

City Council & CSBC Meeting

September 6, 2016



Cabot School





Cabot School Property





Site Plan





Site Plan





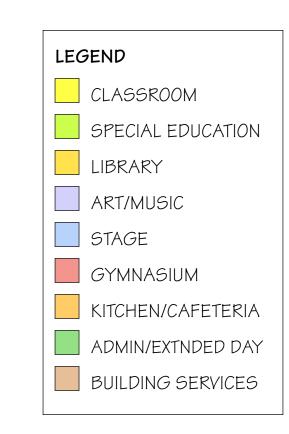
Site Circulation

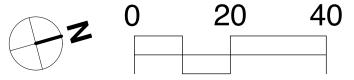




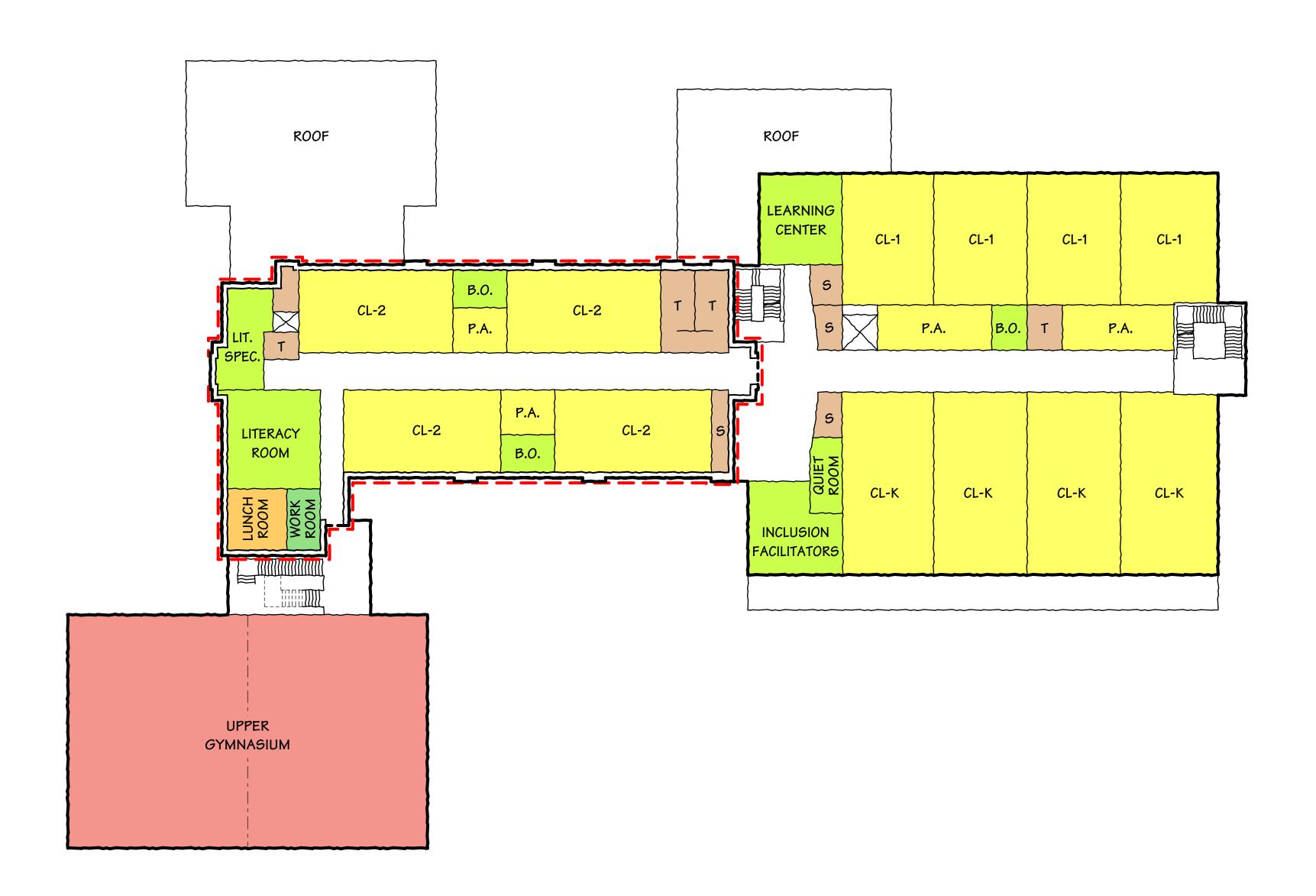
First Floor Plan

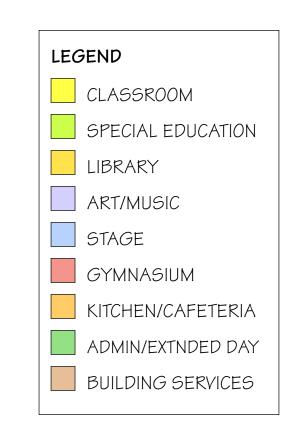


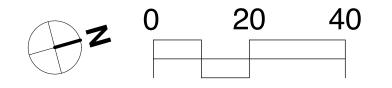




Second Floor Plan

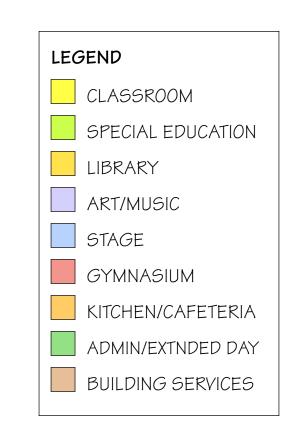


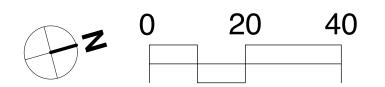




Third Floor Plan







Aerial View



Guiding Principles

- Optimize Educational Program for Addition / Renovation
- Prioritize School Safety
- Preserve the Existing 1929 Cabot School
- Maintain the integrity of the Building and the original Iconic features
- Organize the New program functionally and sympathetically to the massing and scale of the Neighborhood
- Re-establish the original Entry as the School identity
- Celebrate the connections between the New and the Existing
- Express the New Additions sympathetically without mimicking the Existing Style







