

City of Newton



Setti D. Warren
Mayor

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

19
June
2014

Form last revised January 2013.

For full instructions, see www.newtonma.gov/cpa or contact:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

Project TITLE	City Hall Historic Rehabilitation – Access and Acoustic Improvements			
Project LOCATION	Full street address (with zip code), or other precise location. Newton City Hall, 1000 Commonwealth Avenue, Newton, MA 02459			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Theodore J. Callahan Project Manager Public Buildings Dept	tcallahan@newtonma.gov	617-796-1600	52 Elliot Street Newton Highlands, MA 02461
Other Contacts	Joshua Morse Public Buildings Commissioner	jmorse@newtonma.gov	617-796-1600	52 Elliot Street Newton Highlands, MA 02461
Project FUNDING	CPA funds requested: \$1,331,604	Other funds to be used: \$80,000 CDBG	Total project cost: \$1,411,604	
Project SUMMARY	Explain the project's community benefits, including those that make the project CPA-eligible, and why CPA funds are needed. You may provide more information in attachments, but your SUMMARY MUST FIT IN THIS SPACE.			

This project proposes rehabilitation and improvements to historically significant spaces within City Hall, a historically note worthy City building. The goal of the work will be to comprehensively improve access to both the War Memorial Auditorium and the Aldermanic Chamber in order to optimize the use and function of both spaces in a manner that protects and maintains the historic building material and significant features while providing for efficient contemporary use.

The project, as originally proposed, was to be executed in two phases. This pre-proposal seeks to combine the scope of work necessary to address acoustics enhancements for the War Memorial Auditorium and the Aldermanic Chamber and resolve current accessibility issues that will comply with the requisite ADA and MAAB codes. The mission for overall project is to provide appropriate solutions that respect the historic building fabric and provides proper accommodation for the hearing impaired and the range of activities that take place in these spaces. Physical accessibility to the War Memorial Auditorium, which is currently served by a non-compliant ramp between the Chamber and the Auditorium, has become a major issue. The quality of acoustical levels for public meetings and public events in both of these spaces leaves much need for improvement. Again, the intent is to find a solution that complies with accessibility requirements in an appropriate and historically sensitive way. This pre-proposal seeks to resolve these issues and further address the restoration of the War Memorial Stairs at the west side of the building.

Newton City Hall and War Memorial is a monumental building in the Georgian Revival style designed by the firm of Allen and Collens. The building was conceived as having a dual function as both a City Hall and a War Memorial to commemorate veterans and soldiers who perished in World War I. The Aldermanic Chamber and the War Memorial Auditorium are architecturally and historically significant spaces in the building. The Building is individually listed on the National Register of Historic Places (1990). Built in 1931, the War Memorial is significant both historically and architecturally and still functions as originally intended. It possesses integrity of location, design, setting, materials, workmanship, feeling and association. Its construction in the early 1930s is a significant reflection of Newton's civic pride and growth.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE					City Hall Veteran's Wing - Access and Acoustic Improvements					
USE of CPA FUNDS		HISTORIC RESOURCES		OPEN SPACE		or	RECREATION LAND		COMMUNITY HOUSING	
acquire									Contact staff for separate form.	
create		not allowed								
preserve										
rehabilitate/restore		X								
COMMUNITY NEEDS		Cite 1 or more recognized community needs this project will address from at least 2 community plans listed on the <i>Guidelines & Forms</i> page of www.newtonma.gov/cpa , (give plan title, year, pages & a brief quote).								
<p><i>City of Newton FY2014-FY2018 Five-Year Capital Improvement Plan and 20-Year Projection, Updated 05/17/2013</i></p> <p><i>*City Hall Elevator and Access Improvements – Priority 59— Risk Factor 45.6</i></p> <p><i>*City Hall Chamber Improvements – Priority 151 – Risk Factor 45.6</i></p> <p><i>*City Hall War Memorial Auditorium Improvements – Priority 246 – Risk Factor 45.6</i></p> <p><i>*[See attachment "FY2014-2018 CIP by Priority" for additional detail]</i></p> <p><i>City of Newton Historic Building Assessment, May 1, 2012</i></p>										
COMMUNITY CONTACTS		List 3 Newton residents or organizations that can comment on the project and its manager's qualifications. No more than 1 of these contacts should be a Board member, supervisor, employee or current work colleague of the project manager. Formal letters of support may also be attached but are not required.								
Name & title or organization			Email			Phone		Mailing address		
Larry Bauer Architect, Solomon Bauer			lbauer@solomonbauer.com			617-924-8200		42 Eliot Memorial Road Newton, MA 02458		
Jay Walter, AIA Entasis Architects PC Director- Newton Eco-project			entasis@rcn.com			617 527-8383				
David Olson City Clerk, City of Newton			dolson@newtonma.gov			617-796-1200		1000 Commonwealth Ave., Newton, MA 02459		
Girad A. Plante Co-Chair Committee on Disability			robpcaruso@yahoo.com							
NON-CPA FUNDING		Source of funds				Amount requested		Date of funding decision (confirmed or expected)		
		Community Development Block Grant (CDBG) for lift/elevator				\$80,000		Confirmed 9/2012		

