

Sept 2005

Application For Community Preservation Funding

Brigham Community House
20 Hartford Street
Newton, MA 02061

Table of Contents

1. Application For Community Preservation Funding Form CPA-1
2. Answers To Project Description
3. Memorandum- Detailing Budget and Scope Breakdowns
4. PLANS
 - A-1 Basement Floor Plan
 - A-2 First Floor Plan Showing Ramp
 - A-3 Second Floor Plan
 - A-4 Attic Floor Plan
 - A-5 Roof Plan
 - A-6 Front Elevation (Hartford Street)
 - A-7 Right Side Elevation
 - A-8 Rear Elevation
 - A-9 Left Side Elevation

City of Newton



David B. Cohen
Mayor

PUBLIC BUILDINGS DEPARTMENT

A. NICHOLAS PARNELL, AIA, COMMISSIONER

Telephone (617) 796-1600

FAX (617) 796-1601

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

January 25, 2006

Andrew Stern, Chairman
Community Preservation Committee
Department of Planning & Development
1000 Commonwealth Avenue
Newton Centre, MA 02459

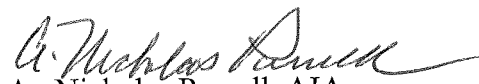
RE: Brigham House

Dear Mr. Stern:

As a co-applicant, I support the next phase of funding for the Newton Highlands Brigham House Renovation Project. The Public Building Department, in cooperation with the Board of Directors of the Brigham House, has hired the firm of TBA Architects, Incorporated, who has experience in historic preservation. TBA Architects has completed a preservation study of the building outlining the various areas of the building requiring preservation and stabilization, as well as building accessibility. This next phase of the project is to prepare final design and construction documents for the above mentioned project.

Please feel free to contact me should you have any questions.

Sincerely,


A. Nicholas Parnell, AIA
Public Buildings Commissioner

ANP:dla

CC: Mayor David B. Cohen
Alderman Christine Samuelson
Mike Kruse, Director of Planning & Development

City of Newton

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Form CPA-1

Submit to Jennifer Goldson, CPA Program Manager
Newton Planning and Development Department
1000 Commonwealth Avenue, Newton, MA 02459
jgoldson@newtonma.gov
617-796-1131



David B. Cohen
Mayor

Name of Applicant Brigham Community House

Name of Co-Applicant, if applicable 1

Contact Name Bob Staulo

Mailing Address 1157 Walnut St. City Newton State MA zip 02461

Daytime Phone (617) 527-2887 Email rstaulo@comcast.net

Name of Proposal Brigham Community House

Address of Proposal (or assessor's parcel id) 20 Hartford St., Newton, MA 02461

CPA Category (circle all that apply): Open space Historic preservation Recreation Community housing

CPA Funding Requested \$419,000.00 Total Cost of Proposed Project \$419,000.00

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

- 1. Goals: What are the goals of the proposed project?
2. Community Need: Why is this project needed? Does it address needs identified in existing City plans?
3. Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.
4. Timeline: What is the schedule for project implementation, including a timeline for all critical milestones?
5. Credentials: How will the experience of the applicant contribute to the success of this project?
6. Success Factors: How will the success of this project will be measured? Be as specific as possible.
7. Budget: What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
8. Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
9. Maintenance: If ongoing maintenance is required for your project, how will it be funded?

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

3 If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department in control of the land.

Brigham House CPA Funding Project Description

1. Goals: What are the goals of the proposed project?

Restoration of the Brigham Community House is the primary goal. The house was built in 1886 in the Queen Anne architectural style as a private residence for businessman Louis K. Brigham, a relative of a founding member of the Brigham Ice Cream chain with its first shop in Newton Highlands. The Brigham Community House is listed on the National Register of Historic Places as contributing to the Newton Highlands Historic District. The multi-story Brigham House eventually became city-owned property as a branch of the Newton Public Library in 1951. Our proposal is to historically restore the architectural details on the outside and inside of this building, preserving this as a Newton Highlands centerpiece.

