

COMMONWEALTH GOLF COURSE

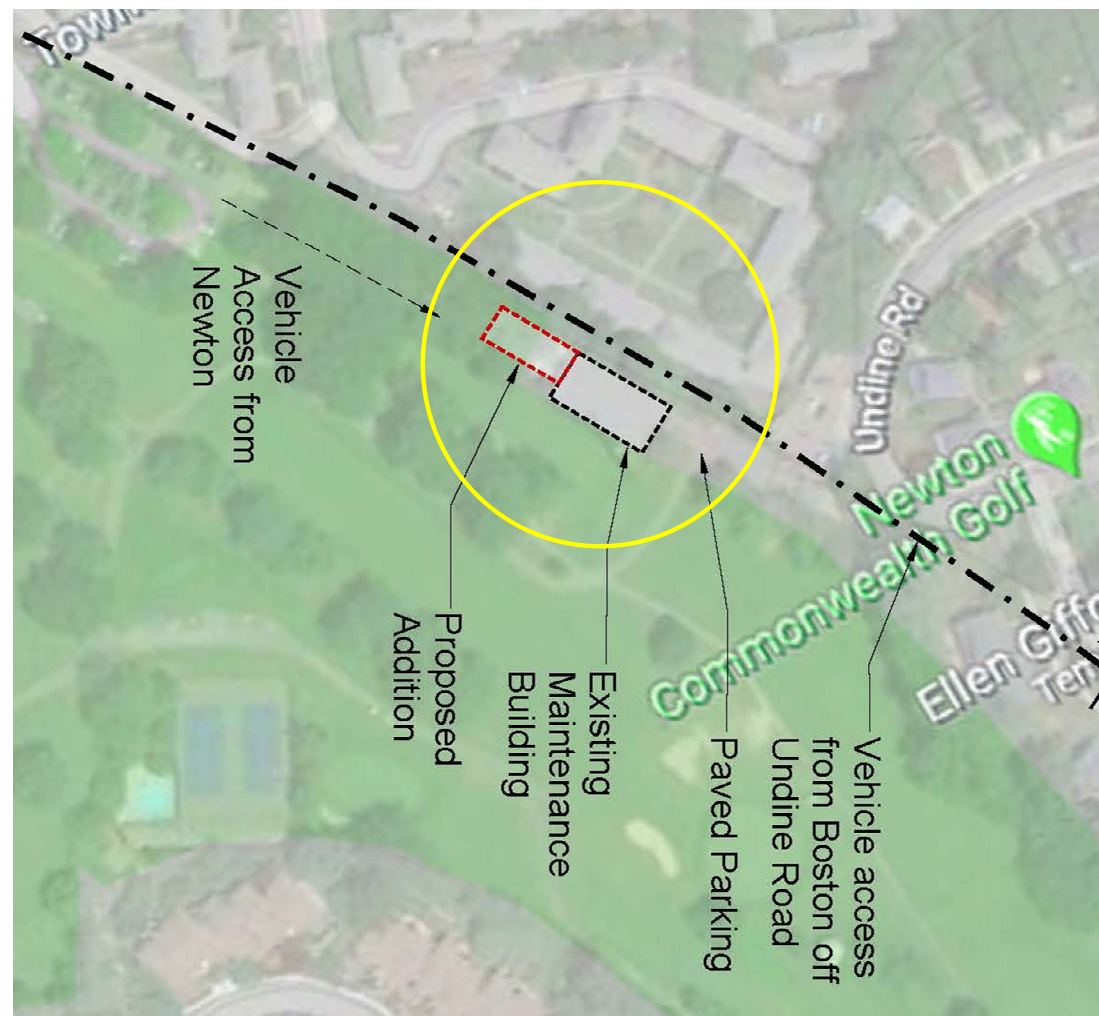
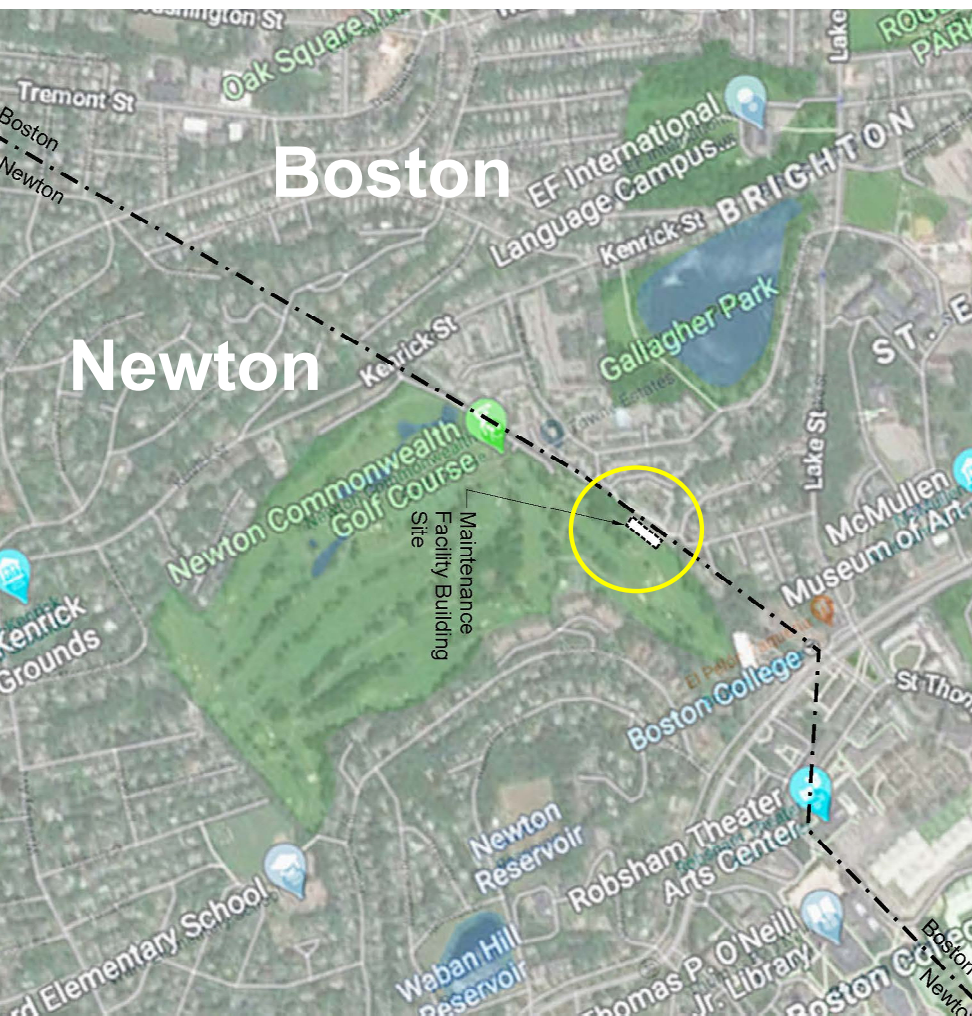
NEWTON, MA

SITE PLAN APPROVAL PRESENTATION

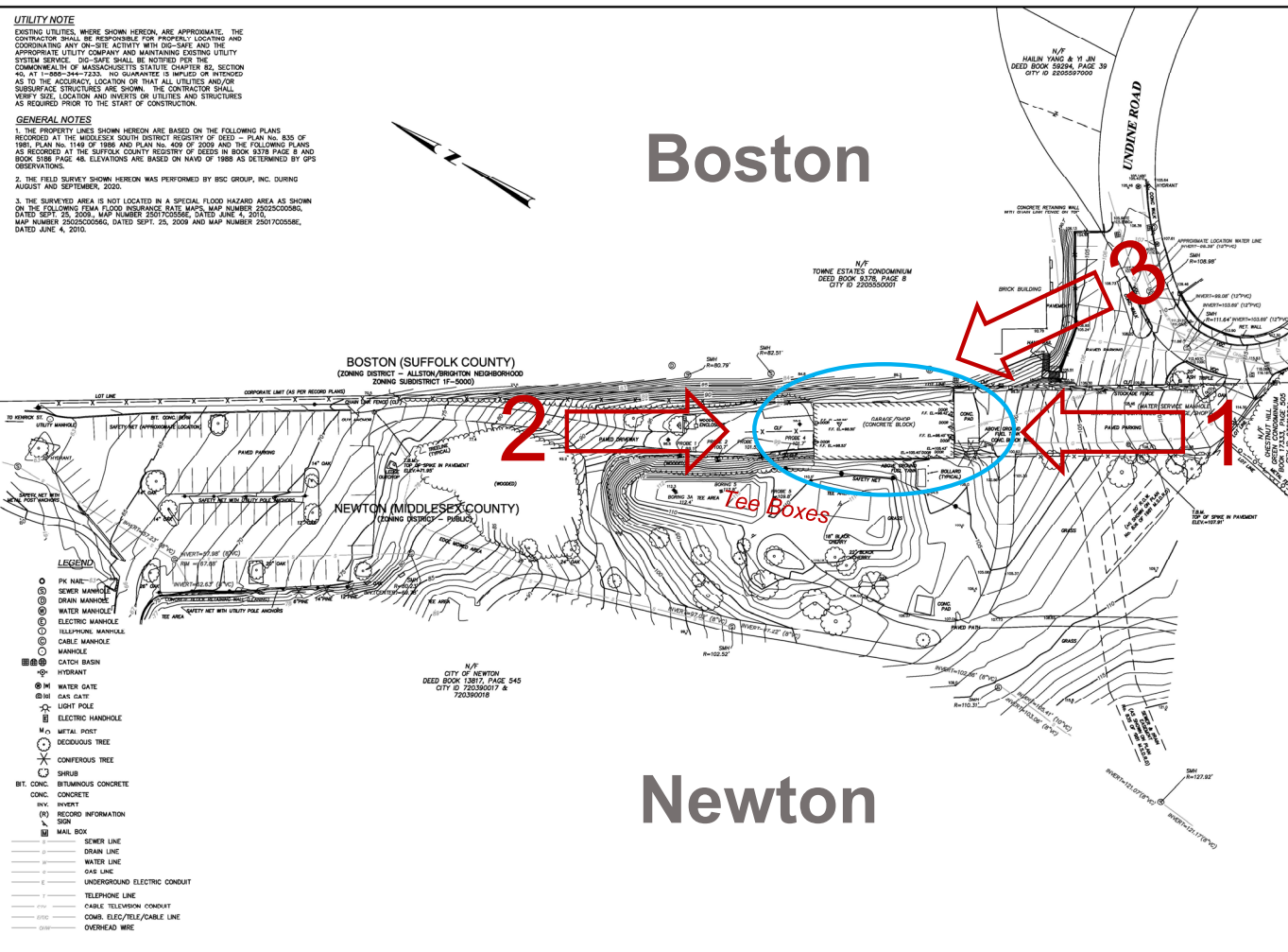
FEBRUARY 23, 2022



COMMONWEALTH GOLF COURSE | ON THE BORDER WITH BOSTON



COMMONWEALTH GOLF COURSE | EXISTING SURVEY & EXTERIOR VIEWS



South Approach from Boston



North approach from Newton

COMMONWEALTH GOLF COURSE | EXTERIOR VIEWS

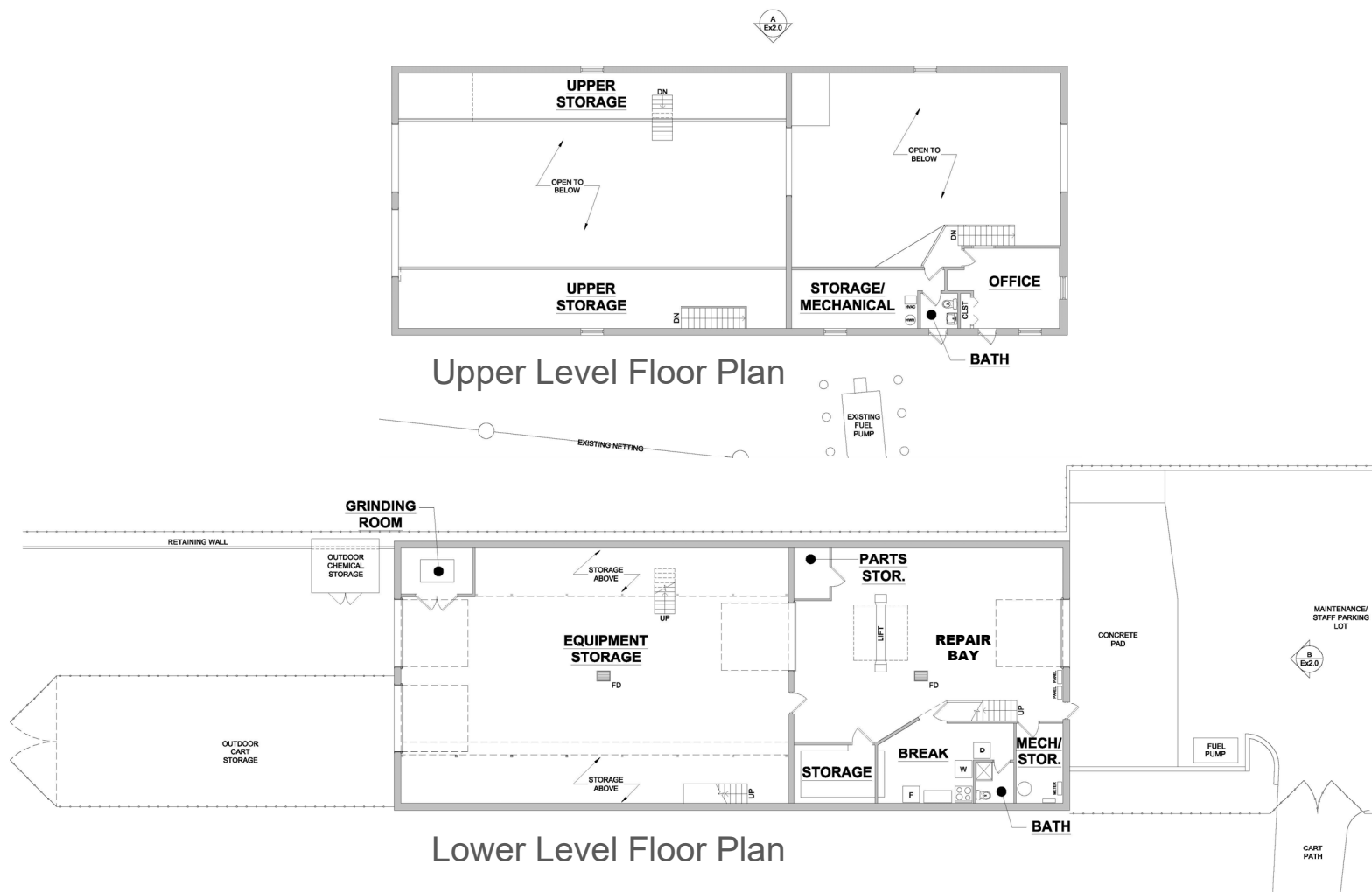


3 – View from Boston



2 – View from Golf Course Parking Lot

COMMONWEALTH GOLF COURSE | EXISTING FLOOR PLANS



COMMONWEALTH GOLF COURSE | EXISTING INTERIOR CONDITIONS



Equipment Storage Bay & Upper Storage



Repair Bay Facing Boston

COMMONWEALTH GOLF COURSE | EXISTING INTERIOR CONDITIONS



Lower Level Break & Laundry Room



Upper Level Office

COMMONWEALTH GOLF COURSE | EXISTING INTERIOR CONDITIONS



Upper Level Locker Loft

COMMONWEALTH GOLF COURSE | DRC COMMENTS

City of Newton



Ruthanne Fuller
Mayor

Honorable City Council
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

10 September 2021

RE: Commonwealth Golf Course Maintenance Facility Renovation-Addition Project

SUBJECT: Site Plan Review

Honorable Council:

The Commonwealth Golf Course (CGC) Board of Trustees is proposing to renovate and expand the Existing Maintenance Facility located at 212 Kenrick Street to provide much needed additional space for storage and repair of the golf course maintenance equipment and to upgrade the interior of the existing facility to improve the indoor environment, adjust the layout and space adjacencies to improve the safety and efficiency for the workers and provide proper code compliant environments for the Staff and the Facilities Director. The goal is to develop the design and construction documents in the Fall/ Winter of 2021, bid the project and procure long-lead items in the Spring/Summer of 2022, begin construction in the Fall of 2022 and be complete and operational for the Spring of 2023.

On Wednesday, 8 September 2021 the Design Review Committee, DRC, met remotely via Zoom and reviewed the proposed site plan and schematic design for the CGC Maintenance Facility Renovation Addition. The project was presented by Raymond Design Associates, RDA, on behalf of the CGC Trustees and the Public Buildings Department.

The project proposes to add a 3,000 S.F. single-story, pre-engineered metal building addition to the existing single-story, 4,000 SF flat-roofed, masonry-block maintenance building. The addition will be primarily used for cold storage and house most of the materials, tools and motorized equipment used to maintain the golf course, including some of the golf carts. In the existing building, the repair bay will be expanded to make it a safer space to repair the equipment. The other half of the existing building will be used for much needed additional cold storage. Some of the existing spaces, including the Grinding Room, Parts Storage and Staff Break Room will be relocated to improve the adjacencies and efficiency and certainly improve the overall quality of each space. There will be mezzanine storage in both the addition and existing building. In a portion of the mezzanine in the existing building, the Facility Director's Office, a legitimate staff break room, a toilet and shower and a space for an intern are planned. The entire facility will be sprinklered with a wet system in the heated spaces and a dry system in the cold storage spaces.

Proposed site improvements include installing new electrical, water, sprinkler and gas lines to the building. Two new fire hydrants at the north and south ends of the building will be installed. Existing equipment, including a self-contained gas tank/pump and a self-contained chemical storage unit, will be reused and relocated to places that make the access to them user friendly. Existing drainage along the west side of the building will be routed to abate the leaking through the foundation. Sheet run-off on the south side of the building from the adjacent fairway will be controlled so the ponding and leaking in front of and into the repair bay is corrected. A new storm-water management system will be installed that will capture the increased storm run-off due to the increase to impermeable surface. The new system has been designed to meet the latest storm water management regulation instituted by Mass DEP and meets the design requirements of the City of Newton.

Design Review Committee
PUBLIC BUILDINGS DEPARTMENT
Ellen Light and Peter Barrer, Co-Chairs
Joshua R. Morse, Commissioner
Telephone (617) 796-1600
FAX (617) 796-1601
TTY: (617) 796-1089
52 Elliot Street
Newton Highlands, MA 02461-1605

DRC 9/10/2021
CGC Maintenance Facility Renovation & Addition
Page 2

The Committee voted 6 in favor with 1 abstention to recommend that the proposed project be presented for site plan approval. In accordance with Section 5-58 of the Revised Ordinances, this letter is to petition the City Council on behalf of the Commonwealth Golf Course for Site Plan Approval. The DRC identified the following conditions of its approval:

✓ As part of the site plan approval submittal the project shall confirm if any trees which are subject to the City's tree ordinance will be removed, and if so, shall identify the total caliper inches to be replaced or mitigated in accordance with the ordinance.

The following will continue to be evaluated and refined by the design team and City throughout the Design Development and Construction Documents Phases:

- ✓ ○ The project will develop a landscape plan for the eastern side of the project (facing the City of Boston) to enhance the aesthetic appearance of the property and to help screen the east building elevations from the residential abutters.
- ✓ ○ The project will continue to develop wall and foundation details to provide continuous air and thermal barriers and incorporate insulating materials that have low Global Warming Potential and low Embodied Carbon.
- ✓ ○ The project addition will be designed to structurally support solar panels and the project proponent will continue to evaluate opportunities to incorporate PV on the existing building and will endeavor to incorporate solar energy in the project.
- ✓ ○ The project will refine the second-floor layout to locate the proposed bathroom so that it is adjacent to the Intern Room.

