

NewCAL

Feasibility Study Design Review Committee

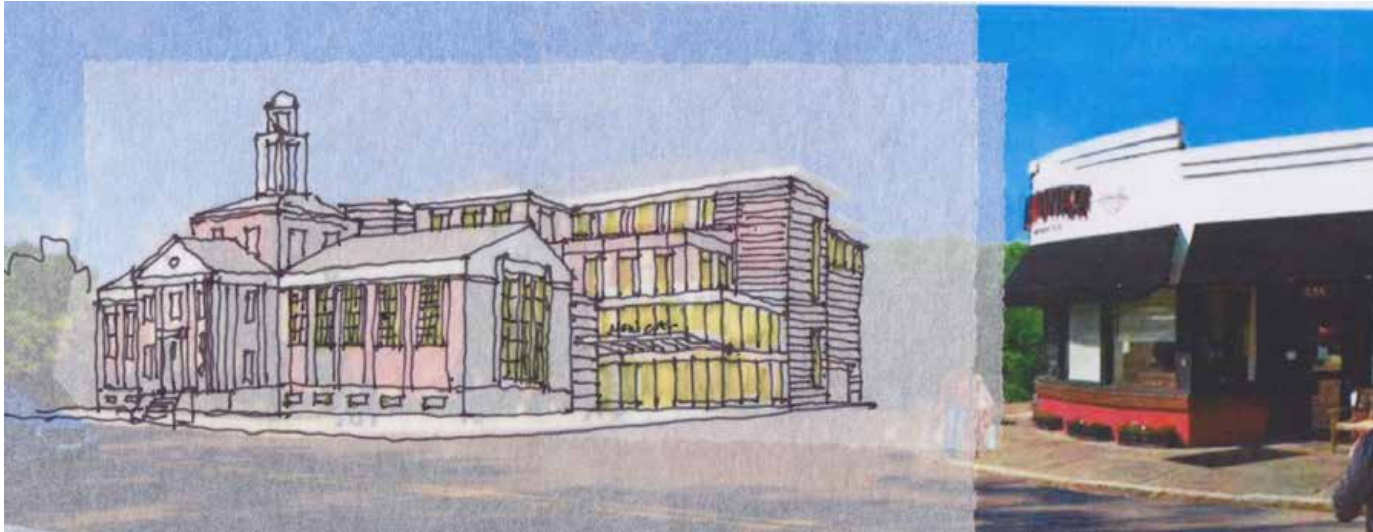
February 10, 2021



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.

