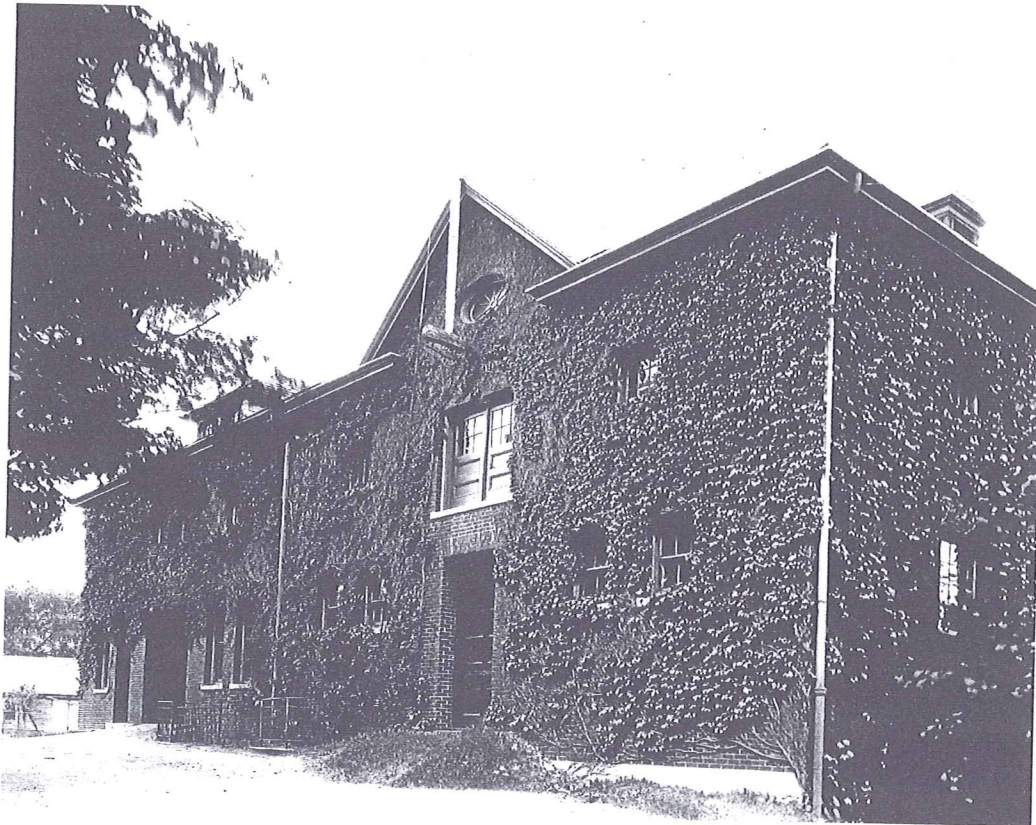


-- analysis CP-funded  
-- Board order 458-05, 18 Sept 06  
-- total cost \$21,059



**CSS ARCHITECTS, INC.**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN



**BUILDING ENVELOPE EVALUATION  
CRAFT STREET STABLE DPW FACILITY  
NEWTON, MA**

*AUGUST 29, 2008*



*Members of the American Institute of Architects and USGBC*

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**TABLE OF CONTENTS**

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CSS Architects Inc.  
Wakefield, Massachusetts

**BUILDING ENVELOPE EVALUATION**

Crafts Street Stable – DPW Facility  
Newton, MA

August 26, 2008

<u>Section No.</u>	<u>Title</u>	<u>Page Numbers</u>
1.	Executive Summary .....	1
2.	Existing Conditions.....	2-5
3.	Recommendations.....	6
4.	Cost Estimate .....	7
5.	Appendixes	
	Appendix I – Photographs.....	I-01 – I-18
	Appendix II – Schedule, Window Details .....	II-01 – II-03
	Appendix III– Window and Door Types .....	A-7
	Appendix IV –Elevations and Plans.....	A-1 thru A-6
	Appendix V – Consultant’s Report	

## **EXECUTIVE SUMMARY**

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### **INTRODUCTION**

CSS Architects Incorporated was retained by The City of Newton to conduct a building envelope evaluation and A.A.B compliance review of the Crafts Street Stable Building that is presently being used as a DPW Facility at 92 Crafts Street, Newton, MA. The objective was to review the existing building envelope and handicap compliance. This report summarizes the findings from CSS Architects Inc and Thompson & Lichtner's inspection of the building envelope; comprised of exterior masonry, slate roofs, copper gutters and downspouts, wood windows and doors and handicap accessibility. The report provides recommendations for repairs and an estimate of repair costs.

**COST ESTIMATE**

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**BUILDING ENVELOPE EVALUATION**

Crafts Street Stable- DPW Facility  
Newton, MA

18 July 2008

<b><u>ITEM</u></b>	<b><u>ESTIMATED COST</u></b>
<b>RECOMMENDATION A-WINDOWS</b>	
1. Replace seventy five (75)windows .....	120,000
<b>RECOMMENDATION B- DOORS</b>	
1. Replace six (6)Type A doors .....	15,000
2. Replace four (4) overhead doors.....	20,000
2. Rebuild /restore two door canopies .....	6,000
 See Consultants Report for Cost Estimate Note: Costs do not include General Conditions ( 10%), Insurance/bonds (2%), Overhead and Profit(15%)	
<b>ESTIMATED COST ABOVE ITEMS A, B .....</b>	<b>\$161,000.00</b>
<b>ESTIMATED COST – CONSULTANT REPORT ITEMS A-B</b> .....	<b>\$261,775.00</b>
<b>TOTAL ESTIMATED COST</b> <b>(including G.C.,I &amp;B, O&amp;P).....</b>	<b>\$544,533.00</b>

The following is our estimated cost to perform the repair program outlined in this report.

<u>ITEM</u>	<u>ESTIMATED COST</u>
A. <u>SLATE ROOFS</u>	
1. Replace all open copper valleys approximately 160 lineal feet to include replacement of deteriorated wood decking and installation of Ice & Water Shield on deck.	
2. Replace copper cricket, copper flashing, and copper pans at the chimneys including replacement of deteriorated wood decking and installation of Ice & Water Shield.	
3. Installation of copper drip edge with Ice & Water Shield to gable end on the front elevation.	
4. Replace all copper vent pipe flashing and Ice & Water Shield at vent pipes.	
5. Replace damaged and missing copper down spouts.	
6. Repair/replace copper hip/ridge capping and fascia/soffits and add fasteners. Replace wood beneath caps.	
7. Replace existing snow guards with new premanufactured snow guards.	
8. Replace 500 damaged, deteriorated, and missing slates.	
The total cost estimate for the above items 1 through 8 should range between .....	\$90,000 - \$100,000



	<u>ITEM</u>	<u>ESTIMATED COST</u>
B.	<u>BRICK MASONRY</u>	
1.	Total for repointing all four elevations only defective mortar joints .....	\$137,025
2.	<u>Step Crack Repairs</u>	
	Option 1 – Sealant .....	\$650
	Option 2 – Pointing .....	\$1,100
	All four elevations	
3.	<u>Spalled Brick Replacement</u>	
	All four elevations .....	\$5,000
4.	Repair of concrete and coating of concrete at rear elevation .....	\$18,000
 <i>GRAND TOTAL RANGE OF .....</i>		 <u><i>\$251,775 TO \$261,125</i></u>