

# Proposed Program Rooms/Spaces

# NewCAL Newton Center for Active Living

NewCAL Program Proposed Rooms/Spaces	Net SF (useable space within a room or area)	Examples Uses
<b>Multi-Purpose Activity Spaces</b>		
Fitness/Exercise Room with bench/coat hooks	1,500	
Activity Room	400	
Ping Pong Room with coat alcove	600	
Billiards & Game Room	600	2 competition billiard tables & game
Computer Lab Room / Meeting Use with coat alcove	160	Tutorials, Vigorous Mind
Art Room 1 with coat alcove (shared moveable wall with Art Room 2)	300	Water Color, Drawing, Ceramics
Art Room 2 with coat alcove (shared moveable wall with Art Room 1)	400	Water Color, Drawing, Ceramics
Art Storage Room	70	shared by both rooms
Dining with coat alcove (shared moveable wall with Activity Room)	1,500	lunch program
Activity Room with coat alcove (shared moveable wall with Dining)	1,500	Clubs/Movies/Stage
Chair Table Storage	120	shared by both rooms
Classroom/Meeting Room small	150	tables and chairs
Classroom/Meeting Room med	450	tables and chairs
Conference Room / Meeting Room	180	Conf table and chairs
Library/Reading Room	400	Comfortable Chairs & Tables
General MP Storage	70	Supplies
<b>Subtotal</b>	<b>8,400 NSF</b>	
<b>Gymnasium</b>		
Gym (may be used for more than one activity at a time)	9,800	114' x 86' includes retractable bleachers
Gym Walking Track (second floor)	3,700	114' x 86' gym below w/10' perim. Walk above
Gym Storage	300	
<b>Subtotal</b>	<b>13,800 NSF</b>	
<b>Common Space</b>		
Lobby /Lounge /Art & Cultural Displays	600	Lobby/Lounge Area - Visit/Read
Library Pick Up/Drop Off Area (sim size to conf table)	50	
Store	100	Store
<b>Subtotal</b>	<b>750 NSF</b>	

<b>Admin. / Support Services</b>		
Receipt/Sign In (also for volunteer Staff & Customer Service)		
Dir Office with Conf./Meeting Area		
Shared Work (Exec. Admin., Admin Asst., Admin Volunteers)		
Parks & Recreation Coordinator		
Department of Senior Services Program Coordinator		
Department of Senior Services Asst Program Coordinator		
Outreach & Engagement Coordinator		
Social Work		
Support Services: Shine, AARP Tax, Parking Stick., Art Community, etc.)		
Vol Coordinator + Visiting Staff		
Family Conference Room		
Health Room		
Durable Medical Equipment (DME)		
Copy Work Room		
Coat Closet		
Staff Lounge		
<b>Subtotal</b>	<b>2,100 NSF</b>	
<b>Kitchen &amp; Café</b>		
Juice Bar/Café	200	
Vending	60	
Kitchen (commercial / teaching)	500	Kitchen/Serving Counter
Pantry	200	
Receiving	80	
<b>Subtotal</b>	<b>1,040 NSF</b>	
<b>Support</b>		
Toilet Rms - Accessible (2 per floor)	100	Public/staff use
Family Toilet with Shower	85	Public/staff use
Women's Room (2 stalls each floor)	240	first floor
Women's Shower/Dressing Room adj (near gym)	110	first floor locate next to gym
Men's Room (2 stalls + Urinal first floor)	240	first floor
Men's Shower Room adj (near gym)	110	first floor locate next to gym
Mech/Elec/Tel-Data/Sprinkler	800	
Custodial Space	100	
General Storage	500	Storage
<b>Subtotal</b>	<b>2,285 NSF</b>	
<b>TOTAL NET SQUARE FOOTAGE</b>	<b>28,375 NSF</b>	<b>30 % Estimated Gross. Factor for Int/Ext Walls Thick., Stairs, Elevators, Corridors, Etc.)</b>
	<b>8,513</b>	
<b>TOTAL BUILDING GROSS SQUARE FOOTAGE</b>	<b>36,888 BGSF</b>	

