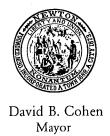
## **Application For Community Preservation Funding**

Brigham Community House 20 Hartford Street Newton, MA 02061

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City of Newton



#### 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

#### DRAFT 09/13/05

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

Daytime Phone (617/527-2887 Email 15taulo 6 Courcastine

Name of Proposal Brighan Community Howe

Address of Proposal (or assessor's parcel id) 20 Hartford St., New ton, MA 02061

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.

<sup>&</sup>lt;sup>3</sup> 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.

Ms. Samuelson Brigham House CPA Scope August 22, 2005 Page 2

- 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.

#### <u>Accessibility</u>

- 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.

Substructure				**	Chit	No Unite	Linit Cost	Crit Tatal	
Substructure	Ref. No.			ŧ	1			eno lore	Total
Sheet Foundation Walls   Foundation Wall Roboteling   Foundation Wall Roboteling   Foundation Walls   Foun	4	Substructure							
Sheeker to characterise   Foundation Wall   Recoeding   Foundation   F	A10	Foundations							
Foundation Walls   Foundation	A1010	Standard Foundations							\$1,495
Shell   Foreign building   Foreign		Foundation Walls	Brick Foundation Wall Repointing		, v	125	20.25	0300	
Superstructure		Coundation Walls	Footing for new foundations	4	=	ğ α	65.53	4000	
Superstructure		Foundation Walls	Innii existing bulkhead foundation wall, reinf, filled conc block on footing Cut and frame new bulkhead	∢ ∢	ij ij	, o 4	\$16.50 \$9 76	0 to 50 to 5	
Expensiture	8	Shell							
Floors and Walls	B10	Superstructure							
Figures Staff Franking   Construction   Construct	B1010	Floor and Well-							640 755
Continue of the continue of	2	Floor Construction	2x8 wood joists @ 16 in. O.C.	<	,				\$10,433
Pages Staff Franking		Stairs	Build in place, pine treads plus framing pourh plus rear stair	< <	. S.I.	2 :	\$1.75	\$126	
Continued   Cont		Egress Stair Framing	Oak rails, both sides	< •	nser	9	\$74.00	\$740	
According to the problem		Omamental Rail at Flat Roof	6x6 pine posts, rails and ballusters; flashing	A A	± ±	3 5	\$110.00	\$1,320	
Accordance   Acc		Landing Superstucture	2x10 12 oc wood frame with plywood subfloor	4	: 5	7 4	\$42.00	\$3,024	
Name		Extenor wall	2x6 studs, plywood, R11 batt insul, cedar siding	۲.	÷ •	2 5	\$3.60	- F	
Areaway Garaf Alam		Areaway Stairs Window in fill	New treads and risers to basement stairs	:	flight	₹ c	\$10.67 550	\$/64 6	
Floor Constitution		HILL WODING	New interior insulated shutters over window lower sash	Arev		יטיפ	330	D S	
Registration   Reference state   A string		Floor Construction	New or modified metal guardrail around bulkhead access	<	ite it	, <del>-</del>	\$1,000,00	2,000	
Roof Construction   Posts, framing, deck   A st.   120   \$2.50   \$3.50     Roof Construction   Posts, framing, deck   A st.   120   \$2.50   \$3.50     Roof Construction   Pitched roof and deck, 2x12, asphalt shingle and paper   A st.   21   \$4.50   \$1,500     Builkhead Roof Cover   Praming and roofing for porch and stairs   Arev   st.   72   \$13.16   \$3.54     Roof Invitation   Replace 100% fascia boards   Arev   st.   50   \$1,300   \$1,500     Repair Siding   Replace 100% fascia boards   Arev   st.   51   51   51   51     Roomstruct deteriorated corners, whole assembly   A st.   171   \$5.00   \$1,100     Repair Siding   Repair Siding   Arev   st.   34.24   \$1,304     Repair Siding   Repair Siding   Arev   st.   34.24   \$1,200   \$1,100     Repair Siding   Arev   st.   34.24   \$1,200   \$1,100     Repair Siding   Premium   Arev   st.   34.24   \$1,200   \$1,100     Repair Siding   Arev   st.   34.24   \$1,200   \$1,200     Repair Siding   Arev   st.   34.2		Basement	Reframe basement for stair, floor infill	4	item		\$750.00	4750	