Project TITLE	City Hall Veteran's Wing - Access and Acoustic Improvements		
Project BUDGET	USES of Funds (major expense categories)	SOURCES of Funds (CPA & others)	
CAPITAL/DEVELOPMENT COSTS			
Acoustic Consultant – Model/Evaluation of Chamber and Auditorium	\$ 7,100	CDBG	\$7,100
Architect –Feasibility & Final Design for Elevator	\$72,900	CDBG	\$72,900
Architect – Final Design for ADA & MAAB	\$33,415	CPA	\$33,415
Architect- Final Design for Egress Stair	\$12,967	CPA	\$12,967
Architect – Final Design for War Memorial Steps	\$27,060	CPA	\$27,060
Construction of Elevator	\$ 463,000	CPA	\$ 463,000
Acoustic Treatment and installation	\$80,000	CPA	\$ 80,0000
Construction-of-ADA-&-MAAB Improvements	\$198,287	CPA	\$198,287
Construction of Egress Stair	\$86,370	CPA	\$86,370
Construction of War Memorial Steps	\$185,00	CPA	\$185,000
Project Costs, Tests and Equipment	\$76,000	CPA	\$76,000
Contingency	\$ 101,105	CPA	\$ 101,105
Project Administration	\$68,400	CPA	\$68,400
TOTAL	\$ 1,411,604	TOTAL	\$1,411,604
ANNUAL OPERATIONS & MAINTENANCE (cannot use CPA funds)	\$7,000/year	City of Newton (See Attachment IV)	\$7,000/year
TOTAL	\$ 0	TOTAL	\$7,000/year

Project TIMELINE			
Phase or Task	Phase no.	Notes (required fundraising,	Season & Year
Elevator Feasibility	1		Spring /Summer 2013 (completed)
Acoustic Evaluation and Design	1		Spring/Summer 2013 (completed)
Revised Acoustic Evaluation and Design	1		Fall/Winter 2013/2014 (completed)
Elevator Final Design	2		Late Summer/Fall 2014
ADA and Mass Architectural Access Review	2		Late Summer/Fall 2014
Newton Historic Review and Mass Historic Submission	1&2		Summer 2014
Acoustical Phase/Elevator Construction Combined Documents - Bidding/ Procurement	1&2		Fall 2014 (early date)
General Contract Awarded	1&2		Late Fall 2014
Construction Begins	1&2		Late Fall/ early Winter 2014
Project completed	1&2		Mid Summer/Early Fall 2015

City of Newton



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Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner
Telephone (617) 796-1600
FAX (617) 796-1601
TTY: (617) 796-1089
52 ELLIOT STREET
NEWTON HIGHLANDS, MA 02461-1605

June 19, 2014

Re: Commitment of Staff Time for Project Management Services

Dear Community Preservation Committee Chair:

The Public Buildings Department accepts full custody of this project and will partner with the Newton City Hall War Memorial administrative staff to successfully execute the program deliverables, as set forth in the project plan and architectural documents. The department now has the resources and staff to commit the necessary time to shepherd this project toward completion.

Sincerely,

Joshua R. Morse
Public Building Commissioner

C.C. Adam Gilmore, Director of Project Management

**Newton, Massachusetts Community Preservation Program
Funding Request Proposal for City Hall Rehabilitation
Access and Acoustic Improvements**

Attachment 1

Part I – Analysis of Historical Significance

Building History

The Newton City Hall and War Memorial is a monumental building in the Georgian Revival style designed by the firm of Allen & Collens. The building is set within a park designed by the Olmsted Brothers landscape architects. Its present location is a triangular site in Newton Center, acquired in 1927, accepted by virtue of being the geographic center of the town and what was imagined to become the center of population. The building was dedicated as the Newton City Hall and War Memorial and it is individually listed on the National Register of Historic Places (1990). It is significant both historically and architecturally and still functions as originally intended. It possesses integrity of location, design, setting, materials, workmanship, feeling and association. Its construction in the early 1930s is a significant reflection of Newton's civic pride and growth.

The historical significance of the Newton City Hall becomes a study relationship of what was important to ancient builders with the design of their great construction projects. Their accomplishments were well understood when the City of Newton, in 1931, decided to undertake the construction of this great building. That year was part of a troubled era with memories of a devastating world war recently ended, only to be followed by the Great Depression that was to severely test the mettle of all citizens. With their resolve and livelihood so tested but motivated with a sustaining pride in the determination that the Fallen of the Great War should not be forgotten, the Aldermen voted to petition the Legislature to give the City the authority to borrow outside the debt limit to finance the building. The Mayor justified this expenditure for construction during the Depression as a way to employ Newton residents.

It is a testament to efforts of the original visionaries in 1931/1932 in constructing this great building that their concept of the dignity of their purpose was in harmony with their close attention to the historical precepts for the classical order most admired in historical architecture. The functional plan addresses the needs for administration of a great city with accommodations for two different facilities for public forums. One is designated as the Aldermanic Chamber for the deliberations of elected officials with the other to serve for public assemblies as the War Memorial Hall. The latter two facilities shall be the focus for this project.

The primary purpose of the project is to render the War Memorial totally accessible to all. The proposed elevator shall allow for unimpeded access to the Hall and allow physically challenged folks there right to attend public forums and be heard. The acoustical improvements designed to be installed in both the Aldermanic Chamber and the War Memorial Hall will ensure that the discussions can be heard by all. The improvements shall be installed in ways that will be in total sympathy with maintaining the integrity of the original décor. A summary of the more prominent features will be found in Attachment II.

**Newton, Massachusetts Community Preservation Program
Funding Request Proposal for City Hall Rehabilitation
Access and Acoustic Improvements**

Attachment II

Description of Historical Significant Features of the War Memorial Hall and the Aldermanic Chamber

The Aldermanic Chamber and the War Memorial Auditorium are both prominent architecturally and are historically significant for the exercise of freedom of speech so cherished in our great country. The Aldermanic Chamber is most reminiscent of the majesty of the early Greek temples with coffered ceilings framed by a decorative frieze supported on classical fluted columns and pilasters. Arched windows, in the colonial tradition, allow daylight to flood into the space are fixed in both chambers. The War Memorial Auditorium's greatest feature is the Barrel Vault ceiling beneath which is the main seating area. Aisles at either side are defined by colonnades of fluted columns of the Ionic order that support the barrel vault ceiling. Symmetry of balanced design establishes a direction in the space with two great arches anchoring the east and west ends of the Hall. At the east end a raised stage framed within a hemispheric domed apse defined by an arch that suggests a proscenium. The west end or entry side is dominated by a floating gallery framed by a second but slightly small arch.

