

NewCAL

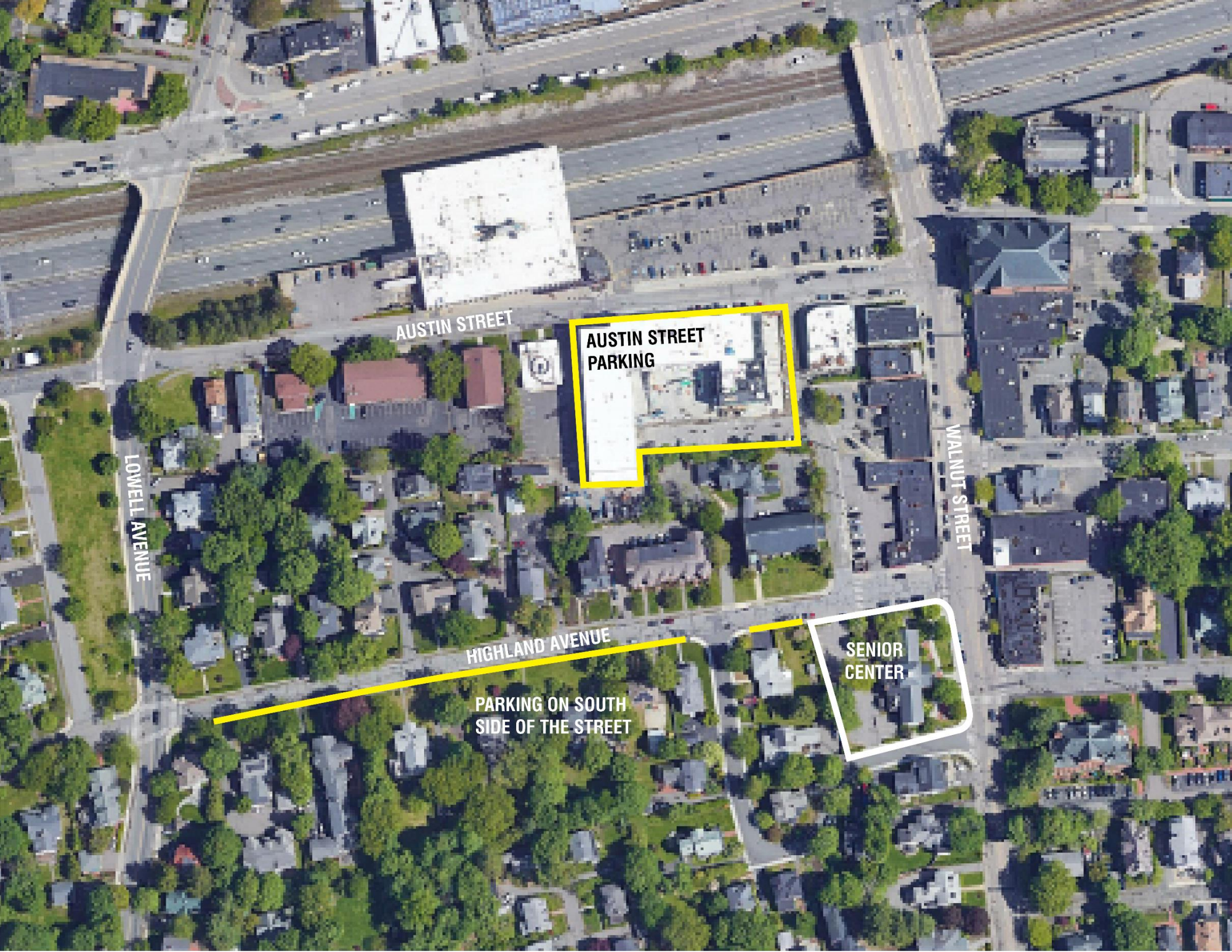
Feasibility Study Phase Newton Community Meeting Project Update

February 22, 2021



The following are feasibility study plans and renderings intended to represent the differences between the “Add/Reno scheme” and the “New Building scheme.” These renderings do not represent a final design.

Typically, this type of rendering evolves from further design with engineering input during the Schematic Design and Design Development phases.



AUSTIN STREET

AUSTIN STREET
PARKING

LOWELL AVENUE

WALNUT STREET

HIGHLAND AVENUE

PARKING ON SOUTH
SIDE OF THE STREET

SENIOR
CENTER

The following is the Add/Reno Alternative

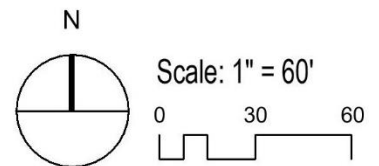




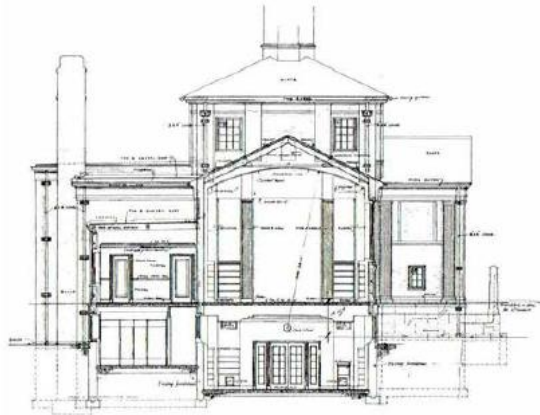
NewCAL Newtonville Addition and Renovation to Existing Building
Site Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 12/04/20

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Existing Building Conditions



The original cross section drawing of the Library showing the raised main floor level 5 feet above outside grade.



