main Entrance Porch & Roof



Pre-construction



Nathaniel Allen House Front Exit Door & Porch



Pre-construction



Nathaniel Allen House West Porch Demolition



Pre-construction



Nathaniel Allen House Accessible Entrance & Egress



Pre-construction



Nathaniel Allen House Driveway Improvements



Nathaniel Allen House Barn Wall Stabilization



Pre-construction



Nathaniel Allen House Window Restoration



Nathaniel Allen House HC Accessible Toilet Room



Pre-construction



Nathaniel Allen House Door Restoration



Nathaniel Allen House Lighting



Nathaniel Allen House Addressable Fire Alarm System



Pre-construction



Nathaniel Allen House Addition Demolition



Nathaniel Allen House Phase One Summary

Construction Cost

Budgeted	\$300,000
Actual	\$302,171

Construction Schedule

Contract Schedule	63 days- 6/5/15
Actual Schedule	63 days* - 6/5/15

*30 Day Temporary C of O Issued

*NFD Final Inspection Pending

Nathaniel Allen House Temporary Certificate of Occupancy



INSPECTIONAL SERVICES DEPARTMENT
CITY OF NEWTON
1000 COMMONWEALTH AVENUE
NEWTON, MA 02459-1449
617-796-1060

In accordance with the Massachusetts State Building Code 780 CMR, Section 111.3 8th Edition

Temporary Certificate of Use and Occupancy

This building or tenant space, known as 35 Webster Street

Located at 35 WEBSTER ST, WEST NEWTON

To be used as Business

SBL: 33025 0001

Zoning Class: MR1

And erected under Building Permit 15030160 issued 03/19/2015

Date Issued: 06/05/2015

Occupant Load:

Construction Type: V

Usage Class: R3

has been erected in accordance with the requirements of the Massachusetts State Building Code, 780 CMR, 8th Edition, including the Usage Class, and the requirements of the Revised Zoning ordinances of the City of Newton as in effect on the date the Building Permit was issued, as they apply to buildings in the above Zoning Class, and may be used for such purposes as are permitted therein.

SPECIAL CONDITIONS:

30 Day Temp. C.O.

Handwritten signature of Bill Case in black ink.

Bill Case, Building Inspector

Handwritten signature of John Lajek in black ink.

John Lajek, Commissioner

Nathaniel Allen House**Partial Occupancy Proposal**

	C.P.C. 7/23/2014	G.C. 12/20/2014	Actual 7/23/2014
<u>1.) Life Safety Improvements</u>			
Dead Tree Removal (Allowance)	\$30,000	\$7,000	\$0
Fire Alarm System	\$35,000	\$45,669	\$45,669
Site Access Improvements for NFD	\$9,000	\$10,800	\$11,115
Sprinkler System (deferred)	0	0	0
Exit Improvements (Egress Porch)	\$13,000	\$8,687	\$8,687
Emergency Lighting and Exit Signs	\$14,400	\$9,800	\$9,800
Subtotal	\$101,400	\$81,956	\$75,271
<u>2.) Envelope Stabilization</u>			
Temporary Roof (and Wall) Repairs	\$20,000	\$9,150	\$10,490
Main Webster Entrance Porch (and) Roof	\$24,000	\$8,268	\$9,068
West Porch and Spiral Stairway Demolition	\$12,500	\$2,950	\$2,950
Window and Door Repairs	\$8,300	\$40,425	\$41,385
Subtotal	\$64,800	\$60,793	\$63,893
<u>3.) Handicap Accessibility Improvements</u>			
Temporary Accessible Entrance	\$17,500	\$12,740	\$12,740
Handicap Accessible Toilet Room	\$15,000	\$19,300	\$19,550
Fire Alarm Signals			
Subtotal	\$32,500	\$32,040	\$32,290
<u>4.) General Construction Work</u>			
Interior Selective Demo (and Lead Safe)	\$0	\$17,472	\$20,997
Plaster Repairs (electrical, plumbing)	\$0	\$7,625	\$6,100
Exterior Painting (window sash only)	\$0	\$6,000	\$6,000
Subtotal	\$0	\$31,097	\$33,097
<u>Cost Totals</u>			
Life Safety Improvements	\$101,400	\$81,956	\$75,271
Envelope Stabilization	\$64,800	\$60,793	\$63,893
Handicap Accessibility Improvements	\$32,500	\$32,040	\$32,290
General Construction Work	\$0	\$31,097	\$33,097
Subtotals	\$198,700	\$205,886	\$204,551
Contingency 15%	\$29,805	\$0	\$0
General Conditions (and GC Overhead)- 15%	\$29,805	\$25,540	\$25,403
GC Profit	\$0	\$11,571	\$11,466
GC Contract Payments	\$258,310	\$242,997	\$241,420
Soft Costs (20%)	\$39,740	\$39,555	\$46,073
Temp HC Ramp (by Owner)	\$0	\$9,654	\$9,654
Budget Total	\$298,050	\$292,206	\$297,147
<u>Contingency and Owner Items</u>			
Fire Alarm Circuit Added	\$0	\$0	\$750
Oil Tank Replacement (by Owner)	\$0	\$0	\$3,675
Squirrel Roof Damage Repair (by Owner)	\$0	\$0	\$599
Grand Total	\$298,050	\$292,206	\$302,171
Lightng Donation (NIC)			\$2,564