

Citizens for Affordable Housing in Newton Development Organization, Inc.

61 Pearl St., Newton MA Housing Renovation Project Summary
including "Sustainable Materials/Systems Summary" on page 4
 ("green" features of this project)

61 Pearl Street is presently a two and three story, multi-family dwelling of 4 living units. The ground floor accesses a foyer for entry to a single story one bedroom unit, and a stairway that accesses the two upper units; a separate entry for an attached two story one bedroom apartment is at the rear of the property. The second and a third floor units, above the single bedroom first level unit are one bedroom and two bedroom units respectively. The building is wood frame, mansard and hipped roofed, and constructed in the 1870s. The site is level and provides easy pedestrian and vehicular access within planting and lawn areas. It is immediately adjacent to a small public park.

The proposed renovations would repartition the existing four units into three two bedroom units. This would combine the first floor living area of the separately entered two story unit with the existing one bedroom ground level apartment. This unit would be renovated as a fully accessible unit with entry and exit ramps, accessible kitchen/bath/closets, two bedrooms, and would meet all other current accessibility requirements. The second level of the existing two story unit would be combined with the existing second floor one bedroom unit to provide a two bedroom/one bath living unit. The third floor two bedroom unit would remain, and would receive minor renovation work required by code or providing energy improvements. New exit doors, fire shutters, roofing, attic and basement insulation, on site vehicle paving, site landscaping/fencing, and structural and mechanical improvements will be included in the scope of the project.

Scope of Work and Preliminary Estimate. General: all architectural and systems work to convert 1st level existing one bedroom unit # 1 and lower floor of one bedroom unit # 4 to a two bedroom architecturally accessible unit **no. 1**, and to convert 2nd level existing one bedroom unit #2 and upper floor of unit #4 to a two bedroom unit **no. 2**, and to provide energy improvements to existing exterior envelope, all floors. Italicized items below are those required by code, or for health and safety conditions.

1. Remove and dispose of existing concrete entry tread/riser slabs and railings (4 sets of same); repoint brick and stone foundation. Repoint chimney and replace flashings. \$ 5,600.
2. Remove existing paving, place new base and two part bituminous paving for parking 6 vehicles (1 accessible); provide edging, striping, and rough grade all disturbed areas. \$11,500.
3. Place new loam, landscape edging, seed, plantings, and mulch at new planting areas, and at disturbed existing lawns and planting beds. Install new fence at west property line. \$ 6,300.
4. Construct new pier foundations and slab, wood frame walls and roof, side and roof for new 6 barrel storage shed. \$ 4,700.

5. Remove existing front porch deck, balustrade, frame, and trim; replace same @ ½" below existing interior first floor finish flooring; place and finish new plinths, porch skirt, relocated balustrade, and trim; construct new foundations, wood frame, decking, newels, and rails, and landings for access ramp to front porch; new ramp balustrade to match historic existing. New hardware @ existing door. Construct new rear yard ramp for second egress, similar to existing rear egress stair. Finish all. \$ 38,000.
6. *Remove existing rear egress doors/frames @ exterior egress stair; repair/bring to code existing rear yard egress stair frame, replace existing column post seats, place footings. Install smoke activated fire shutters on all windows (3) that open onto egress stair.* \$ 10,400.
7. Remove two existing first floor doors, and fill frame, replace same with new insulating window units, trim and sidewall to match existing. Replace all existing single glazed window sash, frame and trim (8) \$ 4,800.
8. Remove existing rear kitchen and interior stair from first floor to second; frame in existing floor openings; patch all adjacent surfaces. @ same 1st floor area (existing unit 4 living room/kitchen) frame and finish new accessible bath, bedroom, closet. Remove all interior and exterior wall finishes at first and second floor west wall, insulate and replace materials and finish. \$16,500.
9. Remove existing bath and kitchen cabinets, counters, and appliances at existing 1st floor main house (existing unit 1), and construct new accessible kitchen cabinets, counters, appliances and entry closet. \$ 13,100.
10. Remove existing doors, frames, and hardware (3) and replace same with new 36" wide doors, frames and lever hardware to meet the door access requirements, including latch side dimensions and turn around clearances. \$ 3,600.
11. Remove and replace all existing operable devices as lighting switches, closet poles and shelving, thermostats, CATV wiring, etc. to meet accessibility requirements. Rewire common spaces (interior and exterior) and provide "house" panel. \$ 5,900.
12. Modify existing boilers for extensions of existing systems to unit size increases, additional zones for new units no. 1 & no. 2, and for the "house" systems. Provide new baseboard radiation at all altered new rooms (5) Add condensate pumps. \$12,300
13. Remove existing exterior door to egress stair landing at upper level of existing unit (new unit no. 2 second bedroom), patch frame and install new window at same, patch siding and trim. Provide new cased opening to existing stair hall at same area from existing unit #2 kitchen, and construct new closet at location of existing stair (removed under item 7 above). Renovate existing north bath/remove south bath. \$ 12,700.
14. Modify existing electrical lighting and power, and heating at areas of renovations existing unit #2, and upper level existing unit #4 (new unit no. 2 second bedroom). \$5,500.

