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EXECUTIVE DIRECTOR

Jeanne Strickland

To: The Honorable Board of Aldermen, City of Newton, Massachusetts

From: Jeanne Strickland, Executive Director

Date: April 13, 2009

Re: Warren House Preservation & Rehabilitation,
Request for Community Preservation Funds

The Newton Community Development Foundation is seeking \$1,080,000 in community preservation funds to preserve and rehabilitate the historic roof and above roof-line masonry and cast stone elements at the former Levi F. Warren Junior High School.

Historic significance: The school, originally designed in 1926 by Addison LeBoutillier a versatile architect of the turn of the century, reflects the classic traditions of the architect's Beaux Arts influence. Warren Junior High School closed in the early 1980's and after sitting vacant for over 10 years NCDF contracted with the award winning firm of Notter Finegold & Alexander, which received accolades for the restoration of New York's Ellis Island and Boston's Wang Center for the Performing Arts, to create the design for the renovation of Warren House. In 1992 the historic school was transformed into 59 units of mixed-income housing as well as a head start day care center. In recognition of the former school's architectural significance, Warren House was honored with a listing on the National Register of Historic Places. The original pressed-metal cupola, slate roof and brick façade were all integrated into this handsome affordable housing community. The landmark cupola, formed of sheet metal, copper and lead adorns seven stately windows facing Washington Street that once served as the light source for the study hall and are now spectacular features in apartments with high ceilings.

Preservation standards: The work done to permit the adaptive reuse of this historic building as housing adhered strictly to the preservation standards of the city, state and federal historic commissions. In 1994 Warren House received the Massachusetts Historic Commission's Preservation Award. In November 2006 NCDF's proposal to preserve and rehabilitate the exterior roof and façade of Warren House was presented to the Newton Historical Commission. The Commission voted to approve NCDF's proposal and requested the use of copper instead of aluminum for all visible flashing and associated cap work as well as a change to a weather joint on brick sidewalls. Both of these changes were incorporated into the final scope of work which is detailed in attachments to this letter.

(Continued on p. 2)

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Community awareness & support: In 2006 the Newton History Museum sponsored a presentation about the history of Warren Junior High School. The talk, attended by many former teachers, students and neighbors, was held in the four story entry atrium where you can still see the façade of the former auditorium and stage which created a perfect back drop for the presentation.

Many of the neighbors who formed a task force to work with NCDF during the development of Warren House continue to offer their support and praise their neighbors and the maintenance of Warren House. The fields and tennis courts surrounding Warren House are used extensively for personal and city sponsored activities which has successfully integrated Warren House and our residents into the community. When the property was initially being developed the League of Women Voters in Newton offered their support as well as several local, state and federal agencies including the Newton Housing Coalition, now known as the Newton Housing Partnership.

Project timeline: Due to the risk of deteriorating stone falling and possibly causing injury as well as the potential for water penetration to cause further structural damage, time is critical in completing this project. Extreme weather conditions this past winter adversely impacted the already deteriorating cast stone along the peak at roof line. Freezing temperatures and ice caused considerable heaving and the recent thaw caused two large pieces of stone to dislodge and fall from the building. Fortunately, nobody was injured and contractors responded immediately to remove any visible loose stone. Signs were posted, residents were notified and exits have been cautioned. It will be necessary however to make a few more emergency repairs at high priority entrance/exits while we await CP funds. If the Board approves NCDF's request for these funds by early summer of 2009, we are prepared to meet the following aggressive timeline:

<i>Milestone</i>	<i>Season/year</i>
Bids solicited:	Summer 2009
Contractor(s) chosen:	Early Fall 2009
Work begins:	Fall 2009
Work is completed by:	Late Fall 2009