# Newton Center Triangle Parking Lot

# NewCAL Newton Center for Active Living

Site Facts	
Parcel Size (acres):	1.74
Developable Area (acres):	1.31
Existing Building Size (SF):	N/A
Total Project Cost:	\$26.65M
Rough Estimated Schedule:	8-10 years
Total Cost Escalated:	\$32.39M-\$35.71M

## \$26.65M

- Parking Challenges
- Traffic Challenges
- Phased Construction
- Extends Project Schedule



Centre – Langley – Beacon streets

## NOTES:

Assumes \$16.65M for NewCAL, and \$10M for a 160-spot parking structure and/or traffic and parking mitigation.

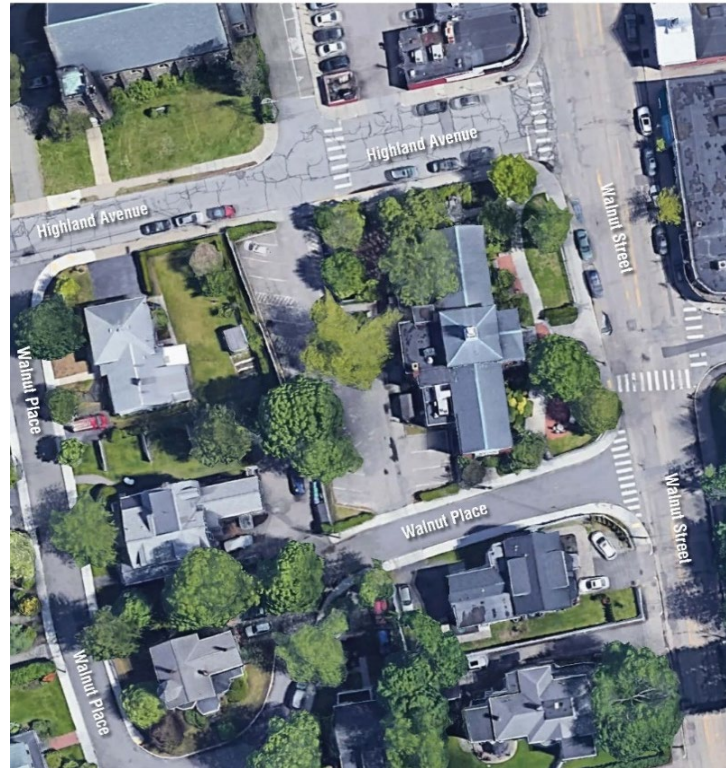
## Existing Senior Center

## NewCAL Newton Center for Active Living

Site Facts	
Parcel Size (acres):	.59
Developable Area (acres):	.59
Existing Building Size (SF):	10,000
Total Project Cost:	\$16.65M
Rough Estimated Schedule:	4-5 years
Total Cost Escalated:	\$16.65M

### \$16.65M

- **Parking Challenges**
- **Historic Restrictions**



345 Walnut Street

### NOTES:

Parking would be accommodated through a combination of on-site parking as well as a parking management plan expanding the senior parking permit program. For the 18-24 months of construction, programs and services would be relocated to a temporary facility. There would be no disruptions in any programs or services. The cost of this will be covered within the current project budget.

# Former Aquinas Junior College

# NewCAL Newton Center for Active Living

Site Facts	
Parcel Size (acres):	5.71
Developable Area (acres):	.45
Existing Building Size (SF):	96,000
Total Project Cost:	\$16.65M
Rough Estimated Schedule:	6+ years
Total Cost Escalated:	\$18.3M

## \$16.65M

- **Shared Site with NPS**
- **Parking Challenges**
- **Requires Compromises to Both Programs**



150 Jackson Road

## NOTES:

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.