The following is the Add/Reno Alternative

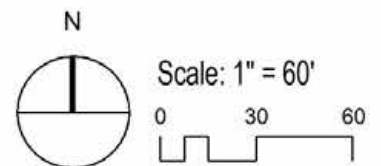


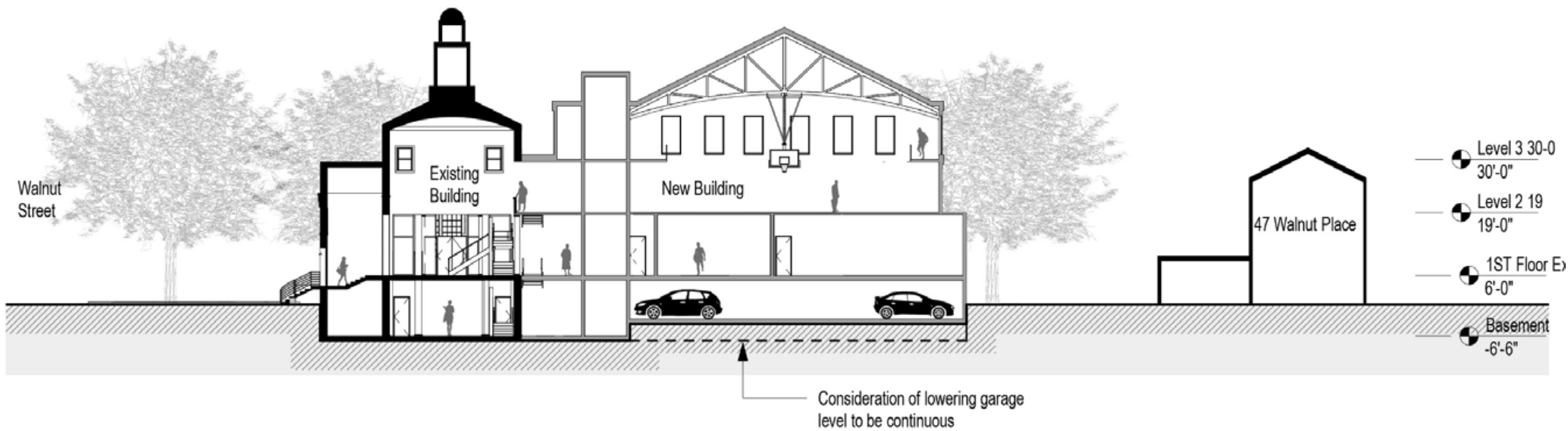


NewCAL Newtonville Addition and Renovation to Existing Building **Site Plan**

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

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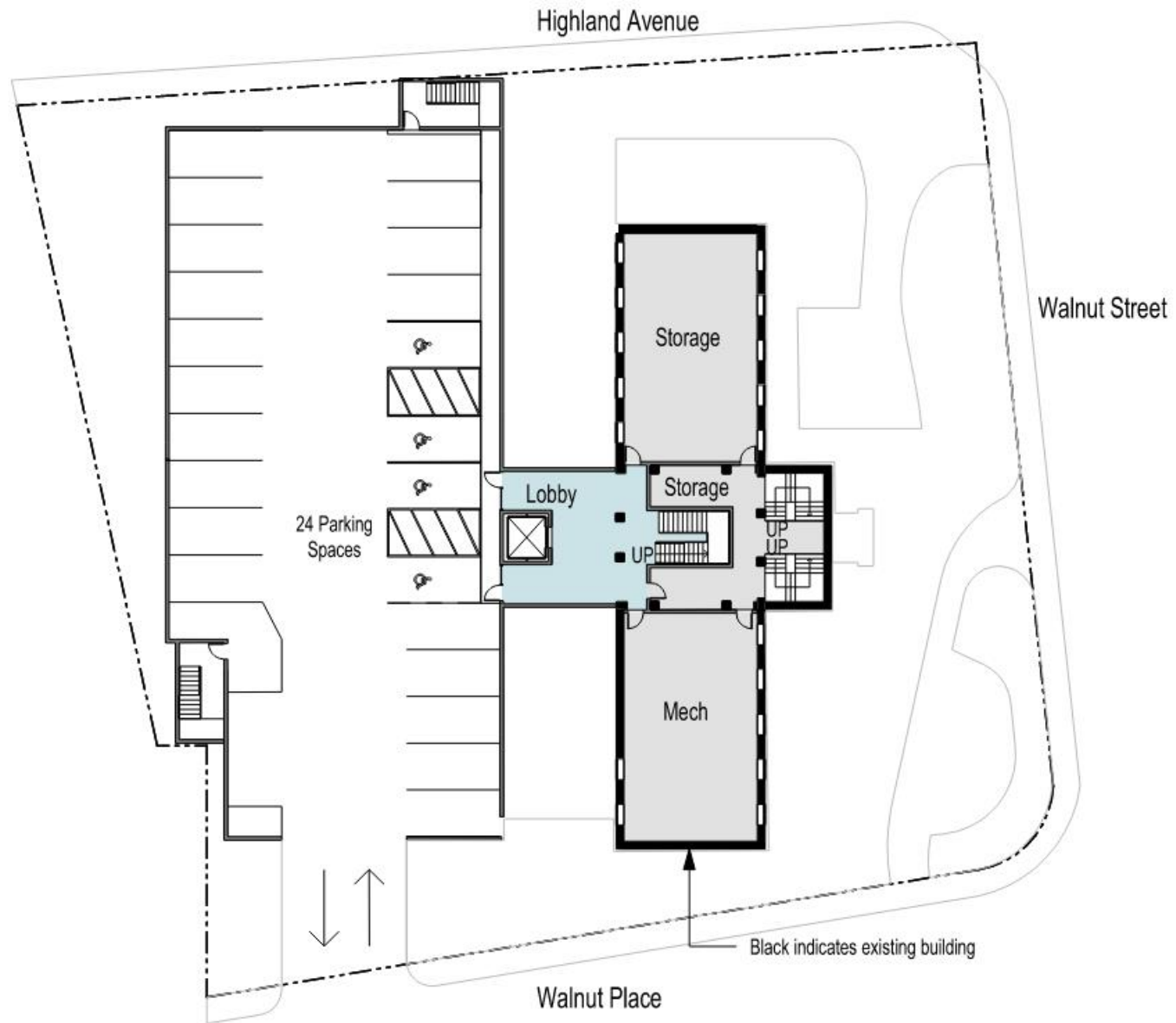
NewCAL Newtonville Addition and Renovation to Existing Building