The work as proposed is to comprehensively improve acoustics to both the War Memorial Auditorium and the Aldermanic Chamber and accessibility compliance for War Memorial Hall. The work will favorably improve the use and function of both spaces. The work will be conducted with great sensitivity as it is to be performed in a manner that protects and maintains the historic elan of significant features while providing for efficient contemporary use.

Specific instances of Interior Visual Character for each of the subject facilities are as follows:

City Hall –Aldermanic Chamber

- Ceiling- Coffered with acoustic tiles added. Decorative panels on the beams.
- Walls- pilasters between windows: frieze with triglyphs. In the space remaining the walls have panels defined and are painted, originally pale red. At west wall, recess defined with pilasters and two columns.
- Windows – tall, arched operable sash type window.
- Floor – was upgraded to Burma teak-wood in a herringbone pattern.
- Four multi-armed chandeliers, centered in the ceiling coffers.

Memorial Building-Memorial Hall

- Barrel-vaulted, symmetrical space; Ionic colonnade, side aisles; west balcony with solid paneled wood guard rail.
- Half-dome ceiling of apse originally had gold stars painted on the field of light blue.
- Walls- flat plaster surfaces, wainscot, chair rail, two cornices.
- Original lighting concealed within vault springline; chandelier centered on each window.

**Project
TITLE**

City Hall Veteran's Wing - Access and Acoustic Improvements

PHOTOS



Figure 1: view of Memorial Hall, looking east. The light blue half-dome was originally painted with gold stars.



Figure 2: view of Aldermanic Chamber, looking west

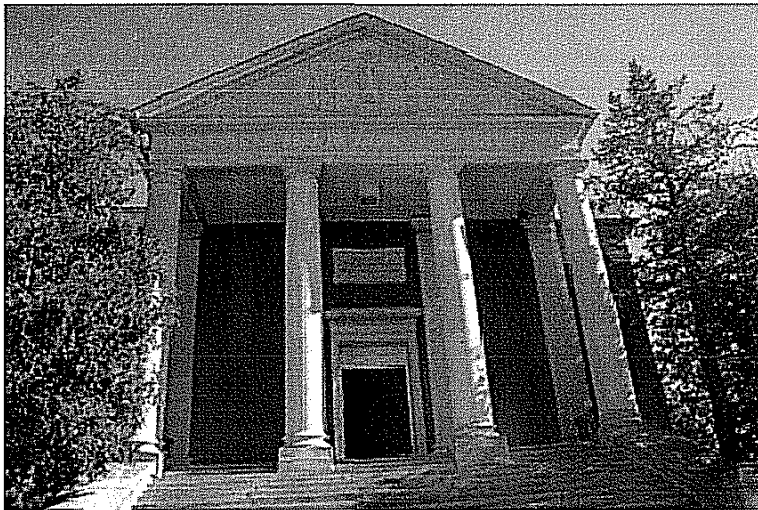


Figure 3: Portico at the main entrance to the War Memorial.

War Memorial Accessibility & Acoustical Enhancement Project. Page 1

Phase 2 Feasibility Study to determine required scope for A.D.A and Mass. MAAB code compliance for conditions not addressed in the Phase One Proposal for the overall project.

The Phase One Proposal for accessibility and acoustic enhancements for Aldermanic Chamber and War Memorial Hall was partially reviewed by C.P.C. on February 26, 2014. The committee expressed concern that there would be a second Phase necessary to complete accessibility compliance. The C.P.C. decided to table the discussion for the Phase One Proposal and requested that additional information be provided as to what work would have to be added to the scope as a second phase to render the Project in total compliance with current editions of the requisite accessibility codes.

Feasibility Study - Outline Specification for Phase Two only. Phase One information noted where required for clarity. See www.newtonma.gov/gov/planning/cpa/projects for original proposal for additional information not shown here. Basic costs for each Phase shall be kept separate and only combined as the total for the overall project cost.

See Project –"PHASE 2 COST ANALYSIS"

Scope Phase Two

Description

Demolition

Site work: Demolish existing concrete sidewalk including concrete steps adjacent to the rotary parking area at south side of the War Memorial. Remove granite threshold pads at existing entry door to the building. (See Site Plan SK-1)

Exist. Structure: Remove a section of the existing 1st level lobby floor to including a portion of the three exist. steps as affected that will accommodate construction for the new 5'-0" x 19'-0" handicap ramp. Actual magnitude of the steel structural assemblies to be removed shall be determined by the structural design for the project. Note work may require shoring. Protect portion of existing stairs to remain. (See First Floor Plan SK-3 & SK-6).

Exist. Structure: Remove a section of existing 1st fl. 6"± concrete slab and steel beam structure located in an area enclosed by Columns 7/C to 8C to 8D to 7D back to 7C. Approximately 120 sq. of existing concrete slab and (3) exist. 8" x 12" steel beams to be removed.