As of 6 April 2009

WARREN HOUSE Preservation & Rehabilitation
Phase I (2009) SCOPE of WORK

ESTIMATED COST

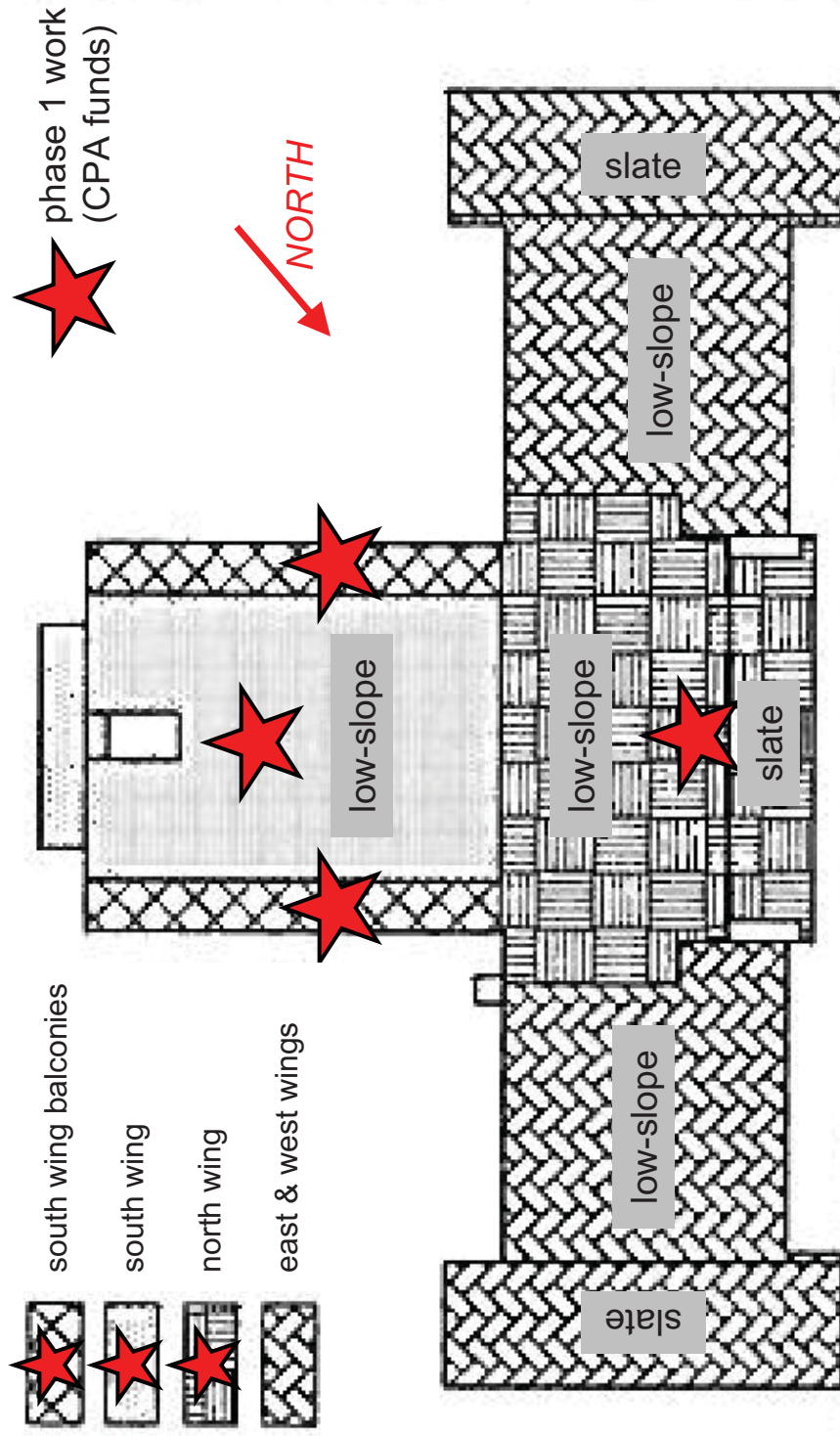
WARREN HOUSE Preservation & Rehabilitation	
Phase I (2009) SCOPE of WORK	
ESTIMATED COST	
Roof replacement and above roofline renovations at East and West Balconies of the South Wing, South Wing main roof, and North Wing main roof.	
Provide and maintain temporary staging, portable lift, shoring and protection as required to perform the work. Provide temporary weatherproof and waterproof building enclosures at locations of wall removal and maintain in place until work is complete.	\$100,984
Remove existing balcony railings, partitions and balcony synthetic wood decks and store for reinstallation. Repair decks as necessary prior to reinstallation after new roof system is in place.	\$57,500
Power-wash and clean all masonry and cast stone components above the roofline to remove algae growth and staining (algae, carbon staining, efflorescence) prior to performing work.	<i>Factored into repair costs below</i>
Prior to initiating the roof replacement, perform all above roofline brick masonry and flashing repairs as outlined below:	
** Remove and replace all cracked and spalled brick masonry units as indicated in the Contract Drawings.	\$11,069
** Cut and repoint all areas of open, cracked or deteriorated masonry mortar joints and remove all previous mortar repairs made with sealant where indicated in the Contract Drawings. (Includes 100% repointing)	\$206,281
Remove and dispose of all sheet metal flashings except existing through wall flashings at the base of the rising walls and parapets. Existing through wall flashings will remain in place and be cut back/bent up as shown in the Contract Drawings.	<i>Factored into installation of flashing cost below</i>
** Install new through wall flashings along the base of the brick masonry wall. Install new reglet flashings at balcony door thresholds. Tie in through wall flashings and reglet flashings. (East and West Wing Balcony)	\$34,572
Remove and replace through wall flashings above the balcony doors and at cast stone reliefs as indicated in the Contract Drawings. (East and West Balcony)	\$36,053
** Repair deteriorated cast stone where indicated in the Contract Drawings (crack and spall repair and repointing).	\$13,009
** Replace deteriorated cast stone parapet and gable coping stones where indicated in the Contract Drawings.	\$5,750
** Install new through wall flashings and step throughwall flashings where indicated in the Contract Drawings. (North and South Wings)	\$60,720
** Remove existing plexiglass at all chimney louver locations. Install flashings at louvers as indicated in the Contract Drawings.	\$7,188
** Repairs at the Tower including, but not limited to crack repairs to at the stucco base, closing/sealing of sheet metal corner joints, and resetting/realigning sheet metal balustrade.	\$61,813
** Clean and restore masonry and cast stone surfaces where repairs were made after completion of the work.	<i>Factored into repair costs above</i>
SUBTOTAL	\$594,938
Additional Work on Low Sloped Roofs - East and West Balconies:	
Remove and dispose of all existing underlying wood decking (underlying wood decking refers to the original walking surface which has recently been covered with new synthetic wood walking surfaces) and supports, EPDM roof membranes, insulation, built-up roof membrane, and insulation boards down to the existing roof deck.	\$46,173
Remove and replace all roof drains. Clean drains to provide a free flowing roof system.	\$25,875
Install overflow scuppers where indicated in the Contract Drawings.	\$12,938
Install baseboard, tapered insulation, coverboard, thermoplastic roof membrane, protection layer with a drainage plain, extruded polystyrene insulation and filter fabric at each of the roof areas.	\$57,620
** Install copper caps at the parapets and associated flashings as indicated in the Contract Drawings.	\$27,169
Remove and replace all sealant joints at locations indicated in the Contract Drawings.	\$4,140
Provide/install new wood blocking/supports for the synthetic wood decking. Install walkway pads underneath all support locations.	<i>Factored into installation of inverted roof system.</i>
SUBTOTAL	\$173,914

