Terrence G. Heinlein AIA Architect tgheinlein.com heinleintg@aol.com

December 7, 2004

Ms. Jennifer Goldson
Planning Department
City of Newton
1000 Commonwealth Avenue
Newton, MA
02459

Re: 1093 Chestnut Street Rehabilitation Cost Estimate

Dear Ms. Goldson:

Please find enclosed a copy of the cost estimate for the rehabilitation of 1093 Chestnut Street, Newton, MA. This estimate has been prepared by the designated contractor, Construction By Design, according to the design development documents for Millhouse Commons to be developed by CAN-DO, Citizens for Affordable Housing in Newton Development Organization. Please note that the *Re:* heading of this estimate, *Millhouse Commons historic work breakdown* refers only to 1093 Chestnut Street, as the Secretary of the Interiors guidelines for rehabilitation do not pertain to 1101 Chestnut Street.

If you have any questions regarding the attached, please contact me.

Sincerely,

Terrence G. Heinlein AIA

cc: Ms. Josephine McNeil, Executive Director, CAN-DO

1 Aberdeen Road
Weston MA 02493
TEL 781 894 2380
FAX 781 899 7965

P.O. Box 250
Danby VT 05739
TEL 802 293 5702
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CBD LTD

CONSTRUCTION BY DESIGN
CONSTRUCTION SERVICES

December 6, 2004

Can-Do
1075 Washington Street
West Newton, MA 02465

Attn: Josephine McNeil

Re: Millhouse Commons historic work breakdown

Dear Josephine:

We are pleased to provide you with scope of work and budget estimates for portions of work at the above captioned property as listed below per architect Terrance G. Heinlein's scope of work.

1. Repair/restoration of the wood entrance hood and brackets, including the pilasters that flank the door, the four (4) panel door/frame/sill, etc., and a lead-coated copper soldered flat roofing at the hood. Construct new hood at west side (not public view) to be similar to original restored. Seal and paint — Budget Estimate $ 10,116.00

2. Restoration/replacement of the eave, boxed cornice, and rake details, including cornice fascias, and rake fascias, wood gutter and scribed rake trim (rake brackets are a question). Lead-coated rake and eave drip edges. Seal and paint. Lead-coated copper leaders and downspouts to cast iron boots to storm drain system — Budget Estimate $ 11,719.00

3. Removal and replacement of vinyl window units with wood simulated divided lights, 2/1 double-hung window units sized to match original unit openings. Restoration/repair/replacement of window head wood corniced entablatures with lead-coated copper caps. Provide felt jamb flashings. Seal and paint. Replace 60% window and door frame opening members. — Budget Estimate $ 35,591.00

1985 MENDON ROAD, CUMBERLAND, RI 02864 • TEL (401) 475-5215 FAX (401) 475-5216

Millhouse Commons historic work breakdown (cont'd) (Page Two)

4. Removal of existing synthetic siding and trim, and replacement with 5/4 wood trim at corner boards and water table, and new red cedar, smooth-faced, beveled siding over new air retarder, replace ¾ board sheathing (60%) replace rough frame, windows and doors. Seal and paint. **Budget Estimate $ 33,588.00**

5. Removal of existing asphalt roofing. Replacement of 60% roof sheathing deck, new underlayment and fiberglass asphaltic shingles, with ice and water damage protection at 3' up low roof edge **Budget Estimate $ 10,307.00**

6. Remove existing entry stair and replace with new wood frame deck and stringers, stone thrust block, and wood balustrade, newels. Seal and paint. **Budget Estimate $ 3,500.00**

7. New poured in place concrete foundation with 4" stone face to match original rubble foundation **Budget Estimate $ 19,965.00**

8. New perennial and annual plantings **Budget Estimate $ 5,000.00**

9. New bluestone entry walk; new west entry cast steppers **Budget Estimate $ 5,000.00**

10. New water, sewer, gas, electric utilities **Budget Estimate $ 18,500.00**

**Total Budget Estimate $153,286.00**

Please feel free to contact us with any questions you may have.

Yours truly,

Daniel H. Baker
/kms/4239c1

Cc. Terrance Heinlein
1 Aberdeen Road
Weston, MA 02493

to: Ms. Josephine McNeil, Executive Director, CAN-DO
from: Terrence G. Heinlein AIA
date: 12/7/04
re: Millhouse Commons, 1093 & 1101 Chestnut Street

With regard to your questions of the site work scope and related costs at the above referenced project, the following should help to explain the cause of site development costs there that are atypical:

1. Site demolition costs include the complete demolition of two existing buildings and the partial demolition of the third existing building. Demolition includes the removal of all on site utilities and foundations for all existing buildings. Existing bituminous paving, walkways, sheds, and remainder of the existing swimming pool require removal.

2. To restore the site for new development, extensive regrading is required. Presently the site functions as two separate properties with dissimilar existing grading (see the existing survey plan and compare that to the new site grading plan). The existing grading includes a number of knolls and low points which need to be reworked for a central drive and parking area, with a gradual consistent slope for walking and driving. Regrading is extensive.

3. The site is heavily wooded. Many of the existing trees require pruning and some 117 inches of caliper require removal. In an effort to maintain the existing total caliper, 73 inches of tree caliper are being placed.

4. To parallel the existing neighborhood density, the buildings are dispersed across the site. This placement increases both the paved walking and driving areas, as well as the finished landscape area.

5. The city has requested a new curb cut to accommodate an eight foot turning radius, as well as reconstruction of the existing sidewall and reinforcement to carry fire truck weights. Existing curb cuts will be removed and new granite curbs placed.

6. New fencing at the perimeter for headlight blocks and to accommodate the concerns of the northerly neighbors have been added.

7. The parking area for thirteen cars, and the perimeter drains for four buildings require onsite, but separate underground drainage fields (see utilities, grading and details plan drawings 4 & 5).

8. The sprinkler systems for the buildings at the property interior, required by the Fire Department for single curb cut access, have separate water main feeds to each of the four interior dwelling units. This doubles the underground water utilities at the lot interior.

9. The gas, electric, sewer, in addition to the water utility noted in item 8 above, require separate metering and therefore separate lines for all systems to each of the six units (see utilities, grading and details plan drawings 4 & 5). Note that the electrical system requires an onsite transformer, required to be located near driveway access for emergency replacement, and therefore the primary line to the transformer runs underground from Chestnut Street.