The building was vacated in 1991, upon completion of the new public library. Though sought by private interests, the City of Newton made the building available in 1998 to the emerging Brigham Community House organization on the condition that they restore and operate a community center with a focus on youth issues on the property. The property had deteriorated before and during its vacancy in the 1990's. Supported by Newton human services officials, the Youth Commission, members of the Newton Board of Aldermen, and clergy, as well as highly committed Newton businesses, professionals, and Highlands' residents, BCH raised \$100,000 to restore the building historically and bring it up to public building code. In fact, Gretchen Schuler, Newton's preservation planner at the time, selected Brigham House as one of Newton's most important historic sites and contributed much expertise in the restoration. On June 3rd, 2002, the City signed a 21-year, \$1 per year, lease agreement with Brigham Community House.

The Brigham Community House has been serving the Newton Highlands area as a teen center for more than five years hosting approximately 8000 people a year, 4 nights a week, plus a weekly teen sewing program. There are additional activities ranging from regular Area Council meetings, weekly substance abuse and battered women group meetings, other community groups and chess camp. Our second goal is to maintain community and especially teen programs. A major restoration brought the building up to Public Building requirements in order to continue serving the community, expand our programs, and properly preserve the historic structure. A fully restored structure will show our community that we care and enable people to feel safe and comfortable coming to Brigham House.

2. Community Need: Why is this project needed? Does

it address needs identified in existing City plans?

Besides the historical and architectural value of a well- preserved structure such as the Brigham House, the programs address an important audience. The Newton Youth Commission reports that teenagers are the City's most under-served group, receiving the smallest number of support services and the least attention of any age group in Newton.

In light of the recent re-organization of the Human Services Department, the Mayor has asked the Youth Commission to provide an inventory of existing Youth Services in the City. Our current program is the only teen program serving the geographic center and south side of the City. Teenagers tend to patronize programs in their own neighborhoods. Newton Highlands, Newton Centre, Upper Falls, Waban, Lower Falls, and Chestnut Hill particularly, have limited services for this vulnerable population, for unlike other areas of the City, these Newton villages have no community centers and limited athletic and recreation facilities. Youth programs at the Boys & Girls Club, YMCA, and Newton Community Service Centers, Inc. in other parts of the City are remote to many youth from other neighborhoods that generally do not have access to cars or convenient public transportation leaving them underserved and largely unsupervised. With an experienced and dedicated staff supervising the teens in a facility that promotes a comfortable atmosphere, the Brigham Community House teen program is a home away from home for many adolescents and an alternative to risky behaviors in the community.

3. Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.

Our program has consistently received positive feedback from parents of our teen participants. The teens themselves have demonstrated their appreciation through their attendance and respect for the building and the neighbors. We have received no complaints from neighbors. We regularly receive calls from the neighbors looking to donate items to the teen center.

The Newton South Guidance Department has expressed their support and willingness to work with our staff. We have broad political support from the Mayor and Board of Aldermen who view this project as a valuable resource for the community.

We receive regular contributions of goods and services from

the business community and organizations such as the Newton Wellesley Hospital.

We continuously work in tandem with other community groups to enhance the available resources. These groups include; the Waban Improvement Society, Angier School, and volunteers to improve the Newton Highlands Playground.

Our third goal is to provide access to people of all abilities. In Newton Highlands there is housing for families with at least one handicapped family member. Our programs are available to people from all neighborhoods in Newton.

4. Timeline: What is the schedule for project implementation, including a timeline for all critical milestones?

Should the C.P.A. Grant be approved in September 2005, we would hope that the Board of Aldermen and any other city committees will approve the project by November 2005 and that a contract could be written by the law department so that this project could go out to bid by spring 2006 with construction beginning in June 2006.

5. Credentials: How will the experience of the applicant contribute to the success of this project?

The Brigham Community House Board raised and spent \$100,000 and oversaw the first phase of restoration and renovation to provide access to the public. Nicholas Parnell, Commissioner of Public Buildings is directly involved with this project. In addition, Russ Feldman of TBA Architects, Inc. will be overseeing construction. The construction phase will be monitored by professionals and the appropriate city of Newton inspections. Russ Feldman of TBA Architects, Inc. is providing detailed documents. The success of this project will be measured by the lasting restoration of this important historic building and its continued recreational use as a functional, safe and attractive Youth and Community Center.