Building Section

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Scale: 1" = 20'-0"



NewCAL Newtonville Addition and Renovation to Existing Building
Basement Plan

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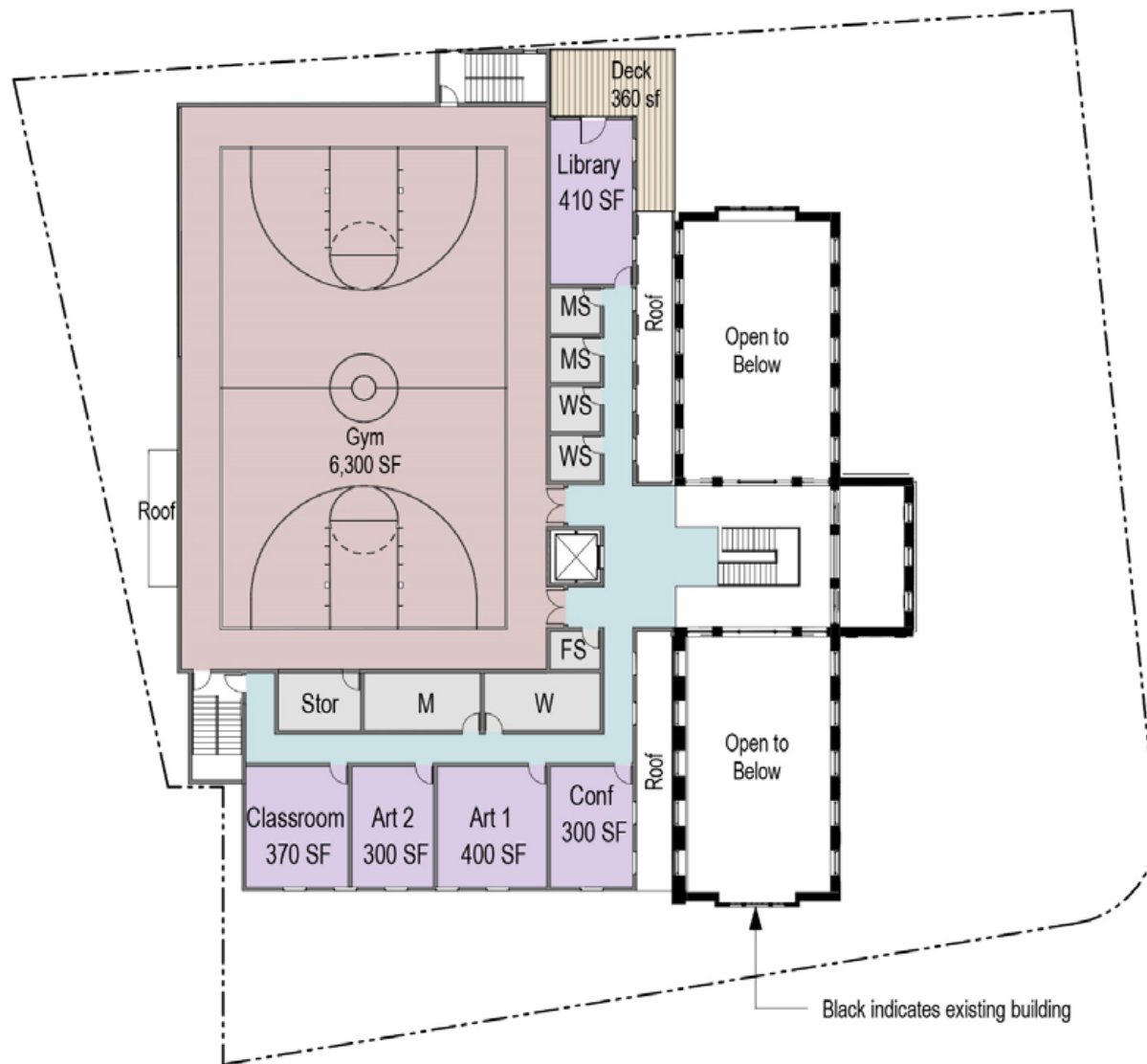
NewCAL Newtonville Addition and Renovation to Existing Building

First Floor Plan

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Lift with exterior door and ramp to first floor level.

