

MALCOLM X – ELLA LITTLE – COLLINS HOUSE
72 DALE STREET, ROXBURY
EXISTING CONDITIONS ASSESSMENT



PREPARED FOR:

Malcolm X-Ella Collins House

Stull and Lee, Inc.
Architects, Urban Designers and Planners

With: Rene Mugnier Associates
George Pyro, Consulting Engineer
Tremont Preservation Services
S+H CONSTRUCTION INC.
RODNEY P. COLLINS PROJ. MGR. MXECH

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Stull and Lee Incorporated
architecture · planning

To: **RODNELL P. COLLINS, PROJ. MGR.**

CC: **MALCOLM X ELLA L. LITTLE - COLLINS HOUSE**

Leslie Donovan, [Tremont Preservation Services]

From: M. David Lee, Stull and Lee, Inc.

Date: October 25, 2015

Re: Basis for order of magnitude cost estimate for the Malcolm X house and garage.

SCOPE:

In order for **RODNELL COLLINS** to generate a preliminary development pro forma for saving and restoring this historic property, the organization will need "order of magnitude" construction cost. By now David we are all familiar with the state of the property and the scale of effort it is going to take to make it safe and livable. Include with this memo are drawings (and photos) which give an indication of the scope of work for which requires the estimate.

Hopefully this is enough information for you to be able to prepare a preliminary estimate. Feel free to include any qualifications you think will be helpful.

This is not an estimate you will be held to. Everyone understands that a more developed set of architectural, structural and mechanical drawings will need to be prepared in order to arrive at more specific costs. And of course time is of the essence.

[END SCOPE]

1.0 INTRODUCTION

This report is based on multiple visits to the subject property between August 1 and August 22, 2011. During that period Stull and Lee measured the house (and the garage), photographed the interior and exterior and met with the resident owner Rodnell Collins and prepared existing conditions base drawings. Others who visited the house on one or more of the visits included, *JOE BAGLEY - CITY OF BOSTON ARCHAEOLOGY*; Leslie Donovan (Tremont Preservation Services LLC), *DR. J. STEINBERG* University of Massachusetts, *BOSTON, AND SFH DESIGN & CONSTRUCTION*, Rene Mugnier (Structural Engineer), George Pyro (Mechanical Engineer).

As one of the most important endangered historic sites in the country, everyone is anxious to see the property restored and placed into productive, economically sustainable use. What use or set of uses meet that objective is yet to be determined.

In the subsequent phases the design team will assist *MXH* in considering future programmatic uses for the property including recommended short term actions. A logical outcome of that exercise will be a preferred future use program and a scope of services outline (including anticipated design and engineering services), and scheduled meetings with prospective funders and institutional partners.

In addition to thinking through long term use, preservation requirements and funding strategies, steps to address immediately pressing stabilization issues will need to be defined sooner rather than later.



3.0 IMMEDIATE ACTIONS

3.1 Stabilization

Given, the current state in which the property is neither code compliant, properly weatherized or safe, some attention must be given to the funding and implementation of a series of actions to stabilize the property and protect it through the winter months. It is worth noting that the Mass State Building Code will only allow for temporary shoring for a period of 180 days (six months) before final work will have to begin.

It would seem advisable for ~~MAH~~ to consider it's potential liability exposure if the remedial actions relative to meeting code and public safety requirements are not implemented. Obviously there are programmatic and funding issues to be addressed in order to move forward on these actions.

Ideally, any short term actions would be consistent with long term planned uses. However some of the conditions observed on the property may have to be implemented before a long term use program and funding plan can be put in place.

3.2 Order of magnitude of Costs

Based on several walk throughs of the property, consultation with the architects and consulting engineers and an analysis of necessary remedial actions recommended by the structural engineer and the mechanical engineer, the general contractor, ~~S+H DESIGN & CONSTRUCTION~~ prepared "order of magnitude" cost estimates for the proposed work. Should the decision be made to implement any or all of these remedial actions, more detailed architectural, and engineering will be required and a more comprehensive cost estimate can be prepared based on the final recommended scope of work.

In round numbers ~~S+H~~ Construction estimates that the cost for the recommended actions is \$70,000. [Note that this figure does not include the required additional architectural and engineering services.

