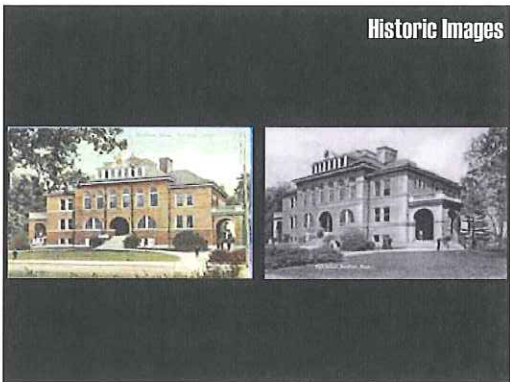
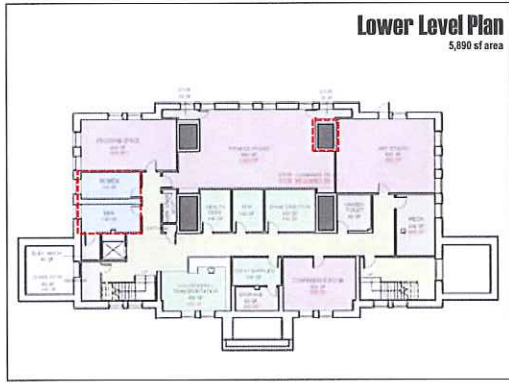
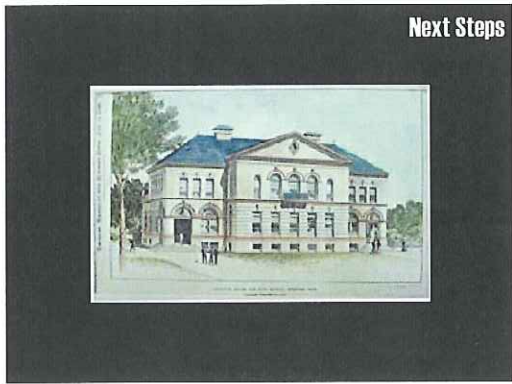
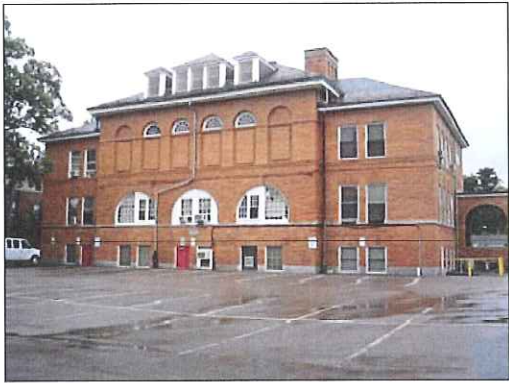

Appendix D





Program

Program	Area (sf)	Notes
Administrative Offices	1,000	2000 sq ft
Classrooms	1,200	2400 sq ft
Faculty Offices	800	1600 sq ft
Multi-Purpose Room	2,500	5000 sq ft
Student Center	1,500	3000 sq ft
Support Spaces	1,000	2000 sq ft
MEP/RM	500	1000 sq ft
Other	500	1000 sq ft
Total	7,000	14,000


The building will accommodate most program spaces from the SCEC desired program.

The Emery Grover program lacks two multi-purpose program rooms and two administrative spaces, about 1,200 sf shy of desired.

The large multi-purpose room can be sub divided to handle some of the program space needs.

Exterior Scope

- Slate roof replacement
- Masonry restoration
- Open brick infill on Oakland Ave. Elevation
- Rebuild chimneys and provide flue caps
- Replace copper leaders and copper flashing
- Structural reinforcement at the portico arches
- Window restoration
- Accessible entry with ramp at north portico
- Infill Highland Avenue entry*
- Site lighting
- Utilities: gas and water service & parking lot repaving



Interior Scope

- Total interior renovation to contemporary standards
- New restrooms including companion restroom
- Oversized elevator
- Two new stairs with one being a more formal stair to connect floors 1 & 2
- Kitchen with dumbwaiter for deliveries and removals
- Hazardous materials abatement
- Seismic upgrades
- Structural floor loading upgrades
- New sprinklers and fire alarms
- New heating, air conditioning and controls
- New electrical service, wiring and lighting



New Building at Grade



2 Story Building at Grade
10,000 SF per Floor
65 Parking Spaces

New Raised Building



2 Story Above Grade
100 Parking Space

Raised Building Issues



Preliminary Cost Range

Renovate & convert existing	\$8.6 M
Preliminary, conceptual & potential funding via Community Preservation Act (CPA)	(\$2.5 M)
Remaining Funded Cost	\$6.1 M