Note that this work is in the column bay just to the east of the proposed new elevator location. Special work may be required as existing beams perpendicular to column line D will have to be removed where openings for the work to install the new elevator and stairs will be required. (See Basement & First Floor Plans SK-5 & SK-6)

War Memorial Accessibility & Acoustical Enhancement Project. Page 2Scope Phase Two Description

Demolition (cont'd.) Remove all existing toilet fixtures and accessories as required. Note that original toilet fixtures may be hidden behind later partitions. Remove all parts of and complete partitions shown as broken lines on the plans. Fixtures to be removed include at the Ladies' Rm. (3) w.c.'s and (2) lavs; At the Men's Room remove (3) urinals, (1) w.c. and (2) lavs. Note that (3) very old original urinals may still be hidden behind a later partition and must be removed. Remove all existing pipe and abandoned ducts not to be included in the new work. Remove light fixtures. Remove existing doors and save. (See SK-8)

Exist. Conditions affected by the new work. Remove existing door to Veteran's services and save. Remove existing pair of doors and adjacent sections of lobby wall to the limits of the existing perpendicular partitions on the corridor side. Remove (2) exist. [corridor to office doors] at new recessed exit to lobby. (See plan) Remove exist. small stair at back-of-house access to stage area at War Memorial Hall. Other accommodations for the installation of a wheel chair lift may be required at this location. (See First Floor plans).

Site WorkRevised Sidewalk approach to War Memorial entrance:

Raise the elevation of the existing concrete sidewalk extending from the rotary at the west side of the War Memorial to the facility entrance at the south side. Remove the existing steps adjacent to the rotary. The existing elevation at the entrance threshold is approximately 112'±. The existing elevation at the walk at that point is approximately 110.5'±. The revised elevation should be approximately 111.8'± where the three cast-in-place steps are to be rebuilt just beyond where the revised walk turns 90° to the building entrance. The revised sidewalk shall be approximately 80' long x 8' wide and shall match the existing in every way including saw cuts at 5'oc±. Continue an additional section of raised walk that shall occur centered on the entrance to the War Memorial, turned 90° and shall be approximately 16' long x 8' wide. Re-grade the south side of the new raised sidewalk to accommodate a minimum of a 3' to 1' slope. A full stand of grass shall be provided over all disturbed landscaped surfaces. (See SK-1 Site Plan).

War Memorial Accessibility & Acoustical Enhancement Project. Page 3

<u>Scope Phase Two</u>	<u>Description</u>
<u>Concrete</u>	<p><u>New Ramp to be located at the first floor lobby:</u> 4,000 psi x 3"± depth standard concrete fill for new 18'-0"x 5'-0" ramp. (See plan)</p> <p><u>Proposed Egress Stair.</u> 4,000 psi x 2" at (fifteen) 11" x 42" treads and 4,000 psi x 3" fill at (two) 54"± x 42" platforms. (see stair plan)</p>
<u>Masonry</u>	<p><u>Repairs of damage to exist. masonry walls:</u> Provide an allowance for this phase of the work. The scope of the work should include but not be limited to new 6" or 8" C.M.U., ASTM C-90, to match the existing thickness of the damaged wall areas.</p>
<u>Metals</u>	<p><u>Proposed Egress Stair from basement to first floor:</u> Provide steel MC12's and MC10's for stringers with (4) 3"x3" steel tube stair support posts of various heights all with 6"x4"x 5/8"pl. base plates. Provide misc. C4x5.4 or C6x8.2 steel channels for stiffeners at platforms. Assume the upper flight of the stair is to be hung from exist. 8" beam stiffened with 3/8" gusset plates at the first floor level of the stair. Provide 14ga. metal pans for typical standard stair construction. Provide schedule 40, 1½ Ø steel pipe rail systems with reinforced post to stringer connections. Incidental rails to be with stiffened ¼"Ø cable line with turnbuckle tightening run horizontally at 4"oc. Wall railings to be supported by brackets fastened at reinforced locations at the perimeter walls. Rail height will be at three levels to be in compliance with codes.</p>
<u>Metals</u>	<p><u>New Ramp at Existing Lobby Stair Location.</u> Provide steel beams for frame to support new ramp at exist. Lobby. Assume (two) C12x20.7 x 21'± stringers with incidental struts of (5) C4x5.4 x 5'± with 18ga. metal deck set in structural direction. Provide schedule 40, 1½Ø steel pipe rail systems with reinforced post to stringer connections. Incidental infill rails to be ½"x½" solid steel F.B. pailings set vertically @ 4" oc. with 3/16 F.B. x 1-½" four sided panel frames. Rail height will be at three levels to be in compliance with codes.</p>
<u>Carpentry</u>	<p><u>Misc. repairs to original classic woodwork that may have been damaged during the course of construction.</u> Replacement of any chair rail, wood base or other similar feature shall be finished to match the original. The work is required at in-filled openings where doors have been removed. Other restored sections of new and/or damaged walls will require the same work.</p>

War Memorial Accessibility & Acoustical Enhancement Project.

