

### School Swing Space Options

Draft 3/8/12

	Renovate Carr	Purchase Alternate Space	Lease Alternate Space
<b>Building Data</b>			
Year Built	1934		
Square Feet	51,400	52,000	52,000
Number of Classrooms	18-20	22	22
<b>Costs</b>			
Cost to Acquire	\$0	\$10M-\$12M	\$0
Cost to Lease	\$0	\$0	\$500K-\$1M/Year
Est. Cost of Required Work	\$8-10M	(est. sprinklers + accessibility) \$1M	(est. sprinklers + accessibility) \$1M
<b>Amortization</b>			
	P + I	P + I	(Rental)
Annual P/I	\$700K-\$900K	\$900-\$1.1M	(rent) \$500K-\$1M/Year
20 Year Bonding Cost	\$11M-\$14M	\$15M-\$18M	(rent) \$11M-\$22M
20 Year Utility Cost	\$1.2M*	\$4M	\$4M
20 Year Maintenance Cost	\$1.8M*	\$2M	\$2M
Estimated 20-year Life Cycle	<b>\$14M-\$17M***</b>	<b>\$21M-\$24M</b>	<b>\$17M-\$28M**</b>
<b>Pros</b>	City already owns building; Fairly good condition; Long-term use of building; Sized for swing space needs; Has all needed spaces (gym, auditorium, cafeteria, etc.)	Flexibility for long range use; No disruption to existing programs.	Use only as long as City needs; No disruption to existing programs.
<b>Drawbacks</b>	Not available until July 2014; Need to vacate tenants; Need to relocate Cultural Affairs.	Cost; Time needed to fund/acquire; Availability and cost of suitable space in 1-2 years; Cost to maintain long-term; Long-term future use?	Cost; Not a permanent City asset; Availability and cost of suitable space in two years.

### School Swing Space Needs

	Existing Building Square Feet	Projected Number of Classrooms Needed	2017 Projected Number of Students
Angier	51,300	18	435
Cabot	45,095	18	398
Zervas	34,846	17	366
Ward	38,000	13	296
Carr	51,400	18-20 (existing)	

\* Incremental additional cost for utilities and maintenance.

\*\* Cost to lease an alternate space is estimated to be approximately \$8M-\$13M for ten years.

\*\*\* Long-term use of Carr will require investment to maintain and extend the life of the building for any future use.

<b>Carr Renovations Needed</b>	<b>Budget Estimate</b>
<b>Exterior:</b>	
Roofs, Masonry, Windows / Doors, Ramp / Stairs / Railings	\$900K-\$1M
<b>Interior:</b>	
Mechanical, Electrical, Plumbing	\$2.2M-\$2.5M
Interior Finishes	\$900K-\$1M
Accessibility	\$400K-\$500K
Sprinklers / Fire Alarm	\$600K-\$700K
Interior Subtotal:	<u>\$4.1M-\$4.7M</u>
<b>Site:</b>	
Parking, Walks, Grounds, Lighting	<u>\$100K-\$200K</u>
<b>Other Project Costs</b>	
Soft costs, GC, Contingency	\$3M-\$4M
<b>Total</b>	<u><b>\$8.1M-\$9.9M</b></u>

Note: Scope and budget are based on the building condition assessment and estimate completed by HMFH Architects, Inc. as part of the Newton Public Schools Facilities Study.

### Sprinkler Cost Comparison

RDA Fire Protection Budget December 2010*			HMFH Fire Protection Cost Update February 2012**		
Description of work	Unit Cost \$/SF	Cost	Description of work	Unit Cost \$/SF	Cost
Sprinkler System based on 145,000 SF existing building area. Installation assumes no ceiling work.	\$6.05	\$877,250.00	Sprinkler System based on 145,000 SF existing building area. Installation includes ceiling work as required to provide code-compliant support and bracing from building structure.	\$8.50	\$1,232,500.00
4-inch water line from boiler room to addition.	Lump Sum Allowance	\$24,750.00	Included above		
New Fire Alarm Panel (FACP)	Lump Sum Allowance	\$10,000.00	New Fire Alarm System based on 145,000 SF building code-compliant addressable, expandable, voice controlled system with new FACP, alarm and audio/visual devices.	\$4.00	\$580,000.00
<b>Total Budget</b>		<b>\$912,000.00</b>	Total Trade Costs		\$1,812,500.00
RDA budget did not include Bid Escalation or Design Contingency. It is not clear whether the RDA budget included any Contractor mark-ups.			Contractor General Conditions OH, Profit, Design Contingency, and Bid Escalation to mid-point of construction.	32.9%	\$596,312.50
			<b>Total Construction Cost with mark-ups</b>		<b>\$2,408,813</b>

\* The RDA cost budget from December 2010 was a conceptual budget based on limited information and existing conditions review. RDA developed fire protection budgets for the Day school and 5 other schools.

\*\*The HMFH Fire Protection cost estimate is based on the code-compliant approach that HMFH has developed from it's building code review and on-going reviews with Inspectional Services and Newton Fire Department. This work is still in development and a number of issues are still being worked on with input from those City departments. Cost updates will continue to be provided as solutions are developed.

## School Swing Space Options

DRAFT 3/12/12

	RENOVATE CARR	PURCHASE AQUINAS	LEASE AQUINAS
<b>Building Data</b>			
Year Built	1934	1965	1965
Square Feet	51,400	94,500	94,500
Number of Classrooms	18-20	26	26
<b>Costs</b>			
Cost to Acquire	\$0	\$17M	\$0
Cost to Lease	\$0	\$0	\$1M-\$1.7M
Est. Cost of Required Work	\$8M-\$10M	\$1M	\$1M
<b>Amortization</b>			
	P + I	P + I	(Rental)
Annual P/I	\$700K-900K	\$1.5M	(rent) \$1M-\$1.7M/Year
20 Yr Bonding Cost	\$11M-\$14M	\$24.7M	(rent) \$20M-\$34M
20 Yr Utility Cost	\$1.2M*	\$7.4M	\$7.4M
20 Yr Maintenance Cost	\$1.8M*	\$3.6M	\$3.6M
<b>ESTIMATED 20 YR LIFE CYCLE</b>	<b>\$14M-\$17M***</b>	<b>\$35.7M</b>	<b>\$21M-\$45M</b>
<b>Pros</b>			
	City already owns building Long term use of building Sized for swing space needs Has all needed spaces	Flexibility for long term use No disruption to existing programs	Use only as long as City needs No disruption to existing programs
<b>Drawbacks</b>			
	Not available until July 2014 Need to vacate tenants Need to relocate Cultural Affairs	Larger than needed No gymnasium Cost Location Not needed for 2 years; cost to secure space now Time needed to fund/acquire Cost to maintain long term Long term future use?	Larger than needed No gymnasium Cost Location Not needed for two years