Sincerely,

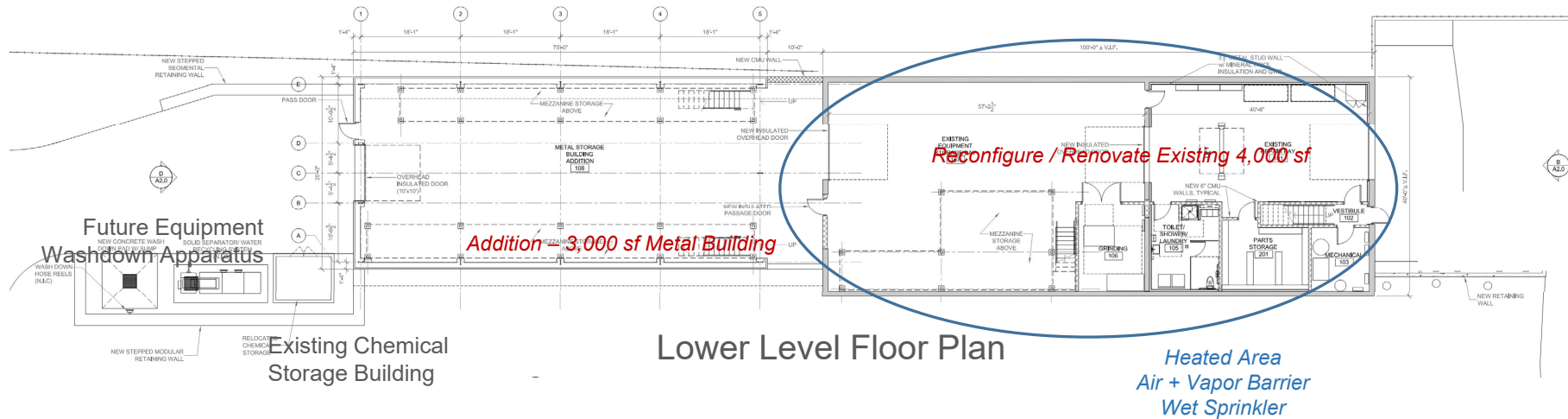
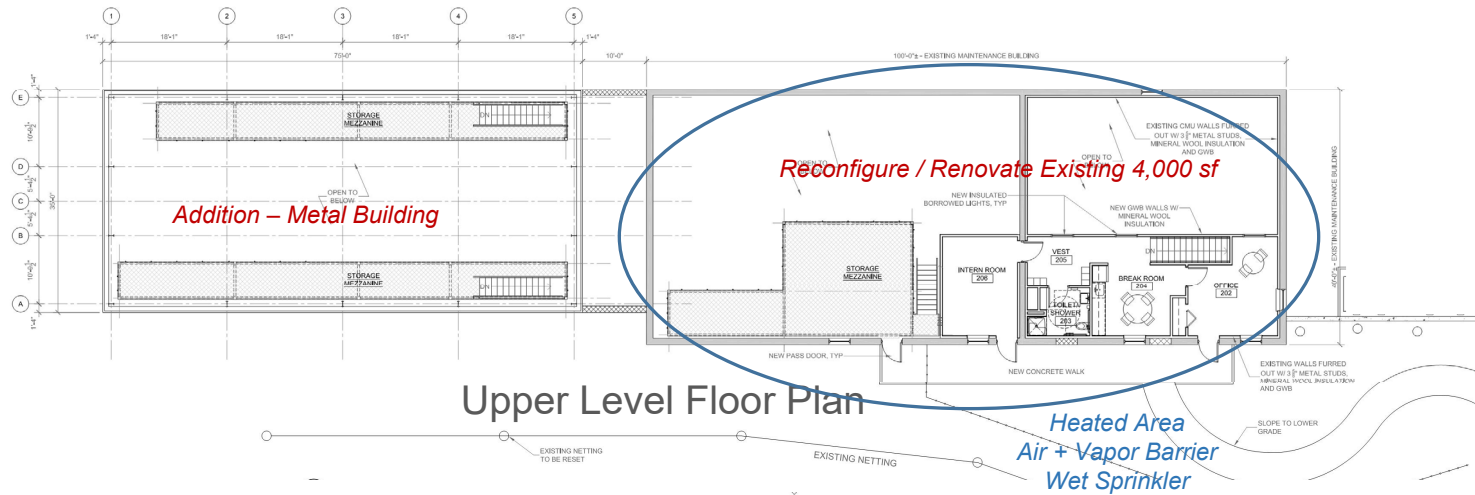
Ellen Light, AIA, LEED AP BD+C

Peter J. Barrer

Design Review Committee, Co-Chairs

CC: Joshua R. Morse, Commissioner of Public Buildings
Jonathan Yeo, Chief Operations Officer
Maureen Lemieux, Chief Financial Officer

COMMONWEALTH GOLF COURSE | PROPOSED FLOOR PLANS

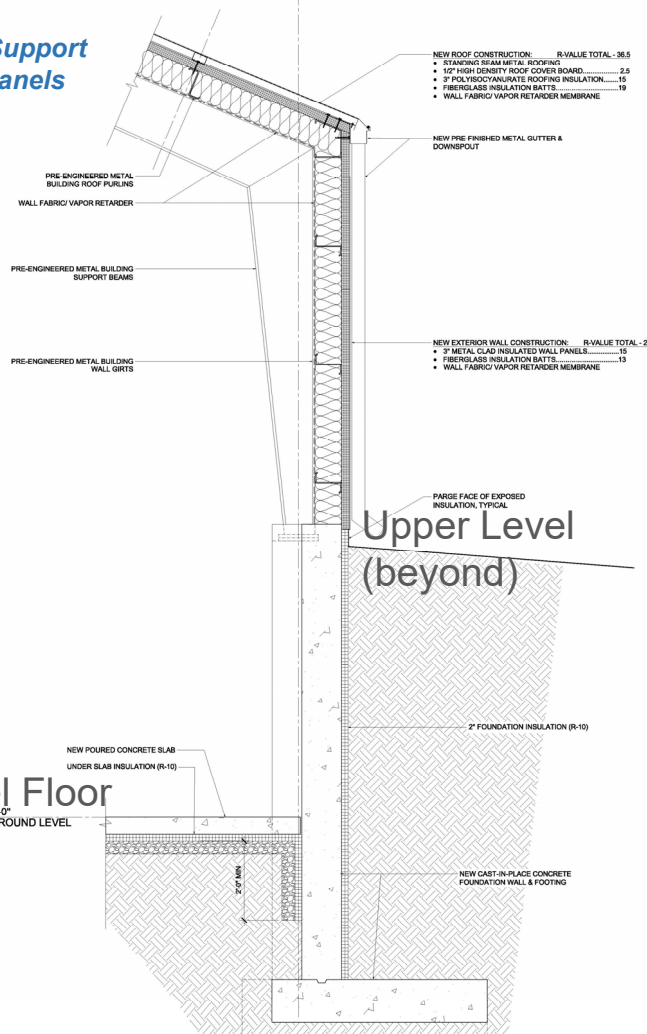
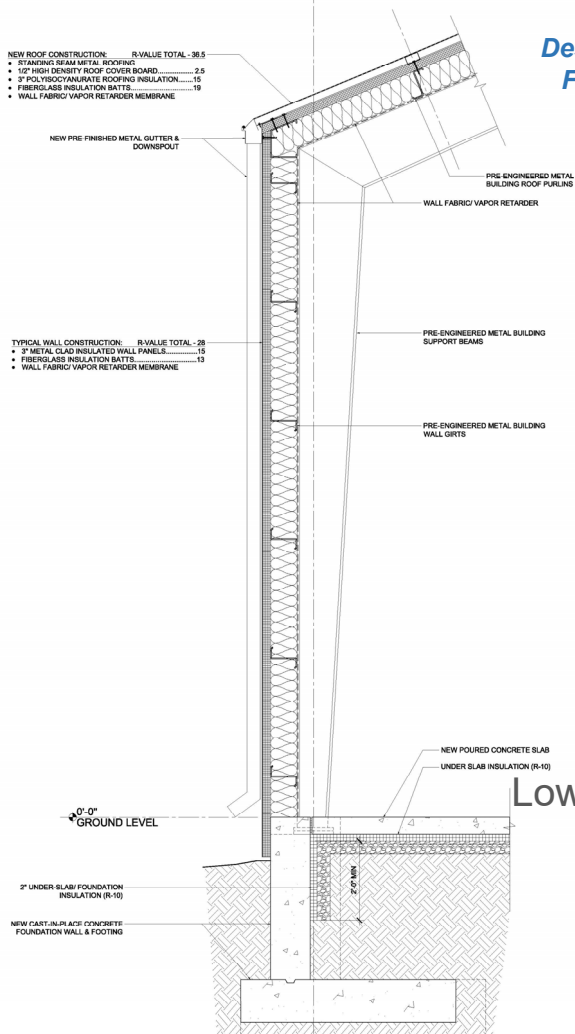


