

Allen House Construction Project Update September 2019



NCA
Newton Cultural Alliance

Allen House progress report from Newton Cultural Alliance to Newton CPC (narrative, schedule)

The Nathaniel Allen House adaptive reuse project undertaken by the Newton Cultural Alliance (NCA) has been in motion since the first appropriation of funds by the CPC in 2013, following the NCA's purchase of the historic property in late 2012. The goal for this project is development of a community arts and cultural center providing office, work, rehearsal, gathering and small performance space for Newton's arts and cultural organizations and the community.

The roughly 1.25 acre property is referred to, for clarity purposes, in three parts; **the house** (1850's), **the connecting ell or ell** and **the barn** (18th c.) There have been 5 additions to the property over time, the last being in the early 1900's, and each addition was done at a different grade level. The house had a full fieldstone foundation and basement, the ell had no foundation or basement and the barn had a partial foundation and basement. The varied state of the structure has been a key part of developing this property for its full potential. The property is on the National Registry of Historic Places and as such the footprint and exterior cannot be changed. It is also a Newton landmark.

The renovations have developed in three basic phases with the third and final phase being the largest:

Phase IA - emergency funds to stabilize one wall that was failing in the barn and to provide life safety and basic occupancy provisions for the house including a temporary handicapped ramp, handicapped bathroom and fire alarm system. These improvements allowed for use of the property on a short term basis.

Phase I - to support the Show House fundraising project by the Junior League of Boston, which brought significant cosmetic improvements to the building in 2016, the NCA extended funds to demo four small rooms and establish a vanilla box space for a donated catering kitchen. The improvements by the Junior League's team of designers included paint and paper throughout the house portion of the property along with the kitchen donation. Following the Junior League's Show House the first office tenants of the Allen House moved into the second floor of the house in August 2016.

Phase II - exterior improvements to the property. These improvements included repair and replacing of many damaged or missing clapboards, painting of the house itself, which is roughly half of the exterior of the building, repairs to the structural columns, all new roofs, downspouts and gutters, etc. (2017)

Phase III/Final - Based on negotiations following the spring/summer public bidding process for the remaining project, to bring the property to full completion as designed. In the interim period - spring until late fall 2018 - the architect, contractors and engineers worked to trim the excessive uptick in project expenses brought on by the saturated construction economy and the tariffs imposed by the federal government.

By December 2018 construction was able to begin, starting initially with extensive demolition of the spaces in the connecting ell (ell) and barn. At the same time as the demolition, which took many weeks, extensive structural carpentry work was done to support various parts of the building as the real bones of the structure were exposed, including complete removal of the rear wall of the ell. The new plans called for fully functional basement spaces for both the ell and barn, complete with a full service elevator in the ell and connecting the basement to the first and second floors of the house.

Following the demo work, excavation of the ell and basement exposed many unforeseen conditions in various parts of the building, heretofore not accessible for observation. The excavation of the basement and ell required digging out, framing, pouring, waterproofing and backfilling extensive new walls. In reality this now includes every basement wall except one fieldstone foundation front wall of the barn that remains and has been beautifully restored by a masonry expert. Further masonry cleaning and restoration work was done on the existing fireplace structure on the first floor and in the basement of the barn.

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In a parallel time frame work began on rough plumbing for underground pipes as well as work to prepare for two new water lines from Webster Street to the house. One of these lines will service the fire prevention system and the other a new general water line for the property. This work entailed tearing up and then restoring the street, opening a significant trench and running the lines into the basement of the house.

Once the excavation was complete in the barn and ell and the concrete walls were coming into place, interior carpentry work began to frame out the various spaces in the basement to provide a structure for roughing more plumbing and electrical for the mechanical rooms, storage, green room, rest rooms and catering kitchen as designed. The elevator shaft work was begun in the ell basement with the necessary concrete footings and pad.

The development of the Allen House project has been, as I am sure is the norm rather than the exception with historic buildings, one full of surprises, twists and turns. These began with the huge uptick in contractor bids in summer 2018, compared to the estimates of 6 months earlier, and have been followed by many change orders to address the unexpected and unforeseen circumstances the building discovery process exposed. In addition we experienced a number of delays along the way, including waiting 28 days for ducklings to hatch after their mother built her nest in the ell's foundation and the repeated need for the architect, structural and mechanical engineers to revise their prior plans as ongoing work revealed new challenges.

The work remaining to be completed is the completion of the geo-thermal installation, sprinkler lines, plumbing, electrical, carpentry and landscape. We are grateful for a team of contractors and sub-contractors who have been incredibly supportive in this process - flexible in their approach, willingness to contribute to the maze of discovery issues and committed to seeing this project to glorious completion.