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<u>Scope Phase Two</u>	<u>Description</u>
<u>Waterproofing</u>	<p>Provide flashing and caulking at all exterior penetrations where <u>any new work has occurred</u>. Assume seals at new entrance door and at penetration for any new exhaust ducts that may be required in the finish work. Particular attention must be afforded to seals at the new elevator hoistway structure and pit. <u>"The elevator pit should be provided with properly tied continuous waterstops in all construction joints and metallic waterproofing should be applied to properly prepared interior surfaces to protect against groundwater intrusion. The elevator pit should be designed to resist hydrostatic uplift resulting from a design ground level of elevation +95.5'."</u> Excerpt from the McPhail Geo-tech report for the project.</p>
<u>Doors</u>	<p><u>Exist. rail and style doors and frames original to the building:</u> All doors that do not meet the accessibility codes must be replaced. In some cases it may be possible to reuse a door by changing its swing if it's clear width otherwise conforms to the codes. Toilet and storage room doors shall be fitted with make-up air louvers. Wood casements for new and relocated doors shall match the originals in all cases.</p>
<u>Hardware</u>	<p><u>Reuse of existing hardware:</u> Exist. hardware that is still serviceable shall be used if it complies with accessibility codes. Exist. door closers and lever type access hardware shall be retained where possible. Pair of egress doors from the 1st floor corridor would function better with low voltage hold open devices tied into the fire alarm systems. New panic hardware Detex or equal shall be provided at all exit doors from the 1st floor corridor and to the exterior exit door at the 1st floor.</p>
<u>Partition Work</u>	<p><u>New Partitions are shown shaded on the plans:</u> Construction of new and replacement sections of partitions shall match the original wall thickness and finish as close as possible. Partition design shall be 3-5/8" x 20ga metal studs for double sided finish applications. Use 18ga for single side. Provide 5/8" blue board lath with imperial one coat plaster finish where required to match existing finishes. Use "high hat" wall furring at drywall finish where any existing wall where furring out may be required. Use self-furring metal lath at any masonry walls to be finished with appropriate plaster finish to match the remaining adjacent finishes.</p>

War Memorial Accessibility & Acoustical Enhancement Project.

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<u>Scope Phase Two</u>	<u>Description</u>
<u>Ceiling Work</u>	<u>Damaged ceiling work:</u> Where partitions, light fixtures and other similar amenities have been removed from existing ceilings the affected area shall be patched to match the existing surrounding surfaces.
<u>Floor Finishes</u>	<u>New Floor finishes shall include the following:</u> Provide Pirelli 24" x24" rubber type floor tile with raised knob surface at new lobby ramp. Provide new sheet vinyl at toilets and other disturbed floor surfaces. In areas, other then the basement, where the floor finish has been damaged by construction, restore disturbed areas with similar floor finish to match the existing.
<u>Floor Finishes</u>	Where the original terrazzo finishes have been disturbed employ the services of a technician experienced in patching techniques. The scope of this work remains undefined and most probably would be priced as an allowance.
<u>Toilet Partitions</u>	<u>Metal Toilet partitions shall be provided as follows:</u> At Ladies Room – (two) return panels @ 60"long each; (two) panels with in-swing doors @ 36" wide each; (one) overall panel with door, length of 96" with an in-swing door at 36" for handicap stall. At Men's Room – (one) complete stall at 36" wide x 60" deep, and (one) overall panel with door, length of 60" with an in-swing door at 36" Note that all toilet partitions shall be floor mounted.
<u>Toilet Accessories</u>	<u>Toilet accessories shall include</u> 1. (two) mirrors, 22"w x 28"h, with brushed stainless frames; 2. (two) 22"w x 28"h, with tilted brushed stainless steel frames; 3. (two) sets of 1¼"Ø wall mounted brushed stainless steel handicap bars with wall flanges and concealed mountings etc.; 4. (two) wall mounted soap dispensers; (three) reasonably sized waste receptacles – (one) in each toilet area and one in the handicap stall in the ladies room; 5. (one) wall mounted infant/toddler changing station to be located in the handicap stall at the Ladies Room. 6. Provide sanitary napkin dispensers at each toilet stall in the Ladies room. 7. Provide (one) soiled sanitary napkin disposal unit also at the Ladies Room. Note that the towel dispensers will be provided by the City of Newton.

War Memorial Accessibility & Acoustical Enhancement Project.

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<u>Scope Phase Two</u>	<u>Description</u>
<u>Painting</u>	<u>Provide surface preparation and coats of paint as indicated:</u> Technicians employed for the work shall take all precautions to maintain strict dust control, use only sanding machines with dust vacuum capabilities, liberal use of drop cloths and posting of caution signage. Cleaning solutions shall be approved by the building custodian before use. Paint products shall be as indicated by the Architect but otherwise shall be applied in three coats. The first is to be the primer. Paints with V.O.C.s will not be acceptable. Areas where painting work is underway shall be vented to the outside.
<u>Fire Extinguisher</u>	Fire Extinguisher Cabinets-semi-recessed: (three units) Equal to Larsen Architectural semi-recessed #24095R steel painted standard white-cabinet. Provide 15lb fire extinguisher with unit.
<u>Elevator</u>	<u>See Phase 1A information for hydraulic elevator info.</u> Provide Garaventa wheel chair approximately 4'±wide & 5'±depth with off-set entrance. Lift to negotiate 24" rise to be located at back-of-house area at location of former existing stair to the stage level at the War Memorial Hall.
<u>Acoustics</u>	<u>See Phase 1A information.</u>
<u>Plumbing</u>	<u>Toilet Fixtures:</u> Toilet fixtures for the new work at the first floor toilets shall be as follow: At Ladies Room provide: (two) Sloan (or equal) Water Closets - floor mounted, vitreous china, dual water saver with siphon flush bowls; (one) Similar Water Closet for handicapped person, to comply with MAAB 521 CMR and ADA. (one) American Standard, (or equal) vitreous china, floor mounted children's Water Closet with appropriate seat etc Provide Wall Hung Lavatories as follows: Provide (one) Kohler Soho vitreous china single hole punched for concealed carrier. Provide thermostatic mixing valve with checks on each supply for medium point of use operation. Provide (one) Kohler Pinoir A wall mounted vitreous china, single faucet hole, oval basin at 17-7/8" x 22" Provide (two) Elkay, center set Bar Faucets with "pop-up"- Magellan Collection.

War Memorial Accessibility & Acoustical Enhancement Project.