WARREN HOUSE Preservation & Rehabilitation		
Phase I (2009) SCOPE of WORK		ESTIMATED COST
Additional Work on Low Sloped Roofs - South and North Wing:		
Remove and dispose of all existing ballasted EPDM roof membranes, and insulation boards down to the existing roof deck.		\$51,014
Remove and dispose of all sheet metal flashings except existing through wall flashings at the rising walls and parapets. Existing through wall flashings will remain in place and be cut back/bent up as shown in the Contract Drawings.		<i>Factored into installation of flashing cost below</i>
Remove and replace all roof drains. Clean drains to provide a free flowing roof system.		\$10,781
Remove and reset existing wood decks/sleepers.		\$31,625
** Remove and replace cracked skylight glazing domes where indicated in the Contract Drawings. (South Wing only)		\$5,175
Raise existing through roof deck penetrations, such as vents, fans, smoke hatches, etc. as required to provide a minimum eight-inch flashing height above the finished roof system.		<i>Factored into installation of roof system</i>
Install baseboard, tapered isocyanurate insulation, moisture resistant gypsum coverboard, and a thermoplastic roof membrane.		\$107,703
** Install copper caps at the parapets and associated flashings as indicated in the Contract Drawings.12		\$60,806
Insulate and wrap duct work where indicated in the Contract Drawings.		\$2,444
SUBTOTAL		\$269,548
Additional Work on Sloped Roofs-South and North Wing:		
Remove and dispose of the existing slate roof shingles, felt underlayments, sheet metal gutters, rake edges and step flashings down to the existing wood roof deck.		\$15,057
Supply all necessary chutes, disposal facilities, transportation and labor necessary to dispose of all demolished materials, dirt, and debris off-site in a legal dumping area. The Contractor shall obtain all permits necessary to transport and dispose of all materials, rubbish and debris.		<i>Factored into General Conditions - Item No. 1</i>
Provide temporary protection of roof systems and personal property below.		<i>Factored into General Conditions - Item No. 1</i>
Remove and replace designated sections of deteriorated wood roof deck. Deck replacement shall be performed as a Unit Price scope of work.		\$1,779
** Install new modified bitumen flashings, underlayments, sheet metal flashings, copper valleys, copper ice belt, copper ridges and slate roofing shingles.		\$43,912
** Install snow tabs as required by the manufacturer.		\$9,574
Install snow tabs as required by the manufacturer.		\$4,600
Clean all debris from the roof system.		cost
SUBTOTAL		\$74,921
TOTAL		\$1,113,321
<p>** Work specifically required to meet the Sec'ty of the Interior's <i>Standards for the Treatment of Historic Properties</i>. All other work (site prep,,demolition, etc.) supports this work, or is required to preserve the building envelope by repairing or preventing water damage.</p>		