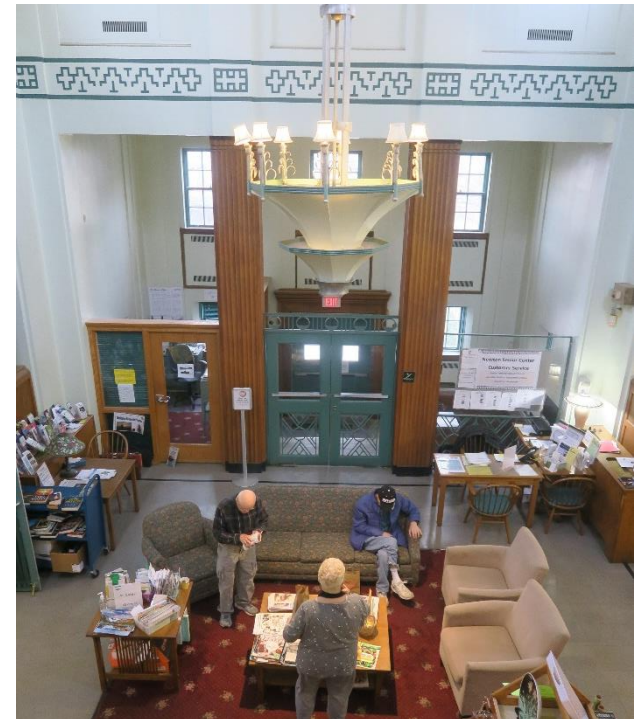
The outside stairs take you up three feet to a landing

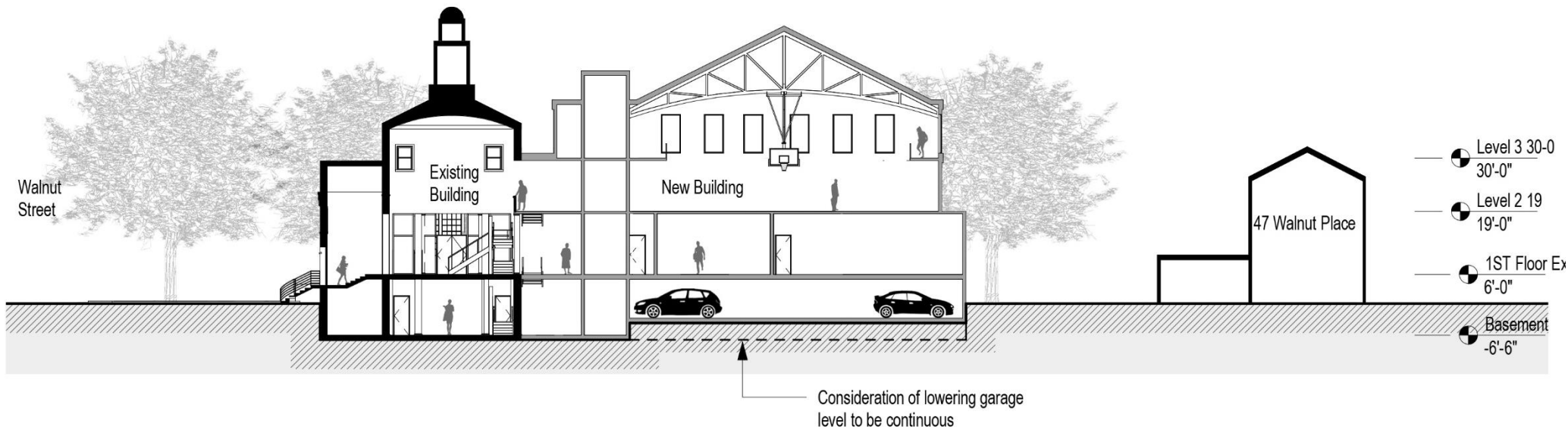


Inside stairs take you up the final two feet to the main floor level



One or both of the basement level wings would retain their windows in the proposed concepts that do not cover the front façade of the existing building. This could be secondary use space assuming the elevator is brought to that level.