Fig. 10   Fig.		Bulkhead Roof Cover	Concete slab	4	s.f.	120	\$2.88	\$34e	
Roof Construction			Posts, framing, deck	∢	item	-	\$1,500.00	\$1,500	
Flat roots	31020	Roof Construction							
Pitched roots		Flat roofs	Patch existing 5%						\$5,430
Except Closure		Pitched roofs	Pitched roof and deck. 2x12, 16" or @ 4-12 asphalt shingle and page.	٠	s.t.	۲۷	\$4.50	\$82	
Exterior Closure		Back porch roof	Framing and roofing for north and stairs	∢ .	s.t.	72	\$13.16	\$947	
Exterior Closure		Bulkhead Roof Cover	Roof invl framing; operable with frame	Arev	S.T.	ន	\$38.16	\$2,480	
Extent Objects   Extent Chairs	B20	Exterior Closus		3	i	ne C	\$38.16	\$1,908	
Solitis         Scrape soffits, cover with 1/8" plywood for painting 25% area         A         1.f.         315         \$25.00         \$7,875           Fascia         Fascia         A         s.f.         151         \$10.00         \$1,510	32010	Extende Walla							655 430
Scrape soffits, cover with 1/67 playwood for painting 25% area	07210	Soffit							233,430
Seconstruct deteriorated comers, whole assembly   Scripton		Some	Scrape soffits, cover with 1/8" plywood for painting 25% area	<	<u>+</u>	345	425.00	27.07.0	
Solid preparation   Scrape lasting, debte increated corners, whole assembly   ca.		9000	Replace 100% fascia boards	∢	, <del>,</del>	2 4	953.00	0,0,76	
Salury preparation   Scrape all siding, clapboards, trim   A s.f.   3,424   \$3.50		Comices	Reconstruct deteriorated comers, whole assembly	•		2 0	00.014	UTC, T4	
New 18" #1 red cedar, 4" exposure, 5% of area		Signing preparation	Scrape all siding, clapboards, trim	<	ġ ţ	» (	\$500.00	24,500	
Cut shingles replacement at aprons, 50% area   Columns		Repair Siding	New 18" #1 red cedar, 4" exposure, 5% of area	< <	S.I.	3,424	\$3.50	\$11,984	
Strip columns		Repair Siding	Cut shingles replacement at annote 50% area	٠,	j	<u> </u>	\$6.00	\$1,027	
Columns   Epoxy consolidate and repair of capitals   Item   2   \$2,500.00		Columns	Strip columns and capitals	∢	s:t	537	\$7.50	\$4,028	
Paint siding and trim		Columns	EDoxy consolidate and repair of capitals		rtem :	2	\$2,500.00	\$5,000	
Paint premium         Multi color defailing, 4 colors         A s.f. 3,424         \$3.25           Paint permium         Omamental Roof Rail         A s.f. 3,424         \$1.50           Omamental Roof Rail         Arev 1.f. 72         \$7.50           Insulation         Fibreglass batt roofs, R13 average         A s.f. 72         \$1.83           Bulkhead Roof Covering         Book in fiberglass insulation, 6° R13         R13         \$424         \$0.68           Paint deck and trim, oil primer and two coats         A item         1         \$250,00		Paint siding and trim	Oil Primer and two coats two colors actorics leaves	•	item	0	\$1,000.00	<b>\$</b>	
Paint premium		Paint premium	Multi color detailing 4 min attex	∢ ·	s.f.	3,424	\$3.25	\$11,128	
Insulation Fibre glass batt roofs K19 average A s.f. 72 \$7.50 Insulation Fibre glass batt roofs (R19 average A s.f. 72 \$1.83 Bulkhead Roof Covering Paint deck and trim, oil primer and two coats A item 1 \$250,00		Paint premium	One of the color of the colors	∢	s.f.	3,424	\$1.50	\$5,136	
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Bulkhead Roof Covering Paint deck and trim, oil primer and two coats A item 1 \$250,00		Insulation	Plour in Showface incollection	∢	s.f.	22	\$1.83	\$132	
The state of the s		Bulkhead Roof Covering	Paint dack and this piletain and the second		s.f.	3,424	\$0.68	\$2,328	
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Estimated Project Scope and Cost August 22, 2005 Page 1