15. Allow for new painting throughout interiors of all units and common halls (20 rooms), and exterior front porch and new ramps. \$22,600.
16. Insulate exposed walls at new accessible unit, second floor two bedroom unit, third floor attic and basement ceiling/sills. Caulk all exterior voids at opening perimeters. \$9,200.
17. *Rebuild existing two story roof with crickets and single membrane; reroof low slope areas with same; reroof missing shingles at high mansard, and reroof the low roof in it's entirety. Flash chimneys and all roof penetrations, hang gutters and down spouts, and add extensions to same for positive drainage. Install new rubber roof at low entry porch roof.* \$17,600.
18. *Replace damaged wiring at attic level, provide carbon monoxide detectors throughout, repair exterior electrical receptacles, and secure "clothesline wiring" at basement level.* \$3,900.
19. *Repair leaking water closets, replace sillcocks, replace tub spout, replace cast iron water connections at basement, relocate existing domestic water lines to interior warm walls from exterior heat traced locations, and install new washes and dryers @ first level unit and basement. Install low flow domestic water devices at all domestic plumbing fixtures.* \$ 6,200.
20. *Shore, remove basement masonry piers, sawcut floors, place footings and new lally columns (6) below existing first floor frame; replace eight feet of rotted foundation sills; install new hangers for beam to girder, and joists to girder, and new beams at northwest abandoned chimney. Replace rotted girder at east bay basement.* \$ 9,800.
21. *Reset metal bulkhead and seal same.* \$ 300.
22. *Install liner at existing chimney that serves domestic hot water heater, and install chimney cap, **OR** remove existing domestic hot water heater and replace same with new gas fired direct vent or boiler supplied hot water heaters.* \$ 1,600.
23. *Allow for new sanitary line to street connection and for new water service line to street connection.* \$10,200.
24. Remove hung acoustical tile ceilings at 3rd floor, remove loose plaster and/or patch, and add 1/4' GWB over existing plaster ceilings, tape and finish. \$ 2,500.
25. Furnish and install window treatment all existing and new units. \$ 3,700.
26. Delead all existing painted interior and exterior painted wood. \$80,000.
- Total construction cost. \$318,500.
 1.3% inflation factor \$ 4,140.
 Total construction cost. \$322,640.
 15% construction contingency. \$ 48,396.

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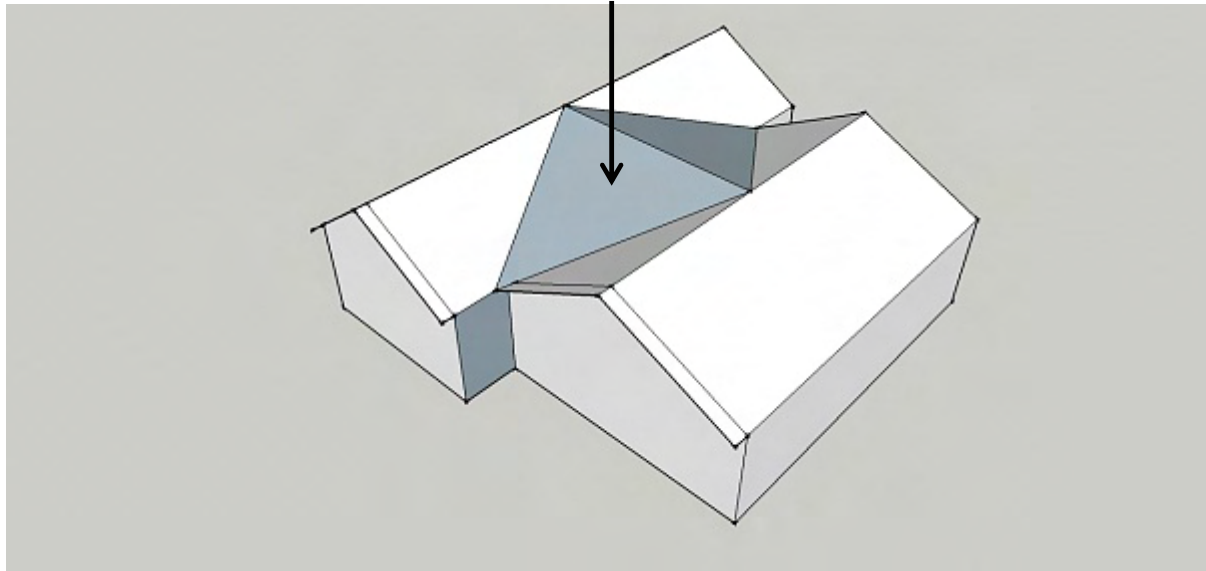
61 Pearl St., Newton MA Sustainable Materials/Systems Summary

Renovations and additions to 61 Pearl St., Newton, MA shall include the following “Green” elements:

1. New framing members shall be “engineered” lumber.
2. New exterior ramp and porch surfaces shall be recycled composite decking.
3. New exterior and interior finishes shall be low VOC paints.
4. New interior bath and kitchen floor finishes shall be linoleum.
5. Existing doors, frames, trim and hardware shall be recycled where possible.
6. New kitchen and bath cabinets shall be of non-toxic adhesives, and from wood of monitored forests.
7. Caulking and sealants shall be non-toxic.
8. Floor finishes shall be water based low VOC finishes.
9. Newly exposed existing or new wall cavity insulation shall be open or closed cell foams (Icynene) or equal.
10. High attic roof rafters shall be insulated with closed cell foam.
11. All domestic water devices shall be low flow fixtures.
12. Bathroom fans shall be timed exhausts.
13. New light fixtures shall have compact fluorescent lamps.
14. New plantings shall be low water, indigenous varieties.

Note that the Stretch Code, where new additions and frame cavities are not included, requires insulation (3.5 R value per inch) only at newly exposed existing wall or roof cavities; the foam insulations for this project will exceed the required value. Reusing the existing heating boilers does not require any additional heating system or envelope testing.

Generic Diagram of an Architectural "Cricket"



A cricket will be used to improve drainage between the abutting roofs of the main building and rear addition at 61 Pearl Street, shown below:

