

Newton, Massachusetts CPA program project webpage  
**bold, green text** links to full-text documents

## Historic Newton: Jackson Homestead

The Jackson Homestead, 527 Washington Street, Newton Corner, MA 02458

Historic Newton ([www.historicnewton.org](http://www.historicnewton.org)) is a public-private partnership between a City department (the Jackson Homestead/ Newton History Museum) and a private nonprofit organization (the Newton Historical Society).

Note: The Jackson Homestead is owned by the City of Newton. Funds for work on the building must be appropriated to the control of the Public Buildings Department.



**Jackson Homestead**  
(historic postcard)

### contacts:

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## Museum Archives, Accessibility & Fire Suppression

### goals:

Protect the Jackson Homestead/Newton History Museum's collections, historic building and visitors by expanding and upgrading spaces for the storage and use of two-dimensional collections (printed materials, manuscripts and photographs), while also providing handicap accessibility and fire suppression systems that meet current standards.

### Historic Newton/Public Buildings Dept. estimates of total project cost:

- \$394,564 as of 14 December 2007
- \$845,897 as of 30 May 2013
- \$1,206,345 as of 15 April 2015

### funding:

\$1,142,345	total CPA funds appropriated, in December 2007, May 2010, October 2013, April 2015, November 2015 (see details below)
\$40,000	City of Newton dedicated fund for the Jackson Homestead (originally donated by Nabisco Corp.)
\$29,328.58	private donations to Historic Newton for this project
\$1,275,134.87	TOTAL PROJECT FUNDING
\$1,141,774.48	total CPA funds spent (\$570.52 in unspent CPA funds returned)

## Funding Process

### 2007-09 design & construction: original proposal

14 December 2007 - **proposal** (*long file; may load slowly*)

14 April 2008 - **CPC initial funding recommendation**

21 July 2008 - **Board order** (appropriation): initial design funding only, \$37,500

### 2009-10 design: supplemental funding request

13 October 2009 - **initial estimate**

4 December 2009 - **revised estimate**

28 January 2010 - **final proposal for supplemental funding**, with **2007-08 proposed floor plan** for comparison

12 March 2010 - **CPC 1st supplemental funding recommendation**

17 May 2010 - **Board order** (appropriation): supplemental design funding, \$63,845

### 2011 construction: initial proposal (not funded)

6 April 2011 - **initial estimates**

27 July 2011 - **proposal** to CPC (includes budgets, partial plans, photographs) and submissions to **Massachusetts Historical Commission** and **Massachusetts Architectural Access Board**

25 August 2011 - **Newton Historical Commission review**

August-September 2011 - On August 17 the CPC voted 6-0 to recommend the full amount of requested funding. On September 21 the CPC then voted to hold their recommendation until the project budget was finalized after reviews by the City's Design Review Committee, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, and Massachusetts Architectural Access Board.

29 September 2011 - submission to Newton Commission on Disabilities, including: **summary & photos, site plans & elevations, floor plans**

### 2013 design & construction: revised proposal

30 May 2013 - **revised proposal** and **organizational finances attachments** to revised proposal, including income/expenses and assets/liabilities for the Newton Historical Society (private), the Jackson Homestead (City dept.), and Public Buildings (City dept.)

11 July 2013 - **presentation** at CPC public hearing

19 July 2013 - external review of project plans, for **compliance with current building codes** *This long file may load slowly.*

24 July 2013 - **CPC 2nd supplemental funding recommendation**

10 September 2013 - letter of support from **Newton Commission on Disability**

7 October 2013 - **Board order** (appropriation): final design & construction funding, \$641,000

webpage:

6 December 2016

[www.newtonma.gov/gov/planning/cpa/projects/museum.asp#Museum-Archives](http://www.newtonma.gov/gov/planning/cpa/projects/museum.asp#Museum-Archives)

### **2015 construction: supplemental funding request**

15 April 2015 - **supplemental proposal** and **organizational finances attachments**

14 May 2015 - CPC public hearing: **presentation** and **comments from League of Women Voters**

27 May 2015 - **CPC 3rd supplemental funding recommendation** (\$400,000)

Appropriations based on May 2015 CPC recommendation:

- 15 June 2015 - **Board order** (\$267,057 appropriated; \$39,452 held as Board contingency)
- 16 November 2015 - **Board order** (appropriated both the Board contingency above and the remaining \$93,498 of CPC-recommended funds)

### **Project News**

1997 - **preservation restriction** for the Jackson Homestead, held by the Massachusetts Historical Commission

16 December 2009 - update to the CPC as part of overall **presentation** for all Historic Newton projects

March-April 2015 - **construction RFP (request for proposals) & bids received** (basis for supplemental funding request)

### **2014-15 construction start date extensions**

requested by Public Buildings Dept. and granted by Planning & Development Director:

- from **April 2014 to July 2014**
- from **July 2014 to October 2014**
- from **October 2014 to May 2015**

City of Newton



Setti D. Warren  
Mayor

## PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

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52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

October 14, 2016; updated October 19, 2016; final update by CPC staff December 6, 2016

### **Reference: Jackson Homestead Museum and Archive Renovation. Post Substantial Completion Report**

Rafik Ayoub, Project Manager

#### **PROJECT GOAL AND START UP:**

The project goal was to expand storage and research space for the Jackson Homestead's archival collections (printed materials, manuscripts and photographs) while also providing welcoming reception space, handicapped accessibility, new climate control (HVAC) and fire suppression to protect the museum's historic building, its collections and visitors. The funds for this project came from the CPC.

The project started in 2008 by hiring the architectural firm Durkee Brown Veveros Werenfels Architects who worked over the years with the museum personnel during the design process, obtained all the city and state approvals and completed the construction documents and then we went to bid in the winter of 2015. The low bidder, Classic Construction & Development Corp. was awarded the contract in May, 2015. Since the Newton Fire Department (NFD) had several concerns and question about the fire suppression system, the contractor got a demolition permit only on August 6, 2015 and began the demo work in the ELL section of the building. Once the demo was underway the contractor uncovered serious structural damage to the existing wood framing, including missing carrying beams, rotted roof rafters and floor joists. They also found a 15 feet deep abandoned well and boulders around the foundation walls in some areas of the building. On the outside, a manhole was buried under the dirt in the location planned for the new handicap ramp. The structural engineer's detailed design for the repairs was approved by Inspectional Services Department (ISD).

After the NFD was satisfied with the corrections they requested for the fire suppression system, they approved the plans and a full building permit was issued in September 2015. The contractor continued his work and the project went very well during the winter season. All the exterior work including the brick walkway, the deck, ramps landscaping and finished site work was completed, including the work by NSTAR to bring a new electrical service and meter to the building. The project received its certificate of substantial completion in May, 2016.

#### **DELAYS TO THE SCHEDULE**

The contractor's discovery of severe deterioration to the wood structural members at the ELL building added time to the project schedule for the engineer to design the repair and get it approved by ISD. The installation of the new water line for the sprinkler system was delayed because of the wrong

demarcation of the utilities location in the street. The site contractor was unable to re-dig the street on time before the cold weather, so the Department of Public Works (DPW) installed the line.

### **GENERAL CONSTRUCTIONS COMMENTS:**

- New archival storage space comprising the eastern half of the wing. This new space includes a work area for an archivist as well as compact storage shelving for archival materials.
- A new heating and cooling system for the east wing. The existing system was removed as part of the expansion of the archives.
- Reconfiguration of the existing unisex restroom and kitchenette to bring them into compliance with Massachusetts Architectural Access Board (MAAB) requirements.
- The addition of a new exterior door to permit access directly into the reception area.
- Modifications to the reception area to bring it into compliance with MAAB and to become a more welcoming area with a gift shop..
- A new accessible ramp on the east elevation of the main building. The ramp has been designed to be compatible with the historic character of the building as well as to have minimal impact on the house and on the site.
- A new fire alarm control panel and new devices throughout the building.

### **CERTIFICATE OF USE & OCCUPANCY**

The project finally was finished and a CERTIFICATE of USE & OCCPANCY issued on 5/5/2016. The museum at that time was already in use by the staff and visitors.

### **PROJECT BUDGET AND FINAL COSTS:**

<b>Funding Sources</b>		<b>Difference (returned to CPA Fund)</b>	<b>Actual Project Cost</b>	
<b>CPA Fund</b>	<b>\$ 1,142,345.00</b>		<b>Construction cost including c.o.</b>	<b>\$ 933,599.78</b>
			<b>A&amp;E (Architecture &amp; Engineering), incl. \$7,313.36 of reimbursable expenses</b>	<b>\$182,893.36</b>
			<b>Moving</b>	<b>\$ 1,159.69</b>
			<b>Security System</b>	<b>\$ 1,773.50</b>
			<b>Dehumidifier</b>	<b>\$ 454.32</b>
			<b>Consultants (interim PM and code review consultant)</b>	<b>\$ 21,606.00</b>
<b>Managed by Historic Newton: NHM fund+ private donation</b>	<b>\$ 64,000.00</b>		<b>Managed by Historic Newton: NHM fund+ private donation</b>	<b>\$ 64,000.00</b>
			<b>Additional roof work (after October 2016 final report)</b>	<b>\$ 287.63</b>
<b>Total</b>	<b>\$ 1,206,345.00</b>	<b>\$858.15 \$570.52</b>		<b>\$1,205,774.28</b>



**Demolition of exterior doors**



**Site demolition & the unforeseen buried manhole under ramp**



**Interior demolition inside the ELL**



**Interior demolition Inside the ELL  
Showing rotted wood members**



**Interior view of the structure after  
demolition**



**Rubble foundation under walls**



**Abandoned well & rotted floor joists**



**General demolition view  
with temporary support  
To the existing structure**





**Rotted and missing beam & column with previous repairs**



**Rotted roof rafters and planks**



**Rotted beam with temporary support**



**Rotted and missing beam**



**Deteriorated shallow foundation  
under exterior walls corner at the ELL  
building**



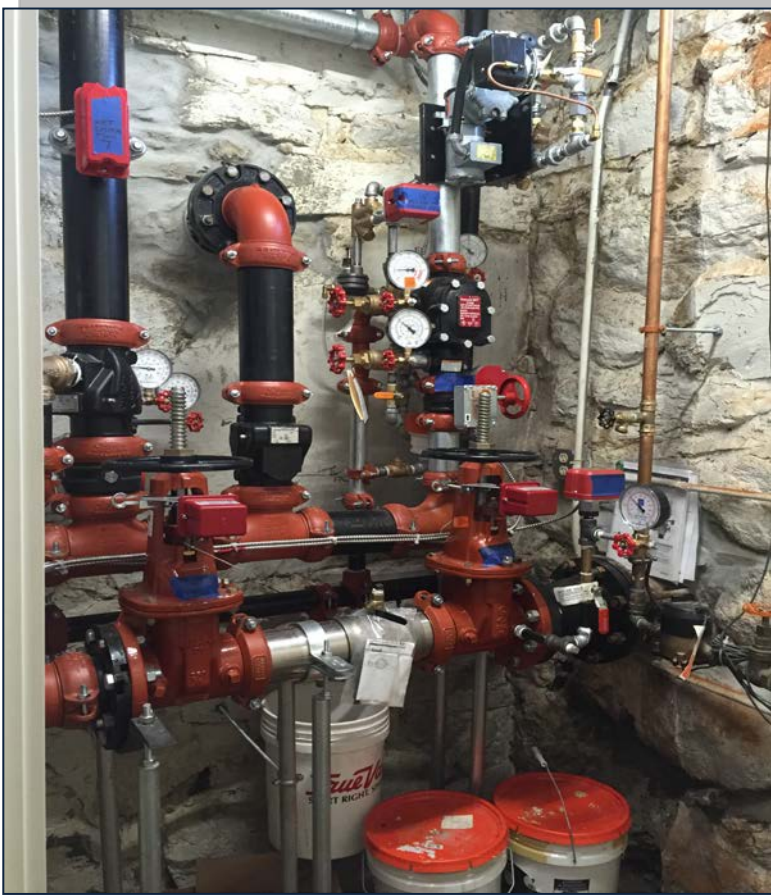
**Shallow foundation at the old doors  
Street Digging For the New  
water Line For the Sprinkler**