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<u>Scope Phase Two</u>	<u>Description</u>
<u>Plumbing (cont'd.)</u>	<p>Toilet Fixtures at Men's' Room: Provide: (one) Sloan (or equal) Water Closet - floor mounted, vitreous china, dual water saver with siphon flush bowls; (one) Similar Water Closet for handicapped person, to comply with MAAB 521 CMR and ADA. Provide (two) Sloan Complete HEU system with exposed manual Royal urinal Flushometer and vitreous china urinal fixtures. One fixture to be mounted at standard height the second to comply with ADA and MAAB required mounting height.</p> <p>Provide Wall Hung Lavatories as follows: Provide (one) Kohler Soho vitreous china single hole punched for concealed carrier. Provide thermostatic mixing valve with checks on each supply for medium point of use operation. Provide (one) Kohler Pinoir A wall mounted vitreous china, single faucet hole, oval basin at 17-7/8" x 22" Provide (two) Elkay, center set Bar Faucets with n "pop-up" – Magellan Collection.</p> <p><u>Accessible Drinking Fountains:</u> Provide (two): At first and second floor lobbies to be set in barrier free accessible alcoves. (See plans). Accessible drinking fountains to be Halsey Taylor – face mounted, barrier free, #OVL-II E (AG) FTN.</p>
<u>Mechanical</u>	<p>Elevator Machine room exhaust is shown in plans for Phase 1A. Suggest that new exhaust fans and gravity dampers be placed in the existing windows of the Ladies' and Men's toilets. Although not required by accessibility codes, ASHRAE air quality standards are appended to the Mass. Building code 8th ed. IBC.</p>
<u>Electrical</u>	<p>New power source work is shown as a part of Phase One, Sheet Entitled Electrical basement - Dwg. #E2. New power required for the work of Phase Two is to be incorporated with the new power panels associated with the work of the Phase One elevator. Work to be provided under Phase One shall include the lighting in the toilets and elsewhere. Also power for drinking fountains, exhaust fans and other electrically energized devices noted on the plans shall be provided as follows: Toilet Lighting will require three Renova – Standard Vanity Wrap series general purpose fluorescent luminaire fixtures with one 28w –T8 lamp in each.</p>

War Memorial Accessibility & Acoustical Enhancement Project.

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Scope Phase TwoDescriptionElectrical (cont'd.)

New incidental ceiling surface mounted lighting shall be 16" dia. x 2200 lm=16 watts "Gen 2 LED Drum Fixtures", to be provided at recessed entrance and/or exits. Motion type switching shall be by Lutron Wireless Wall-Mount Sensors. One each battery powered devices shall be located in each toilet. Exit signage shall be located at all exit door locations:

Speaker/strobe units shall be located in each of the toilet areas. Smoke detection shall be provided as indicated by the Fire Department.

Levels of Fire Protection work to be determined.

Accessibility Codes

The project mission is to achieve total accessibility compliance to all functions for War Memorial events and activities. Basis for the work can be found in the Massachusetts Barriers Code; MAAB 521 CMR-Sections [20-Accessible Routes], [22-Walkways], [24-Ramps], [25-Entrances], [26-Doors], [28-Elevators & Lifts], [30-Public Toilets], [33-Drinking Fountains], [Alarms] and [Signage]. Similar requirements captured in the A.D.A. are also met. Provisions of the Mass. Building Code Section 34 are also in compliance, notably IBC required second means of egress.

War Memorial Stairs

Repair existing granite and concrete formal stairs at the west side portal of the War Memorial. Provide an allowance of \$185,000.00 for this task as total scope required for the work has not been defined

End Feasibility Outline Specification for Phase 2 Scope of Work

N.B. The foregoing Outline Specification for the Feasibility Study for Phase Two is for information only. Actual requirements for the work may differ as formal construction documents are prepared for the project. Phase One information can be found in the original proposal. Basic costs for each phase shall be kept separate and only combined as the total for the overall project cost.

War Memorial Accessibility & Acoustical Enhancement Project.

Page 9

Additional Project Mission reviewed per C.P.C. second request.

A second request by the C.P.C. to evaluate feasibility and costs for providing an elevator at the exterior of the building was studied. The proposed work consists primarily of an Electric traction elevator; Construction of the hoistway and associated access links; A new entrance vestibule and exterior access walkway areas.

The work developed under Phase One for the interior elevator and its associated construction would be deleted from the project budget. Other costs from the Phase One cost estimate would be retained and the costs for an exterior elevator added. The following will be a brief reprise of the scope of work necessary but added as an informational exercise only. The caveat is that an exterior elevator will be an addition to the original building and as such will surely trigger the sprinkler systems issue. The entire work for an exterior elevator presented below assumes that the building has fire protective systems in place.

N.B. Details for a Proposed Elevator to be located as an exterior to the War Memorial is presented below for comparison pricing as requested by members of the C.P.C. The data noted is for information only and is not intended to be considered as a formal proposal for work. In fact an exterior elevator would be an addition to the building and in that context would automatically trigger review of fire protection issues.

Scope Exterior Elevator (information only)

<u>Demolition</u>	<u>Site work:</u> Demolish portions the existing concrete sidewalk including concrete steps adjacent to the rotary parking area at south side of the War Memorial. Remove large tree at the southwest corner. (See Site Plan SKa-1)
<u>Demolition</u>	<u>Exist. Structure:</u> Saw cut and remove a 5'-0"w x 8'-0"h section of the existing foundation at basement level to afford access to new elevator. Remove a 6'-8"w x 8'-8"±h section of the exterior wall at first floor at south side at west corner. [Coordinate work with Metals Section] (See Site Plan SKa-1)
	<u>Existing Window and Door:</u> Remove portions of existing arched window as south side of the second floor lobby at west end of the War Memorial Hall Lobby.