# Renovations to Brigham House 20 Hartford Street Newton Highlands

National System/Component Specifications   Proceedings and registricing (Second Mindow replacements)   National System Component									
Window preparation         Carmel scaping and regulating         4.1         0         51.46         50           Window preparation         Window preparation         Carmel scaping and regulating         a.2         515.00         55.00           Window Ending         Window Ending         a.2         2         515.00         55.00           Window Ending         Characteristic         Characteristic         a.2         515.00         55.00           Monton-atom         Characteristic         Characteristic         a.1         4.0         515.00         55.00           Prop Doce         Prop Doce         Prop Doce         Prop Doce         Prop Doce         A.1         4.0         58.26         51.20           Read Coverings         Profit Doce         Prop Doce         Profit Doce         <	Uniformat Ref. No.	System/Component	Specifications	Alt	Unit	No. Units	Unit Cost Sub	b Total	Total
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Window spale         Window region         Out-the Missiliants of the main and patchings         ea.         6 5775.00         58.90           Window region         Cutter forms         Cutter f	08230	Window preparation	Careful scraping and reglazing		, S	c		Ę	
Window-stops   Wind	08210	Mindow manner	Miscellaneous trim repair and patching		68	ی د		2 4	
Periodo-elonario	1	Window repair	Double hung, double glazed wood to replicate existing		ea,	4		9430	
Particle	08580	Windowstom	Repair existing decorative window		ea.	7		300	
Femine Doors			Custom Size hxed storm windows, painted finish		ea.	7		391	
Pain Doors   Pain Book	B2030	Exterior Doors							
Paint Doors		Prep Doors	Certain Section						\$1,592
Roof Covering		Paint Doors	Down a Saint of the Control		s.f.	\$		\$22	
Roofing	2002 city est	Bulkhead	Saint & Coals extend fales, both sides		s.f.	<b>\$</b>		1.120	
Roofing   Roofing			Steel Security door	∢	s.f.	-		450	
Flat rookerings	B30	Roofing							
Figure 1006	B3010	Roof Coverings							\$7,994
Catalog Group		Flat roofs	EPDM fully adhered on sea dood to the						
Existing roof peats each side are the continued as the compared and are the continued as the compared and are the continued as the compared and are the co		New roof	Asphalt shingle to match colories		s.f.	420		1,925	
Interior Specialities		Existing roof	Patch existing asphalt at mitters valleys and pages 40%	∢	S.	72		332	
Interior Partitions	2002 city est	Gutters	Wood clear, hemiock or fir 4"-5"		. s.t	278		1,282	
Interior Construction   Interior Partitions   Structural framing for new spans at bay   It   151   \$6.00   \$500	2002 city est	Gutter lining	CODDEL Soldered		<b>:</b> :	151		1,812	
Interiors	07710-1600	Downspouts	CODDET COTTON		i:	<u>.</u>		906	
Interior Partitions   Stuctural framing for new spans at bay   Item   1   \$400.00   \$400					#	151		,737	