Preliminary Conceptual Potential CPA funding

Potential CPC Funded Items	amount
Substructure	\$96,149
Superstructure	\$334,970
Roof	\$375,328
Exterior Wall	\$115,446
Exterior Windows and Doors	\$368,844
Elevator	\$125,000
Ramp	\$120,000
Subtotal	\$1,535,737
General Conditions @ 8%	\$122,859
Estimating Contingency @ 15%	\$248,789
Total Construction Cost	\$1,907,385
Total Soft Cost	\$629,437
TOTAL	\$2,536,823 <small>Note: round to \$2,600,000</small>

New Building Cost Range

New construction would be similar to the cost model for Greene's Field **\$8.5 M**

Additional cost to demolish building **\$.4 M**

Total Funded Cost \$8.9 M

Key Elements

- Within the lower cost range of the alternatives
- Reuse of historic structure is environmentally friendly
- Cost premium for structural upgrade
- Potential CPA funding
- Close to Town Center (Approximately 1 minute drive to Town Hall)
- Short public safety response time
- Existing parking lot is slightly undersized
- Potential to maintain Stephen Palmer House parking
- Need accessible entry and new elevator
- Limited and difficult expansion
- Pedestrian access
- Seniors familiar with area
- Some remaining hazardous materials to abate

Issues

- Multi-purpose room at Town Hall not available during day for special events or large programs due to building code occupancy requirements
- Additional evening downtown public parking
- Downtown traffic helps local businesses
- Requires Mass Historic Review (entry way)
- Unforeseen conditions associated with historic restoration

Ridge Hill Summary

Total Project Cost Estimate **\$10.5 M**

Preliminary, conceptual & potential funding via Community Preservation Committee (rounded number) **(\$4.5 M)**

Remaining Funded Cost **\$6.0 M**

Preliminary Conceptual Potential CPA funding: Ridge Hill

Building Cost	CFM Unit %	CFM Unit amount
Substructure cost (same as 20,000 sq ft project)		\$1,140,000
Subtotal		\$1,140,000
cost allocated to renovated historic brown wood attributed to new construction	30%	\$342,000
laboratory materials, disturbance to historic brown wood at structural capacity for removal from site to make historic brown wood available	150%	\$1,710,000
materials to fabricate garage & lift	150%	\$1,710,000
materials from previous projects	4%	\$45,600
contingency from previous projects	10%	\$114,000
Subtotal		\$2,911,600
Subtotal		\$2,911,600
Site Cost		
Site work and landscape materials	150%	\$2,221,500
Change	100%	\$200,000
Full Finish	150%	\$1,500,000
Power	100%	\$100,000
Water & Sewer	100%	\$100,000
Utility	100%	\$100,000
Interior, Telephone & Cable	100%	\$100,000
Utility of Overhead 3-24"	100%	\$100,000
with every kind and repair done and more	100%	\$100,000
materials from previous projects	4%	\$40,000
contingency from previous projects	10%	\$100,000
Subtotal		\$1,154,200
Subtotal		\$1,154,200
Site and Building CPA Total Construction Cost		\$1,154,200
Soft Costs attributed to CPA portion of the work		\$917,775
Total Potential CPA Funding		\$2,071,975
Remaining Total of Project Cost after CPA Funding		\$8,428,025

Appendix E

Needham Senior Center Site Selection Study
 July 29, 2010

PRELIMINARY CONCEPTUAL BREAKDOWN OF POTENTIAL CPA FUNDING FOR RIDGE HILL

estimated total project cost \$10,500,000 amount from which potential cpa funds are subtracted

Building Cost	CPA fund %	CPA fund amount
construction cost estimate for 20,000 sf project		\$7,000,000
total project		20,000 sf
cost attributed to renovated historic house	30%	\$2,100,000
cost attributed to new construction	70%	
hazardous materials abatement in historic house	100%	\$20,000
elevator to make historic house accessible	30%	\$45,000
renovations to historic garage & barn	100%	\$449,350
subtotal cost		\$2,614,350
escalation from previous estimate	4%	\$104,574
contingency from previous estimate	10%	\$261,435
total		\$2,980,359 potential building cost for CPA funding
		\$7,519,641 resultant project cost after CPA funding of building
Site Cost		
General Sitework including landscape restoration	100%	\$645,054
Drainage	100%	\$268,000
Gas Trench	100%	\$16,069
Sewer	100%	\$158,280
Water & Sprinkler	100%	\$26,646
Electric, Telephone & Cable	100%	\$118,675
Widening of Driveway to 24'	100%	\$177,725
		\$1,410,449
escalation from previous estimate	4%	\$56,418
contingency from previous estimate	10%	\$141,045
		\$1,607,912 potential site cost for cpa funding

Site and Building

\$4,588,271 building and site combined for CPA funding

\$5,911,729 resultant project cost after CPA funding of building & site