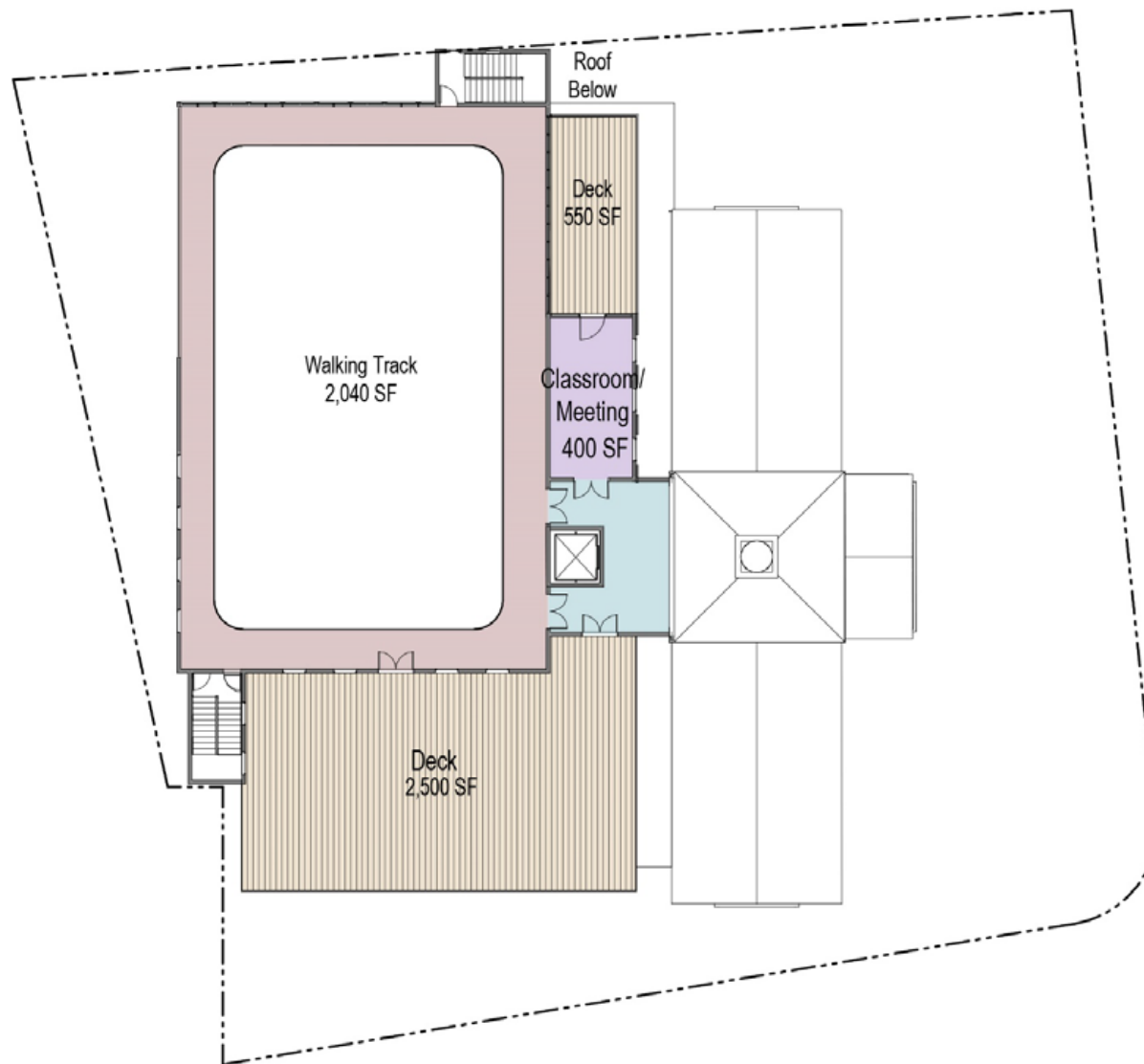


NewCAL Newtonville Addition and Renovation to Existing Building

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



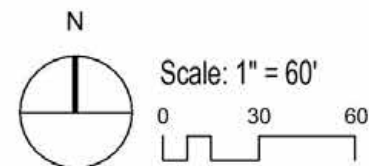


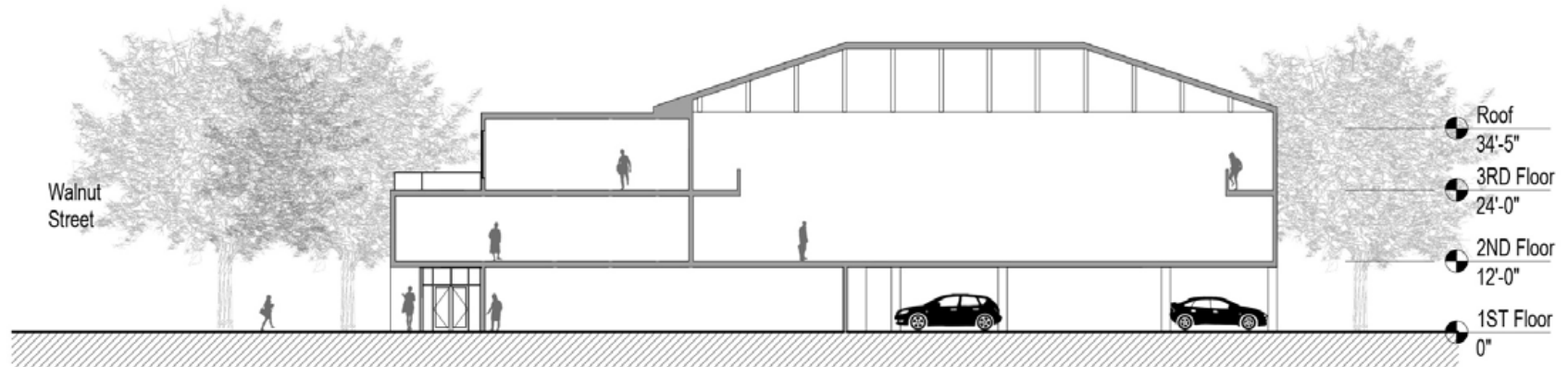