**Street digging for the new water line for the sprinkler system**



**New water line inside the building for the new sprinkler system**



**Sprinkler equipment in the basement**



**New sprinkler room in the basement & sprinkler pipes in the ceiling**



**New sprinkler head under the deck**



**New fire alarm panel**



**New fire alarm device and sprinkler pipe in an exhibit room**



**New HVAC system in the ELL's attic**



**New framing for the archive space**



**New framing**



**New deck and entrance**



**New H.C. walkway, ramp and deck**





**New entrance door**



**New reception/gift shop area**



**New kitchenette**



**New shelves for the archive**



Museum Archives, Accessibility & Fire Suppression Project						
Cost Categories	Budget (from April 2015 proposal)			Actual Expenditures (from Public Buildings & Historic Newton)		
<b>Soft Costs</b>			<i>% of total</i>			<i>% of total</i>
	architecture & engineering	\$183,213.00	15.2%	architecture & engineering, incl. original contract, change orders & reimbursable costs	\$182,893.36	15.1%
	storage & moving	\$14,000.00	1.2%	storage & moving (managed by Public Buildings)	\$1,159.69	0.1%
				other consultants (interim proj. mgr. in Public Bldgs Dept., external bldg code review)	\$21,606.00	1.8%
	Jackson Homestead staff time	\$15,000.00	1.2%	storage & moving services (contracted & staff) and supplies, managed by Jackson Homestead (covered by private donations)	\$29,328.57	2.4%
<b>subtotals</b>		<b>\$212,213.00</b>	<b>17.6%</b>		<b>\$234,987.62</b>	<b>19.4%</b>
<b>Hard Costs</b>						
	construction	\$841,537.00	69.8%	construction, incl. security system + add'l roof work after submission of final report to CPC	\$935,660.91	77.3%
	furniture, fixtures & equipment	\$47,700.00	4.0%	dehumidifier	\$454.52	0.0%
				compact shelving purchased by Jackson Homestead (covered by City non-CPA funding)	\$40,000.00	3.3%
	contingency	\$104,895.00	8.7%			
<b>subtotals</b>		<b>\$994,132.00</b>	<b>82.4%</b>		<b>\$976,115.43</b>	<b>80.6%</b>
<b>TOTAL</b>		<b>\$1,206,345.00</b>			<b>\$1,211,103.05</b>	

Final Sources		
CPA funds spent	\$1,141,774.48	94.3%
City non-CPA funds spent (special Nabisco fund for the Jackson Homestead)	\$40,000.00	3.3%
Private donations to Jackson Homestead	\$29,328.57	2.4%

SIGNIFICANT CHANGE ORDERS	
<b>October 2015 Public Buildings summary of change orders, supplemental funding presentation</b>	
<b>structural issues</b>	Contractor found: missing carrying beams, rotted rafters & floor joists, 15-foot deep abandoned well, boulders around foundation walls, manhole buried at site of planned excavation for handicap ramp.
<b>\$85,660</b>	structural engineer's designed solutions
<b>fire suppression system</b>	Newton Fire Dept. requested elimination of heat traces designed to prevent freezing of sprinkler pipes outside heated parts of the building.
<b>\$14,094</b>	heat traces replaced by small dry pipe system
<b>June 2016 CPC approval to apply any remaining unspent contingency to expanded scope</b>	
<b>\$7,556</b>	hand railing, stairs to back yard (completed with CPA funds)
<b>\$5,027</b>	hand railing, balustrade (deferred, may be done through Historic Newton fundraising)
<b>\$6,540</b>	repair/replace rear wooden gutter (work underway with Public Buildings City maintenance funds)