6. Success Factors: How will the success of this project be measured? Be as specific as possible.

Continued use of the Brigham Community House by our existing programs would make this a successful project. However, with an improved facility the opportunity to expand community access to the building for additional programs makes it more successful. A refurbished facility will be more attractive to senior citizens for day time computer

class use or other social activities. Better handicap access will be more attractive to people with disabilities and provide broader opportunities.

7. Budget: What is the total budget for the project and how will the CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (see attached)

8. Other Funding: What additional funding sources are available, committed, or under consideration: Include commitment letters, if available, and describe any other attempts to secure funding for this project.

BCH has approached the Mayor's Committee for people with disabilities for a grant to improve our handicapped access. We have applied for \$40,000 to repair the handicapped ramp, move and create a completely up to code handicapped bathroom and improve circulation on the first floor.

The BCH is a non-profit 501(c) 3 corporation. We have a two- pronged mission - historic preservation and youth programming. The \$100,000 for our first restoration of the Brigham House was raised by various fundraising activities and came approximately 20% from churches, 40% from businesses, the remainder from private citizens. We continue to receive financial support from these sources for our program. While there is increased competition for funding for non-profit organizations, we successfully raise funds to provide our teen program at a cost of \$3,000 per month, free to the community, as well as free access to the building for other community groups. The City of Newton houses the Youth Outreach Program on the second floor in exchange for paying all Brigham House utilities.

In addition, we are seeking funds from the Mayor's Committee on Disabilities for our improved handicap access. We are also approaching local contractors to participate in the renovation by donating labor and materials for smaller discreet projects to be determined.

In summation, we are successfully fundraising \$30,000 per year from businesses and individuals to maintain our teen program.

9. Maintenance: If ongoing maintenance is required for your project, how will it be funded?

Brigham Community House will set up a separate maintenance account with proceeds from any building rentals and other fundraising dollars as needed to maintain the structure. We

will receive \$4,000.00 January 1, 2006 from a grant for the Zola Center for persons with disabilities at Brigham House. This new program will be using the building each week as a resource center for persons with disabilities.

We also regularly receive \$400/month for office rental and an additional \$1,500/year from the Chess Camp. An improved community building will invite more rental opportunities

10. Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

On June 3, 2002, the City of Newton signed a 21-year, \$1 per year, lease agreement with the Brigham Community House. Page 1 Lease Agreement attached, full agreement on file.

11. For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations, and any other drawings as necessary to visually describe the proposal.

Bids, drawings and scope of work attached from TBA Architects, Inc. and photos.

12. Evidence that the project does not violate any zoning ordinance, Architectural Access Board Regulations, or any other laws or regulations. Or, if zoning relief is required, specify what relief is needed and when an application will be made to the city for zoning review.

This project is specifically for further restoration of an existing public building and requires no new zoning and is not adversely restricted by bylaws or regulations. The first restoration included a handicap access ramp where adequate handicapped parking is available in the adjacent municipal lot. The first floor interior has a wide foyer and wide arched doorways allowing wheelchair access. A handicap accessible bathroom, on the first floor was created and will be improved. The Brigham Community House is in compliance with ADA requirements.

13. Evidence that the appropriate City Boards and Commissions have approved the project.

Commissioner of Public Building Department, Nicholas Parnell is a grant application co-signer.

14. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

A 1991 report by the Newton Health Department revealed the presence of lead paint on interior windowsills and window casings. To address this issue, when double glazed windows were installed, much of the lead was sealed off. The Brigham House qualified as a habitable Public Building in 2000 - passing handicap accessibility, various safety requirements, hazardous materials inspections, etc.

15. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.

Licensed contractors will complete all work. Advisory board members and local professionals with expertise in contracting and construction will monitor work as it progresses.

16. Information indicating how this project can be used to achieve additional community benefits.

The neighborhood clearly expressed a desire to see Brigham House preserved and restored as a centerpiece in Newton Highlands. Preserving our historic landmark will allow the expansion of our programs increasing access to the building by the public.

