



## PUBLIC BUILDINGS DEPARTMENT

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Mayor

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### **Angino Farm Barn Rehabilitation, Post Substantial Completion Narrative**

Ted Callahan- P.M.; City of Newton, Public Buildings Dept.

#### **PROJECT START-UP**

An RFP advertised through the Central Register to solicit bids for construction of the referenced project resulted with the submitted low bid of \$606,140.00. With the bid approved, the contract was signed, funding was verified and the project start-up date was established to be July 24, 2013. The duration of the construction phase was contractually determined to be 214 calendar days. That time frame indicates that construction would be finished for Substantial Completion to occur on February 23, 2014. An additional period of one month would be allowed for final punch list work and would establish an overall schedule for a project close out date of approximately March 23, 2014.

#### **DELAYS to the SCHEDULE**

Potential delays to completing the work on time were realized when the City of Newton Building Department received two requests submitted by the Contractor for extensions beyond 02/23/2014. The first of these, dated 12/04/2013, was denied. The reason given by the City was that the work had not adhered to the project schedule submitted by the Contractor. The cold weather sensitive binder installation for driveway paving, a pivotal part of the work scheduled for the third week of December 2013, was not installed causing the first delay. The excuse was that a gas line that was to be buried under the new paving required opening Nahanton Street for access to the gas main. National Grid refused as they will not open any streets during cold weather months. Nat-Grid advised that work had to be scheduled for a period beginning after April 15, 2014. A similar issue occurred with efforts to connect electrical service for the site to NSTAR's power source that originated at a pole which was located on the opposite side of Nahanton Street.

Eventually, it was necessary for the City's project manager to make contact with both National Grid for the gas service installation, NSTAR for the electrical service and the City's DPW for water service requirements. It was determined that the contractor's efforts to contact these same utilities for scheduling installations to for the various services before early November 2013 were lacking. Also, claims were made that the work could not go forward because of the alleged reluctance of the City of Newton Engineering Dept. to issue a Street Opening Permit. When asked why a permit could not be issued, the Engineering Dept. stated in early December that they had not received the required permit applications from the Contractor.

A short time later a second request for a contract extension dated January 04, 2013 was received. In this letter it was requested that the project be extended but no date was mentioned. The second letter was more detailed but the reasoning echoed the first as it emphasized the cold weather and lack of coordination with utility companies. It was obvious that the original date establish by contract could not be met and it was determined to grant an extension to the Substantial Completion date to April 15, 2014. The scheduled revision was forwarded to all parties and the project continued as before. The paving eventually went forward during warmer weather with all fully coordinated utility services in place and was completed by early summer 2014.

Unfortunately, the project continued to move at an exasperating slow pace caused by a myriad of issues. Problems such as long lead deliveries of equipment; contractors not on site due to their work on other projects

*DELAYS to the SCHEDULE (cont'd)*

elsewhere, a protracted punch list period that was exacerbated by additions to the work carried as Change Orders and efforts to close out the project with various City agencies all contributed to the ongoing delays. There were five negotiated Change Orders required to complete the work that represented 04.4% of the totaled construction costs.

**GENERAL CONSTRUCTION COMMENTS**

Both floors of the barn have finished interiors that are most comfortable environments for the various uses and functions intended. It offers a synthesis of traditional working values of farm activities coupled with an excellent open learning atmosphere reminding folks of all ages of the qualities of a simpler way of life that was endeared to many in earlier times.

Modern toilets located on both levels and a small first floor kitchen area add much to the facilities to complete the functionality for each level of the building. The original wood floor has been leveled and strengthened structurally and the original floor boards have been refinished ready for another hundred years of use. A new open deck area has been provided at the roof of the renovated tractor shed. It is accessible from the first floor of the barn and to the grade on the north side.

The heating system is totally new and the lighting also new is decorative and functional. There are provisions for a future mezzanine that will accommodate an office space environment that remains an anticipated future project.

**TEMPORARY CERTIFICATE of OCCUPANCY (T.C.O.)**

Ultimately, we had reached a point where the opening ceremony for the Angino Farm Rehabilitated Barn project was to take place. The event was scheduled by the Farm Commission to occur on September 28, 2014. Although there were still some minor but nuisance type issues open, the City's Inspectional Services issued a T.C.O. and the event took place as scheduled and by all accounts was very successful.