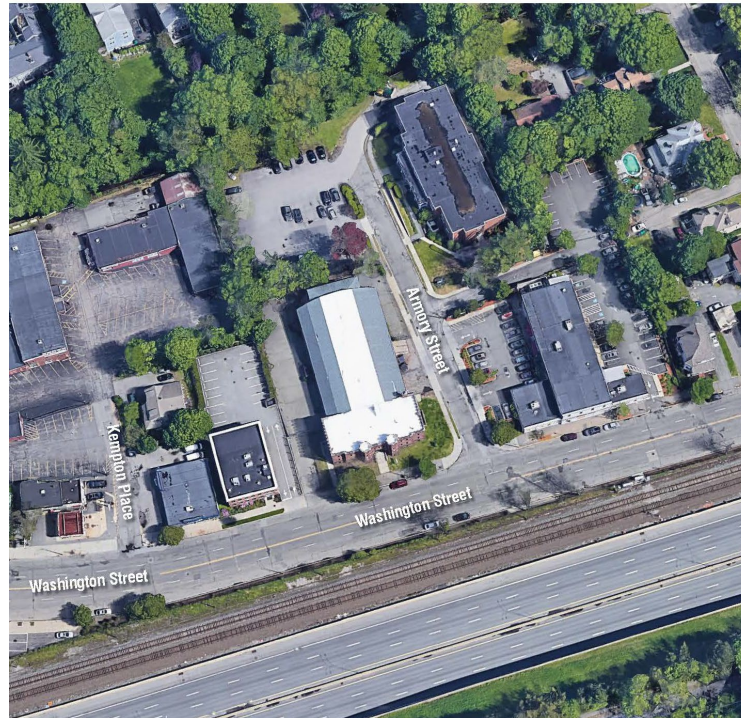
# West Newton Armory

# NewCAL Newton Center for Active Living

Site Facts	
Parcel Size (acres):	.76
Developable Area (acres):	.76
Existing Building Size (SF):	30,363
Total Project Cost:	\$28.9M
Rough Estimated Schedule:	6-8 years
Total Cost Escalated:	\$31.86M-\$35.12M

## \$28.9M

- Historic Restrictions
- Under State Control
- Extends Project Schedule
- Parking Challenges



1135 Washington Street

## NOTES:

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 purchase price.

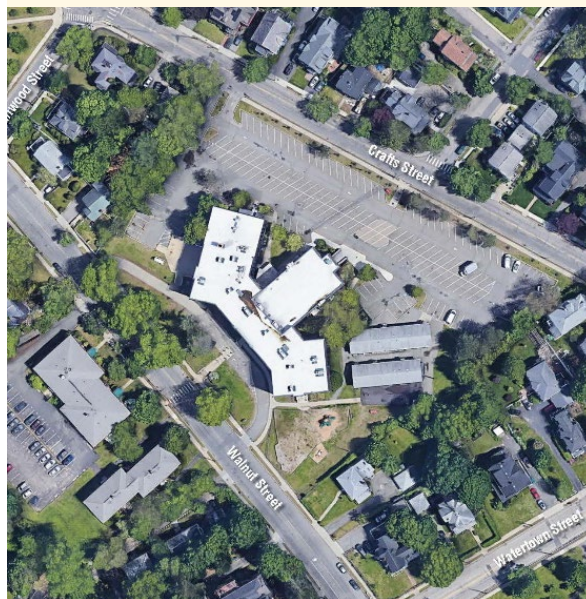
## Education Center

## NewCAL Newton Center for Active Living

Site Facts	
Parcel Size (acres):	3.78
Developable Area (acres):	3.78
Existing Building Size (SF):	74,000
Total Project Cost:	\$55M-\$85.41M
Rough Estimated Schedule:	10+ years
Total Cost Escalated:	\$73.7M-\$114.45M

### \$55M – \$85.41M

- **Under NPS Control**
- **Extends Project Schedule**



100 Walnut Street

### NOTES:

\$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.