MEMORANDUM

TO: CHRISTINE SAMUELSON, BRIGHAM HOUSE
FROM: RUSSEL FELDMAN
PROJECT: BRIGHAM HOUSE RENOVATIONS
SUBJECT: BUDGET AND SCOPE BREAKDOWNS
DISTRIB: NICK PARNELL, PUBLIC BUILDINGS
DATE: AUGUST 22, 2005

What follows is our allocation of the costs for the proposed work according to the purposes they serve, with particular reference to the City's CPA funding requirements. In addition, we identify a recommended approach to funding building maintenance.

Construction Budget

I attach here a budget dated August 22 that reflects the scope of work in our drawings. We estimate the project construction will cost \$325,000 and we recommend a project budget including design and contingency of \$419,000. Of this amount, we assign the following values for each CPA area:

	Preservation & Stabilization	Accessibility	Recreation	Total
Construction Value	\$262,500	\$45,000	\$17,500	\$325,000
Recommended Budget	\$339,000	\$58,000	\$22,000	\$419,000

Scope Description

The value within each of the above categories includes the following work items:

Preservation & Stabilization

1. Foundation wall repair, infill and repointing, cut and frame new bulkhead.
2. New secure bulkhead door and frame.
3. Removal of rear porch and reconstruction of walls to enclose area, including foundations, framing, siding, roofing.
4. New railings around flat roof and existing 2d floor porch repair.

5. Exterior repair: scrape trim and columns, replace damaged clapboard, shingle and trim; prime and paint; replace gutters and downspouts; 3d floor windows: repair decorative window and replace conventional double hung windows.
6. Insulate exterior walls, vapor retardant treatment of interior face of exterior walls.
7. Repair interior window and door trim.
8. Repair main stair woodwork.
9. Refinish and patch existing oak floors.
10. Reframe untrimmed plaster openings in spaces with trim to match adjacent openings.
11. New plaster ceiling in first floor spaces.
12. Remove second floor partition and sliding door to open stair and hallway spaces.
13. Limited improvements and upgrades to electrical distribution (partial allocation).
14. Emergency lighting and alarms.

Accessibility

1. New accessible bathroom at first floor, partitions, fixtures, lighting, finishes.
2. New rear stair platforms, stairs and rails for egress and access.
3. Reconstruction and repair of access ramp rails, posts and balusters.
4. Lighting at exterior entries.

Recreation

1. Interior acoustical shutters for computer and assembly room.
2. Remove bay wall and reframe to improve space function.
3. Install new storage closets, kitchenette and craft sink.
4. New pocket doors to match historic in style, material and trim.
5. Seal existing 2d floor corridor doors to provide acoustical separation of occupancies.
6. Interior surface mounted fluorescent lighting.
7. Limited improvements and upgrades to electrical distribution (partial allocation).

Maintenance

We understand that the City's CPA program requires an assessment of maintenance and replacement requirements for the building. We believe that for an initial period of five years or so after renovation there will be a limited need for replacement of building systems. This should provide an opportunity to establish an escrow fund reserved for building maintenance and systems replacement, with interest income remaining with the fund. We therefore recommend that Brigham House allocate \$7,500 per year into this escrow fund until the fund balance reaches \$30,000. At this time you might consider reducing your annual deposit so as to maintain this balance.