Interior Construction  Interior Partitions  Structural framing for new spans at bay liem 1 \$400.00 \$400  New partitions, 2v4 studs, GNB lapels took sides As 1 990 \$15.75 \$116  Open existing partitions, reflicish faces & clgs  Case openings with decarative tim to match a constitution and the existing partitions, reflicish faces & clgs  New doors, 4 panel coak to match existing incl hardware acting incl hardware leads to match existing incl hardware acting incl hardware leads to match existing incl hardware leads and the class of the panel wood linterior Specialties  Bathroom accessories: towel, soap, toilet, sanitary, mirror, hook As set 1 \$1,500 \$1,500  Interior Finishes  Open walk, ceilings  Interior Finishes  Open walk, ceilings  Virial well paster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation  Asset 1, 1152 is. Bluebd digs, skim coat plaster on vibration board for sound isolation	ပ	Interiors						1	
Interior Partitions   Structural framing for new spans at bay   Item   1   \$400.00   \$400	C10	Interior Construction							
Studdle   Stud	C1010	Interior Partitions							522 864
New partitions, Aer Spans at bay   Item   1   \$400.00   \$400			Of a rock made for a second						
New partitions, 2x4 studs, GWB taped both sides			Now inflat door		item	-		400	
Interior Doors   Continuence   A s.f   990   \$1.90   \$1.970			New partitions 2x4 chids force from the transfer of the transf		ea.	7		116	
Interior Doors   Case openings with decorative trim to match   Interior Doors   New doors, 4 panel coak to match existing ind hardware   A ea.   4   \$150   \$500			Ones existing notification and a sides		s.f	066		970	
New doors, 4 panel oak to match existing incl hardware   A ea. 2   4   \$850   \$500			Case openings with demonstrate thin to make		ea.	4		009	
New doors, 4 panel cask to match existing incl hardware					opening	7		009	
New doors, 4 panel oak to match existing into hardware	C1020	Interior Doors					•		
New doors, rause existing into new frames incl hardware   Case			New doors, 4 panel oak to match existing incl hardware	٥	8	•		;	
New pocket doors, 6' wide panel wood   Arev ea. 2 \$ \$700 \$ \$100			New doors, reuse existing into new frames incl hardware		i e	* 0		,400	
Pathroom accessories: towel, soap, toilet, sanitary, mirror, hook			New pocket doors, 6' wide panel wood	Arev	i di	1 0		900	
Bathroom accessories: towel, soap, toilet, sanitary, miror, hook	C1030	Interior Specialties				ı		90.	
Accessibility set grab base, mat with blocking to the first the set of the		•	Bathmom acrossoper tourst acrossoper						
Custom carportry repair, stair rail and ballicaters   Arev   1   \$1225   \$1225   \$1225     Wallcovering for hanging artipainting/other specialty surfaces   Arev   5.1   0   \$85.00   \$1000     Interior Finishes   Gypsum walls, ceilings   1/2 in. Bluebd cigs, skim coat plaster on vibration board for sound isolation   A   5.1   378   \$1.38   \$5.20     Painting   Painting   Vinyl wallpaper as vapor barrier, exterior wall finish   Vinyl wallpaper as vapor barrier, exterior wall surfaces   S1.1   S1.2   S1.2   S1.3   S1.3     S1.2   S1.3   S1.3   S1.3   S1.3   S1.3   S1.3     S1.3   S1.3   S1.3   S1.3   S1.3   S1.3   S1.3   S1.3   S1.3     St.			Accessibility set and bars and with the differ	∢ •	set	-		,500	