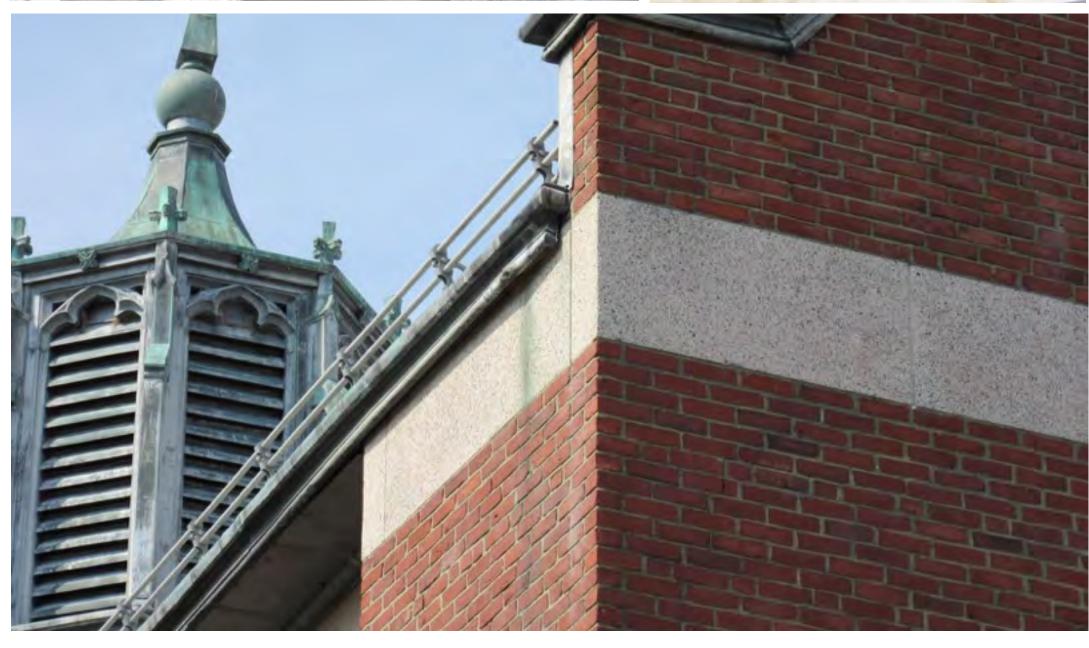








































Project Budget

CABOT ELEMENTARY SCHOOL - NEWTON, MA 9/2/2016

SCHEMATIC DESIGN TOTAL PROJECT BUDGET

	Original Board of Alderman Approval (2012)		Schematic Design (Escalated to 2017 bid date)	
Feasibility Study (currently funded)		\$	1,400,000	
Administration (includes OPM fees for DD through Closeout)		\$	1,354,000	
Architecture and Engineering (DD through Closeout)		\$	3,580,000	
CM at Risk Pre-Construction Services (DD through Closeout)		\$	120,000	
Off-Site Improvements (MSBA Excluded)		\$	2,625,000	
Miscellaneous Project Costs (Utility Fees, Testing, Moving)		\$	150,000	
Furnishings and Educational Technology		\$	1,486,800	
Total Soft Costs	\$ 10,000,000	\$	10,715,800	
Estimated Construction Costs	\$ 33,000,000	\$	36,250,000	
Subtotal Base Project Budget	\$ 43,000,000	\$	46,965,800	
Construction Contingency	\$ 1,650,000	\$	1,800,000	
Council Contingency (MSBA Owner's Soft Cost Contingency)	\$ 350,000	\$	360,000	
TOTAL PROJECT BUDGET	\$ 45,000,000	\$	49,125,800	
Estimate of MSBA Contribution	\$ 10,000,000	\$	14,200,000	
Approximate City of Newton Share	\$ 35,000,000	\$	34,925,800	

	Original Board of Alderman Approval (2012)	Schematic Design (Escalated to 2017 bid date)
Key Project Metrics		
Design Enrollment (planned number of students)	480	480
Total Building Gross Floor Area (SF)	85,000	85,423
Estimated Construction Cost per Gross Square Foot	\$ 388	\$ 424

Soft Costs and Estimated Construction Cost Factors

Extended design and construction schedules
Increased escalation due to construction market
Site and renovation complexities

Estimate of MSBA Contribution Factors

Eligible cost per square foot cap increased by \$37 Additional reimbursement for renovation (1.5% +/-)



Project Schedule