END

Renovations to Brigham House
20 Hartford Street
Newton Highlands

Uniformat Ref. No.	System/Component	Specifications	Alt	Unit	No. Units	Unit Cost	Sub Total	Total
A Substructure								
A10 Foundations								
A1010	Standard Foundations							\$1,495
	Foundation Walls	Brick Foundation Wall Repointing	A	s.f.	125	\$5.25	\$656	
	Foundation Walls	Footling for new foundations	A	l.f.	8	\$56.00	\$448	
	Foundation Walls	Infill existing bulkhead foundation wall, reinf. filled conc block on footing	A	s.f.	0	\$16.50	\$0	
	Foundation Walls	Cut and frame new bulkhead	A	s.f.	40	\$9.76	\$390	
B Shell								
B10 Superstructure								
B1010	Floors and Walls							\$10,255
	Floor Construction	2x8 wood joists @ 16 in. O.C.	A	s.f.	72	\$1.75	\$126	
	Stairs	Build in place, pine treads plus framing porch plus rear stair	A	riser	10	\$74.00	\$740	
	Egress Stair Framing	Oak rails, both sides	A	l.f.	12	\$110.00	\$1,320	
	Ornamental Rail at Flat Roof Landing Superstructure	6x6 pine posts, rails and ballusters; flashing	A	l.f.	72	\$42.00	\$3,024	
	Exterior wall	2x10-12 oc wood frame with plywood subfloor	A	s.f.	16	\$3.80	\$61	
	Arseway Stairs	2x6 studs, plywood, R11 batt insul, cedar siding	A	s.f.	72	\$10.61	\$764	
	Window Infill	New treads and risers to basement stairs	A	flight	0	\$0	\$0	
	Arseway Guard Rail	New interior insulated shutters over window lower sash	A	ea.	5	\$125.00	\$625	
	Floor Construction	New or modified metal guardrail around bulkhead access	A	item	1	\$1,000.00	\$1,000	
	Basement	Retrame basement for stair, floor infill	A	item	1	\$750.00	\$750	
	Bulkhead Roof Cover	Concrete slab	A	s.f.	120	\$2.88	\$346	
		Posts, framing, deck	A	item	1	\$1,500.00	\$1,500	
B1020	Roof Construction							\$5,430
	Flat roofs	Patch existing, 5%	A	s.f.	21	\$4.50	\$95	
	Pitched roofs	Pitched roof and deck, 2x12, 16" oc @ 4:12, asphalt shingle and paper	A	s.f.	72	\$13.16	\$947	
	Back porch roof	Framing and roofing for porch and stairs	A	s.f.	65	\$38.16	\$2,480	
	Bulkhead Roof Cover	Roof Invt framing; operable with frame	A	s.f.	50	\$38.16	\$1,908	
B20	Exterior Closure							\$55,438
B2010	Exterior Walls							\$55,438
07210	Soffits	Scrape soffits, cover with 1/8" plywood for painting 25% area	A	l.f.	315	\$25.00	\$7,875	
	Fascia	Replace 100% fascia boards	A	s.f.	151	\$10.00	\$1,510	
	Comices	Reconstruct deteriorated corners, whole assembly	A	ea.	9	\$500.00	\$4,500	
	Siding preparation	Scrape all siding, clapboards, trim	A	s.f.	3,424	\$3.50	\$11,984	
	Repair Siding	New 1/8" #1 red cedar, 4" exposures, 5% of area	A	s.f.	171	\$6.00	\$1,027	
	Repair Siding	Cut shingles replacement at aprons, 50% area	A	s.f.	537	\$7.50	\$4,028	
	Columns	Strip columns and capitals	A	item	2	\$2,500.00	\$5,000	
	Paint siding and trim	Epoxy consolidate and repair of capitals	A	item	0	\$1,000.00	\$0	
	Paint premium	Oil Primer and two coats, two colors, exterior latex	A	s.f.	3,424	\$3.25	\$11,128	
	Insulation	Multi color detailing, 4 colors	A	s.f.	3,424	\$1.50	\$5,136	
	Insulation	Ornamental Roof Rail	A	l.f.	72	\$7.50	\$540	
	Bulkhead Roof Covering	Fiberglass batt roofs, R19 average	A	s.f.	72	\$1.83	\$132	
		Blow in fiberglass insulation, 6" R13	A	s.f.	3,424	\$0.68	\$2,328	
B2020	Exterior Windows	Paint deck and trim, oil primer and two coats	A	item	1	\$250.00	\$250	
								\$4,081