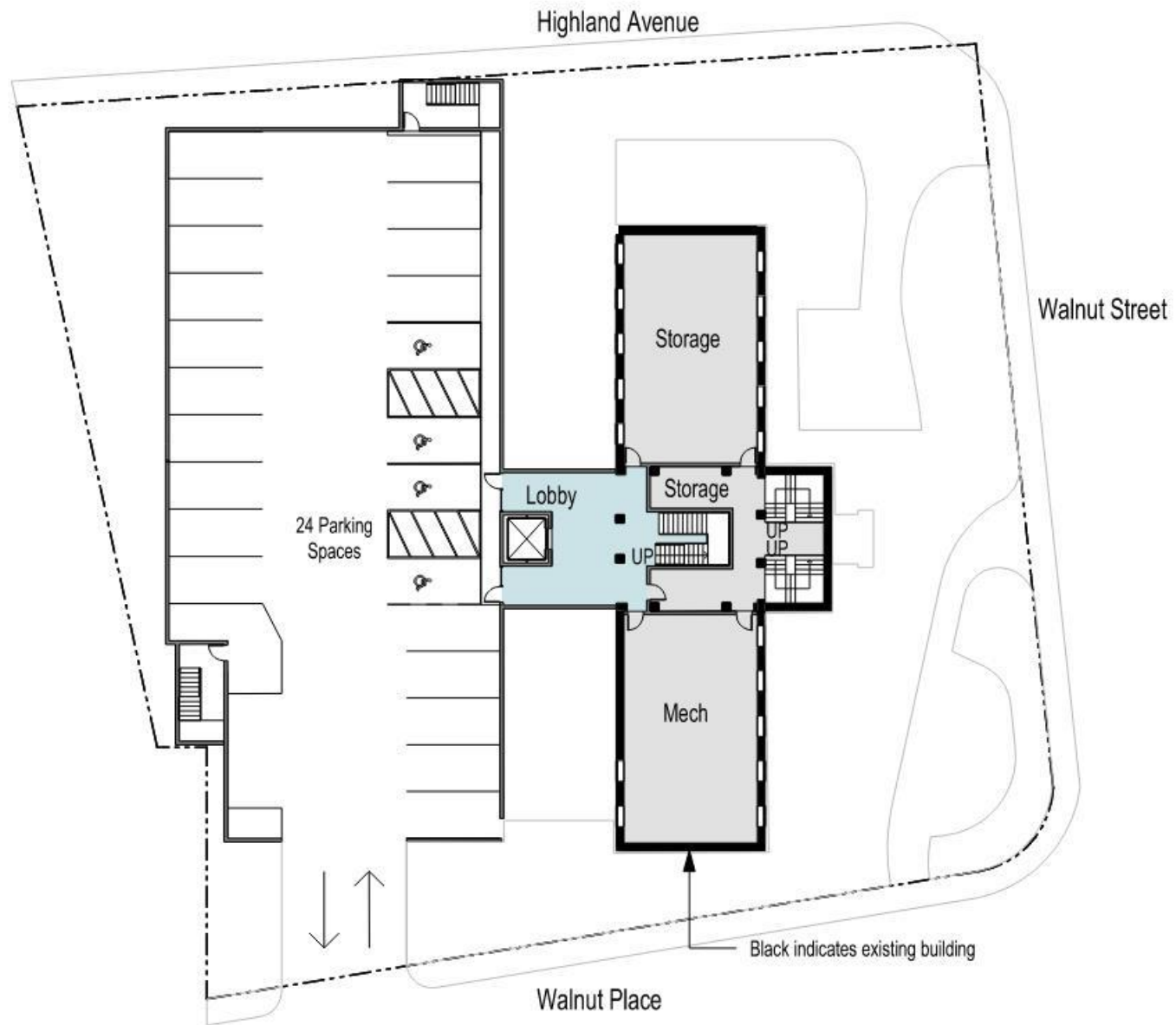
NewCAL Newtonville Addition and Renovation to Existing Building

Building Section

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Scale: 1" = 20'-0"



NewCAL Newtonville Addition and Renovation to Existing Building **Basement Plan**