NewCAL Newtonville New Building Alternative

Site Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 12/30/2020

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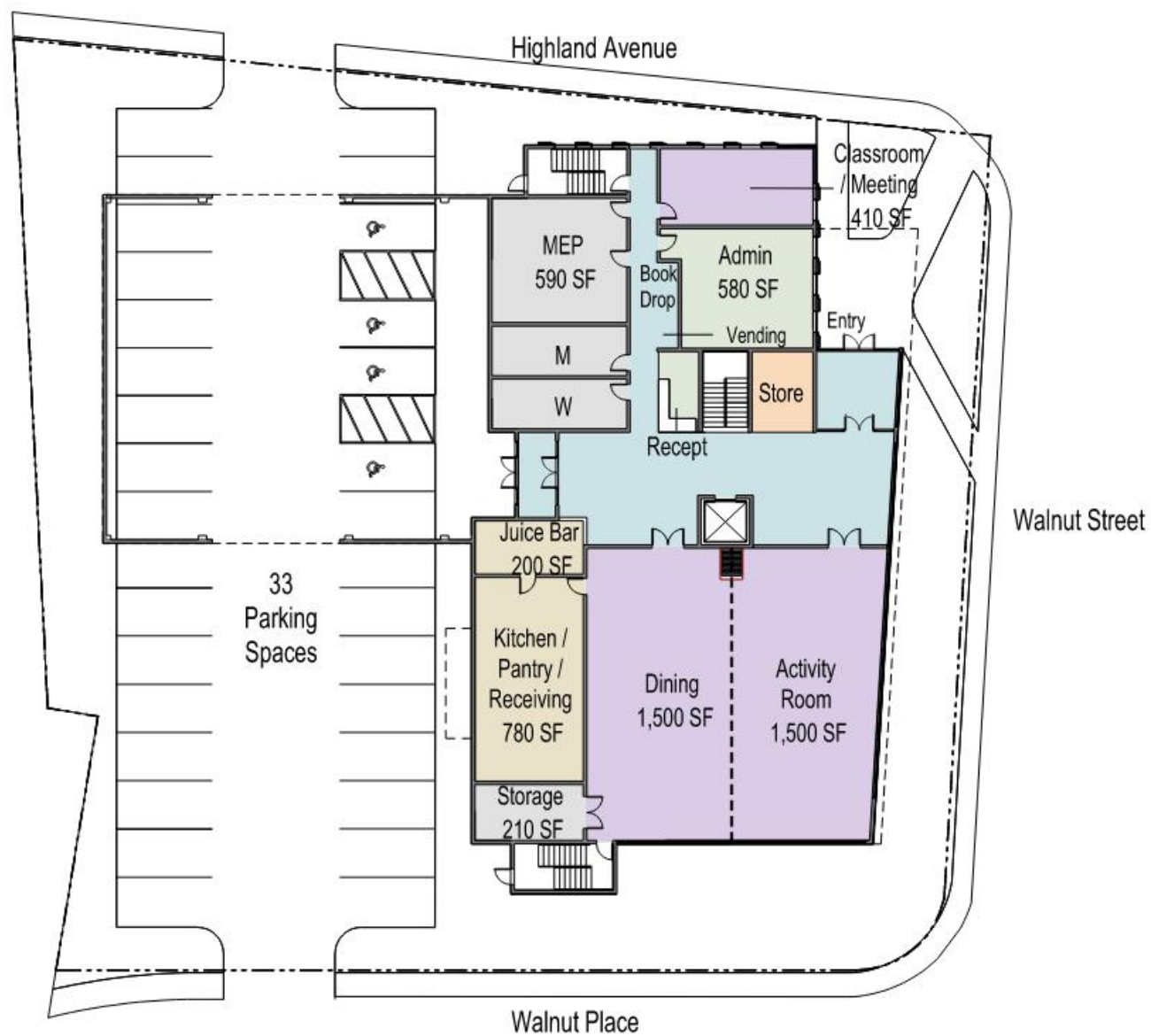