Phase or Task	Season & Year
Reviews/approvals (City historical, zoning, site plan, MA access board) & working drawings	12/2012 - 2014
PHASE I: bidding, construction for public access, safety improvements	
PHASE II:	
CPC & City Council process, contractor bidding, renovation to prepare for Jr. League	Winter/Spring 2016
Junior League renovation/house décor and Show House	Spring 2016
Interior and Exterior Demolition (incl. structural bracing)	Late summer/Fall 2016
First office tenants move in	August 2016
Exterior restoration on house - roofs, carpentry, windows, paint	2016 - 2017
PHASE III: Part I	
Structural excavation, utilities, exterior repairs and begin interiors	Winter 2019
Interior Repairs and begin elevator shaft	Winter 2019
Complete restoration on barn - exterior work - carpentry, gutters, paint	Winter 2020
PHASE III: Part 2	
Elevator installation, interior barn finishes and finish geo-thermal installation	Spring 2020
Exterior paving, Landscaping, grounds	
Final inspections and launch community programming	Spring 2020

Newton Cultural Alliance – Nathaniel Allen Homestead Sources Uses of Funds
from November 2018 proposal,
updated version will be presented at 10 September 2019 CPC meeting

Uses of Funds			
	Acquisition and closing costs		325,000
			325,000
Phase I	Hard costs		480,000
	Soft costs - Architecture and Engineering		330,000
	Total Phase I		810,000
			810,000
Phase II	Hard costs		685,000
	Soft costs - Architecture and Engineering		280,000
	Total Phase II		965,000
			965,000
Phase III			
	General and Existing Conditions		395,723
	Masonry		99,363
	Concrete		100,545
	Metals		29,216
	Carpentry & millwork		638,848
	Envelope - roofing & insulation		99,259
	Doors and Windows		130,683
	Finishes - flooring, paint, plaster		290,214
	Specialties - signage, toilets, etc		8,468
	Equipment		50,007
	Casework - shades, mats		7,487
	Conveying equipment		212,084
	Fire stopping & suppression		125,412
	Plumbing		36,578
	HVAC		712,084
	Electrical - & fire alarm		161,847
	Earthwork - site work		256,947
	Exterior work - landscape		145,235
	Total Hard Costs Phase III		3,500,000
	Total Soft Costs Phase III		400,000
	Total Phase III		3,900,000
			3,900,000
	Overall Project Expenses		
	Contingency		300,000
	Finance Expenses		250,000
	Construction Interest		100,000
	Developer Fee		600,000
	Management and staff		250,000
	Total overall project expenses		1,500,000
			1,500,000
TOTAL Uses of Funds			7,500,000
Sources of Funds:			
	CPA - grants of 2014, 2016		2,300,000
	Village Bank Debt (750 + 300)		1,050,000
	MA Cultural Council (270+200)		470,000
	NCA - donations before 2017		550,000
	Capitol Campaign - new funds incl. \$200k in pledges rec'd		885,000
	MA Historic Tax Credits - net		1,125,000
	Federal Historic Tax Credits - net		520,000
	CPA - Additional grant 2018		600,000
TOTAL Sources of Funds			7,500,000
			7,500,000

**Newton Community Preservation Program Grant Proposal
 Newton Cultural Alliance – Nathaniel Allen Homestead
 September 2019 - updated with contract and amendment costs**

PRO FORMA

Uses of Funds		Nov. 2018	Sept. 2019	
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	Total Phase II	965,000		965,000
Phase III				
	General and Existing Conditions	395,723	481,545	
	Masonry	99,363	113,045	
	Concrete	100,545	121,102	
	Metals	29,216	14,410	
	Carpentry & millwork	638,848	552,433	
	Envelope - roofing & insulation	99,259	147,821	
	Doors and Windows	130,683	204,182	
	Finishes - flooring, paint, plaster	290,214	389,139	
	Specialties - signage, toilets, etc	8,468	23,468	
	Equipment	50,007	0	
	Casework - shades, mats	7,487	7,487	
	Conveying equipment	212,084	159,500	
	Fire stopping & suppression	125,412	128,740	
	Plumbing	36,578	146,300	
	HVAC	712,084	798,057	
	Electrical - & fire alarm	161,847	321,516	
	Earthwork - site work	256,947		
	Exterior work - landscape/site combined	145,235	158,218	
	Basement improvements		233,633	
	Change orders		258,298	
	Total Hard Costs Phase III	3,500,000	4,258,894	
	Total Soft Costs Phase III	400,000	400,000	
	Total Phase III	3,900,000	4,658,894	4,658,894
	Overall Project Expenses			
	Contingency	300,000	42,000	
	Finance Expenses	250,000	40,000	
	Construction Interest	100,000	150,000	
	Developer Fee	600,000	300,000	
	Management and staff	250,000	200,000	
	Total overall project expenses	1,500,000	732,000	732,000
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TOTAL Sources of Funds		7,500,000		7,500,000

Nathaniel Allen House
Construction Completion as of 9/2019

TRADE	% completed	% remaining
Demolition	100	0
Concrete	90	10
Masonry restoration	90	10
Interior Carpentry	75	25
Waterproofing	65	35
Window restoration	45	55
Wood window replacement	75	25
Fire protection	30	70
Excavation - ell	100	0
Excavation and backfill barn	90	10
Elevator	50	50
Plumbing - underground	100	0
Plumbing - above ground	25	75
HVAC	45	55
Electrical	40	60
Finishes	0	100

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partially duplicate other pages in this report.)

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Concrete	90	10
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Interior carpentry	75	25
Waterproofing	65	35
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Excavation - ell	100	0
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Finishes	0	100

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Sources of Funds: Unchanged from August packet		
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