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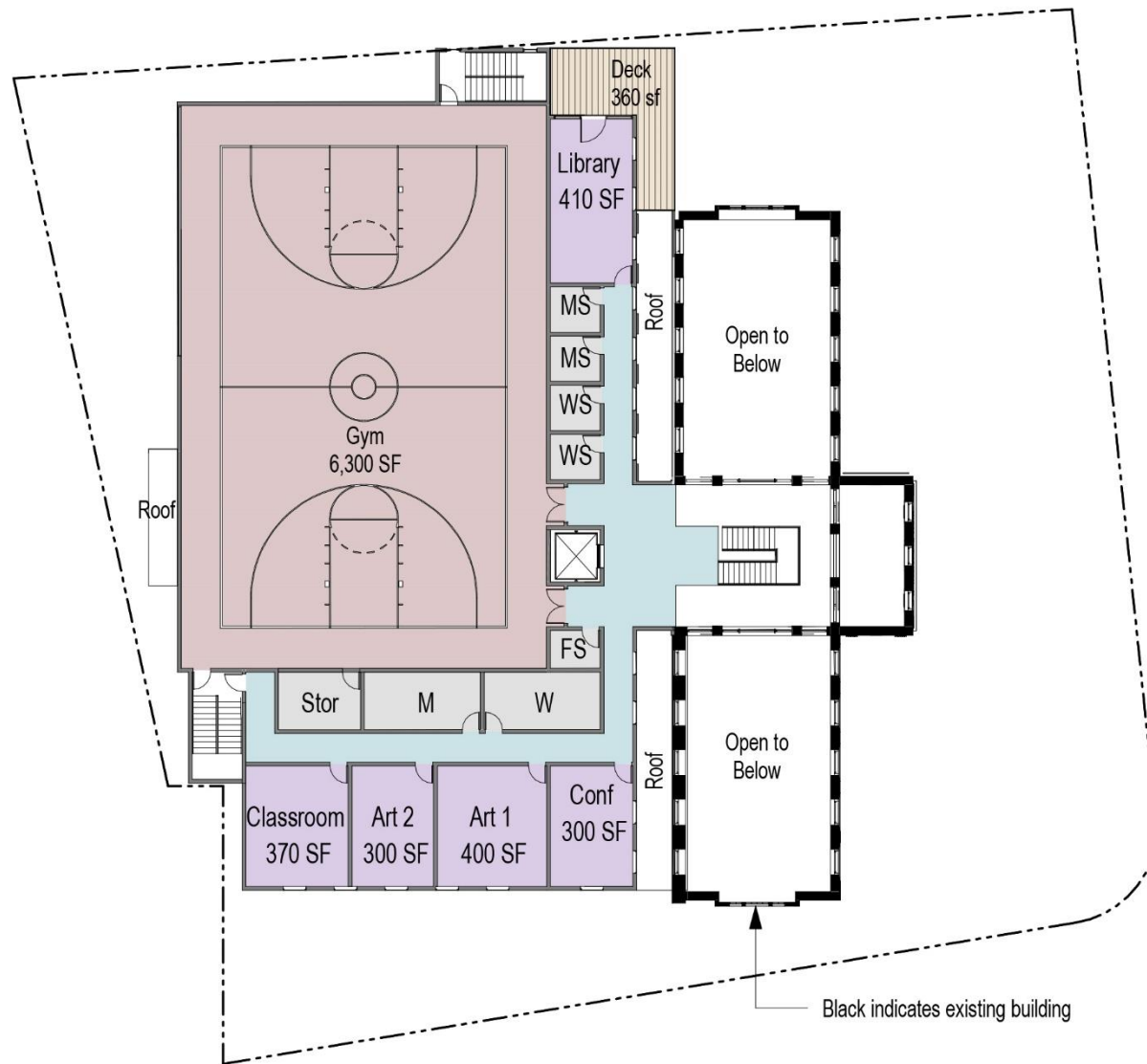
NewCAL Newtonville Addition and Renovation to Existing Building

First Floor Plan

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Lift with exterior door and ramp to first floor level.