NewCAL Newtonville New Building Alternative

New Building Building Section

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NewCAL Newtonville New Building Alternative

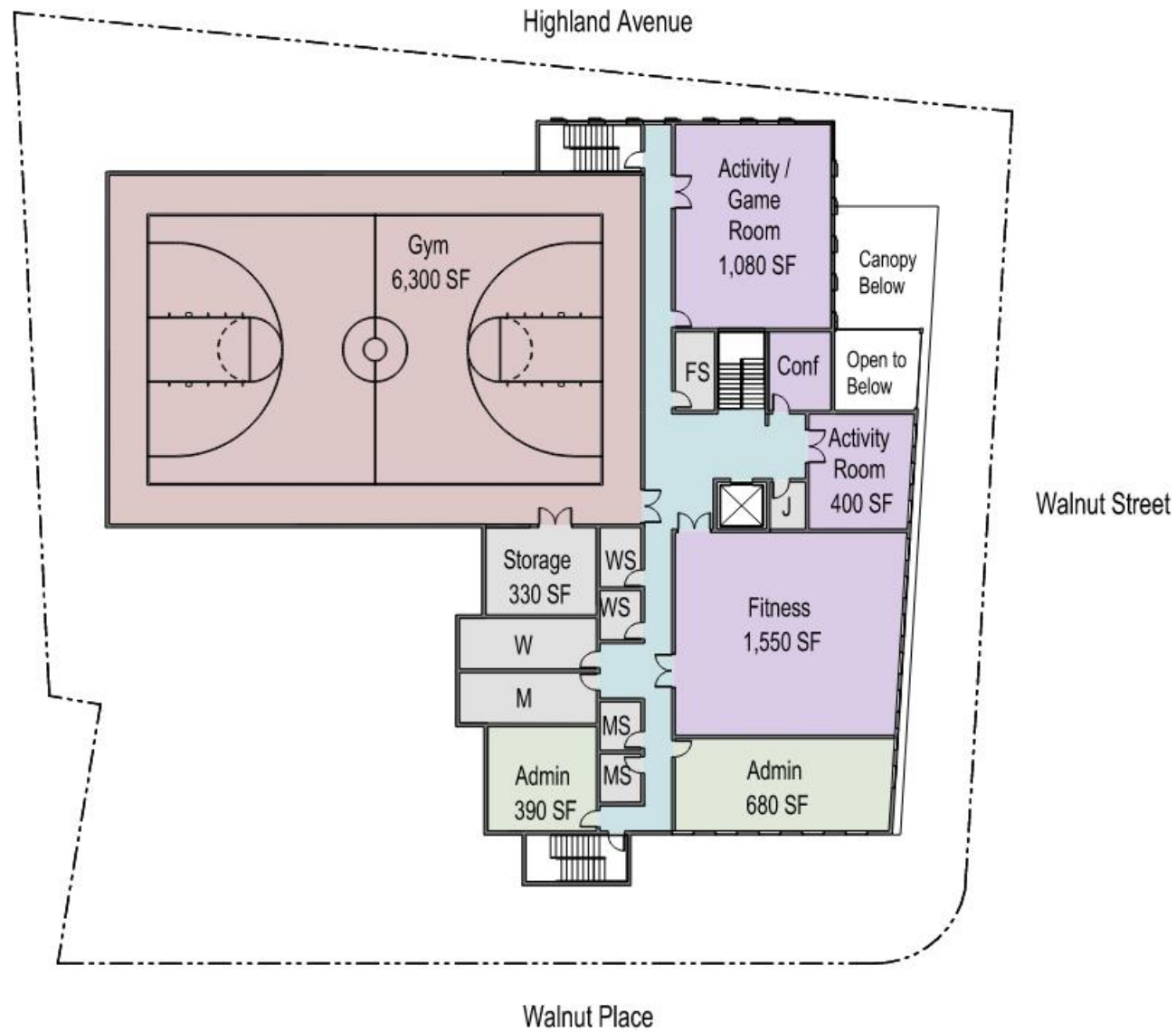
First Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 02/05/21

