

## Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, February 9, 2020					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
<b>Attendees:</b>					
Working Group		Present	City Staff		Present
Sandra Butzel	<i>Community Member</i>	---	Jonathan Yeo	<i>Chief Operating Officer</i>	---
Bea Goldsmith	<i>Community Member</i>	√	Seth Bai	<i>Veteran's Services</i>	---
Brooke Lipsitt	<i>Community Member</i>	√	Devra Bailin	<i>Planning</i>	---
Norm Meltz	<i>COA Member</i>	√	Amanda Berman	<i>Planning</i>	---
Jack Neville	<i>P&amp;R Commission</i>	---	Ellen Ishkanian	<i>Mayor's Office</i>	---
Richard Rasala	<i>Community Member</i>	√	Zachery LeMel	<i>Planning</i>	---
Sue Rasala	<i>COA Member</i>	√	Thomas Rooney	<i>Public Buildings</i>	---
John Rice	<i>Community Member</i>	√	Rachel Sherman	<i>City IT</i>	---
Susan Albright	<i>City Councilor</i>	√	Linda Walsh	<i>Public Health</i>	---
Nicole Banks	<i>P&amp;R Commissioner</i>	---	Deb Youngblood	<i>Health/Human Services</i>	---
Jayne Colino	<i>Senior Services Dir.</i>	√			
Jini Fairley	<i>ADA Coordinator</i>	√	<b>Consultants</b>		
Barney Heath	<i>Planning Director</i>	---	Tom Murphy	<i>NV5</i>	---
Maureen Lemieux	<i>Chief Financial Officer</i>	---	Melissa Gagnon	<i>NV5</i>	√
Josh Morse	<i>Public Buildings Comm.</i>	√	Joel Bargmann	<i>BH+A</i>	√
Nancy Scammon	<i>P&amp;R Department</i>	√	James Bruneau	<i>BH+A</i>	√
Alex Valcarce	<i>Public Buildings</i>	√	Dan Chen	<i>BH+A</i>	---

Alex Valcarce (Newton Public Buildings) opened up the online Zoom meeting at 9:30AM.

The intent of this meeting is to prepare for the DRC project update scheduled for 6:00PM tomorrow, 2/10/21. As the project is approaching the conclusion of the Feasibility Study, the plan is to make presentations to the Council on Aging and the City Council Programs and Services and Public Facilities committees. Subsequent to these additional updates, the Working Group will review feedback and make a

recommendation to the Mayor as to whether the preferred approach is an add/reno or new construction. Whereas the Feasibility Study phase is conceptual, BH+A prepared a conceptual level cost estimate.

BH+A walked through the presentation prepared for the DRC meeting tomorrow evening.

In comparing the two approaches, addition/renovation or new construction, it became apparent that in renovating the existing building, the addition portion will be very close to the property line and the direct abutters.

Conceptual renderings were presented. Highlights are as follows:

#### Addition/Renovation

One concept is perhaps for the color of the slate roof at the existing building could tie into a particular volume at the addition, which would help to break up the masonry massing and presence behind the existing building. The classic pediment roof on the existing building is different than the hip roof at the existing building. Alternatively, flat roofs at the addition would highlight the architecture of the existing building while helping to break down the overall scale to make the building feel smaller.

Windows in the current reading room, affronting Walnut Street, can be made lower. This is an option which can be addressed to achieve greater transparency into the building. Whereas this design change would need to be reviewed and approved by the NHC, this option could be included with the final Feasibility Study Report.

The glass box corner entry is effective in defining an entry courtyard as well as creating contrast between the new and historic building components.

#### New Construction

One concept for this approach is that the three story volume, and the gymnasium, are treated with traditional brick with the two-story element treated as more of a contrasting element in a lighter color with a more modern feel. The difference in materials and treatments would help break down the overall scale. Two alternate conceptual renderings were presented both depicting a blend of traditional brick with glass for transparency. The main difference between the two renderings is the proportion of brick to glazing.

#### Cost Estimate

The Feasibility Study cost estimate summarizes the addition/renovation scheme vs. construction with regard to site costs, renovation scope and new construction scope. At this juncture in the project, the estimate is more art than math and science, and is based on industry knowledge as well as prior working experience with BH+A. The goal is to show the difference in cost between the two approaches. The estimated construction costs for the two schemes is \$18.6M vs. \$16.1M, which yields an order of magnitude delta of approximately \$2.5M between the addition/renovation and new construction schemes.

The cost estimate does not factor in escalation although, regardless of escalation project costs typically increase 3% per year to the mid-point of construction. BH+A prepared a memo explaining the direct cost line items in detail. NV5 shall distribute this document to the WG for clarification.

FF&E costs are part of the total project budget (TPB) which is in the process of being developed. The TPB will include soft costs which are a product of the construction costs. It was noted the initial total project cost was close to \$16.65M. The initial cost had Feasibility Study and Schematic Design wrapping up at the end of 2019 and with that, construction was based on a starting point 1.5 to 2 years earlier than current predictions. That fact alone increases the cost from \$16.65 to roughly \$18.4M. Also, factoring in the duration of time associated with site selection and now the impact of COVID, the project time frame could push out 12 to 18 months which makes the total cost difficult to determine. Pricing would be lower if bid documents were issued today although it is likely the economy will be back to normal in 2022.

To help better understand construction costs, both approaches have been studied and presented with an equalized program and conceptual 3-D renderings with similar building materials.

## Next Steps

Within 6-8 weeks, the intent is for the Working Group to make a recommendation to the Mayor and for the Feasibility Study report to be finalized. Prior to this final step, the following meeting updates are planned:

### **Additional Upcoming Meetings** (all online with remote participation via Zoom):

- 02/10/21            Design Review Committee (DRC) meeting
- 02/16/21            Working Group meeting
- 02/22/21            Community Update meeting
- 02/23/21            Working Group meeting
- 02/23/21            Council on Aging special meeting (Advisory Board)
- 03/02/21            Working Group meeting
- 03/08/21            Commission on Disabilities
- 03/11/21            Council on Aging special meeting (Executive Committee)
- 03/16/21            Working Group meeting
- 03/17/21            City Council Public Facilities and Programs and Services

Melissa G shall coordinate with Alex and Jayne and distribute Zoom info for all meetings noted, as it becomes available.

NV5 shall send out notices to the WG of any additional upcoming meetings relative to this project.