War Memorial Accessibility & Acoustical Enhancement Project.

Page 10

Scope Exterior Elevator (continued)

Site Work Excavate areas for foundations: Required foundations for hoistway and vestibule structure. Backfill as required.

Prepare existing ground surface at southwest corner of the War Memorial: Provide developed paving at the entrance to the new vestibule. (See Site Plan SKa-1)

Revised Sidewalk approach to War Memorial entrance:
Raise the elevation of the existing concrete sidewalk extending from the rotary at the west side of the War Memorial to the new vestibule entrance at the southwest corner. Remove the existing steps adjacent to the rotary.

Concrete Proposed Concrete Walkways: Provide new concrete access walkway, ramp and developed paving as indicated on the site plan.
New Concrete Foundations and Footings: Set new foundations and footings on properly prepared sub-grade compacted to structural specifications. Depths of bottoms of footings to be determined by the Engineers. Finish at bottom of proposed elevator pit to be 95.0'± top of foundations to be at approximately 112.0' at both structures.

Proposed 5" concrete floor and elevator roof slabs. Slabs at proposed vestibule to be slab on grade. Roof slab at the proposed hoistway shall be 6" reinforced framed slab supported at masonry walls. All other slabs to be frame supported at the proposed elevator. Provide insulation and vapor barrier at proposed Vestibule slab on grade.

Masonry New Masonry Hoistway: Elevator hoistway to be constructed with 5/8" re-bar vertically 8" CMU construction conforming to ASTM C-90 for structural walls stiffened with reinforced masonry bond beams at 6'-0" o.c. horizontally placed. Provide steel angle lintels at all openings. Provide an insulated exterior cavity wall with a veneer of "Arriscraft" type masonry of color texture and sized to match existing construction from grade to the second floor level with brick with expressed pilasters to match or complement existing construction. Note that incidental use of cast Arriscraft feature elements will be required. (See Plan SKa- Section SKa- and Elevations SKa- and SKa-)

War Memorial Accessibility & Acoustical Enhancement Project.

Page 11

Scope Exterior Elevator (information only)

- Metals Steel framed at Proposed Vestibule: Provide 4"x4" tube columns, with 5/8" steel base plates, and W10± steel beam roof members at proposed vestibule. Include 18ga. metal roof deck for roof construction.
- Steel Channel Needling: Proposed 12" steel channels for needling assemblies at all saw cuts openings at existing wall construction. Assemblies are to remain in place post construction. [Coordinate with Demolition Section]
- Waterproofing Provide flashing and caulking at all exterior penetrations where any new work has occurred. Assume seals at new entrance door and at penetration for any new exhaust ducts that may be required in the finish work. Particular attention must be afforded to seals at the new elevator hoistway structure and pit.
- Roofing Proposed Insulated Roofing Assemblies: Roof assemblies at the proposed elevator hoistway and at the proposed vestibule shall include air/vapor barrier membrane, R-30 isocyanurate insulation, adhered T.P.O. roofing membrane, appropriate roof curbs, treated wood edge blocking and alum. fascia assemblies.
- Curtain Wall Proposed Butt Glazed Curtain Wall: Provide butt glazed curtain wall enclosure at Proposed Vestibule and at Proposed Elevator Lobbies.
- Proposed Store Front, (two) Pair of 3'-0" x 8'-0" Alum. & Glazed Doors at Proposed Vestibule. Propose hardware to include panic devices, offset pivots, overhead closers, weather stripping and door stops.
- Ceilings Proposed Ceilings at Elevator Lobbies and the Proposed Vestibule shall be Chicago Metals type framed system with 5/8" blue board lath with Imperial, one coat, plaster finish.
- Painting Provide surface preparation and coats of paint as indicated
Technicians employed for the work shall take all precautions to maintain strict dust control, use only sanding machines with dust vacuum capabilities, liberal use of drop cloths and posting of caution signage. Cleaning solutions shall be approved by the building custodian before use. Paint products shall be as indicated by the Architect but otherwise shall be applied in three coats. The first is to be the primer. Paints with V.O.C.s will not be acceptable. Areas where painting work is underway shall be vented to the outside.

War Memorial Accessibility & Acoustical Enhancement Project.

Page 12

Scope Exterior Elevator (information only)

- Elevator Proposed Elevator: Provide an Elevator equal to KONE EcoDisc Energy-Efficient Hoisting Technology: Capacity shall be 3000 lb with interior dimensions of 6'-8"d x 5'-0"w. Three separate stops accessible for gurney and wheelchair access. Interior walls shall be Manufacturer's brushed stainless steel panels with similar panels at the ceiling. Floor shall be V.C.T vinyl floor tile. Lighting shall be standard type fixtures from the Manufacturer's catalog. Note that no hydraulic operation shall be required. This will represent a significant savings in operation costs.
- Mechanical Proposed hoistway is to be heated with heated air vented into the hoistway from the machine room and is to be vented out at a louvered opening at the roof through temperature controlled motorized dampers and exhaust fan assembly designed for the purpose.
- Proposed heating at the proposed Vestibule shall be provided by a recessed ceiling mounted electrified radiation type heater with auto/ censoring temperature controls.
Similar systems shall be proposed for the proposed Elevator lobbies.
- Electrical New power source work is shown as a part of Phase One, Sheet entitled Electrical Basement - Dwg. #E2. not including work for the proposed interior elevator.
- Proposed incidental ceiling surface mounted lighting shall be 16" dia. x 2200 lm=16 watts "Gen 2 LED Drum Fixtures", to be provided at recessed entrance and/or exits. Power to all fixtures including exit lighting associated with the Exterior Elevator shall be timed operation to coincide with emergency lighting schedules for the building. Exit signage shall be located at all exit door locations:

End Feasibility Outline for Scope of Work for an Exterior Elevator



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Commission On Disability

Telephone
(617) 796-1120
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(617) 796-1142
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(617) 796-1089
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Candace Havens
Director

January 10, 2014

Joel Feinberg
Chair, Community Preservation Committee
Members, Community Preservation Committee
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Dear Mr. Feinberg and Members of the Community Preservation Committee:

On behalf of the Commission On Disability, we are voicing our support for the funding requested by the Public Buildings Department for the City Hall Historic Rehabilitation – Access and Acoustic Improvements project, recently submitted for consideration in the FY14 funding round.