**[FINAL] CERTIFICATE of USE & OCCUPANCY**

The project finally was finished and a CERTIFICATE of USE & OCCUPANCY issued on November 19, 2014. The barn at that time was already in use by Newton Community Farm [overseen by the Farm Commission] for most of the fall harvesting season. Also, the closeout process has gone forward and dates for items that are warranted have been established.

**PHOTOGRAPHS OF SOME KEY AREAS SHOWING PROGRESS OF THE WORK** (See photos attached.)

Photo No.	Time Frame	Description of Work
ONE	Late summer 2013	The south side of site where the contractor has installed empty conduits for electrical power and IT services. The workman shown at the barn is coordinating the penetration for the conduits through the barn's existing stone foundation.
TWO	Mid summer 2013	Initial work site for the project was at the tractor shed at the north side. The photo shows that the existing roof has been demolished. The top of the old stone wall is being prepared for the reinforced concrete beam that will eventually support the new roof and open deck assembly. Note that the column footing forms are set in place and ready for the concrete. Structural wood framing is place and ready for roof sheathing, roofing and wood deck installations. Note that the concrete beam at the top of the stone wall is in place.

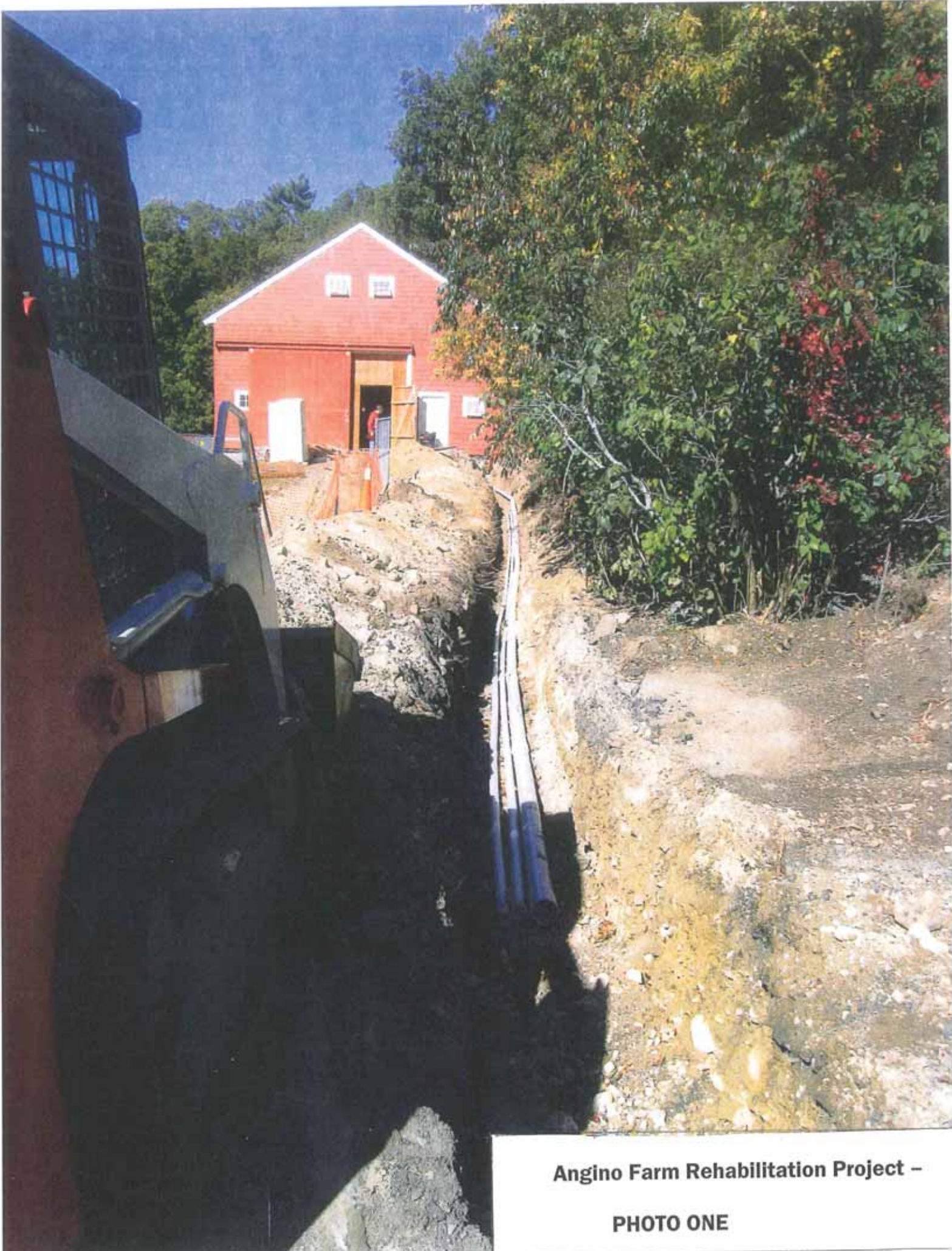
(List of photos continues on page 3.)