Mallcovering for hanging articles and collings   A literal   1   \$6,000   \$6,000   \$6,000			Custom camento repair stair and bullington	∢ •	set	-		225	
Interior Finishes			Wallcovering for handing arthrainting forther and daileasters	∢ .	item	-		000	
Interior Finishes   1   \$750.00   \$750     Interior Finishes   1/2 in. Bluebd clgs, skim coat plaster on vibration board for sound isolation   A   s.f.   1,152   \$2,45   \$2,822     Gypsum walls, ceilings   1/2 in. Bluebd clgs, skim coat plaster on vibration board for sound isolation   A   s.f.   378   \$1.38   \$520     Paining   Paining   Vinyl wallpaper as vapor barrier, exterior wall finish   Vinyl wallpaper as vapor barrier, exterior wall surfaces   s.f.   10,596   \$6,55   \$5,785     St.			Kitchenette cabinet	Arev	s.f.	o ·		<u>8</u>	
Interior Finishes	63			<	63.	_		29	
Oypsum walls, ceilings 1/2 in. Bluebd clgs, skim coat plaster on vibration board for sound isolation A s.f. 1,152 \$2,45 \$2,822  Oypsum walls, ceilings 1/2 in. Bluebd walls, skim coat plaster or vibration board for sound isolation A s.f. 378 \$1,38 \$520  Painting Painting walls-noller, prime & 2 coats  Exterior wall finish Vinyl wallpaper as vapor barrier, exterior wall surfaces s.f. 3,424 \$1,24 \$4,246	C3040	menor Finishes							
Cypsum walls, ceilings 1/2 in. Bluebd clgs. skim coat plaster on vibration board for sound isolation A s.f. 1,152 \$2.45  Gypsum walls, ceilings 1/2 in. Bluebd walls, skim coat plaster A s.f. 378 \$1.38  Gypsum walls, ceilings 2.f. 3,444 \$0.50  Painting walls-noller, prime & 2 coats  Exterior wall finish Vinyl wallpaper as vapor barrier, exterior wall surfaces s.f. 3,424 \$1.24	200	Interior Finishes		100					\$41,646
Cypsum Walls, cellings         1/2 in Bluebd walls, skim coat plaster         A s.f.         37.8         \$1.36           Gypsum walls, cellings         patch existing walls and cellings         A s.f.         37.8         \$1.38           Painting         patch existing walls roller, prime & 2 coats         s.f.         9,444         \$0.50           Exterior walf mish         Vinyl wallpaper as vapor barrier, exterior wall surfaces         s.f.         10,596         \$0.55		Gypsum walls, ceilings	1/2 in. Bluebd clgs, skim coat plaster on vibration board for sound isolation	٥	ï	4 450			
Cypsum walls, cellings patch existing walls and cellings 5.1. 5/8 \$1.38  Painting walls- roller, prime & 2 coats 5.1. 10.596 \$0.55  Exterior wall finish Vinyl wallpaper as vapor barrier, exterior wall surfaces 5.1. 3,424 \$1.24		Gypsum walls, ceilings	1/2 in. Bluebd walls, skim coat plaster	< <	-: ·	2cl,1		822	
Fainting walls- roller, prime & 2 coats 5.1. 5,444 \$0.50  Exterior wall finish Vinyl wallpaper as vapor barrier, exterior wall surfaces 5.f. 3,424 \$1.24	00000	Cypsum wails, ceilings	patch existing walls and ceilings	(	; ;	3/8		20	
Viryl Walipaper as vapor barrier, exterior wall surfaces s.f. 3,424 \$1,24	7700	Fainting Exterior wall finish	walls- roller, prime & 2 coats		i ti	10.596		27 1	
			vinyi walipaper as vapor barrier, exterior wall surfaces		s.f.	3,424		246	