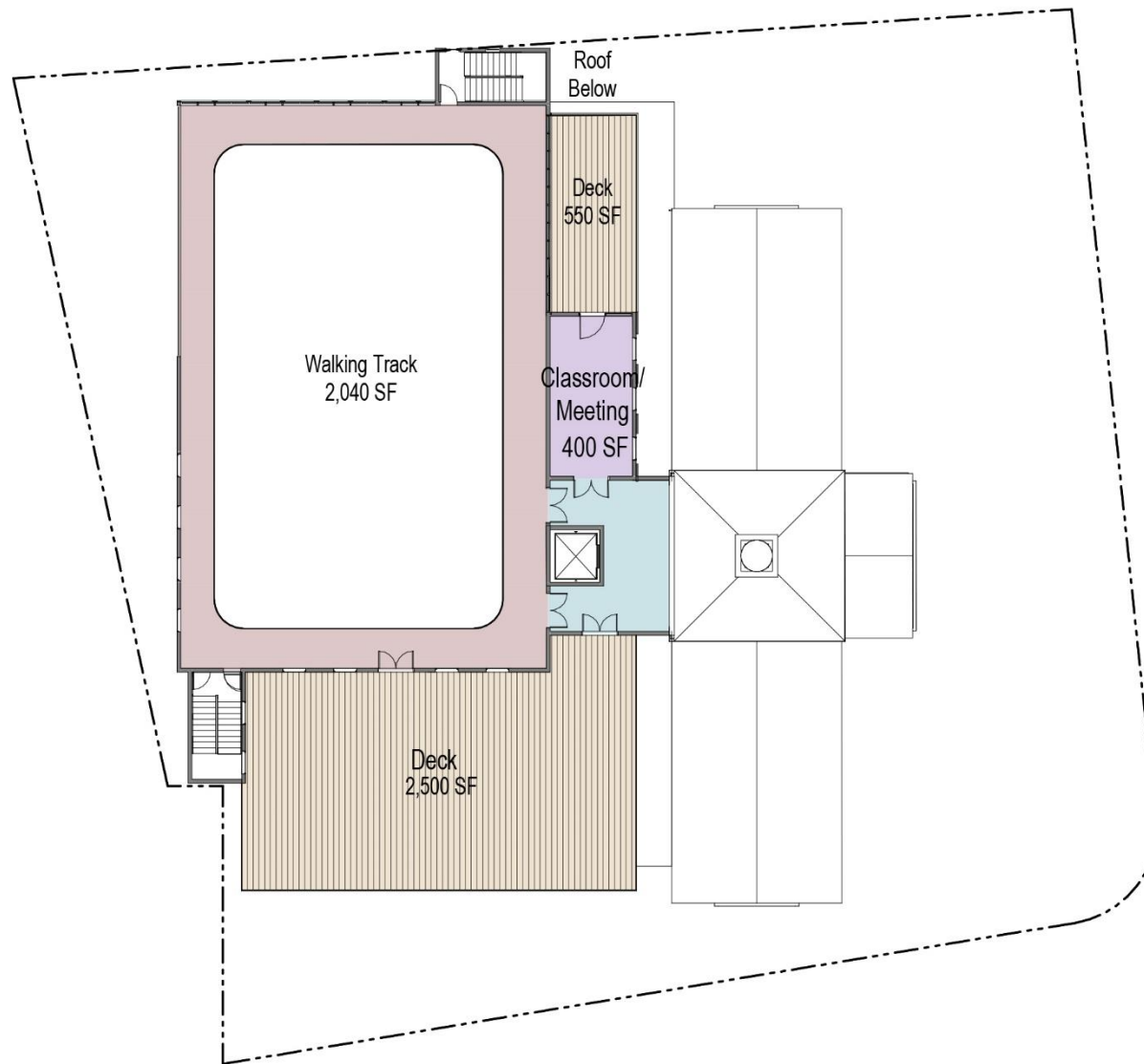


NewCAL Newtonville Addition and Renovation to Existing Building

Second Floor Plan

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NewCAL Newtonville Addition and Renovation to Existing Building

Third Floor Plan

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1A.



1B.



1C.



1A.



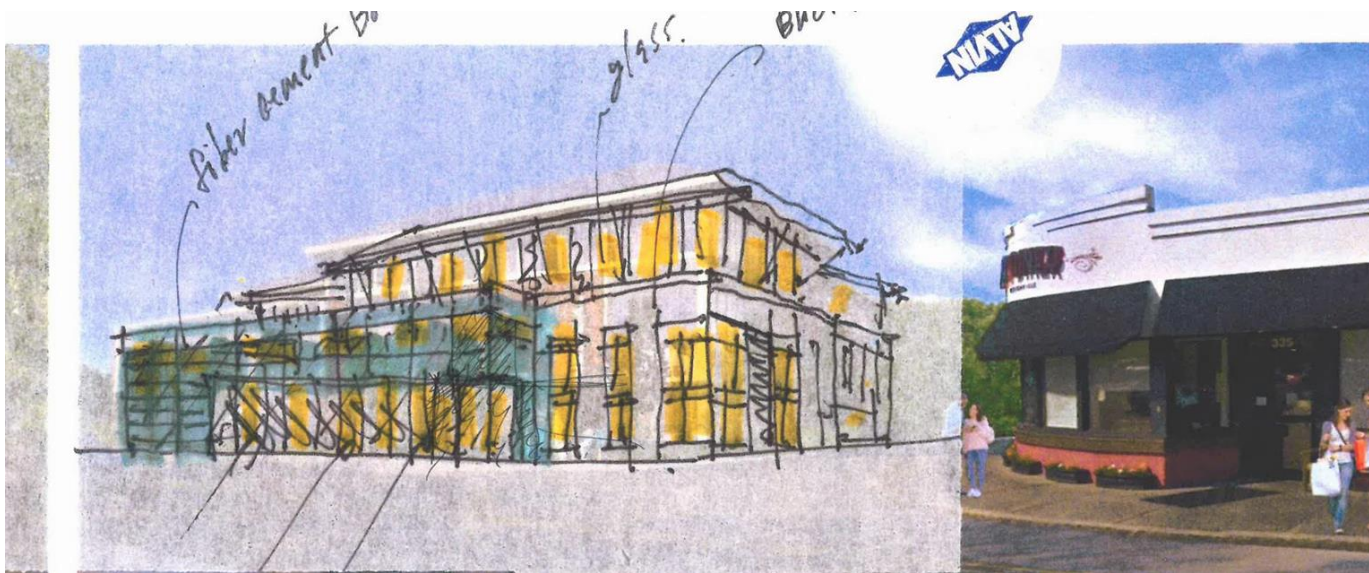
1B.



1C.



The following is the New Building Alternative



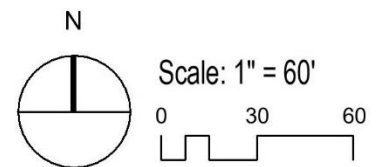


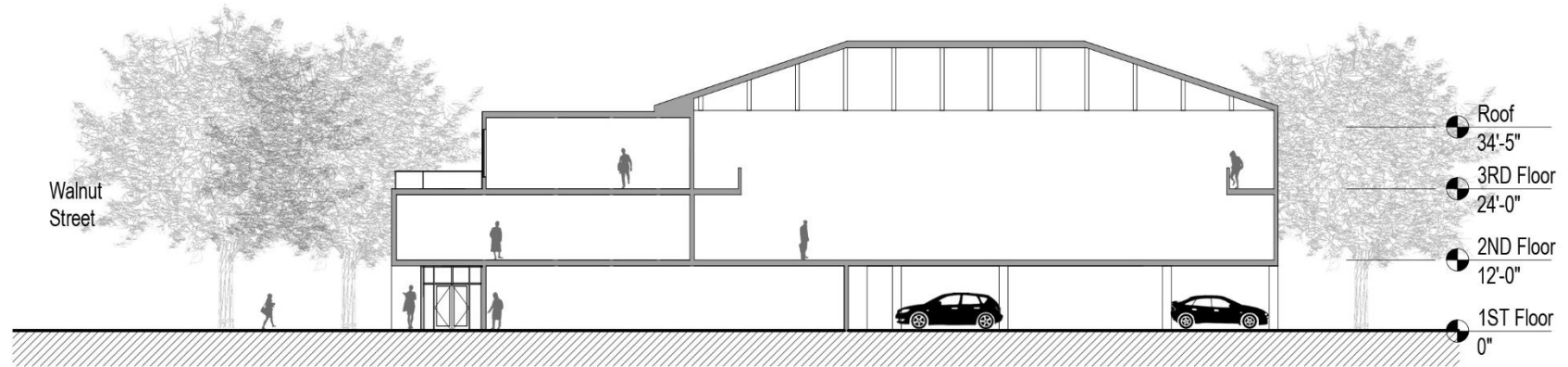
NewCAL Newtonville New Building Alternative