**PHOTOGRAPHS OF SOME KEY AREAS SHOWING PROGRESS OF THE WORK**

(continued list - see photos attached)

<b>Photo No.</b>	<b>Time Frame</b>	<b>Description of Work</b>
THREE	Early autumn 2013	Structural wood framing is in place and ready for roof sheathing, roofing and wood deck installations. Note that the concrete beam at the top of the stone wall is in place.
FOUR	Autumn 2013	View of the existing opened framing at the barn after removal of the existing floor boards that were taken off site to be refinished. Note also, that the new structural carrying beams and supporting columns can be seen through opened joists to the basement area below.
FIVE	Winter 2013/2014	View of the existing first floor joists and the new perpendicular carrying beams located at the ceiling of the basement work area. Note new wood members "sistered" at existing joists were necessary to strengthen the existing joists and also to level the refinished floor boards at the 1st floor.
SIX	Late winter 2014	Exterior view of the rear of the barn that shows the new deck area nearing completion. Note that framing for the stairs to left in the photo and new replacement siding to be aligned with the deck for the flashing at the barn wall had not been completed.
SEVEN	Early Spring 2014	Exterior view of the west side of the barn shows three new traditional barn doors. All have insulating cores and have been installed to match existing ones that were no longer serviceable. Also the wood frames surrounding the doors were rebuilt. A similar door assembly was installed at the tractor shed beyond. The existing driveway repaving owned by contract had not been installed at the time of the photo.
EIGHT	Mid spring 2014	Interior view at the first floor of the barn shows finish work ongoing. Note that the refinished floor boards have been installed. Toilets shown at the left of the photo had been recently stud framed and finished with drywall sheathing. The glazed main front door unit is shown almost completed. New interior doors, wainscots, painted finishes, total plumbing fit-out, heating units and lighting fixtures were not installed at the time of the of the photo.
NINE	Autumn 2014	Exterior view at the front of the barn with the new thermally glazed main entry doors shown in photo seven. Note that the large pair of doors are flanked by borrowed lites with ample clearstory that will allow the influx of daylight to the barn's interior creating a more inviting space.
TEN	Autumn 2014	Interior view of the new mechanical room with the wall hung gas fired furnace and hot water heater shown. The copper piping distributes both supply and return forced hot water for heating. Other pipes will supply domestic hot water to the various lavatories and utility sinks located at basement and first floor areas. Included in the overall system are expansion tanks, air separator, glycol system and other required equipment as noted in the Engineer's design. When this photo was taken pipe insulation and valve identity tags had not been installed. The mechanical room also contains electrical and fire alarm panels.

Project budget-vs-actual financial summary begins after photographs.



