

11/10/05 v PETER

to: Ms. Josephine McNeil, Executive Director, CAN-DO
from: Terrence G. Heinlein AIA
date: 3/30/05
re: Millhouse Commons, 1093 & 1101 Chestnut Street

Below is an estimate, based on the schematic documents for the above referenced project, of construction costs associated with the specific context of the site, the existing structures, and the requirements/requests of City of Newton public departments. The costs are grouped according to the five following items: the unit at 1093 Chestnut Street, the unit at 1101 Chestnut Street, the duplex units at 1093 A & B/1101 A & B, the site work, and the LEED scope of work.

1. Historic restoration of 1093 Chestnut Street. \$230,311.
1093 requires a complete interior and exterior selective demolition, with partial new fill and new openings for interior partitions and floors. New interior finishes, new systems, new windows and doors, new exterior finishing including restoration/replacement of the entry hood, eaves and rakes, and window canopies. Painted GWB interior finishes, hardwood strip flooring/carpet/linoleum floor finishes, and wood interior trim are typical for all unit interiors. The removal of the existing west one story addition and the exterior selective demolition and exterior restoration is estimated at \$104,821, not including new foundation, entry walks, plantings and utilities. The interior renovations are estimated (\$65/sq. ft for 1476 sq.ft) at \$95, 940. Structure moving and relocation, including excavation/fill and the installation of foundation and slab is estimated at \$29,550. *Site work cost is estimated below for the entire 1093/1101 Chestnut street area, item 4.*

41,853

2. New construction of 1101 Chestnut Street. \$ 270,260.
Neighborhood review and the directive of the historic commission require the construction of a new single family house near the location and in character to the existing two and half story house at 1101. This structure has a full across-the-front porch, and a main gable which fronts the street, with its tall roof spanning the long distance of the floor plan. As required by the historic commission, the detailing of wood windows and doors, siding, and trim shall match the detailing of the adjacent restored 1093 house. Demolition of the existing house, garage and related foundations and utilities are estimated at \$23,000. Excavation, new foundation and slab, frame, interior and exterior finishes, and systems are estimated (\$195/sq.ft. for 1268sq.ft.) at \$ 247,260. *Site work cost is estimated below for the entire consolidated area.*

81,802

123,255

DOUBLE COST
PAYABLE

155,858

3. New construction of 1093 A & B, and 1101 A & B duplex units. \$ 754,635.
The new duplex units are platform site framed, with 2x 6 wall, 2x8 & 2x10 floor joists, and pre-fabricated roof trusses, cement board siding, fiberglass asphaltic 3 tab shingles, fiberglass window units, aluminum gutters and downspouts, engineered wood decking, are typical exterior finishes. Interior finishes for the market rate units are as in item 1 above, while the affordable units have more carpet on stairs, sheet flooring at entries, kitchens and baths, and no initial A/C installation. Unit excavation and poured in place foundation/slab are for the duplex units are included in both the market rate and affordable cost estimates. The market rate unit is estimated (\$180/sq.ft for 1183 sq. ft) at \$212,940. Affordable rate units are estimated (\$165/ sq.ft. for 3283 sq.ft) at \$541,695. *Site work cost is estimated below for the entire consolidated area in item 4.*

4. Site Work. \$174,000.
Site demolition, excavations, and new foundations are included in items 1-3 above. The site work includes new grading, curbing, paving, walkways, steppers, planting beds, planting, trees, fences, and all utilities including underground electrical distribution systems, domestic water and sprinkler supplies, gas, sewer, and on site storm drainage systems. The City of Newton Fire Department requires domestic sprinkler systems, with separate underground service to the four units (two duplex units) at the site interior; estimated cost (4 systems with controls @\$5500.) at \$22,000. The City of Newton requires on site storm drainage for the paved areas that include the central drive and the required thirteen parking places; estimated cost (2 leaching galley systems) at \$31,000. The City Engineers office requires the repaving of the sidewalk along the 160 feet of Chestnut Street: \$3200; granite curb replacement and radius curbs at the drive way entrance; \$2500; truck reinforced paving at the entry apron; \$3700. Planning requested sidewalks linking all units and leading to the Chestnut Street walkway: \$3900. Zoning requires headlight screen fencing and planting in front of parked and moving vehicles: 102 linear feet @ \$19/ft: \$1938. The City of Newton Arborist requires the replacement of all total removed tree caliper to either on site or off site; 117 inches removed, @ \$350/per three inch caliper: \$13, 650. Total City of Newton site development requests or requirements: \$81,888

5. LEED Initiatives \$42,800.
LEED (Leadership in Energy and Environmental Design, US Green Building Council) site requirements include the sorting of all demolished materials and construction waste materials management by the general contractor, sediment and erosion control, indoor air quality plan during construction, coordination of subcontractors with design commissioning team, high efficiency/environmentally benign construction materials including carpet, sealants, certified wood, CO2 detectors, insulations, and recycled/regional materials are estimated to add approximately \$42,800 to construction costs.

Total costs items 1-5 \$1,472,006.

Note that the following are not included in the above costs:

- A. General Conditions, including ISD permit. \$ 94,393.
- B. General Contractor Overhead (10%) \$ 156,640.
- C. General Contractor Profit (5%) \$ 86,152.

Total Schematic Estimated Costs \$1,809,191.