Newton Community Preservation Program Grant Proposal Newton Cultural Alliance – Nathaniel Allen Homestead July/August 2020

FINAL FINAL REPORT - PRO FORMA

Phase I Hard costs A80,000 A80,000 Soft costs - Architecture and Engineering 330,000 330,000 Soft costs - Architecture and Engineering 280,000 280,000 280,000 Soft costs - Architecture and Engineering 280,000 280	Uses of I	Uses of Funds		Nov. 2018	Sept. 2019	April 2020	August 2020
Soft costs - Architecture and Engineering 330,000 330,000 810,000		Acquisitio	n and closing costs	325,000	325,000	325,000	325,000
Phase II		Phase I	Hard costs	480,000	480,000		
Phase			Soft costs - Architecture and Engineering	330,000	330,000		
Soft costs - Architecture and Engineering 280,000 280,000 965,000			Total Phase I	810,000	810,000	810,000	810,000
Total Phase II		Phase II	Hard costs	685,000	685,000		
Sub total Phase I I I			Soft costs - Architecture and Engineering	280,000	280,000		
Phase III General and Existing Conditions 395,723 481,545			Total Phase II	965,000	965,000	965,000	965,000
General and Existing Conditions 395,723 481,545		Sub total	Phases I and II	2,100,000	2,100,000	2,100,000	2,100,000
Masonry		Phase III					
Masonry			General and Existing Conditions	395,723	481,545		
Metals			Masonry	99,363	113,045		
Carpentry & millwork			Concrete	100,545	121,102		
Envelope - roofing & insulation 99,259 147,821			Metals	29,216	14,410		
Envelope - roofing & insulation 99,259 147,821			Carpentry & millwork	638,848	552,433		
Doors and Windows			Envelope - roofing & insulation	99,259			
Finishes - flooring, paint, plaster 290,214 389,139			·	130,683			
Specialties - signage, toilets, etc 8,468 23,468			Finishes - flooring, paint, plaster				
Equipment				+			
Casework - shades, mats				· · · · · · · · · · · · · · · · · · ·			
Conveying equipment				+	7.487		
Fire stopping & suppression 125,412 128,740				· · · · · · · · · · · · · · · · · · ·			
Plumbing 36,578 146,300				-			
HVAC							
Electrical - & fire alarm 161,847 321,516				· · · · · · · · · · · · · · · · · · ·			
Earthwork - site work 256,947							
Exterior work - landscape/site combined 145,235 158,218 233,633					, , , ,		
Basement improvements 233,633 Change orders 258,298 755,406 807,19					158,218		
Change orders 258,298 755,406 807,199			-	,			
Total Hard Costs Phase III 3,500,000 4,258,894 5,460,000 5,466,080							807,192
Total Phase III 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 5,466,080 5,466,			<u> </u>	3,500,000			
Total Phase III 3,900,000 4,917,192 5,414,300 5,466,08							
Overall Project Expenses Contingency 300,000 42,000 0 Finance/Interest Expense 350,000 190,000 190,000 Developer Fee 600,000 300,000 150,000 150,000 Management and staff 250,000 200,000 150,000 150,000 Total overall project expenses 1,500,000 732,000 490,000 490,000 Total Phase III 3,900,000 4,658,894 5,904,300 5,956,08 TOTAL Uses of Funds 6,000,000 6,758,894 8,004,300 8,056,08 Sources of Funds: CPA - grants of 2014, 2016 2,300,000 2,300,000 Village Bank Debt (750 + 300) 1,050,000 1,050,000 470,000 MA Cultural Council (270+200) 470,000 470,000 550,000 NCA - donations before 2017 550,000 550,000 Captial Campaign - new funds incl. \$200k in pledges rec'd 900,000 945,00 MA Historic Tax Credits - net 1,000,000 1,000,000 CPA - Additional grant 2018 600,000 600,000				+	-	-	
Contingency 300,000 42,000 0 Finance/Interest Expense 350,000 190,000 190,000 190,000 Developer Fee 600,000 300,000 150,000 150,000 Management and staff 250,000 200,000 150,000 150,000 Total Overall project expenses 1,500,000 732,000 490,000 490,000 Total Phase III 3,900,000 4,658,894 5,904,300 5,956,08 TOTAL Uses of Funds 6,000,000 6,758,894 8,004,300 8,056,08 Sources of Funds: CPA - grants of 2014, 2016 2,300,000 2,300,000 Village Bank Debt (750 + 300) 1,050,000 1,050,000 MA Cultural Council (270+200) 470,000 470,000 470,000 NCA - donations before 2017 550,000 550,000 Captial Campaign - new funds incl. \$200k in pledges rec'd 900,000 945,000 MA Historic Tax Credits - net 1,143,000 1,100,000 CPA - Additional grant 2018 600,000 600,000		Overall Pr	oject Expenses			, ,	. ,
Finance/Interest Expense 350,000 190,000 190,000 190,000 190,000 190,000 190,000 190,000 150,000				300,000	42,000	0	0