**Angino Farm Rehabilitation Project –  
PHOTO ONE**



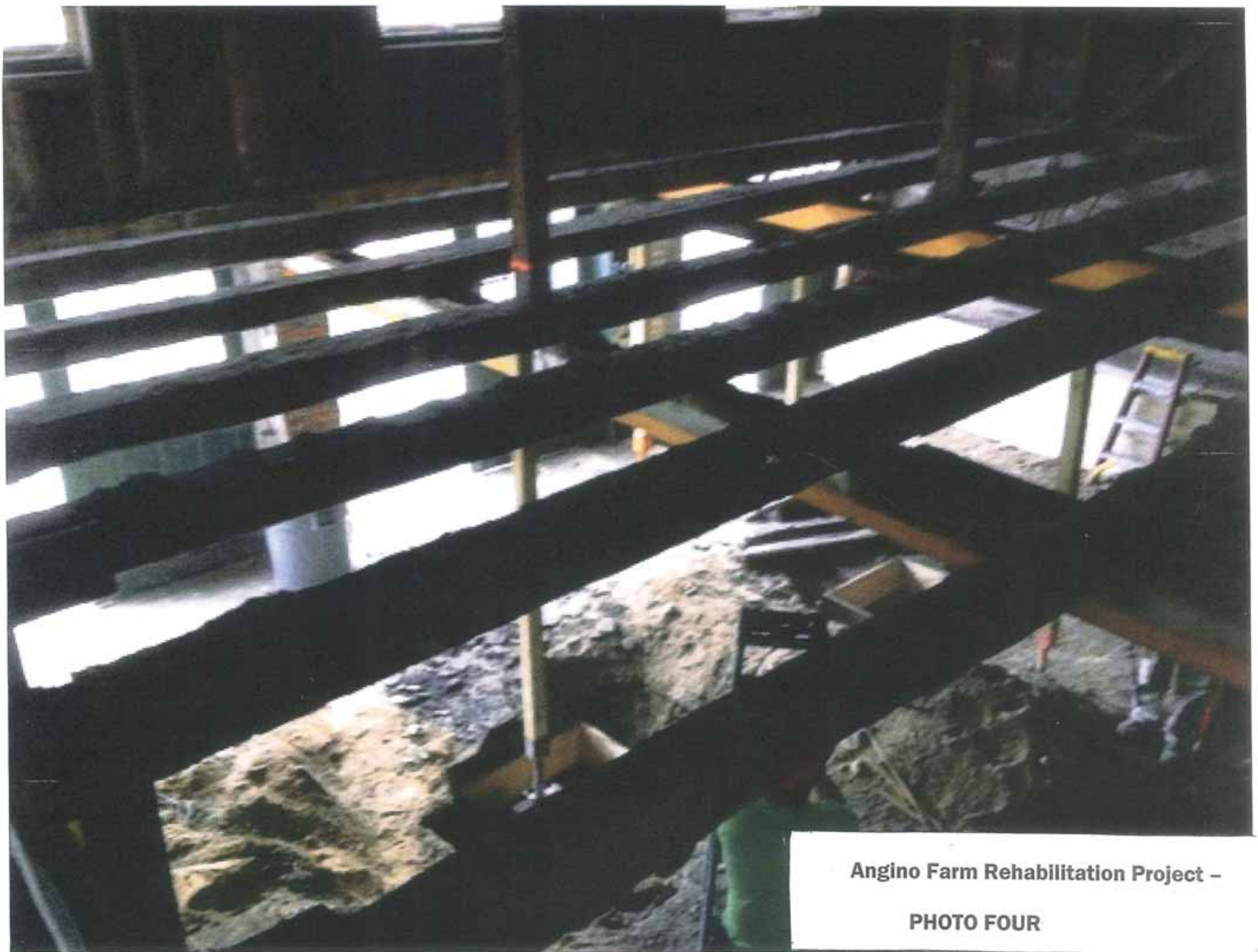
**Angino Farm Rehabilitation Project –**