COMMONWEALTH GOLF COURSE | BUILDING SECTIONS

*Designed to Support
Future PV Panels*

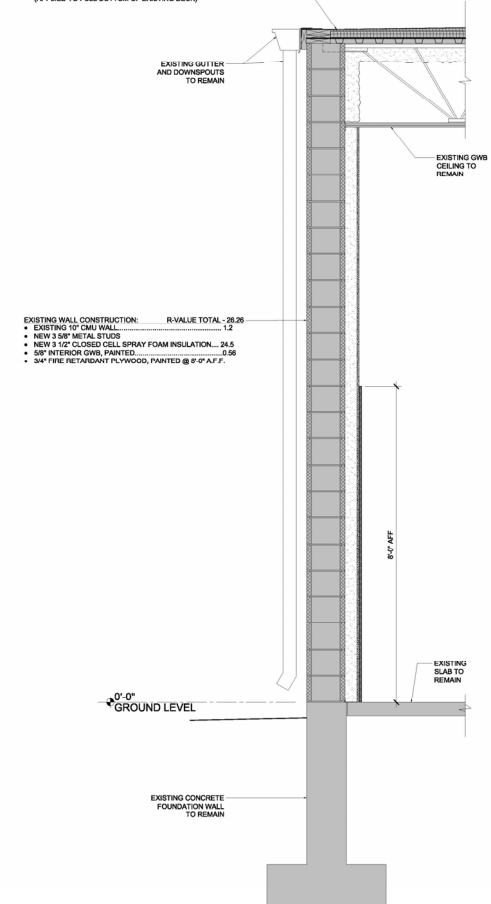
- NEW ROOF CONSTRUCTION: R-VALUE TOTAL - 36.5**
- STANDING SEAM METAL ROOFING
 - 1/2" HIGH DENSITY ROOF COVER BOARD 2.5
 - 3" POLYISOCYANURATE ROOFING INSULATION 15
 - FIBERGLASS INSULATION BATTS 19
 - WALL FABRIC VAPOR RETARDER MEMBRANE

- TYPICAL WALL CONSTRUCTION: R-VALUE TOTAL - 28**
- 3" METAL CLAD INSULATED WALL PANELS 15
 - FIBERGLASS INSULATION BATTS 13
 - WALL FABRIC VAPOR RETARDER MEMBRANE



- TYPICAL ROOF CONSTRUCTION: R-VALUE TOTAL - 10.6**
- EXISTING SINGLE PLY ROOFING MEMBRANE
 - EXISTING TAPERED RIGID ROOFING INSULATION 2.5 (MIN)
 - EXISTING 1\"/>

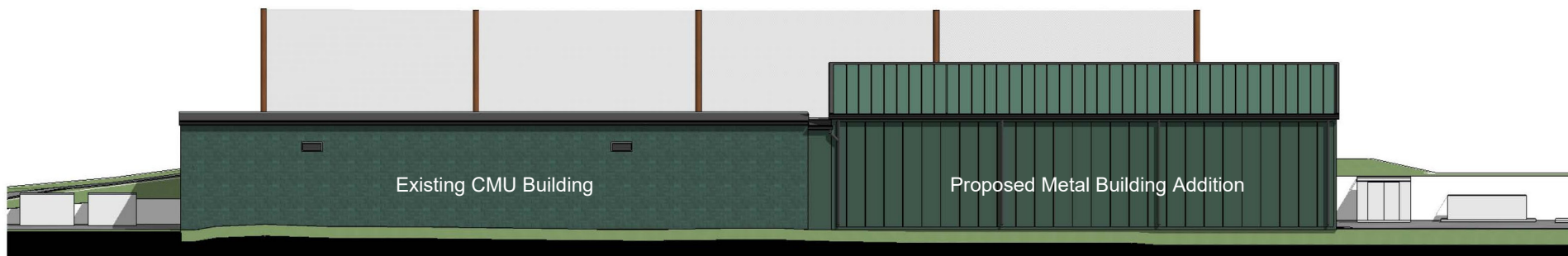
- EXISTING WALL CONSTRUCTION: R-VALUE TOTAL - 28.28**
- EXISTING 10\"/>



Upper Level
(beyond)

Lower Level Floor

COMMONWEALTH GOLF COURSE | PROPOSED ELEVATIONS



EAST ELEVATION (facing Boston)



WEST ELEVATION (facing Golf Course)



SOUTH ELEVATION (facing Boston)



NORTH ELEVATION (facing Parking Lot)

COMMONWEALTH GOLF COURSE | 3D VIEWS



VIEW LOOKING SOUTH (from parking lot)



VIEW LOOKING NORTH (from Boston access)

