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EXECUTIVE DIRECTOR

Jeanne Strickland

To: Members of the City of Newton Community Preservation Committee

From: Jeanne Strickland, Executive Director

Date: December 13, 2010

RE: WARREN HOUSE - Historic Preservation and Rehabilitation

In accordance with the Community Preservation Grant Agreement between Warren House Associates Limited Partnership and the City of Newton dated October 13, 2009, Newton Community Development Foundation (NCDF) is pleased to submit this final report detailing the uses of Community Preservation Act and Inclusionary Zoning funds for the historic preservation and rehabilitation of Warren House located at 1600 Washington Street in West Newton, MA.

In June 2009, Warren House Associates Limited Partnership received approval for Community Preservation Act funds in the amount of \$1,080,000 and \$67,423 in Inclusionary Zoning funds to complete Phase I (south wing, north wing and east and west balconies) roof replacement and above roof line masonry repairs and cast stone restorations at Warren House. It was then that the bidding process commenced, and upon receipt of five competitive bids a contract was signed with W.S. Aiken on October 19, 2009. In an effort to complete a majority of the work before weather conditions deteriorated, construction began immediately and by December the job was 65% complete.

We are extremely pleased now to have the opportunity to come before the Community Preservation Committee at your December 15, 2010 meeting and report that the work, intended to reduce the potential of ongoing water infiltration into the existing interior spaces, and limit the potential of additional deterioration of the existing materials including wood, masonry and cast stone, was 100% complete in September, 2010. Based on prior evaluations and the conditions unearthed during the restoration work, it appeared that water infiltration was occurring as a result of multiple factors including, but not limited to failed existing flashings; the installation of improper flashings over original flashings; failed low slope roof systems; and deteriorated masonry components. The attached photographic documentation illustrates in some areas the removal of existing roof systems revealing severely saturated and deteriorated wood decking and framing conditions which resulted in structural instability of the roof surfaces. As the full extent of underlying deterioration was exposed and additional defects became visible due to the installation of full scaffolding, a number of change orders were initiated. However, given our 15% contingency, we selected the most prudent items to address and the project remained within budget.



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In December 2009 we proposed to the members of the CPC the addition of lighting to the cupola to provide esthetic enhancement to this beautiful historic property located along Route 16, and were thrilled to receive your approval to utilize \$5,500 of the allocated CPA funds toward the estimated cost of \$8,100 for the lighting project. Thus, lighting was added to the exterior and interior of the cupola while the staging was in place and the illuminated cupola is truly a stunning addition to this restoration project.

In addition to the attached photographic documentation we have also provided a final budget, which clearly outlines the original scope of work and estimates along with the final sources and uses. The Warren House preservation and rehabilitation project was estimated to cost \$1,247,423, of which CPA and IZ funds would total \$1,147,423. We're sure you will be pleased to review the final budget and note that a total of \$1,146,464 (\$959 less) of CPA and IZ funds along with a total of \$101,183 (\$1,183 more) of Warren House reserves/operating funds were used to complete the entire project at a final cost of \$1,247,647, including change orders and the cupola lighting.

I want to take this opportunity to express NCDF's appreciation for the encouragement and support of CPC members and Alice Ingerson during the application process. I also want to thank Alice, Frank Nichols, Brian Lever and Trisha Guditz for their guidance and support during the construction and requisition process. A total of 12 requisitions were submitted to the City, with each and every one thoroughly reviewed and processed in a timely and professional manner.

All of us at NCDF are extremely grateful for the generous financial support from the City of Newton in assisting us to continue to provide and preserve much needed affordable housing here in Newton. Currently we are in final negotiations with MassHousing for the additional funding necessary to complete the remainder of the project and recently were notified that Warren House was selected by the Massachusetts Historical Commission to receive \$300,000 of state rehabilitation tax credit funds. Once the funding for Phase II is finalized we expect to begin the project of replacing the roofs as well as above roof line masonry repairs and cast stone restorations at the east and west wings next spring.

If you have any questions or would like to tour the property, please do not hesitate to call me at 617-244-4035 x24 or email Jeanne.ncdf@verizon.net.

WARREN HOUSE Preservation & Rehabilitation
Phase I

Funding	PROVIDED	USED
Community Preservation Funds (CPA)	\$1,080,000	\$1,080,000
Inclusionary Zoning Funds	\$67,423	\$66,464
Total CPA and Inclusionary Zoning Funds	\$1,147,423	\$1,146,464
Warren Houses Reserves	\$100,000	\$101,183
Total Warren House Funds	\$100,000	\$101,183
TOTAL FUNDS	\$1,247,423	\$1,247,647
Scope of Work	ESTIMATED COST	CONSTRUCTION COST
Staging and general conditions, brick masonry repointing and repairs, cast stone repairs, throughwall flashings.	\$594,938	
Low Sloped Roofs - East and West Balconies: Removal and replacement of existing roof systems and walking surfaces, flashings, parapet caps, drainage	\$173,914	
Low Sloped Roofs - South and North Wing: Removal and replacement of existing roof systems and walking surfaces, replacement of railing systems, skylight repairs, parapet caps, ductwork, flashings, drainage, Cupola restoration	\$269,548	
Additional Work on Sloped Roofs-South and North Wing: Removal and replacement of existing slate roof systems, copper gutters, ridge caps and associated flashing components	\$74,921	
TOTAL COST FOR SCOPE OF WORK	\$1,113,321	\$978,604
Change Orders during Construction Phase (Hard Costs)		
Miscellaneous Additional Cast Stone and Masonry Work (at areas accessible off of staging)		\$32,549
East Chimney Elevation Repointing and Throughwall Flashings		\$24,600
Additional Work at Cupola - Weathervane Restoration		\$8,350
Additional Window Painting and Repairs (at areas accessible off of the staging)		\$32,242
Roof Modifications, upgrades of balcony rails, additional throughwall flashings		\$15,879
Change Order Costs		\$113,620
TOTAL COST OF CONSTRUCTION CONTRACT (INITIAL CONTRACT AND CHANGE ORDERS)		\$1,092,224
Miscellaneous Hard and Soft Costs Not in the Contract (Hard and Soft Costs)		
Cupola Lighting		\$5,500
Emergency Cast Stone Repairs (performed prior to start of Phase I Work)		\$10,382
Additional rail at balconies to meet compliance with MA Building Code		\$7,500
Interior painting (units damaged by water infiltration, prior to completion of restoration work)		\$10,235
Miscellaneous Other Costs		\$20,623
Total Cost of Misc. Hard and Soft Costs		\$54,240
TOTAL COST OF PHASE I WORK FUNDED BY CPA AND INCLUSIONARY ZONING		\$1,146,464
Soft Costs Incurred by NCDF (Warren House)		
Engineering, Lighting Consultant, Legal, Owner's Representative		\$101,183
Total NCDF Soft Costs		\$101,183
TOTAL COST OF PHASE I WORK FUNDED BY NCDF (WARREN HOUSE)		\$101,183
TOTAL COST OF PHASE I WORK		\$1,247,647