**PHOTO TWO**



**Angino Farm Rehabilitation Project –**

**PHOTO THREE**



Angino Farm Rehabilitation Project –

PHOTO FOUR



**Angino Farm Rehabilitation Project -**

**PHOTO FIVE**



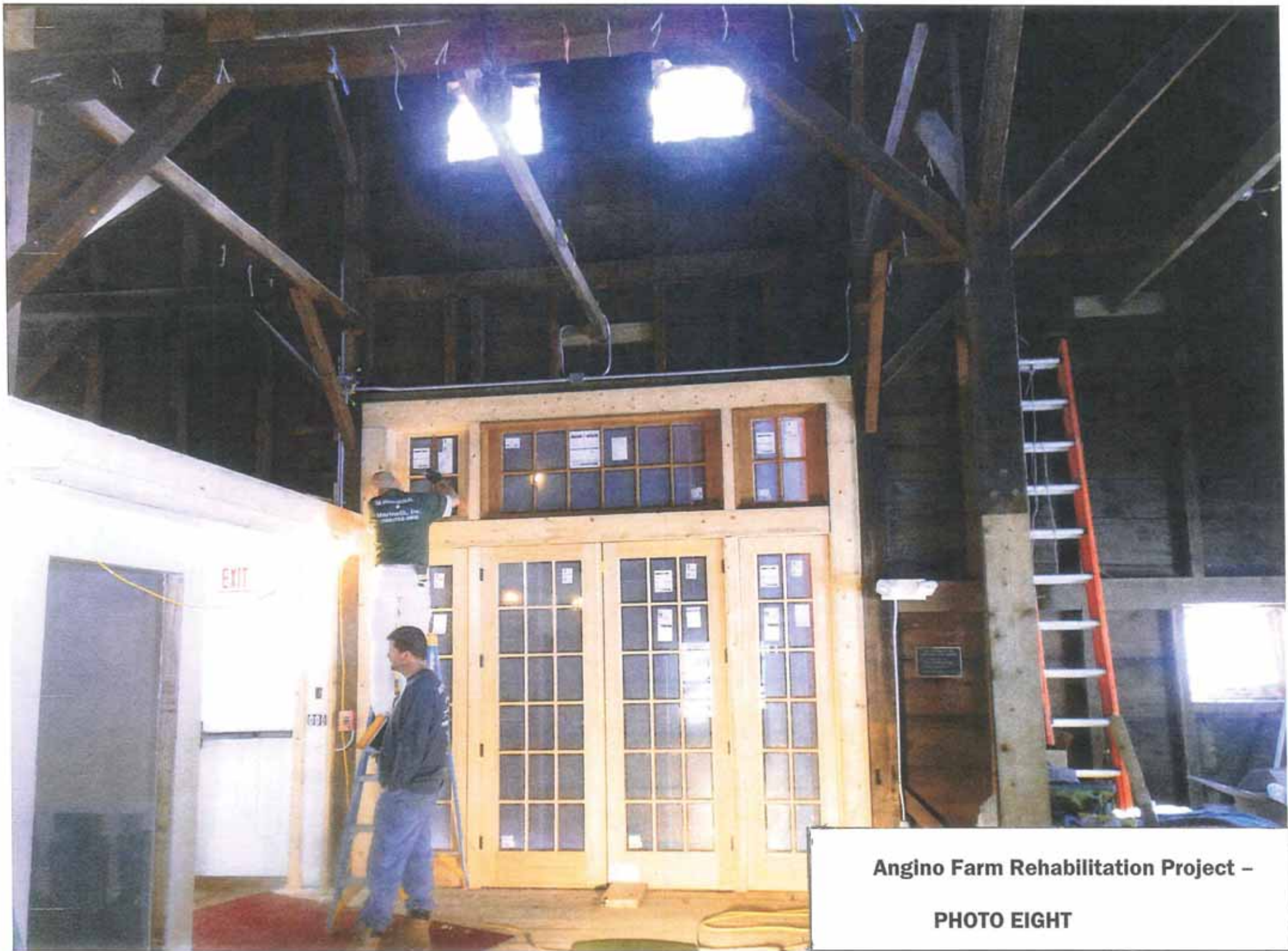


**Angino Farm Rehabilitation Project –  
PHOTO SIX**



**Angino Farm Rehabilitation Project –**

**PHOTO SEVEN**



**Angino Farm Rehabilitation Project –**

**PHOTO EIGHT**



**Angino Farm Rehabilitation Project -**

**PHOTO NINE**



**Angino Farm Rehabilitation Project**

**PHOTO TEN**

**Angino Farm Barn Rehabilitation Project**

Original CPA Proposal 16-Nov-2009		Cost Escalated to Year 2011 *	Supplemental CPA Proposal 21-Sep-2012	Total Budget	Actual Expenditures	Public Buildings Department Expenses	Total Project Costs
			Increase or (Decrease) vs. Orig. Budget **	2009 + 2011 Requests & Appropriations	(Final Report to the CPC)		
<b>Building</b>							
Rebuild shed roof to preserve lower barn bay	\$	27,000		\$ 27,000	\$33,000.00		
Strengthen lower floor columns & south sill	\$	11,000		\$ 11,000	\$15,000.00		
Floors: historically restore main floor, new flooring at upper floor	\$	37,000		\$ 37,000	\$42,000.00		
Stairs to upper floor	\$	15,000		\$ 15,000	Not done		
Handicapped access lift to upper floor	\$	27,000		\$ 27,000	Not done		
Secondary egress / 3-season classroom	\$	37,000		\$ 37,000	Not done		
Basic plumbing	\$	10,000		\$ 10,000	\$36,000.00		
Electrical: power, lighting, fire detection	\$	29,000		\$ 29,000	\$35,000.00		
Kitchen and two handicapped accessible bathrooms	\$	63,000		\$ 63,000	\$73,500.00		
Main door daylight wall	\$	30,000		\$ 30,000	\$35,000.00		
Partitions and finishes, preserving open walls	\$	16,000		\$ 16,000	\$19,000.00		
Heat main floor and lower floor	\$	32,000		\$ 32,000	\$16,000.00		
Sink, lights and outlets on lower floor for farm operation	\$	16,000		\$ 16,000	\$18,000.00		