Interior Floor Finishes

C3020

# Renovations to Brigham House 20 Hartford Street Newton Highlands

Myocobook sanding, Locking Sality, writing the part of the part	Ref. No.	System/Component	Specifications	AI	Unit	No. Units	Unit Cost	Sub Total	Total
Note that the part of the pa									
Most Blongs - Size patholise (1974)   Wood Blongs - Size patholise (1974)   Size   S			Woodwork sanding, touchup stain, vamish		*	5 632		, , ,	
December   Particle			Wood flooring - strip oak patch/infil existing 10%			2,005	\$0.73	47,7	
December   Permission Services   Permissio			Wood flooring - strip oak patch new floor	∢	s.f	592	5 05	55.405	
DECEMBRICATION   PROPERTY   Pro			Kehnish existing wood		s.f.	5.112	\$1.80	\$0.00	
December   Plumbing Systems			Level existing deck for floor	∢	s.f.	35	\$100	\$35	
DS         Services         New ballmoons 2 flottures incl plaing and rough in New ballmoons 2 flottures incl plaing and rough in New ballmoons 2 flottures incl plaing and rough in New ballmoons 2 flottures incl plaing and rough in New ballmoons 2 flottures incl plaing and rough in New ballmoons 2 flottures and season of A and			VCT	∢	s.f.	35	\$3.03	\$106	
D29         Flumbing Systems         New ballwooms 2 Ridures into joing and rough in A set in Section State S	۵	Services							
New balthcomes and plotting and doors   New balthcomes and plotting and doors	D20	Diumbing Sunt							
New behindroms: 2 thouse inclining and alems (autible, visual)   New behindred and cough in A set   1   \$4,052   \$1,000   \$1,00		rumanng systems							
New Juditions   Percent and State State   Percent and State State State   Percent and State State   Percent and State State   Percent and State State   Percent and State State State   Percent and State Stat			New bathrooms: 2 fixtures incl piping and rough in	A	set	1	03074	01014	\$8,80Z
Percente ording pthruss   Percente ording pthruss   Percente ording pthruss   Percente ording pthruss   Percente ordinary   Percente			New bathroom supply piping	<	to to		4,002	24,032	
Flumining deno			Relocate existing fixtures			- c	000,4	000,4	
Mot Dead			Plumbing demo		athra	· +	057.14	2 6	
Part			Kitchenette sink		63	- •	9230 4230	0624	
Dispose   Electrical Systems   Not Used   Dispose   Electrical Systems   Not Used   Dispose   Electrical Systems   Not Used   Dispose			Craft sink and cabinet	<	69	- •	\$250	\$250 \$250	
Page   Electrical Systems   New light at entries   Page	D30	HVAC Systems	100 N					007	
Page									90
Lighting & Benach Winting   New light at entities   Purescent ventracting lighting   A ea.   2   8250   8260   A ea.   1   8260   8260   A ea	80	Electrical Systems							
Retablibitised   Retablibitise   Pourescent ownthand lighting   A ea.   2   5229	D5020	Lighting & Branch Wiring							
New Light Extrates   Prounscent ownered lighting	16500	Rehabilitated Light Fixtures	Now to the table						58.860
Buildhead Foot Covering		New Light Fixtures	I wew light at entires	∢	ea.	2	\$250	\$500	
Distribution   Dist		Bulkhead Roof Covering	Flourescent overhead lighting	∢	ea.	9	\$308	\$3.080	
Demo		Distribution	Overnead light and circuit	∢	ea.	-	\$325	\$325	
Communication & Security   Pendant fixture over pool table   Dudget   1   \$2,500     Special Efectrical Systems   Emergency lighting and alarms (audible, visual)   Dudget   1   \$5,000     Et a   Equipment & Emergency lighting and alarms (audible, visual)   Dudget   1   \$5,000     Et a   Equipment & Emergency lighting and alarms (audible, visual)   Dudget   1   \$5,000     Et a   Equipment & Not Used   Security   Not Used   Secial Construction   Secial Const		Demo			ea.	4	\$115	\$1.955	
Dodge Systems         Communication & Security         Not Used         1         \$5,000           D9040         Special Electrical Systems         Emergency lighting and alarms (audible, visual)         hudget         1         \$5,000           E10         Equipment & Furnishings         Not Used         Archieck         Archieck         1         \$5,000           F10         Equipment & Mot Used         Not Used         Archieck         Archieck         1         \$5,000           F10         Special Construction         Not Used         Archieck         Archieck         Archieck         Archieck           F20         Selective Demolition         Remove windows and doors         Archieck         Archieck <t< td=""><td></td><td>Light Fixtures</td><td>Dendant for the control of the contr</td><td>יי</td><td>udget</td><td>-</td><td>\$2,500</td><td>\$2,500</td><td></td></t<>		Light Fixtures	Dendant for the control of the contr	יי	udget	-	\$2,500	\$2,500	