II. RECOMMENDATIONS

1. TEMPORARY SHORING

Our first recommendation is to provide some immediate shoring which will allow the building to be occupied without risk of collapsing for six months.

It is important to understand that the maximum time the Massachusetts State Building Code allows for a temporary support is 180 days; after that time, the final work will have to begin.

It is important again to understand that all of the values given in this report are for pricing only.

Proper drawings would be necessary to indicate the shoring size, location, and components to temporarily support the hazardous structures.

1. B TEMPORARY SHORING FOR THE GARAGE

As far as the garage is concerned, we recommend providing some shoring under each opening of the garage and then all the open cracks on the exterior must be filled solid with soft mortar to prevent water from penetrating further during the winter and damage the masonry and steel. Eventually the soft mortar will be removed when the final work takes place.

Inside the garage we also recommend that beams be supported on the shoring as it is very complicated to shore the slab between the beams. We recommend that the garage be closed and to prevent anyone from entering to eliminate the chance of a piece of concrete to fall and hurt people. Note that those damages are more likely to occur in winter.

All the shoring will have to be strong enough to support the structure above.

For pricing only, we recommend that supports be made of 6x6 minimum with a plate on the top to support a portion of the beam to be supported and heavy plates at the bottom such as 4x6x6' bolted to the ground with two #5 bars protruding not less than two feet into the ground. It is important that all the members be properly connected to each other. The shoring will be off center at the lintel to take into consideration the most damaged support.

2. Final Design

We recommend, as required by the Massachusetts State Building Code, that structural plans be drawn indicating the structures as they existed at the time of the investigation including all new reinforcements necessary to bring the structures up to Code. Such plans would be useful in that:

- They would allow necessary permits to be obtained for the repair work.
- They would provide a good way to estimate the work to be executed.
- They would document the executed work for future reference, such as an event of later alterations to the building.

It is also important that the structural engineer visit the site during construction to verify its compliance with the plans and structural recommendations.

Please let us know if you would like a proposal for our services.

RENE MUGNIER ASSOCIATES, INC.

STRUCTURAL ENGINEERS

777 CONCORD AVE, SUITE 201 CAMBRIDGE, MA 02138-1053 PHONE (617) 547 7773 FAX (217) 547 7743

This report addresses only those structural problems observed during the walk-through and documented above as part of the scope of our visit. Since few structures were exposed during the visit, other structural problems may be concealed behind finishes, plaster ceilings, and walls. We did not implement computations and do not claim that all the observed structural members are the proper size and properly transmit the load from floor to floor.

The structural engineer is not responsible for determining the existence of insect infestation, environmental hazards, and waterproofing.

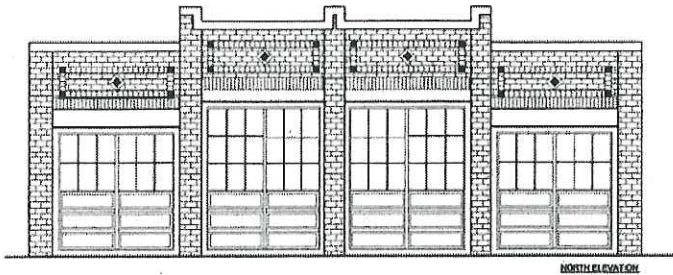
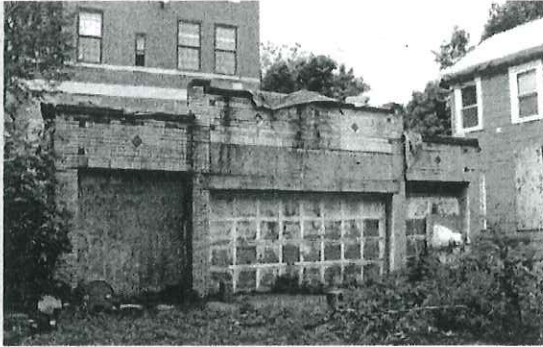
This report and analysis is based upon observations of the visible and apparent condition of the building and its major components on the date of this inspection. Although care was taken to perform a proper and thorough inspection, we make no representation regarding the existence of latent or concealed defects. No warranty or guarantee is expressed or implied with any structure. We do not take responsibility for the capacity of stairs, banisters, and handrails. This report is made only in the best exercise of our ability and judgment.

