

CPA FUNDED PROJECT STATUS REPORT

Project Name: Preparation of architectural designs, specifications and supporting documents needed for permitting for the preservation work identified in the Historic Structures Report for the Timothy Wheeler House, located at 110 Walden Street, Concord, MA 01742

Project Number: Unknown

1. What percentage of the project has been completed? 100%

2. Describe work completed to date:

- A contract with our Architect was signed on October 3, 2019.
- 100% of the design work all items on the contract schedule have been completed.
- Fire Escape has been evaluated by the professional building code consultant and he has determined that the fire escape/walkway is not required (Item #28). A letter was written to the Building Commissioner, with supporting documentation provided by our Architect and the Structural Engineer, asking whether we could begin the application process to remove the fire escape, which was installed in the 1960s. He provided a verbal response not objecting to the removal, subject to approval of the Deputy Fire Chief and the Historic Districts Commission. He has also asked that we complete five mitigating interior improvements, to which we agreed. We are in the process of applying for a building permit to remove the fire escape. The cost of the removal and related work will be borne by Concord's Home for the Aged, as part of our 2019 match.
- We filed an application with the Historic Districts Commission for removal of the fire escape and replacement of the 2nd floor egress doors that open onto the fire escape. The Historic Districts Commission unanimously approved this request on April 1, 2021.
- The Architect has completed drawings for the work to be completed in Phase 3 of the renovation project.
- We have obtained professional cost estimates for the work to be completed in Phase 3.
- We have signed a contract to begin the structural repairs in the basement (part of our match in Phase 3). This work will be done in October 2021.

3. What key project milestones have been reached?

Design work has been completed. We are beginning to line up contractors and firm up cost estimates for work to be done once our Phase 3 CPA project request is formally approved and funds become available. This involves roof replacement; gutter and downspout replacement; and historic window repairs.

4. Expenditure Report:

- a. What is the date your project began or will begin spending CPA funds? October 3, 2019
- b. Briefly account for the amount of CPA funds expended to date:

We have now submitted three requests for reimbursement, which completes the expenses under this 2019 CPA grant, totaling \$20,800. Reimbursement was received for the first two, and the third is in the works. These invoices are as follows:

- Invoice #1 – July 16, 2020 -- \$2,904
- Invoice #2 – December 3, 2020 -- \$7,116
- Invoice #3 – May 19, 2021 -- \$10,780

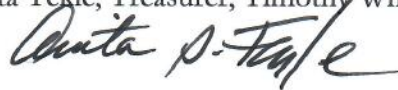
5. Describe remaining work and projected timeline:

Work is now completed.

6. What is the expected project completion date? Work is now completed.

Name of person who completed this form: Anita Tekle, Treasurer, Timothy Wheeler House

Date: May 19, 2021



Contact Information: anitatekle@gmail.com cell phone: 508-574-0435

Attachments:

- CPA Project Status chart as of March 8, 2021 Invoice (all 3 invoices listed on chart)
- Itemized bare costs estimate prepared by Architect October 1, 2021
- Itemized costs prepared by professional cost estimator Fennessy Consulting Services
- Design plans from Red Hawk Studios, Architects, dated December 10, 2020

	A	B	C	D	E	F
1	Concord's Home for the Aged -- CPA Project 2019 -- Final Invoice as of March 8, 2021					
2						
3	Item #	Project Amount	Invoice #1	Invoice #2	Invoice #3	Total Paid
4		1]				
5		2]				
6		3]				
7	Subtotal Structural	\$1,080	\$540	\$540	\$0	\$1,080
8						
9		4	\$3,000	\$0	\$1,500	\$1,500
10		5]				
11		6]				
12		7]				
13		8	\$1,620	\$324	\$1,620	\$0
14	Subtotal Masonry	\$4,620	\$324	\$3,120	\$1,500	\$4,944
15						
16		9	\$540	\$0	\$270	\$270
17	Subtotal Site Drainage	\$540	\$0	\$270	\$270	\$540
18						
19		10	\$2,160	\$0	\$0	\$2,160
20	Subtotal Shingle Roofs	\$2,160	\$0	\$0	\$2,160	\$2,160
21						
22		11]		\$0	\$0]	
23		12]		\$0	\$0]	
24	Subtotal Roof Gutters, Eaves & Rake Trim	\$2,160	\$0	\$0	\$2,160	\$2,160
25						
26		13	\$1,080	\$0	\$756	\$0
27	Subtotal Portico Entablature Flashing	\$1,080	\$0	\$756	\$0	\$756
28						
29		14	\$135	\$0	\$0	\$135
30	Subtotal Other Areas of Trim Rot	\$135	\$0	\$0	\$135	\$135
31						
32		15	\$540	\$0	\$0	\$540
33	Deteriorating Blinds	\$540	\$0	\$0	\$540	\$540
34						
35		16	\$540	\$0	\$540	\$0
36	Bird Control	\$540	\$0	\$540	\$0	\$540
37						
38		17	\$0	\$0	\$0	\$0
39		18	\$810	\$0	\$810	\$0
40		19]				
41		20]				
42		21]				
43		22]				

	A	B	C	D	E	F
44	23]					
45	24]					
46	25]					
47	26]					
48	27	\$1,080	\$0	\$1,080	\$0	\$1,080
49	Subtotal Windows & Doors	\$1,890	\$0	\$1,890	\$0	\$1,890
50						
51	28	\$2,040	\$2,040	\$0	\$0	\$2,040
52	Subtotal Railings/Fire Escapes	\$2,040	\$2,040	\$0	\$0	\$2,040
53						
54	29]					
55	30	\$1,475	\$0	\$0	\$1,475	\$1,475
56	Subtotal Building Envelope, Insulation	\$1,475	\$0	\$0	\$1,475	\$1,475
57						
58	31	\$2,540	\$0	\$0	\$2,540	\$2,540
59	Subtotal Professional Cost Estimator	\$2,540	\$0	\$0	\$2,540	\$2,540
60						
61	Total CPA Project	\$20,800	\$2,904	\$7,116	\$10,780	\$20,800