DB3020 D59204         Special Electrical Systems Special Electrical Systems Equipment & Furnishings         Not Used         1         \$5,000           E10         Equipment & Furnishings         Not Used         Account to the End of the E		1	caldain intuit e over pool table	_	udget	-	\$500	\$500	
Pacial Electrical Systems   Not Used   Equipment & Not Used & Equipment & Eq	D5030	Communication & Security							
Equipment & Furnishings  Euch Equipment Construction  Fig. Special Construction  Fig. Special Construction  Fig. Sheetive Demolition  Windows & Doors  Excavate foundation wall Hand excavate at egress stair foundation  Fig. Sheetive Demolition  Fig. She	D5040	Susing	Not Used						
E10         Equipment & Furnishings         Not Used         1         \$5,000           E20         Furnishings         Not Used         Activated		Special Electrical Systems							\$0
E10         Equipment & Furnishings         Not Used         And Used <td></td> <td></td> <td>Emergency lighting and alarms (audible, visual)</td> <td>ь</td> <td>udget</td> <td>-</td> <td>\$5,000</td> <td>\$5,000</td> <td>\$5,000</td>			Emergency lighting and alarms (audible, visual)	ь	udget	-	\$5,000	\$5,000	\$5,000
E10         Equipment Equipment         Not Used         Not Used         Account to the Equipment		Equipment 9							
E10         Equipment         Not Used           E20         Furnishings         Not Used           Construction         Not used           F10         Special Construction         Not used           F20         Selective Demolition         Remove windows and doors           F2010         Building Elements Demolition         Remove windows and doors	E	Furnishings							
E20         Furnishings         Not Used           Construction         Not used           F10         Special Construction         Not used           F20         Selective Demolition         Remove windows and doors           F2010         Building Elements Demolition         Remove windows and doors	E40								
E20         Furnishings         Not Used           Construction         Not used           F20         Special Construction         Not used           F2010         Building Elements Demolition         Remove windows and doors           F2010         Building Elements Demolition         Remove windows and doors           Fxcavate foundation wall         Remove windows sair foundation         Area         item         0         \$75.00           Fxcavate foundation wall         Hand excavate at egress stair foundation         Area         If.         0         \$50.00	210	Equipment	Not Used						
Other Building           F10         Special Construction         Not used           F20         Selective Demolition         Remove windows and doors           F2010         Building Elements Demolition         Remove windows and doors           F2010         Windows & Doors           Excavate foundation wall         Hand excavate at egress stair foundation           Arev         If         0         \$75.00           \$80.00	E20	Furnishings	Not IIsad						20
Other Building           Construction         Not used           F10         Special Construction         Not used           F20         Selective Demolition         Remove windows and doors           F2010         Building Elements Demolition         Remove windows and doors           Excavate foundation wall         Remove windows and doors           Arev         If n           0         \$80.00									20
Special Construction     Not used       Selective Demolition     Selective Demolition       Building Elements Demolition     Remove windows and doors       Excavate foundation wall     Hand excavate at egress stair foundation       Arev     Item       \$75.00       \$80.00	Щ	Other Building Construction							
Special Construction Selective Demolition Building Elements Demolition Building Elements Demolition Windows & Doors Excavate foundation wall Hand excavate at egress stair foundation Figure 11, 0 \$80.00		I Constitution							
Selective Demolition Building Elements Demolition Windows & Doors Windows & Doors Excavate foundation wall Hand excavate at egress stair foundation Arev It. 0 \$80.00	F10	Special Construction	Pest toN						
Building Elements Demoition  Building Elements Demoition  Remove windows and doors  Excavate foundation wall  Arev It. 0 \$80.00	F20	4 - 4-9-0							95
Remove windows and doors Arev item 0 \$75.00 Hand excavate at egress stair foundation Arev Lf. 0 \$60.00	F2010	Building Elements Demolition							\$451
Arev Lf. 0 \$80.00		Windows & Doors Excavate foundation wall	Remove windows and doors		tem	0	\$75.00	\$0	
			initia cacavate at egress stair roundation		Ξ.	0	\$80.00	<b>S</b>	