Developer Fee 600,000 300,000 150,000							
Management and staff 250,000 200,000 150,000 150,000 150,000 Total overall project expenses 1,500,000 732,000 490,000 490,000 490,000 490,000 490,000 4,658,894 5,904,300 5,956,08 5,004,300 6,758,894 8,004,300 8,056,08				· · · · · · · · · · · · · · · · · · ·	-	,	,
Total overall project expenses 1,500,000 732,000 490,000 490,000 Total Phase III 3,900,000 4,658,894 5,904,300 5,956,08 TOTAL Uses of Funds 6,000,000 6,758,894 8,004,300 8,056,08 Sources of Funds: CPA - grants of 2014, 2016 2,300,000 2,300,000 Village Bank Debt (750 + 300) 1,050,000 1,050,000 MA Cultural Council (270+200) 470,000 470,000 NCA - donations before 2017 550,000 550,000 Captial Campaign - new funds incl. \$200k in pledges rec'd 900,000 945,000 MA Historic Tax Credits - net 1,143,000 1,000,000 Federal Historic Tax Credits - net 1,000,000 600,000 CPA - Additional grant 2018 600,000 600,000							
Total Phase III 3,900,000 4,658,894 5,904,300 5,956,08 TOTAL Uses of Funds 6,000,000 6,758,894 8,004,300 8,056,08 Sources of Funds:				· ·			
TOTAL Uses of Funds 6,000,000 6,758,894 8,004,300 8,056,08 Sources of Funds: CPA - grants of 2014, 2016 2,300,000 2,300,000 2,300,000 1,050,000 Village Bank Debt (750 + 300) 1,050,000 470,000 470,000 470,000 470,000 550,000 550,000 550,000 550,000 945,000 945,000 MA Historic Tax Credits - net 1,143,000 1,143,000 1,143,000 1,000,000 600,000		Total Pha			-	<u> </u>	
CPA - grants of 2014, 2016 2,300,000 2,300,000 Village Bank Debt (750 + 300) 1,050,000 1,050,000 MA Cultural Council (270+200) 470,000 470,000 NCA - donations before 2017 550,000 550,000 Captial Campaign - new funds incl. \$200k in pledges rec'd 900,000 945,00 MA Historic Tax Credits - net 1,143,000 1,143,000 Federal Historic Tax Credits - net 1,000,000 600,000 CPA - Additional grant 2018 600,000 600,000	TOTAL U	ses of Fun	ds				
CPA - grants of 2014, 2016 2,300,000 2,300,000 Village Bank Debt (750 + 300) 1,050,000 1,050,000 MA Cultural Council (270+200) 470,000 470,000 NCA - donations before 2017 550,000 550,000 Captial Campaign - new funds incl. \$200k in pledges rec'd 900,000 945,00 MA Historic Tax Credits - net 1,143,000 1,143,000 Federal Historic Tax Credits - net 1,000,000 600,000 CPA - Additional grant 2018 600,000 600,000							
Village Bank Debt (750 + 300) 1,050,000 1,050,000 MA Cultural Council (270+200) 470,000 470,000 NCA - donations before 2017 550,000 550,000 Captial Campaign - new funds incl. \$200k in pledges rec'd 900,000 945,00 MA Historic Tax Credits - net 1,143,000 1,143,000 Federal Historic Tax Credits - net 1,000,000 600,000 CPA - Additional grant 2018 600,000 600,000	Sources	of Funds:					
MA Cultural Council (270+200) 470,000 470,000 NCA - donations before 2017 550,000 550,000 Captial Campaign - new funds incl. \$200k in pledges rec'd 900,000 945,00 MA Historic Tax Credits - net 1,143,000 1,143,000 Federal Historic Tax Credits - net 1,000,000 600,000 CPA - Additional grant 2018 600,000 600,000		CPA - gran	nts of 2014, 2016			2,300,000	2,300,000
NCA - donations before 2017 550,000 550,000 Captial Campaign - new funds incl. \$200k in pledges rec'd 900,000 945,00 MA Historic Tax Credits - net 1,143,000 1,143,000 Federal Historic Tax Credits - net 1,000,000 1,000,000 CPA - Additional grant 2018 600,000 600,000		Village Ba	nk Debt (750 + 300)			1,050,000	1,050,000
Captial Campaign - new funds incl. \$200k in pledges rec'd 900,000 945,00 MA Historic Tax Credits - net 1,143,000 1,143,000 Federal Historic Tax Credits - net 1,000,000 1,000,000 CPA - Additional grant 2018 600,000 600,000		MA Cultur	al Council (270+200)			470,000	470,000
MA Historic Tax Credits - net 1,143,000 1,143,000 Federal Historic Tax Credits - net 1,000,000 1,000,000 CPA - Additional grant 2018 600,000 600,000		NCA - don	ations before 2017			550,000	550,000
Federal Historic Tax Credits - net 1,000,000 1,000,000 CPA - Additional grant 2018 600,000 600,000		Captial Ca	mpaign - new funds incl. \$200k in pledges rec'd			900,000	945,000
Federal Historic Tax Credits - net 1,000,000 1,000,000 CPA - Additional grant 2018 600,000 600,000						1,143,000	
CPA - Additional grant 2018 600,000 600,000		Federal Hi	storic Tax Credits - net				
		CPA - Add	itional grant 2018				
	TOTAL S					8,013,000	8,058,000