Historically restore lower level doors	\$	21,000		\$ 21,000	\$25,000.00		
<b>2012 supplemental request:</b>							
Structural work			\$ 70,000	\$ 70,000	\$74,000.00		
Fire protection			\$ 35,000	\$ 35,000	Not done		
HVAC system costs			\$ 30,000	\$ 30,000	\$73,000.00		
Lower bay doors, partitions			\$ 35,000	\$ 35,000	\$37,000.00		
Construction contingency			\$ 75,000	\$ 75,000	\$87,308.00		
Construction cost inflation			\$ 30,000	\$ 30,000	\$35,500.00		
Project features shifted to private fundraising			\$ (120,000)	\$ (120,000)	(\$120,000)		
<b>Site</b>							
Water supply connection	\$	7,000		\$ 7,000	\$7,000.00		
Sewer line connection	\$	17,000		\$ 17,000	\$17,000.00		
Gas supply connection	\$	11,000		\$ 11,000	\$11,000.00		
Sign on street	\$	3,000		\$ 3,000	\$3,000.00		
Driveway regrading and site improvements/ landscaping for accessibility	\$	63,000		\$ 63,000	\$64,000.00		
<b>Total construction contract *</b>	<b>\$</b>	<b>472,000</b>		<b>\$ 627,000</b>	<b>\$631,308</b>	\$ 750.79	\$ 632,059
<b>Soft costs</b>							
Design fee	\$	66,000		\$ 66,000	\$80,664	\$ -	\$ 80,664
City Project Management	\$	30,000		\$ 30,000	\$30,000	\$ -	\$ 30,000
<b>2012 supplemental request:</b>							
City Project Management			\$ 30,000	\$ 30,000	\$6,028	\$ 3,416	\$ 9,443
<b>Total Funds Requested from CPC</b>	<b>\$</b>	<b>568,000</b>	<b>\$ 180,000</b> **	<b>\$ 748,000</b>	<b>\$ 748,000</b>	<b>\$ 4,167</b>	<b>\$ 752,166</b>
				<b>Total CPA funds appropriated</b>			

\* 2009 Proposal: All construction costs escalated to 2011 estimates, assume City Procurement, and include general conditions, contractor OH&P, and 15% contingency.

\*\* Cost lines and total shown as submitted in 2012 supplemental proposal, which listed the \$180,000 total requested and appropriated, though these lines actually total \$185,000.