Renovations to Brigham House
20 Hartford Street
Newton Highlands

Uniformat Ref. No.	System/Component	Alt	Unit	No. Units	Unit Cost	Sub Total	Total
Specifications							
900-0440	Window preparation		s.f.	0	\$1.46	\$0	
08590	Window frames		ea.	6	\$75.00	\$450	
08510	Window replacements		ea.	4	\$735.00	\$2,940	
08580	Window repair		ea.	2	\$150.00	\$300	
	Window-storm		ea.	2	\$195.60	\$391	
B2030	Exterior Doors						\$1,592
	Prep Doors		s.f.	40	\$0.55	\$22	
2002 city est	Paint Doors		s.f.	40	\$28	\$1,120	
	Bulkhead	A	s.f.	1	\$450.00	\$450	
B30	Roofing						\$7,994
B3010	Roof Coverings						
	Flat roofs		s.f.	420	\$4.58	\$1,925	
	New roof	A	s.f.	72	\$4.61	\$332	
	Existing roof		s.f.	278	\$4.61	\$1,282	
	Gutters		l.f.	151	\$12.00	\$1,812	
	Gutter lining		l.f.	151	\$6.00	\$906	
	Downspouts		l.f.	151	\$11.50	\$1,737	
2002 city est							
2002 city est							
07710-1600							
C	Interiors						
C10	Interior Construction						\$22,861
C1010	Interior Partitions						
	Structural framing for new spans at bay		item	1	\$400.00	\$400	
	New infill at doors		ea.	2	\$57.75	\$116	
	New partitions, 2x4 studs, GWB taped both sides	A	s.f.	990	\$1.99	\$1,970	
	Open existing partitions, refinish floors & cigs		ea.	4	\$150	\$600	
	Case openings with decorative trim to match		opening	7	\$800	\$5,600	
C1020	Interior Doors						
	New doors, 4 panel oak to match existing incl hardware	A	ea.	4	\$850	\$3,400	
	New doors, reuse existing into new frames incl hardware		ea.	2	\$400	\$800	
	New pocket doors, 6" wide panel wood	Arev	ea.	2	\$750	\$1,500	
C1030	Interior Specialties						
	Bathroom accessories: towel, soap, toilet, sanitary, mirror, hook	A	set	1	\$1,500	\$1,500	
	Accessibility set: grab bars, mid with blocking	A	set	1	\$225	\$225	
	Custom carpentry repair: stair rail and balusters	A	item	1	\$6,000	\$6,000	
	Wallcovering for hanging art/painting/other specialty surfaces	Arev	s.f.	0	\$8.50	\$0	
	Kitchenette cabinet	A	ea.	1	\$750.00	\$750	
C30	Interior Finishes						\$41,646
C3010	Interior Finishes						
	Gypsum walls, ceilings	A	s.f.	1,152	\$2.45	\$2,822	
	Gypsum walls, ceilings	A	s.f.	378	\$1.38	\$520	
	Gypsum walls, ceilings		s.f.	9,444	\$0.50	\$4,722	
08920	Painting		s.f.	10,596	\$0.55	\$5,785	
	Exterior wall finish		s.f.	3,424	\$1.24	\$4,246	
C3020	Interior Floor Finishes						
	1/2 in. Bluebd cigs, skim coat plaster on vibration board for sound isolation						
	1/2 in. Bluebd walls, skim coat plaster						
	patch existing walls and ceilings						
	walls- roller, prime & 2 coats						
	Vinyl wallpaper as vapor barrier, exterior wall surfaces						