As of April 2009

Warren House

Preservation & Rehabilitation Phasing Plan



Washington Street

Warren House
1600 Washington Street



WARREN HOUSE Preservation & Rehabilitation

Phase 1 (2009)

Sources and Uses of Funds

Sources

Community Preservation Funds	\$1,080,000
Newton inclusionary Zoning Funds	67,423
Warren House Reserves	<u>100,000</u>
Total Sources	\$1,247,423

Uses

Hard Costs*	\$1,113,321
Soft Costs**	<u>134,102</u>
Total Uses	\$1,247,423

* Roof replacement and above roofline renovations at the East and West Balconies of the South Wing; South Wing main roof; North Wing main roof. Hard costs include a 15% contingency.

** Architectural and Engineering; Clerk of the Works; Legal; Soft Cost Contingency.

Phase 2 (upon refinance)

Sources and Uses of Funds

Sources

Owners Equity/refinancing	<u>\$3,300,000</u>
Total Sources	\$3,300,000

Uses for Phase II restoration project

Hard Costs*	\$2,076,535
Soft Costs**	<u>148,542</u>
Total uses Phase II restoration project	\$2,225,077

Uses for all other near term capital needs

Hard costs	<u>\$1,147,423</u>
Total uses, all other near term cap needs	\$1,147,423

Total Uses	\$3,300,000
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* Roof replacement and above roofline renovations at the East and West Wings, not part of Phase 1 above; Below roofline renovations including Brick Masonry, Cast stone and misc. window, doors and staircase repairs; Repointing. Hard costs include a 15% contingency.

** Architectural and Engineering; Clerk of the Works; Legal, including fees related to refinancing; Soft Cost Contingency.

WARREN HOUSE Preservation & Rehabilitation
Sources and Uses of Funds (cont'd)

NOTE on ground lease terms and refinancing:

We appreciate the possibility of using CP funds to preserve the historic roof and façade of Warren House and we are confident that a refinance of the property in the next two years will provide adequate funds to cover all of the projected capital expenditures at Warren House over the next 20 years.

The Newton Community Development Foundation's ownership of Warren House is governed by the terms of its ground lease with the City of Newton. This ground lease is a typical arrangement for a surplus school. The lease structure ensures long-term control of the property by the City and allows for the possibility that the City may in the future determine that the property is again needed for a school or other municipal use. The ground lease provides for total rent over the 65-year term of \$1,500,000 payable at the annual rate of \$75,000. This rent obligation is qualified, however, such that the rent due is limited to 50% of the "adjusted cash flow" from operations of the development (after payment of all expenses). Given the property's typical breakeven operations, significant rent payments have not yet been due.