Current Proposed Meetings and Milestones Schedule					
Date &	Time	Item			
∨ Tues	8/23/16	CSBC/DRC Meeting			
✓ Thurs	8/25/16	Newton Historic Commission Meeting			
Tues	9/6/16	Joint Council+SC Meeting			
Tues	9/13/16	CSBC/DRC Meeting: Authorize submission to MSBA			
Thurs	9/15/16	Cost Estimate due to MSBA			
	TBD	DRC meeting			
Wed	9/28/16	DRC Meeting: Recommend Submission to PF			
Thurs	9/29/16	Submit Final Schematic Design Package to MSBA			
	TBD	MSBA Project Scope and Budget (PSB) Conference			
Wed	10/19/16	Public Facilities: 5-58 Site Plan Review			
Wed	11/9/16	Public Facilities: 5-58 Site Plan Approval			
Wed	11/9/16	MSBA Board Vote on PSBA			
Mon	11/14/16	Finance Committee Approval			
Mon	11/21/16	Council Vote5-58 Approval			
	July 2017	Construction Begins (Enabling Work)			
	November 2017	Design Completion			
	September 2019	Cabot School Opens			



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Project Parameters

- Educational program
- Historic considerations
- Re-use existing building plus addition
- Cars and buses separated
- Bus loading / unloading off-street
- Existing street widths maintained
- Parkview Avenue discontinued along school property

Design Parameters

- Meet approved educational program
- Provide appropriate program adjacencies
- Provide natural light
- Provide acoustic separation
- Provide safe environment for students

Site Plan Priorities and Decisions

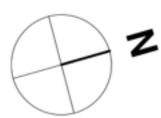
Priorities

- Student safety
- Pedestrian safety
- Walking to school
- Emergency vehicle access
- Neighborhood impact
- Direct connection to Cabot Park
- Parking for residents and staff

Decisions

- Blue and yellow zone locations
- Traffic flow on adjacent streets
- Pedestrian routes
- Crossing guard(s) locations
- Eastside Parkway use
- Parking management plan

Previous Site Plan

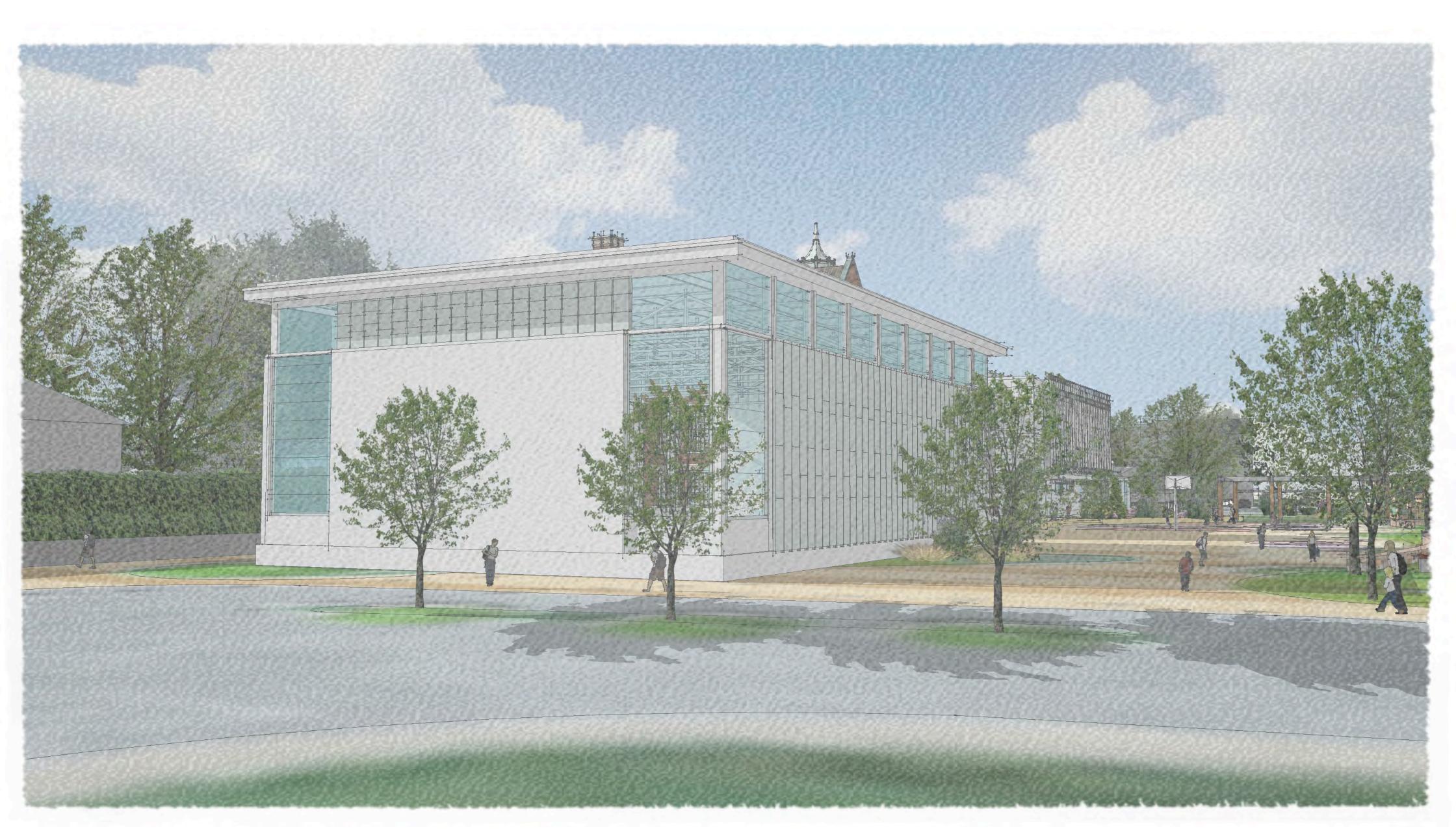






Gymnasium Location Study





Alternate Concept Site Plan (Not Approved)

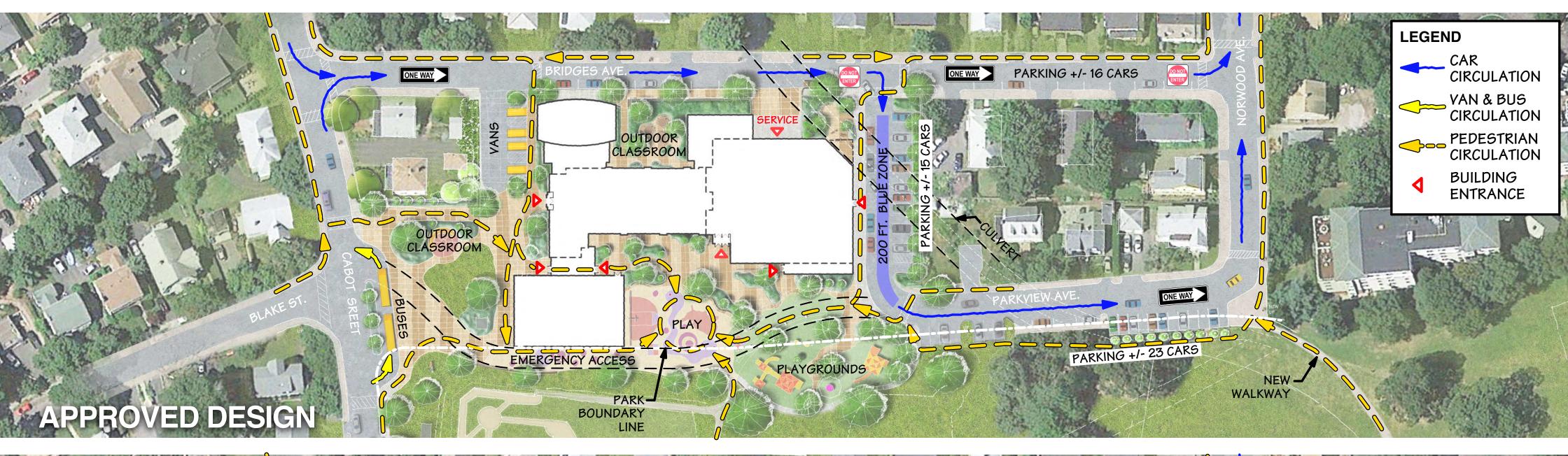


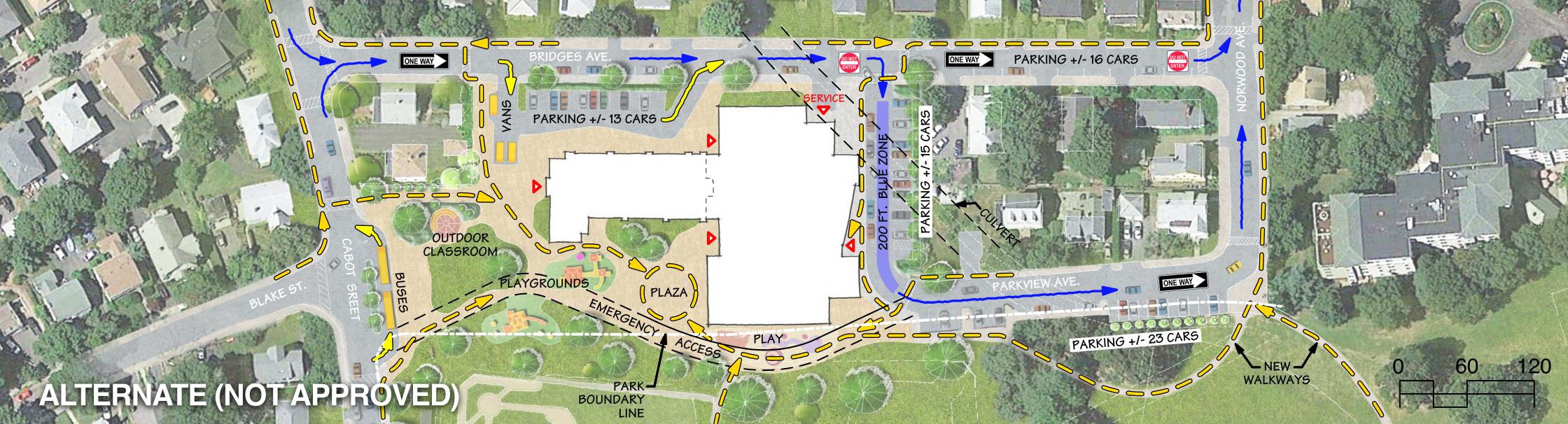


Alternate Concept (Not Approved) CL-4 CL-4 CL-4 REACH WORKEM CL-3 ART MUSIC CENTER CL-3 CUSTODIAL ROOM GENERAL & SERVICE MAIL T R.R. ROOM CL-3 ROOM NO SPECIALIST NURSE KITCHEN WORKR PSYCH. REACH ROOF MECHANICAL CAFETERIA EXTENDED GARDEN ENTRY **THIRD FLOOR** CL-K CL-K GYMNASIUM FIRST FLOOR TEACHER STOR. WORKEM CL-2 CL-1 LEGEND CLASSROOM CL-1 SPECIAL EDUCATION UPPER LITERACY LIBRARY CL-1 ART/MUSIC STAGE GYMNASIUM CL-1 KITCHEN/CAFETERIA INCLUSION ADMIN/EXTNDED DAY FACILITATORS GYMNASIUM BUILDING SERVICES **SECOND FLOOR**

Site Plans















South on Parkview Ave.









20+ Design Options

Renovation-Addition New Construction