Renovations to Brigham House
20 Hartford Street
Newton Highlands

Uniformat Ref. No.	System/Component	Specifications	Alt	Unit	No. Units	Unit Cost	Sub Total	Total
		Woodwork sanding, touchup stain, varnish		s.f.	5,632	\$0.75	\$4,224	
		Wood flooring - strip oak patch/infill existing 10%		s.f.	563.2	\$8.13	\$4,579	
		Wood flooring - strip oak patch new floor	A	s.f.	592	\$9.13	\$5,405	
		Refinish existing wood		s.f.	5,112	\$1.80	\$9,202	
		Level existing deck for floor	A	s.f.	35	\$1.00	\$35	
		VCT	A	s.f.	35	\$3.03	\$106	
D	Services							
D20	Plumbing Systems	New bathrooms: 2 fixtures incl piping and rough in	A	set	1	\$4,052	\$4,052	\$6,802
		New bathroom supply piping	A	set	1	\$4,000	\$4,000	
		Relocate existing fixtures	A	ea	0	\$1,250	\$0	
		Plumbing demo	A	bathrm	1	\$250	\$250	
		Kitchenette sink	A	ea	1	\$250	\$250	
		Craft sink and cabinet	A	ea	1	\$250	\$250	
D30	HVAC Systems	Not Used						\$0
D50	Electrical Systems							
D5020	Lighting & Branch Wiring	New light at entries	A	ea.	2	\$250	\$500	\$8,860
16500	Rehabilitated Light Fixtures	Flourescent overhead lighting	A	ea.	10	\$308	\$3,080	
	New Light Fixtures	Overhead light and circuit	A	ea.	1	\$325	\$325	
	Bulkhead Roof Covering	New outlets	A	ea.	17	\$115	\$1,955	
	Distribution	Electrical demo		budget	1	\$2,500	\$2,500	
	Demo	Pendant fixture over pool table		budget	1	\$500	\$500	
	Light Fixtures	Not Used						\$0
D5030	Communication & Security Systems	Not Used						\$0
D5040	Special Electrical Systems	Emergency lighting and alarms (audible, visual)		budget	1	\$5,000	\$5,000	\$5,000
E	Equipment & Furnishings							
E10	Equipment	Not Used						\$0
E20	Furnishings	Not Used						\$0
F	Other Building Construction							
F10	Special Construction	Not used						\$0
F20	Selective Demolition							
F2010	Building Elements Demolition	Remove windows and doors	Arev	item	0	\$75.00	\$0	\$451
	Windows & Doors	Hand excavate at egress stair foundation	Arev	I.I.	0	\$80.00	\$0	
	Excavate foundation wall							

Renovations to Brigham House
20 Hartford Street
Newton Highlands

Uniformat Ref. No.	System/Component	Specifications	Alt	Unit	No. Units	Unit Cost	Sub Total	Total
	Gutters & Downspouts	Remove gutters, damaged soffits & fascia		l.f. item	151	\$1.00	\$151	
	Stairs	Remove basement access stair treads		l.f. item	1	\$50.00	\$50	
	Bulkhead	Remove bulkhead walls and floor		l.f. item	1	\$150.00	\$150	
	Landscape	Remove plantings at rear patio		l.f. item	1	\$100.00	\$100	
	Basement	Excavate for new basement area and stair, hand excavate	Arev	c.y.	0.00	\$25.00	\$0	
G Building Sitework								
G10	Site Preparation							\$13,013
	Porch Flooring	Back entry, 1x4 mahogany	A	s.f.	16	\$4.00	\$64	
	Stair Railing	Custom design architectural grade hardwood	A	l.f. item	12	\$75	\$900	
	Walkways	Remove concrete walkways	A	l.f. item	1	\$150	\$150	
	Ramp	Repair wooden ramp	A	budget	1	\$6,000	\$6,000	
	Ramp	Repair and reset rails and ballusters		l.f.	121	\$12.50	\$1,513	
	Stairs	Construct new concrete bulkhead stairs to basement, reinf conc	A	flight	1	\$4,386	\$4,386	
G20	Site Improvements							\$2,500
	Sidewalks	New sidewalks around rear bulkhead	A	l.f.	0	\$22.50	\$0	
	Utilities	No work		l.f.	0	\$0.00	\$0	
	Fill & Grading	New fill and grading at old bulkhead	A	s.y. budget	0	\$2.44	\$0	
	Landscape	Relandscape back patio, perimeter as required		budget	1	\$2,500	\$2,500	
Subtotal Construction Subcontracts, Unadjusted								\$189,416
Location factor								
General Conditions (Overhead and Profit) per Means 15.0%								
Filed Sub-bid Premium 25.0%								
Inflation to bid premium (spring 2006) 15.0%								
2005 Means cost system is published in autumn 2004 6.5%								
TOTAL ESTIMATED CONSTRUCTION COST								
								\$324,783
Architect/Engineering Fee								
Reimbursable Expenses design, coordination, construction documents & construction monitoring 12.8% of construction cost								
Design Contingency project related reimbursable costs (% of fees), quality assurance testing 10.0%								
Change Order Contingency 5.0%								
10.0%								
TOTAL ESTIMATED PROJECT BUDGET								\$419,123

Project Cost Summary	
Construction Cost	\$325,000
Architect/Engineering Fee	\$41,000
Contingencies and Reimbursables	\$53,000
TOTAL ESTIMATED PROJECT BUDGET	\$419,000