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

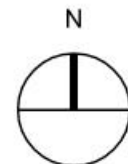


NewCAL Newtonville New Building Alternative

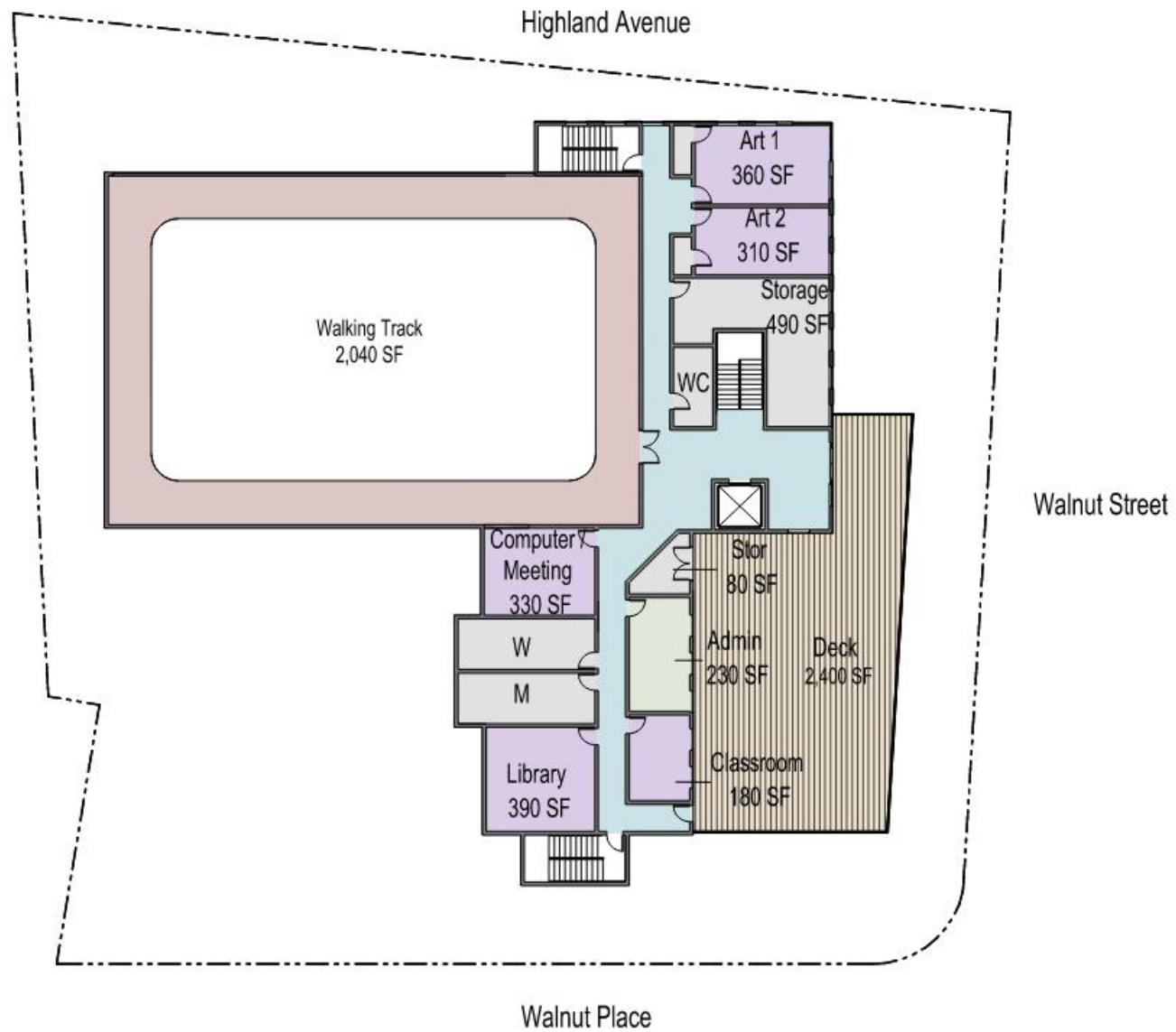
Second Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 02/05/21

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

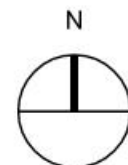


NewCAL Newtonville New Building Alternative

Third Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 02/05/21

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

2A.