**R E D H A W K S T U D I O
ARCHITECTS, INC.**

**Restoration of the Timothy Wheeler House
Concord's Home for the Aged**

110 Walden Street
Concord
Massachusetts

Construction Cost Estimate

DRAFT

Date: October 3, 2020

Itemized Bare Costs

October 1, 2020

Structural repairs

		Unit	Qty	Unit Cost	Materials	Item Cost
1	Several first-floor joists (ceiling of cellar) are split at the ends that drop into cogs in beams.	Reinforce with plywood gussets joist	4	\$150.00	Included	\$600.00
2	One rafter is split at its lower end where it seats on the wall plate. It is visible in the eaves space at the northeast corner of the attic. A small access door may allow a person to squeeze into the eaves space to screw a plywood gusset to either side of the rafter where it is split.	Reinforce with plywood gussets rafter	1	\$150.00	Included	\$150.00
3	There are areas of past rot in roof sheathing near the rafter on the west slope, adjacent to the north side of the chimney (visible in attic eaves space).	Sister with 2 x 4s to provide support for the deteriorated sheathing ends rafter	1	\$150.00	Included	\$150.00
Structural repairs subtotal						
						\$900.00

Recommended masonry repair

		Unit	Qty	Unit Cost	Materials	Item Cost
4	Original brick piers and chimney foundations in the cellar, badly spalled bricks, friable mortar	Repoint, remove and replace badly spalled bricks; review condition with a structural engineer; possibly rebuild piers on new concrete footings pier	6	\$2,247.54	Included	\$13,485.24
5	Open joints in granite block and fieldstone foundation walls, portico steps, and bulkhead walls and steps, old mortar pointing that is poorly executed and breaking away from stone and joints, a section of stone foundation wall at the west side of the shed, near the northwest corner, where there is an opening to a fox den under the building	Repoint open joints lineal foot	12	\$19.54	Included	\$234.54
6	Open and friable mortar joints in brick foundation under portions of back, one-story addition	Rake out and repoint mortar square foot	51	\$39.09	Included	\$1,993.59
7	Open and friable mortar joints in concrete block foundation under one-story addition at back of ell	Rake out and repoint mortar square foot	10	\$19.54	Included	\$195.45
8	Most chimneys that are not actively used for venting appliances	Cap with stainless steel covers chimney	1	\$418.00	Included	\$418.00
9	Reset an regrade (R) granite steps	Reset an regrade (R) granite steps sloop	2	\$4,221.80	Included	\$8,443.60
Recommended masonry repair subtotal						\$16,326.82

Windows

		Unit	Qty	Unit Labor Cost	Materials	Item Cost
16	Provide routine inspection and maintenance procedures	Window	62	\$78.53	\$25.00	\$4,894.06
17	Includes a) some degree of interior and exterior paint removal, b) removal and repair of sash (including reglazing where necessary). Components in this category may also require	Sash - Treatment Level 1	4	\$314.13	\$25.00	\$1,281.53
18	Some or all of the following repairs are required for sash or leaves in this category. In addition to the requirements of level 1 above.	Sash - Treatment Level 2	17	\$628.27	\$200.00	\$12,162.05
19	Provide new sash.	Sash - Treatment Level 3	10	\$314.13	\$1,500.00	\$16,803.38
20	Provide reglazing where necessary	Glazing - Treatment Level 1	4	\$78.53	\$25.00	\$339.13
21	Adjust existing hardware on sash, replace missing or deteriorated sash chords and re-hang sash weights	Hardware - Treatment Level 1	32	\$78.53	\$20.00	\$2,533.06
22	Install missing or damaged hardware; install missing or damaged weatherstripping	Hardware - Treatment Level 2	11	\$78.53	\$50.00	\$3,446.93
23	Sand and hand scrape to remove all loose or otherwise deteriorated paint from exterior portions of wood window frames and trim. Also remove from exterior surfaces additional	Frame - Treatment Level 1	3	\$157.07		\$471.20
24	All operations under level 1 plus additional work that to include: Barnh linings: Replace jamb linings using wood inserts in areas where exposed wood is deeply fissured or split over	Frame - Treatment Level 2	6	\$157.07	\$25.00	\$1,438.60
25	Epoxy fill or install dutchmen at decayed or split areas on sill	Sill - Treatment Level 1	62	\$157.07	\$25.00	\$9,763.12
26	Sand and hand scrape to remove all loose or otherwise deteriorated paint from exterior portions of trim. Remove portions of paint necessary to carry out minor repairs. Feather	Exterior Trim - Treatment Level 1	47	\$157.07	\$25.00	\$7,328.59
27	Epoxy fill or install dutchmen at decayed or split areas on exterior frames	Exterior Trim - Treatment Level 2	10	\$157.07	\$50.00	\$9,009.73
28	Replace extremely damaged portions of exterior frames	Exterior Trim - Treatment Level 3	5	\$157.07	\$250.00	\$10,045.06
29	Repaint all windows	Window	62	\$283.37	\$2,000.00	\$19,569.11
				Windows repair subtotal		

Bare cost total

\$94,191.51

\$111,418.33

Cost Summary

Bare cost total		\$111,418
General Contractor's Overhead	(15%)	\$16,713
General Contractor's Profit	(15%)	\$19,220
Estimating Contingency	(20%)	\$29,470
Cost Escalation	(1 year @ 4%/yr)	\$7,073
Total Projected Construction Contract Cost		\$183,894