TBA Architects, Inc. 241 Crescent Street Waltham MA 02453

# Renovations to Brigham House 20 Hartford Street Newton Highlands

Uniformat Ref. No.	System/Component	Specifications	Alt	Unit	No. Units	Unit Cost Sub Total	Sub Total	Total
	Gutters & Downspouts Stairs Bulkhead Landscape Resement	Remove gutters, damaged soffits & fascia Remove basement access stair treads Remove buikhead walls and floor Remove plantings at rear patio		Lf. item item	<del>1</del> + + +	\$1.00 \$50.00 \$150.00 \$100.00	151 \$50 \$150 \$100	
g	Building Sitework	cacavate for new dasement area and stair, hand excavate	Arev	c.y.	0.00	\$25.00	0\$	
G10	Site Preparation							
	Porch Flooring	Back entry, 1x4 mahogony		ţ	15	64.00	454	\$13,013
	Stair Railing	Custom design architectural grade hardwood	< ∢	į	5 52	\$75 \$75	2008	
	Walkways	Remove concrete walkways		item	-	\$150	\$150	
	Ramp	Repair wooden ramp		budget	-	\$6,000	\$6,000	
	Stairs	Repair and reset rails and ballusters Construct new concrete hulkhead stairs to becoment rainf conc		∓ ¦	121	\$12.50	\$1,513	
		מונים ליונים מיינים	τ	iii Biii	F	\$4,386	\$4,386	
620	Site Improvements							\$2 500
	Sidewalks	New sidewalks around rear buildhead	Ą	1.	0	\$22.50	Ç	2000
	Oullines	No work		<u></u>	0	\$0.00	Ş	
	rill & Grading	New fill and grading at old bulkhead	4	s.Y	0	\$2.44	S	
	randscape	Relandscape back patio, penimeter as required	_	budget	-	\$2,500	\$2,500	
Subtotal Constru	Subtotal Construction Subcontracts, Unadjusted						\$189.416	\$180 416
Location factor General Conditions (Ov Filed Sub-bid Premium Inflation to bid premium	Location factor General Conditions (Overhead and Profit) per Means Filed Sub-bid Perentium Ilfration to the commitme fearing 2005			15.0% 25.0% 15.0%				\$28,412 \$54,457 \$32.674
	leimuni (spring 2006)	2005 Means cost system is published in autumn 2004		6.5%				\$19,822
IOIAL ESTIMAT	IOIAL ESTIMATED CONSTRUCTION COST							\$324,783
Architect/Engineering Fee Reimbursable Expenses Design Contingency Change Order Contingency	ening Fee quenses nicy ontingency	design, coordination, construction documents & construction monitoring project related reimbursable costs (% of fees), quality assurance testing		12.8% of 10.0% 5.0% 10.0%	of construction cost			\$41,475 \$4,147 \$16,239 \$32,478
TOTAL ESTIMAT	TOTAL ESTIMATED PROJECT BUDGET							\$419.123

Project Cost Summary	
Construction Cost Architect/Engineering Fee $\  2$ , $\  2$ , $\  2$ , $\  2$ , $\  2$ , $\  2$ , $\  2$	\$325,000 \$41,000 \$53.000
TOTAL ESTIMATED PROJECT BUDGET	\$419,000