2B.



2C.



2A.



2B.



2C.



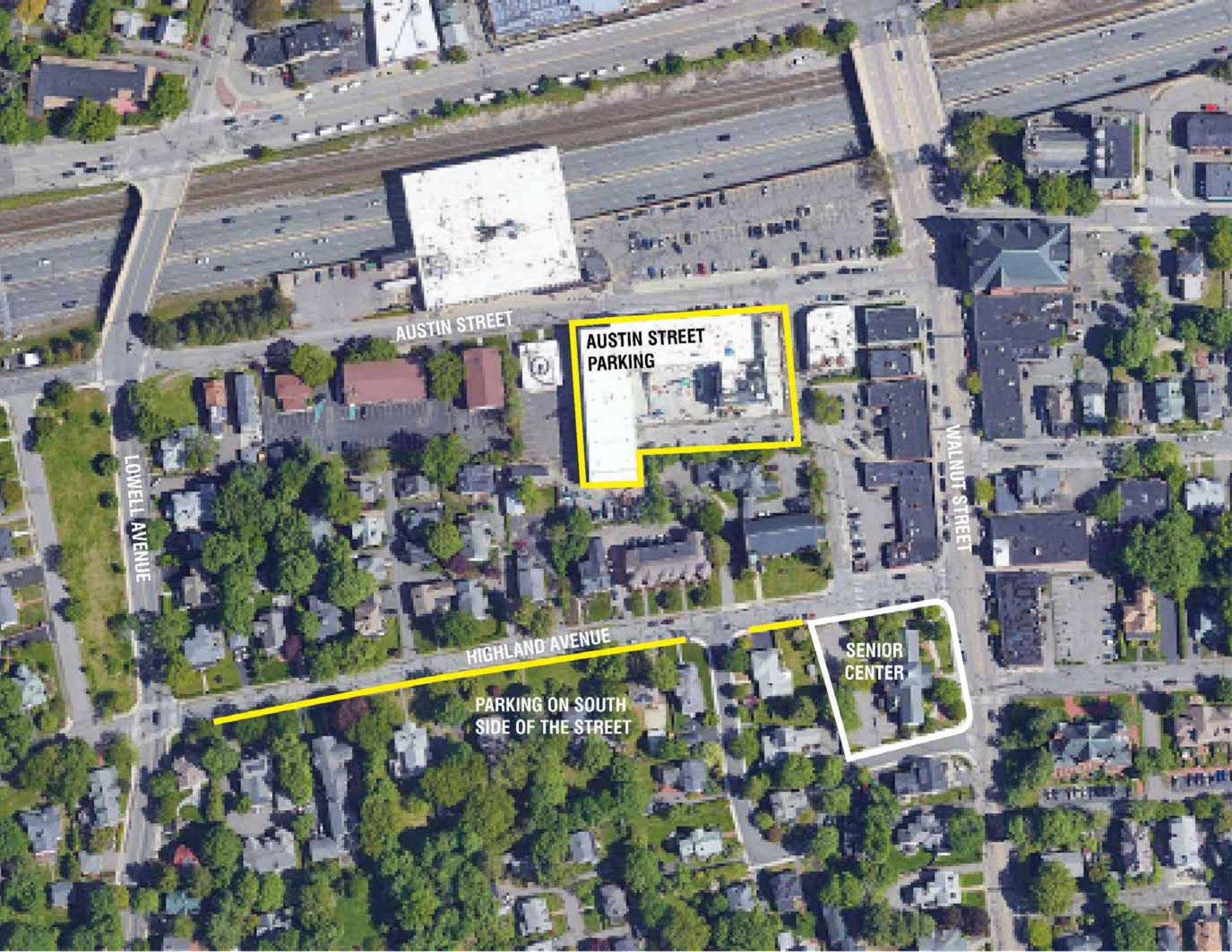
Newton CAL - Leveling Summary

| | 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 |

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 |

Questions &
Comments



AUSTIN STREET

AUSTIN STREET
PARKING

LOWELL AVENUE

WALNUT STREET

HIGHLAND AVENUE

PARKING ON SOUTH
SIDE OF THE STREET

SENIOR
CENTER