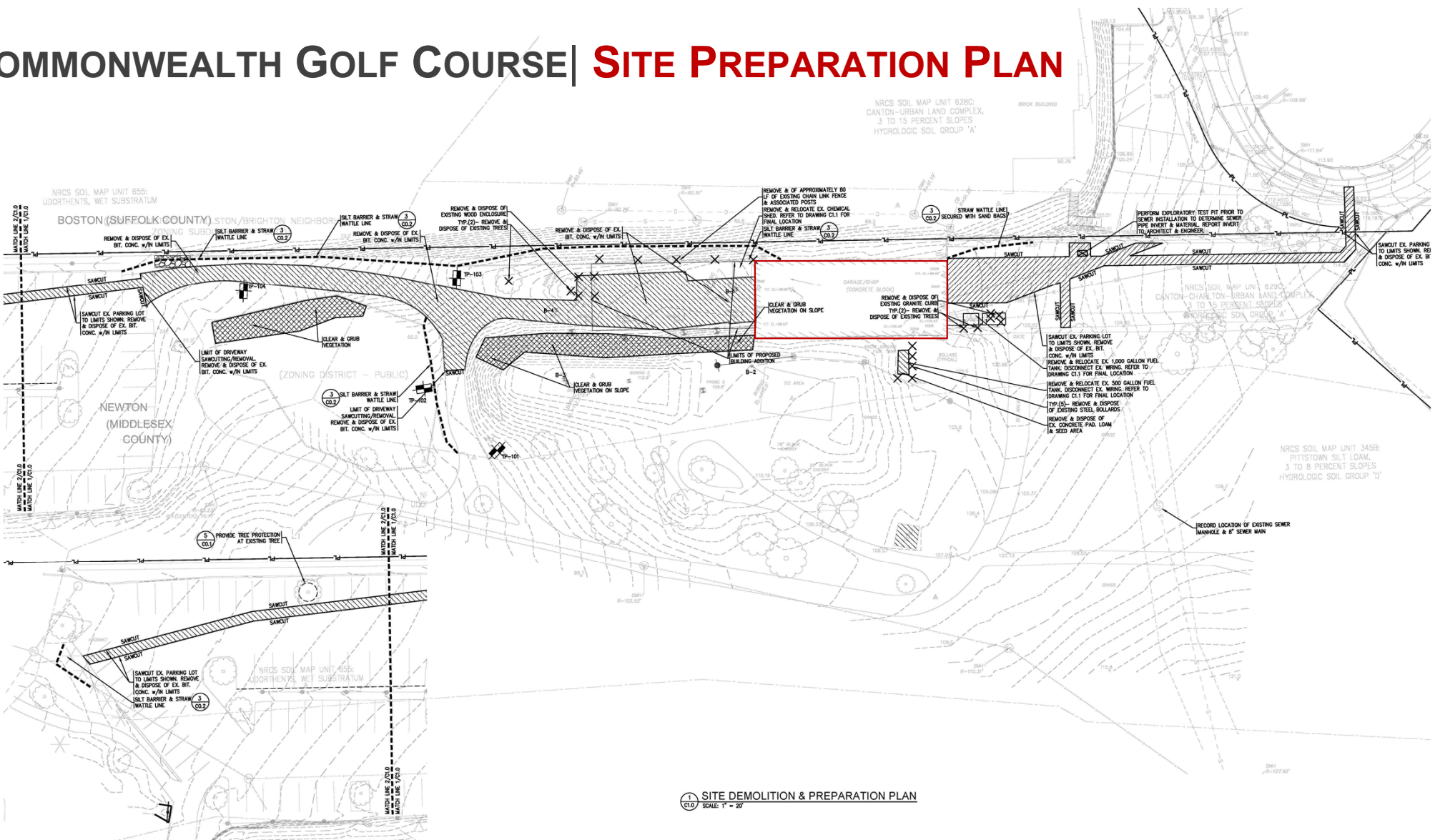


AERIAL VIEW LOOKING SOUTHEAST

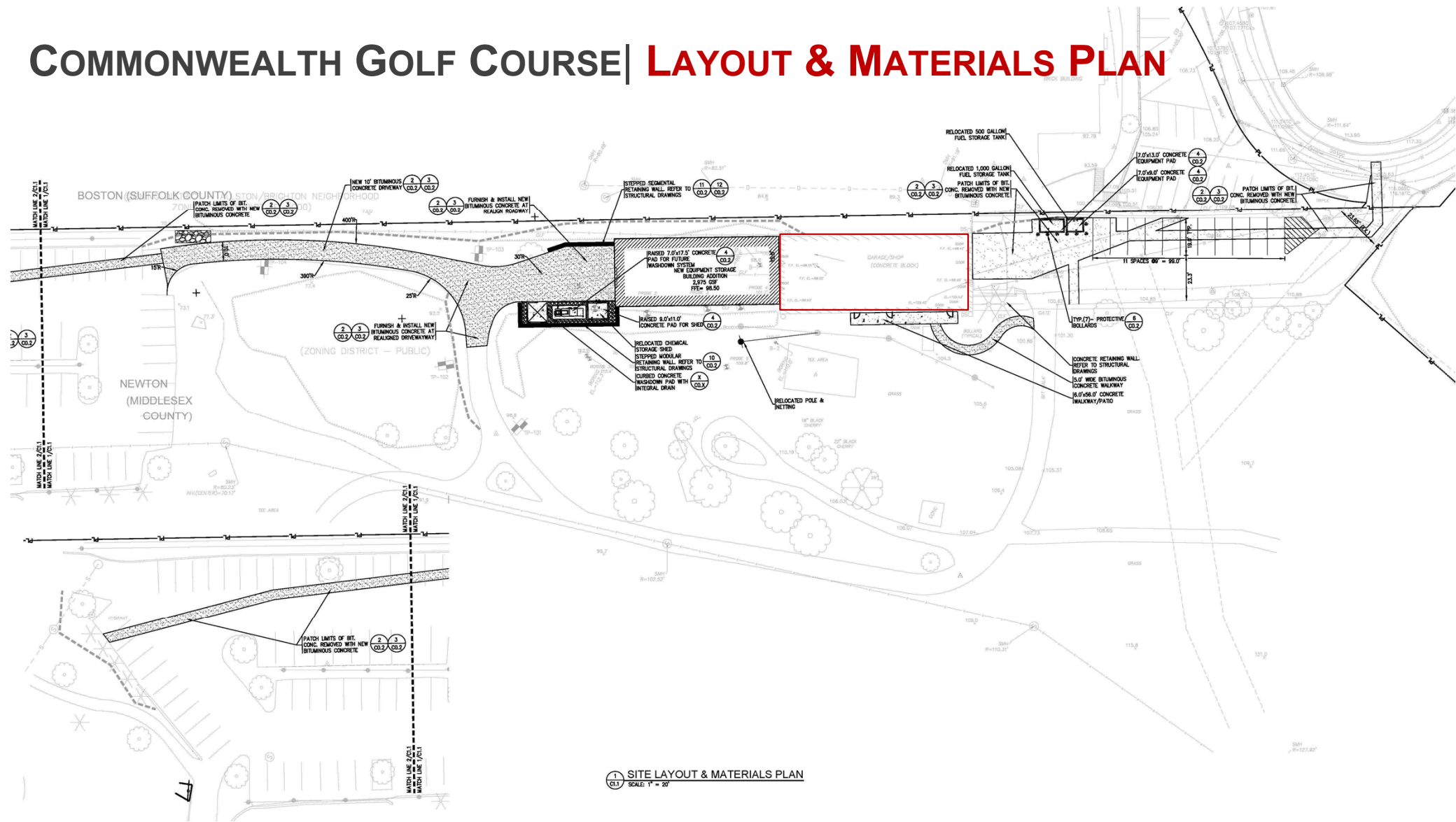


AERIAL VIEW LOOKING NORTHEAST

COMMONWEALTH GOLF COURSE | SITE PREPARATION PLAN

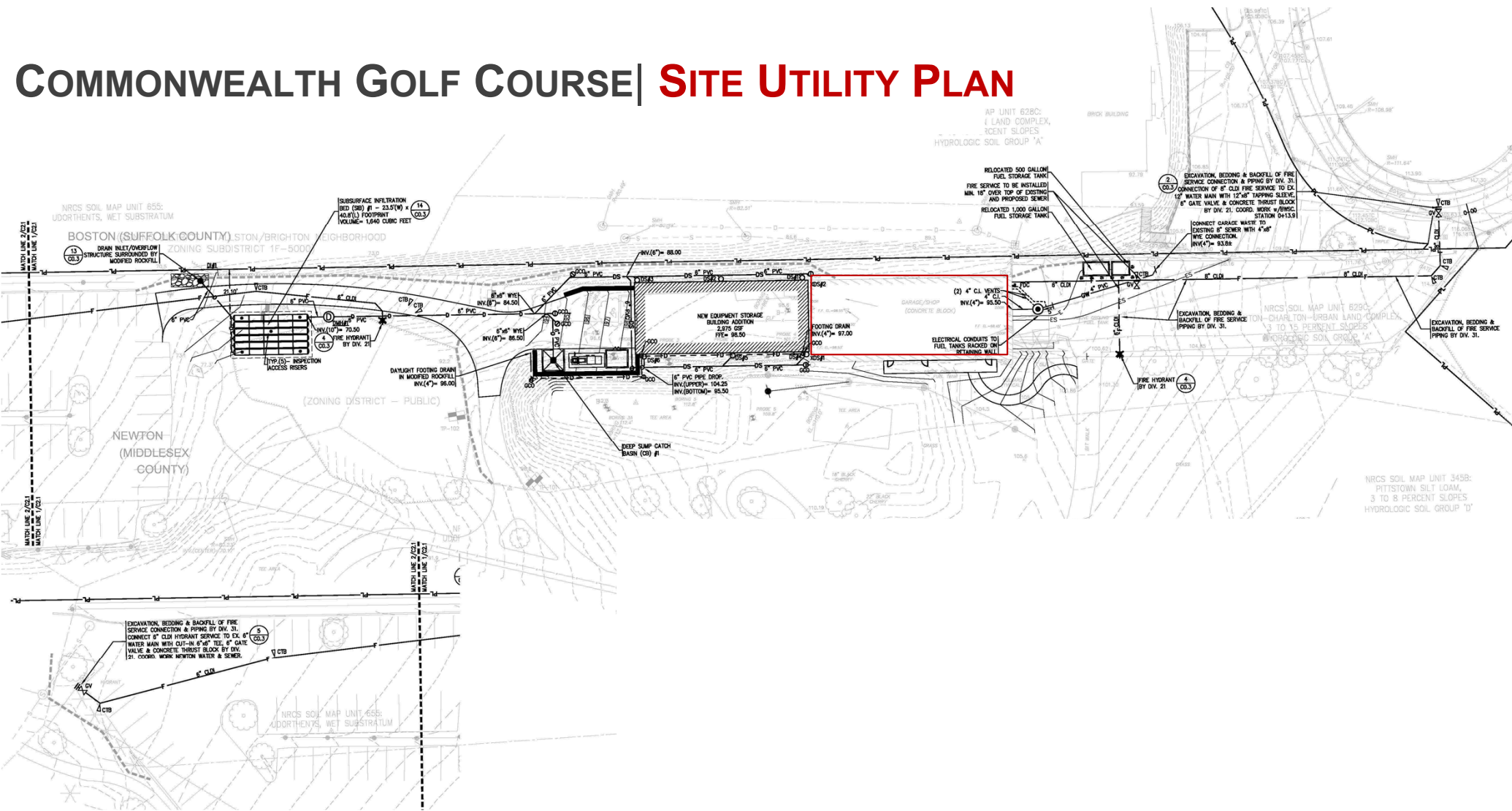


