

Site	Location	Lot Size (acres)	Distance from Walnut and Beacon (miles)	Building Area (SF)	Building Age	Use/Program
Newton Centre Triangle Parking Lot	Beacon-Langley-Centre streets	1.74	0.68	NA	NA	Municipal parking Lot
Existing Senior Center	345 Walnut Street	0.59	1.27	9,850 SF	1938	Senior Services and Programs
Former Aquinas Junior College	150 Jackson Road	5.71	1.95	102,264 SF	1965	Occupied by NECP/NPS
West Newton Armory	1135 Washington Street	0.76	1.45	30,363 SF	1910	State property for sale
Education Center	100 Walnut Street	3.78	1.80	70,000 SF	1928	Central Administration and Alt Ed Programs
West Suburban YMCA	276 Church Street	6.30	1.82	80,704 SF	1935	Private non-profit recreation facility
Police Headquarters	1321 Washington Street	1.83	1.65	20,676 SF	1932	All Police functions, except for Detectives Division and Community Services

Location	Address	Parcel Size (acres)	Developable Area (acres)	Existing Building Size (SF)	Total NewCAL project cost	Rough Estimated Schedule	Total Cost to create NewCAL at each site escalated	Notes
Newton Centre Triangle Parking Lot	N/A	1.74	1.31	N/A	\$26.65M	8-10 Years	\$32.39M-\$35.71M	Assumes \$16.65M for NewCAL, and \$10M for a 160-spot parking structure and/or traffic and parking mitigation.
Existing Senior Center	345 Walnut Street	0.59	0.59	10,000	\$16.65M	4-5 Years	\$16.65M	No assumptions made or needed.
Former Aquinas Junior College	150 Jackson Road	5.71	0.45	96,000	\$16.65M	6+??? Years	\$18.3M+	Buildable area backs out 175,000sf needed for the Lincoln-Eliot school, parking, bus/van drop-off, playgrounds, field space, and pedestrian/vehicular site circulation. The 53,847sf of wooded land area is assumed to remain. This leaves enough land area for just the NewCAL building, and a van drop-off. Shared parking could exist, but only after 3pm M-F, and on weekends when school is not in session.
West Newton Armory	1135 Washington Street	0.76	0.76	30,363	\$28.9M	6-8 Years	\$31.86M-\$35.12M	Assumes Armory building must be preserved and renovated. \$600/sf construction and 30% soft costs assumed. Assumes \$3.9M for a 6,000sf addition to accommodate the full NewCAL building program. Assumes \$1,000,000.00 purchase price.
Education Center	100 Walnut Street	3.78	3.78	74,000	\$55M-\$85.41M	10+ Years	\$73.7M-\$114.45M	\$55M assumes building a new 50,000sf central administrative facility for Newton Public Schools at \$32.5M, \$500/sf construction with 30% soft costs, \$5.85M for demo of 100 Walnut Street, and \$16.65M for NewCAL. \$85.41M assumes building a new 50,000sf central administrative facility for Newton Public Schools at \$32.5M, \$500/sf construction with 30% soft costs, and renovating the 74,000sf existing building at \$550/sf with 30% soft costs, to accommodate NewCAL. A commercial lease to create space for the school department would cost approximately \$1M-\$1.25M annually. Over a 30 year period with escalation, this would be much more expensive than the \$32.5M to build them a new facility. There are many variations of this option such as shared spaces, and partial relocation of existing uses, but the costs all fall within the \$55M-\$85.41M range. For reference, 25,000sf of the Ed Center is used for student educational programming, 10,000sf for the central district IT server room, and 39,000sf for central admin and meeting space. This property is under the control of the School Committee, and they would need to surplus the property in order for this site to be an option.

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West Suburban YMCA	276 Church Street	6.3	1.6	80,704	\$31.72M-\$45.72M	6-8 Years	\$34.97M-\$55.57M	Assumes that the 74 parking spaces to the north of the property along the Pike would need to be replicated. Additionally, the YMCA is seeking additional parking on site. This analysis assumes another 50 parking spaces at \$40K/space to meet the additional parking requirements of the YMCA. NewCAL would then need another 75 parking spaces at \$40K/space. This 3-story parking garage would cost \$8M-\$10M depending on subsurface structural requirements based on the proximity to the highway. We would then need to build NewCAL where the track and field currently sit. The track and field consumes 60,000sf of land area, and would need to be elevated to sit on top of the NewCAL facility. This would mean that we would need to build more building area than is needed to accommodate the NewCAL program. The 60,000sf building would cost \$27.72M, and another \$6M-\$8M would be needed to pay for a new track, field, lighting, seating, egress stairwells, elevators, and extremely high wind-loaded fencing/netting. If some of the parking structure could be built under the track and field, and/or if parking demand decreased, a savings of up to \$10M could occur.
Police Headquarters	1321 Washington Street	1.83	1.36	20,676	\$56.65M-\$76.65M	10+ Years	\$74.57M-\$102.71M	This assumes that approximately 20,000sf of the site which is currently dedicated as Captain Ryan's Park, cannot be developed. The costs assume that a new 2+ acre site would need to be procured, and then a new 50,000sf \$40M Police Headquarters would need to be constructed. The cost is based on recent public safety construction comps. The cost of acquiring 2 acres in Newton with the attributes and location needed for Police HQ could cost \$10M-\$20M. If an existing municipally owned site were selected, the costs to replicate the current uses of that site would need to be factored in as well. Please note that the low end of the cost range is highly unlikely to occur, as this assumed that 2 acres of existing municipally owned land were available, had no restrictions, and created no other collateral costs to replicate existing uses. Please also note that the high end of the cost range assumes that 1321 Washington Street is demolished, and a new facility is built for NewCAL. If 1321 Washington Street needed to be preserved, this would add appx \$5M to the total project cost.