## Angino Farm Barn Rehabilitation Project

Original CPA Proposal		Supplemental CPA Proposal 21 September 2012  Increase or (Decrease) vs. Orig. Budget **	Total CPA Requests & Appropriations  2009 + 2012	Actual CPA Expenditures  (Through Project Close-Out)	Additional Expenditures  from Public Buildings Dept. Operating Budget	Total Expenditures
15 November 2009	Cost Escalated to Year 2011 *					
<b>Building</b>						
Rebuild shed roof to preserve lower barn bay	\$ 27,000		\$ 27,000	33,000		
Strengthen lower floor columns & south sill	\$ 11,000		\$ 11,000	15,000		
Floors: historically restore main floor, new flooring at upper floor	\$ 37,000		\$ 37,000	42,000		
Stairs to upper floor	\$ 15,000		\$ 15,000	Not done		
Handicapped access lift to upper floor	\$ 27,000		\$ 27,000	Not done		
Secondary egress / 3-season classroom	\$ 37,000		\$ 37,000	Not done		
Basic plumbing	\$ 10,000		\$ 10,000	36,000		
Electrical: power, lighting, fire detection	\$ 29,000		\$ 29,000	35,000		
Kitchen and two handicapped accessible bathrooms	\$ 63,000		\$ 63,000	73,500		
Main door daylight wall	\$ 30,000		\$ 30,000	35,000		
Partitions and finishes, preserving open walls	\$ 16,000		\$ 16,000	19,000		
Heat main floor and lower floor	\$ 32,000		\$ 32,000	16,000		
Sink, lights and outlets on lower floor for farm operations	\$ 16,000		\$ 16,000	18,000		
Historically restore lower level doors	\$ 21,000		\$ 21,000	25,000		
<b>Changes in scope with 2012 supplemental request:</b>						
Structural work		\$ 70,000	\$ 70,000	74,000		
Fire protection		\$ 35,000	\$ 35,000	Not done		
HVAC system costs		\$ 30,000	\$ 30,000	73,000		
Lower bay doors, partitions		\$ 35,000	\$ 35,000	37,000		
Construction contingency		\$ 75,000	\$ 75,000	87,308		
Construction cost inflation		\$ 30,000	\$ 30,000	35,500		
<b>(Project features shifted to private fundraising)</b>		<b>\$ (120,000)</b>	<b>\$ (120,000)</b>	<b>\$ (120,000)</b>		
<b>Site</b>						
Water supply connection	\$ 7,000		\$ 7,000	7,000		
Sewer line connection	\$ 17,000		\$ 17,000	17,000		
Gas supply connection	\$ 11,000		\$ 11,000	11,000		
Sign on street	\$ 3,000		\$ 3,000	3,000		
Driveway regrading and site improvements/ landscaping for accessibility	\$ 63,000		\$ 63,000	64,000		
<b>Total construction contract *</b>	<b>\$ 472,000</b>	<b>\$ 155,000</b>	<b>\$ 627,000</b>	<b>\$ 631,308 **</b>	<b>\$ 751</b>	<b>632,059</b>
<b>Soft costs</b>						
Design fee	\$ 66,000		\$ 66,000	\$ 80,664		80,664
City Project Management	\$ 30,000	\$ 30,000	\$ 60,000	\$ 36,028	\$ 3,416	39,444
<b>Total Funds Requested from CPC</b>	<b>\$ 568,000</b>	<b>\$ 180,000 **</b>	<b>\$ 748,000</b>	<b>\$ 748,000</b>	<b>\$ 4,167</b>	<b>\$ 752,167</b>
			<b>Total CPA Funds Appropriated</b>	<b>Total CPA Expenditures</b>		<b>Total Project Costs</b>

\* All constructions costs listed in 2009 proposal escalated to 2011 estimates, assume City Procurement, and include general conditions, contractor OH&P, and 15% contingency.

\*\* Totals shown as submitted in 2012 supplemental proposal, though the mathematical totals are actually \$5,000 more than the totals submitted.

Angino Farm Barn CPA Funds Expended, Fy11-Fy15			
CPA funding as recreation		85%	
CPA funding as historic resources		15%	
ACCOUNT TITLE	EXPENDITURES	TOTALS by CATEGORY	CATEGORY as % of PROJECT TOTAL
ARCHITECTURAL SERVICES	\$62,533.51		
ARCHITECTURAL SERVICES	\$16,798.95		
<b>Architectural services TOTAL</b>		<b>\$79,332.46</b>	<b>10.6%</b>
CONSTR PROJECT MGMT SVS	\$22,127.23		
CONSTR PROJECT MGMT SVS	\$3,102.86		
Construction mgmt subtotal		\$25,230.09	
CONSULTANTS	\$2,399.00		
CONSULTANTS	\$0.00		
Consultants subtotal (same person as construction mgmt)		\$2,399.00	
MEDICARE PAYROLL TAX	\$113.01		
MEDICARE PAYROLL TAX	\$19.69		
Medicare payroll tax subtotal (same person as construction mgmt)		\$132.70	
SEASONAL WAGES	\$7,792.50		
SEASONAL WAGES	\$1,357.50		
Seasonal wages subtotal (same person as construction mgmt)		\$9,150.00	
<b>Project Management TOTAL</b>		<b>\$36,911.79</b>	<b>4.9%</b>
CONSTRUCTION	\$540,834.75		
CONSTRUCTION	\$90,921.00		
<b>Construction TOTAL</b>		<b>\$631,755.75</b>	<b>84.5%</b>
<b>TOTAL</b>		<b>\$748,000.00</b>	