COMMONWEALTH GOLF COURSE | LAYOUT & MATERIALS PLAN

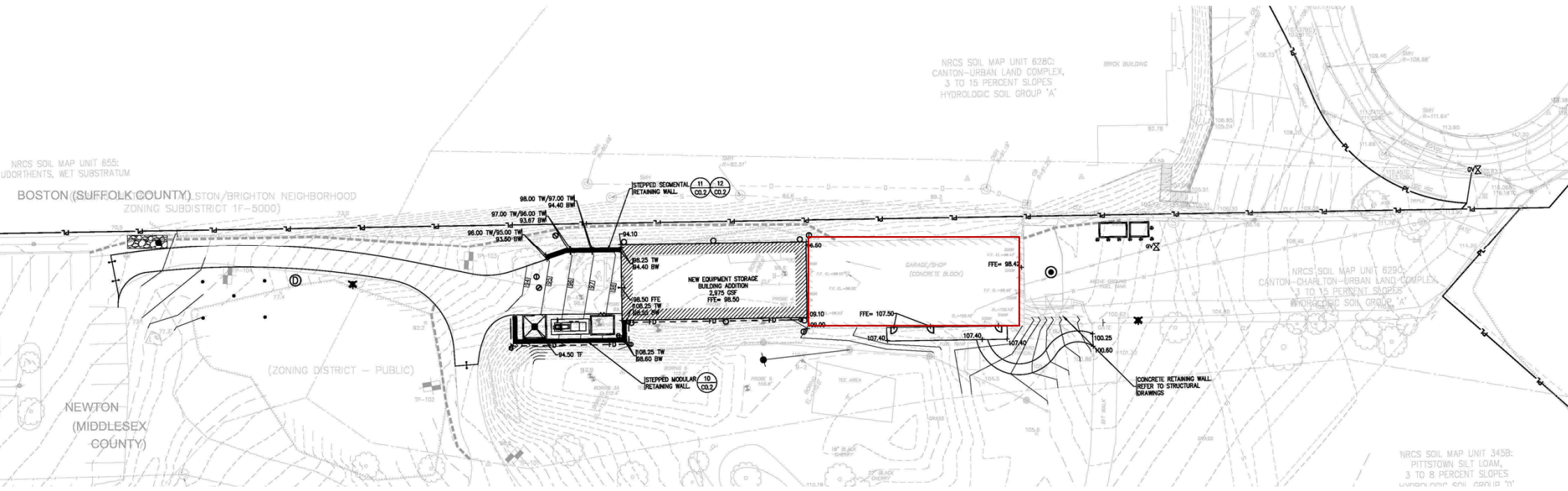


C11 SITE LAYOUT & MATERIALS PLAN
SCALE: 1" = 20'

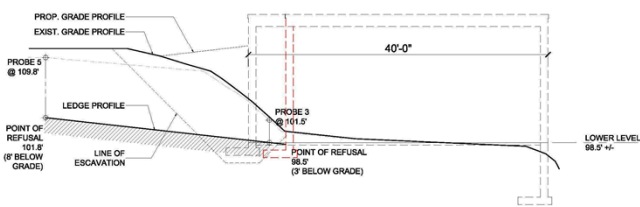
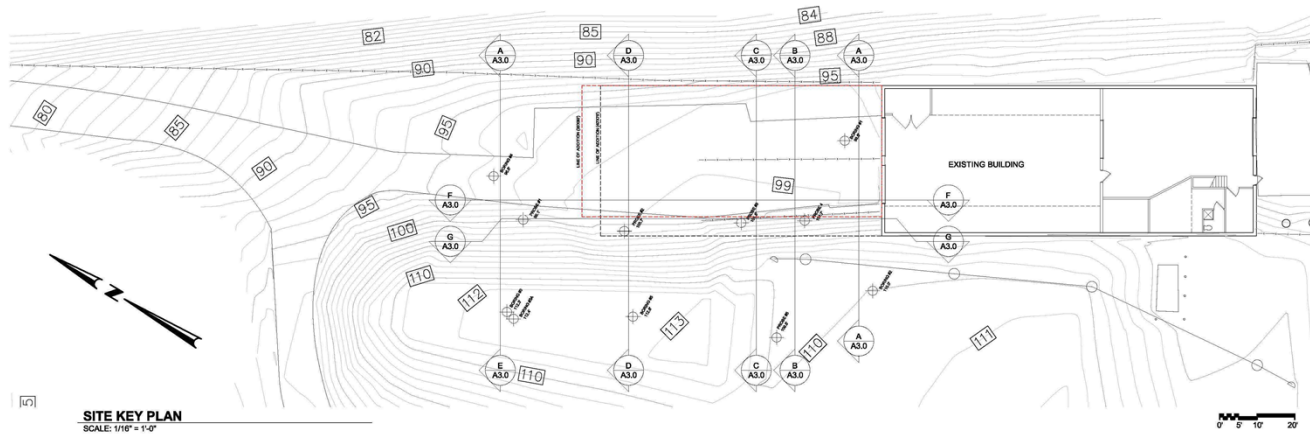
COMMONWEALTH GOLF COURSE | SITE UTILITY PLAN