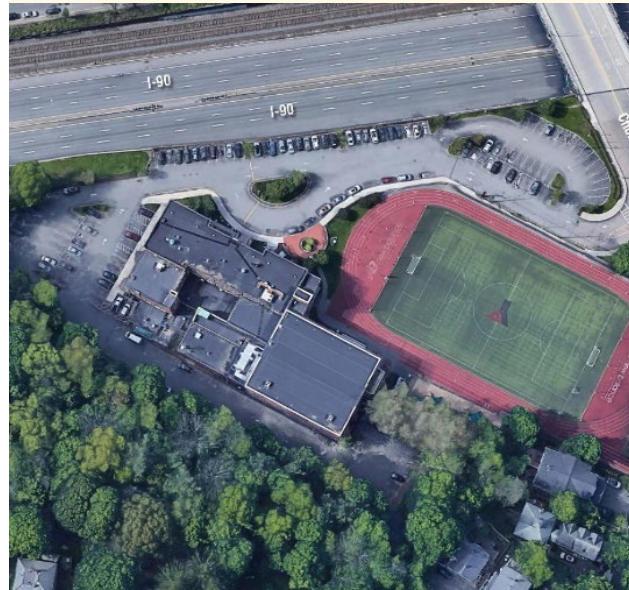
# West Suburban YMCA

# NewCAL Newton Center for Active Living

Site Facts	
Parcel Size (acres):	6.3
Developable Area (acres):	1.6
Existing Building Size (SF):	80,704
Total Project Cost:	\$31.72M-\$45.72M
Rough Estimated Schedule:	6-8 years
Total Cost Escalated:	\$34.97M-\$55.57M

## \$31.72M - \$45.72M

- **Parking Structure Needed**
- **Phased Construction**
- **Extends Project Schedule**
- **Under YMCA Control**



376 Church Street

## NOTES:

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.

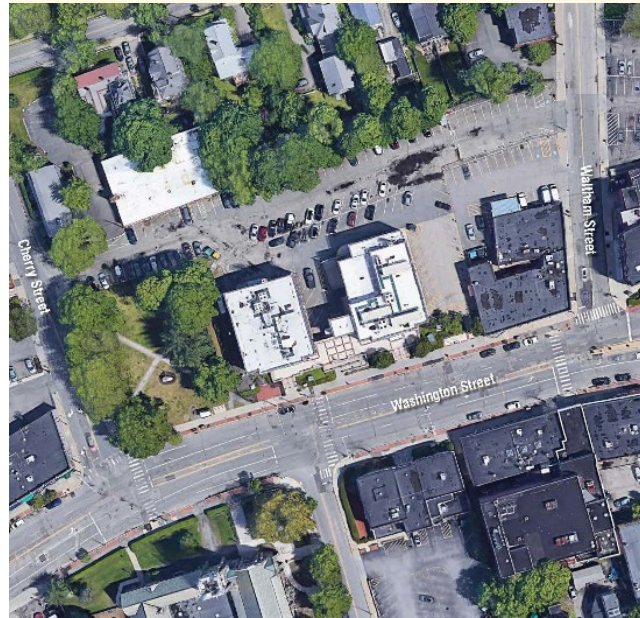
# Police Headquarters

# NewCAL Newton Center for Active Living

Site Facts	
Parcel Size (acres):	1.83
Developable Area (acres):	1.36
Existing Building Size (SF):	20,676
Total Project Cost:	\$56.65M-\$76.65M
Rough Estimated Schedule:	10+ years
Total Cost Escalated:	\$74.57M-\$102.71M

## \$56.65M - \$76.65M

- **Parking Structure Needed**
- **New Police HQ First**
- **Extends Project Schedule**
- **Historic Restrictions**



1321 Washington Street

## NOTES:

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.