Site Plan

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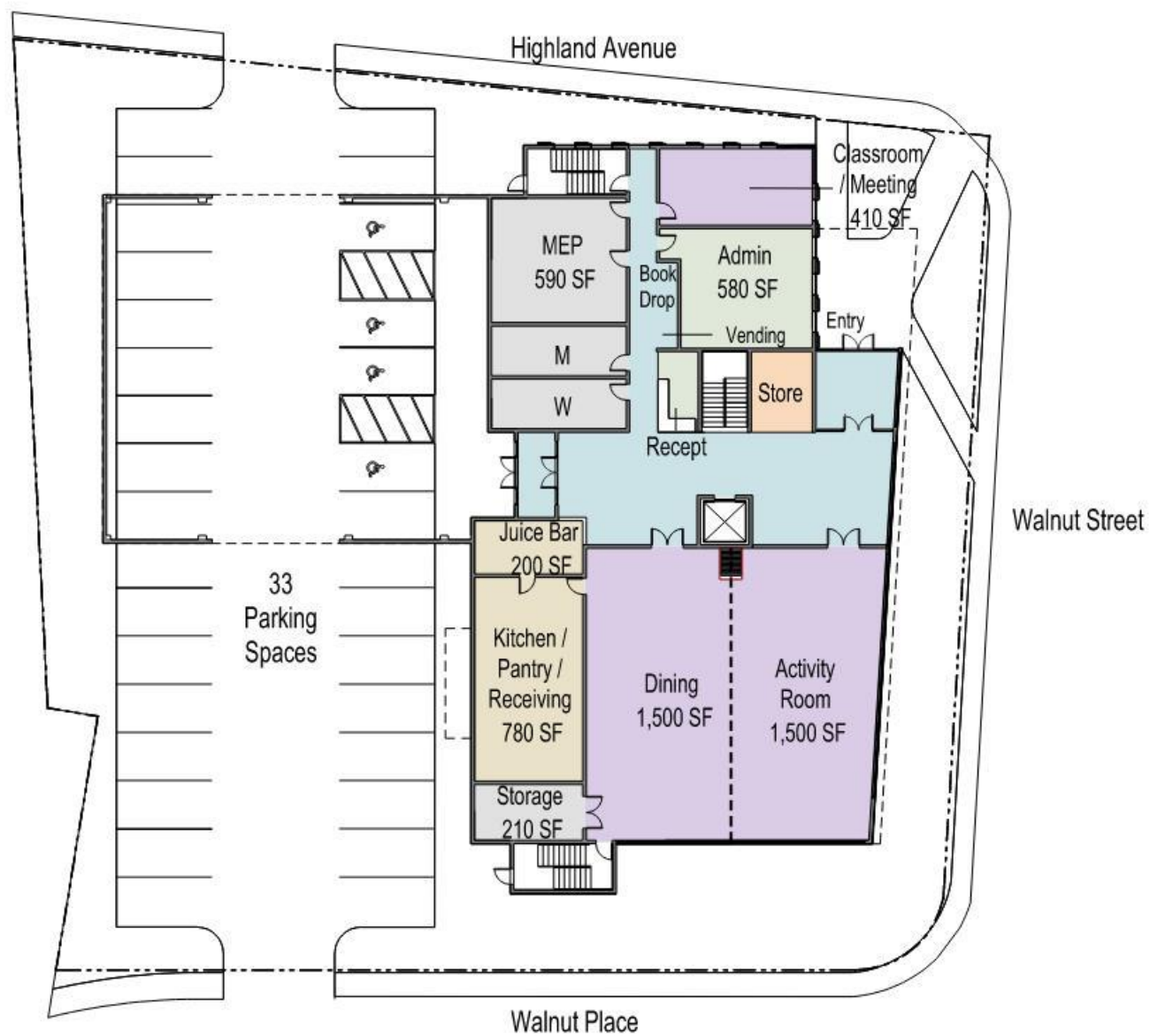


NewCAL Newtonville New Building Alternative

New Building Building Section

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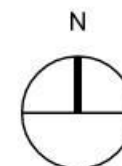