07

THE GARAGE:

The intention here is to put a two bedroom unit into the garage while maintaining its original appearance on the "front" of the building. In effect you will be costing the construction of an entire new living unit within the shell of the garage including new heating and mechanical system.

The garage is in very difficult shape and there is a good chance the existing roof structure will have to come down. Because of the high parapet though, a less costly asphalt roof will probably be ok. You will note from photos and drawings that the garage will need to be returned its original 4 bay configuration.



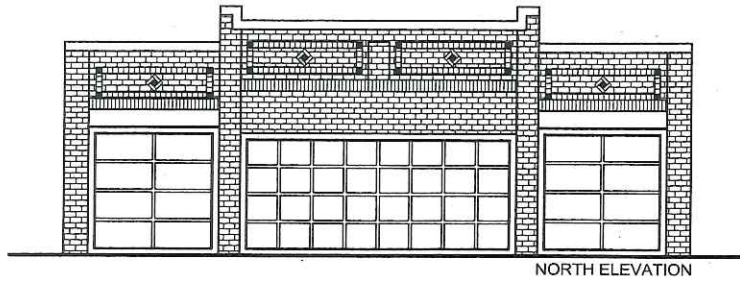
4.0 NEXT STEPS

4.1 Programmatic Options

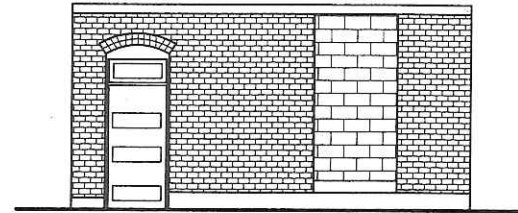
MXH/PROJ. MGR. COLLINS will lead the process to determine preferred long term uses for the property including the identification of potential funding sources, institutional partners etc.

The design team can assist in this process by testing at a diagrammatic level the "fit" of various use options. Given the high probability that some immediate remedial actions will have to be initiated, it is imperative to the extent possible that these short term actions are consistent with proposals for long term use of the property. This is probably less of an issue with regard to structural interventions but could prove more problematic with regard to mechanical, electrical and plumbing needs relative to potential shared use of the property with the Collins family (discussed below).

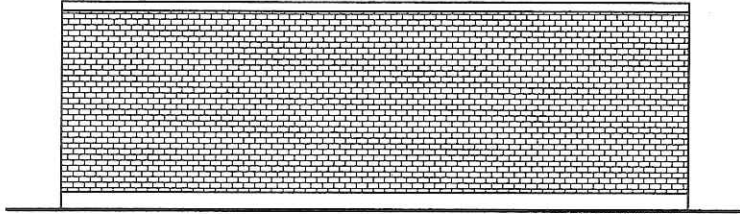
Sooner rather than later a stabilization plan needs to be put in place to address pressing code and safety issues including defining a scope of services (drawings and specifications) and funding to implement necessary remedial actions.



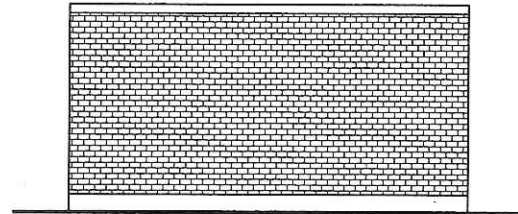
NORTH ELEVATION



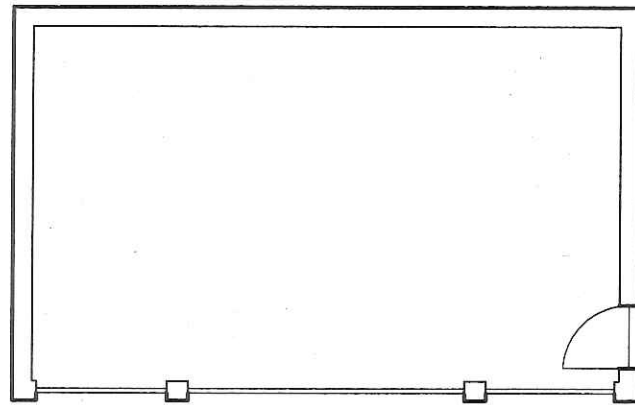
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



GARAGE PLAN