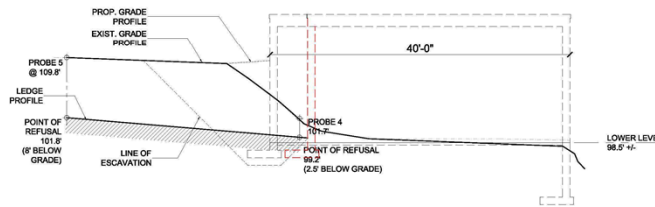
COMMONWEALTH GOLF COURSE | SITE GRADING PLAN



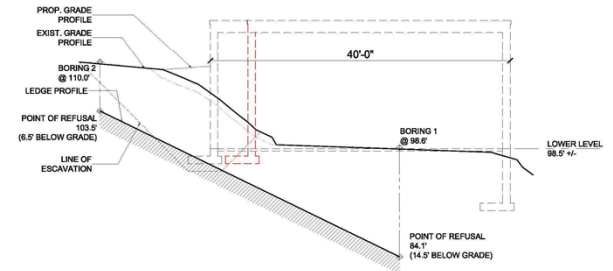
COMMONWEALTH GOLF COURSE | LEDGE PROFILE SECTIONS 1 OF 2



C LEDGE PROFILE SECTION
 PROBE #5 THROUGH PROBE #3
 SCALE: 1/8" = 1'-0"

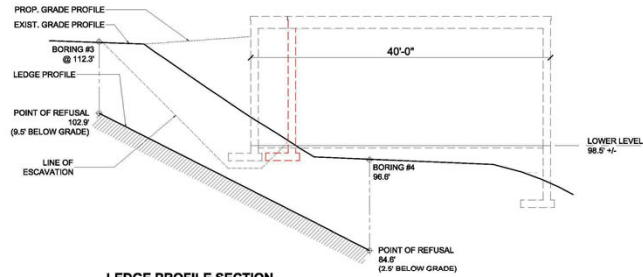


B LEDGE PROFILE SECTION
 PROBE #5 THROUGH PROBE #4
 SCALE: 1/8" = 1'-0"

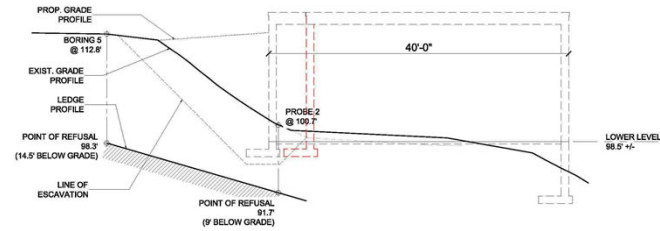


A LEDGE PROFILE SECTION
 BORING #2 THROUGH BORING #1
 SCALE: 1/8" = 1'-0"

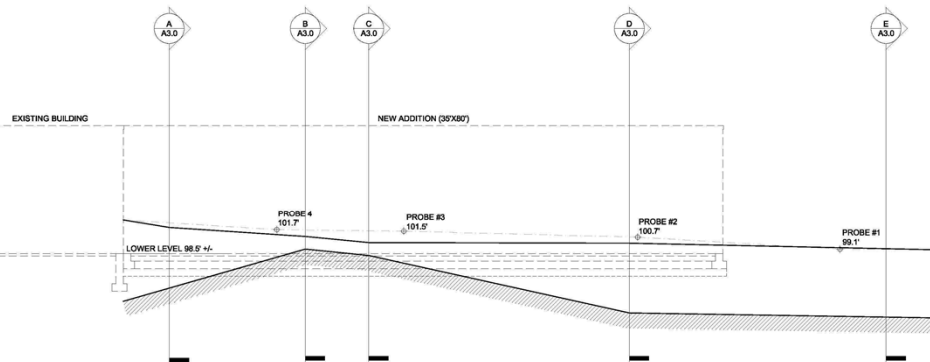
COMMONWEALTH GOLF COURSE | LEDGE PROFILE SECTIONS 2 OF 2



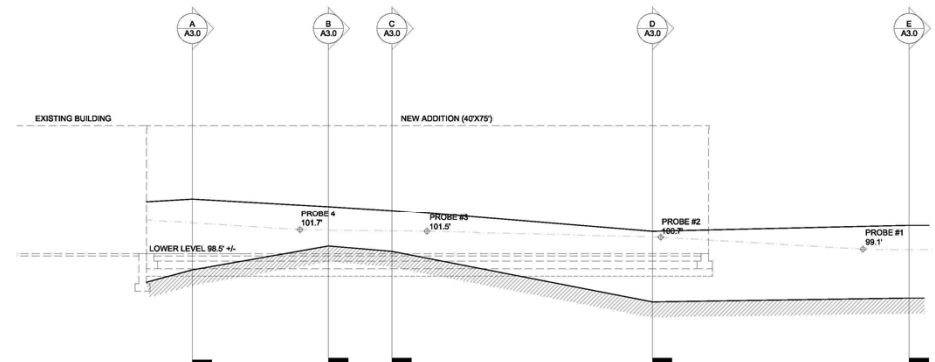
E LEDGE PROFILE SECTION
BORING #3 THROUGH PROBE #4
SCALE: 1/8" = 1'-0"



D LEDGE PROFILE SECTION
BORING #5 THROUGH PROBE #2
SCALE: 1/8" = 1'-0"



F LONGITUDINAL LEDGE PROFILE SECTION @ 35'x80' BUILDING
SCALE: 1/8" = 1'-0"



G LONGITUDINAL LEDGE PROFILE SECTION @ 40'x75' BUILDING
SCALE: 1/8" = 1'-0"

COMMONWEALTH GOLF COURSE | COST INFORMATION



Newton Commonwealth Golf Course
Maintenance Facilities Improvements + Renovations
Newton, MA

17-Feb-22

MAIN CONSTRUCTION COST SUMMARY

New Addition + Renovation

	Construction Start	Gross Floor Area	\$/sf	Estimated Cost
	Sep-22			
TRADE COSTS				
ADDITION + RENOVATION		7,792	\$194.53	\$1,515,779
HAZ-MAT REMOVALS				Excluded
SITE IMPROVEMENT/LANDSCAPING REPAIRS				\$489,978
SUBTOTAL TRADE COSTS				\$2,005,757
Design and Estimating Contingency		8.0%		\$160,461
Escalation to Bid		2.7%		\$54,155
SUBTOTAL				\$2,220,373
General Conditions		8.0%		\$177,630
Insurances - GLI/Builders Risk		1.25%		\$27,755
Bond		1.00%		\$22,204
Building Permit				Waived
Overhead & Fee		4.0%		\$88,815
TOTAL ESTIMATED CONSTRUCTION COST		7,792	\$326	\$2,536,777

Alternates & Options not part of G.C. Contract - includes mark-ups

STRUCTURAL OPTION 1 - LGMF	ADD	\$245,375
STRUCTURAL OPTION 2 - Load Bearing CMU	ADD	\$286,445
STRUCTURAL OPTION 3 - Wood Framing	ADD	\$221,030

Questions & Comments