NewCAL Newtonville New Building Alternative

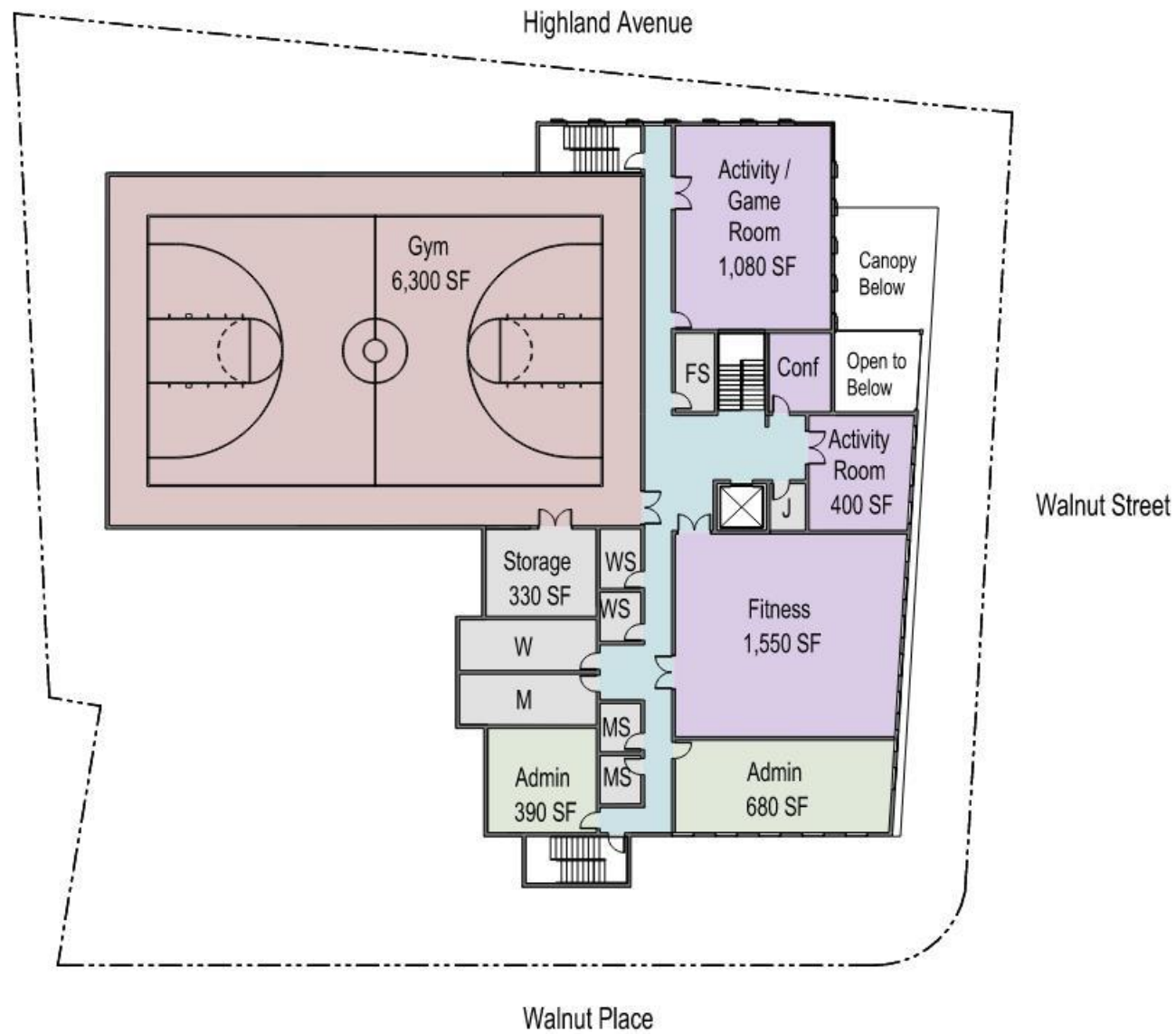
First Floor Plan

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Scale: 1/32" = 1'-0"

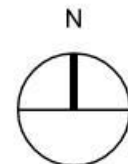


NewCAL Newtonville New Building Alternative

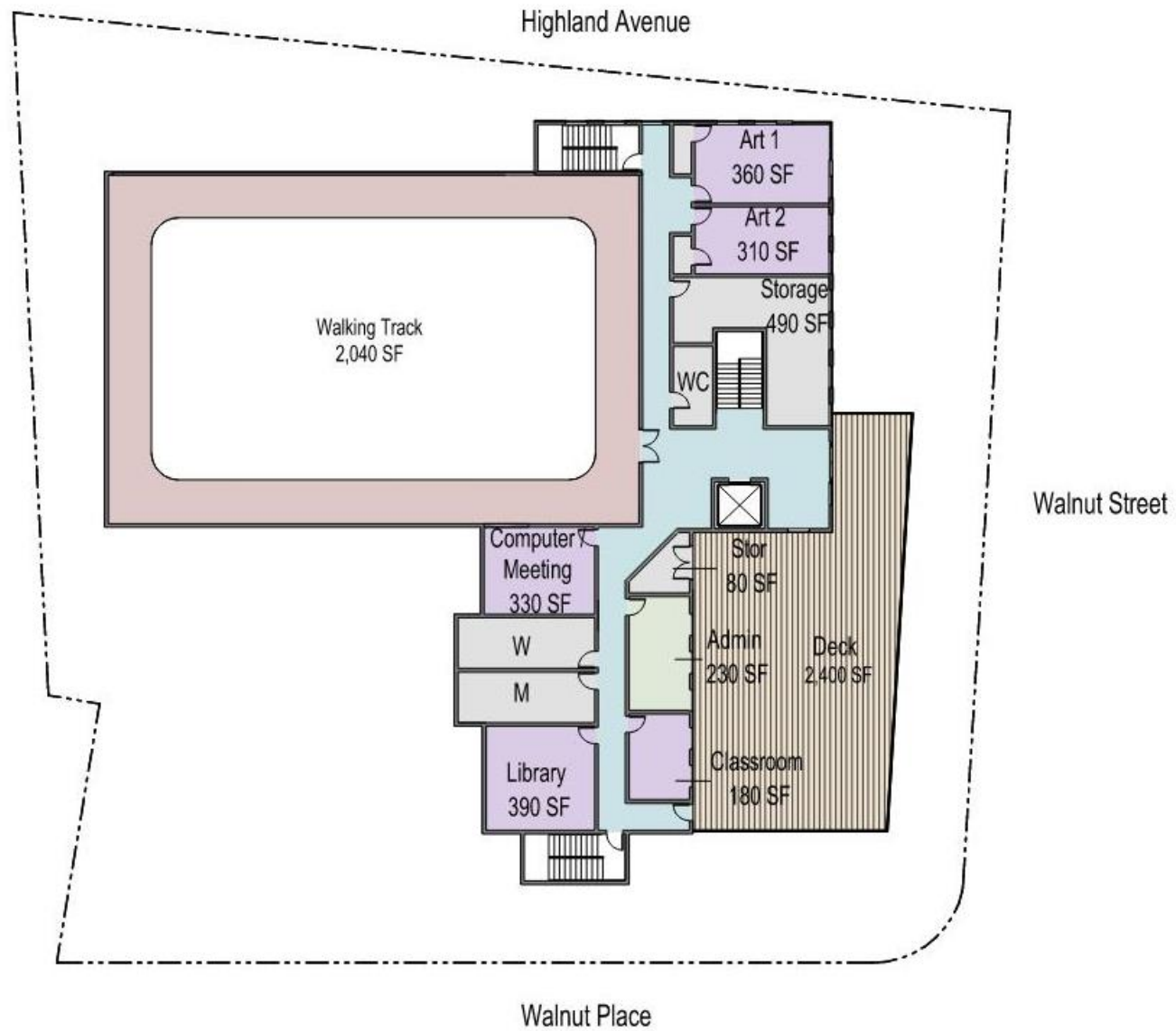
Second Floor Plan

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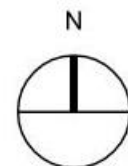


NewCAL Newtonville New Building Alternative

Third Floor Plan

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Scale: 1/32" = 1'-0"

2A.



2B.



2C.



2A.



2B.



2C.



Newton CAL - Leveling Summary

	Add / Reno Cost	All New Cost	Delta Cost
Direct Trade Costs			
Sitework	762,615	1,008,683	(246,068)
Renovation	2,273,395	-	2,273,395
New Construction	11,538,276	11,637,807	(99,531)
Subtotal	14,574,286	12,646,490	1,927,796
Design and Pricing Contingency			
Design and Pricing Contingency (10.00%)	1,459,000	1,265,000	194,000
Subtotal	1,459,000	1,265,000	194,000
Indirect Trade Costs			
General Conditions (10.00%)	1,605,000	1,392,000	213,000
General Liability (1.25%)	222,000	193,000	29,000
Performance and Payment Bonds (1.00%)	180,000	156,000	24,000
Fee (3.00%)	543,000	471,000	72,000
Subtotal	2,550,000	2,212,000	338,000
Total w/o Escalation	18,583,286	16,123,490	2,459,796

**Questions &
Comments**

Newton CAL - Detail Leveling

	Add / Reno Cost	All New Cost	Delta Cost
02 - Existing Conditions	359,231	370,000	(10,769)
03 - Concrete	1,388,736	742,073	646,663
04 - Masonry	458,360	274,067	184,293
05 - Metals	2,005,363	1,781,299	224,064
06 - Woods, Plastics, and Composites	817,260	608,873	208,387
07 - Thermal and Moisture Protection	1,606,451	1,192,571	413,880
08 - Openings	1,035,220	1,046,725	(11,505)
09 - Finishes	1,534,779	1,437,697	97,082
10 - Specialties	285,194	279,865	5,329
11 - Equipment	250,300	269,600	(19,300)
12 - Shades and Entrance Mats	43,736	81,268	(37,532)
14 - Conveying Equipment	340,000	240,000	100,000
21 - Fire Suppression	253,305	243,070	10,235
22 - Plumbing	585,298	581,400	3,898
23 - HVAC	1,253,216	1,103,400	149,816
26 - Electrical	1,365,673	1,160,800	204,873
31 - Earthwork	423,874	423,820	54
32 - Exterior Improvements	229,098	417,707	(188,609)
33 - Utilities	339,193	392,255	(53,062)
Direct Work Subtotal	14,574,287	12,646,490	1,927,797