The Commission On Disability has been a strong proponent of this project since its inception, after an event held in the War Memorial made clear the challenges of physical access in that room. We are the primary advisory committee on Community Development Block Grant (CDBG) funding for architectural access projects. We supported the completion of a vertical and acoustical feasibility study for this project and recommended that \$80,000 in CDBG funds go towards completing that study, with which Mayor Warren agreed and approved the use of funds for this purpose. We have been monitoring the completion of that study and would like to see the next step, that of implementation, happen as soon as possible.

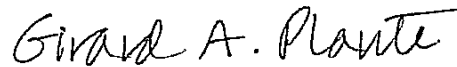
The funds the Public Buildings Department is requesting will allow the necessary improvements to be completed to make certain that the Aldermanic Chamber and the War Memorial are places where all can gather with no impediment. We hope that you will support the request in full and will agree with the Commission On Disability that this project is critical to ensuring full access to civic life in Newton.

Please do not hesitate to contact us if you have any questions or concerns about the contents in this letter.

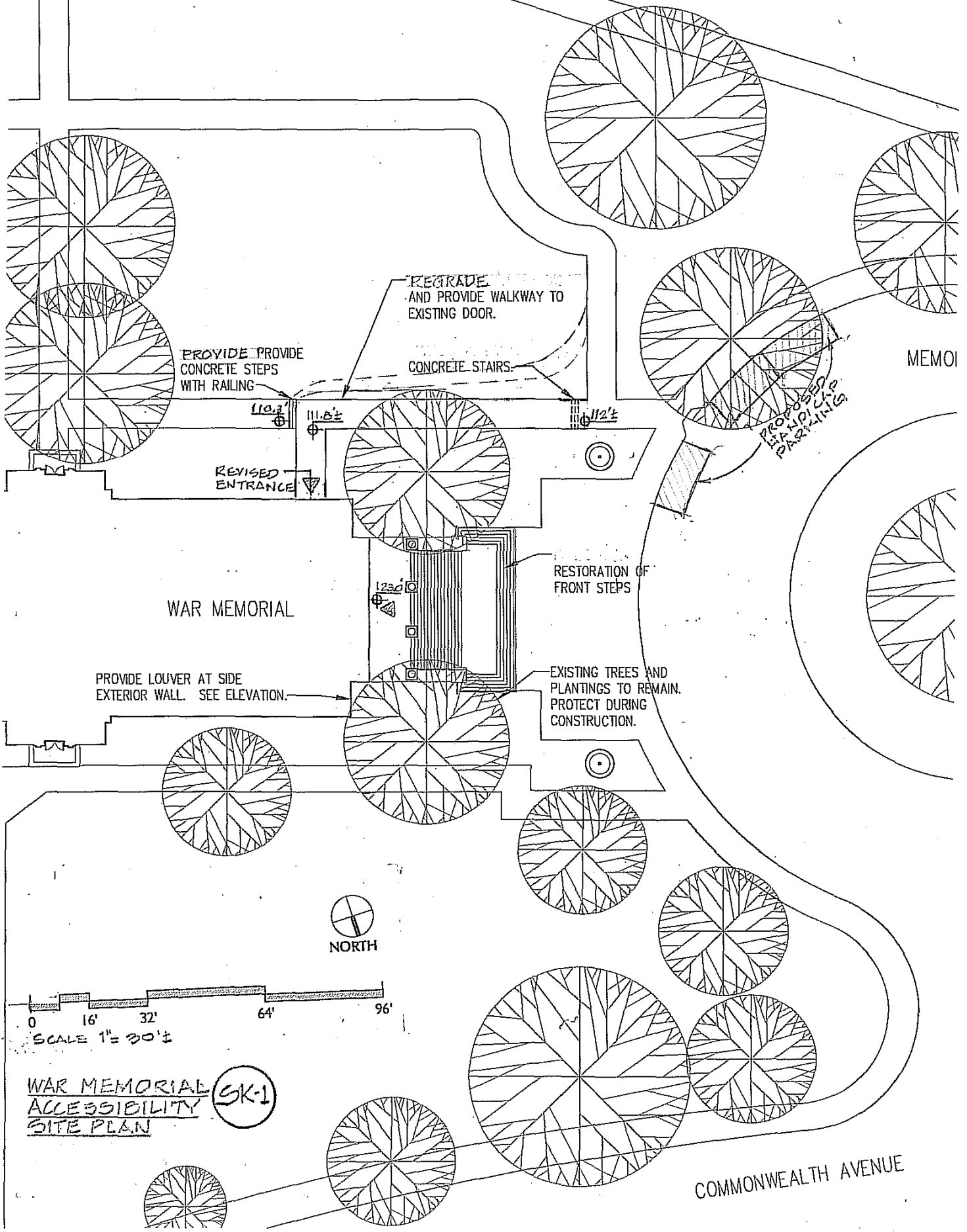
Sincerely,

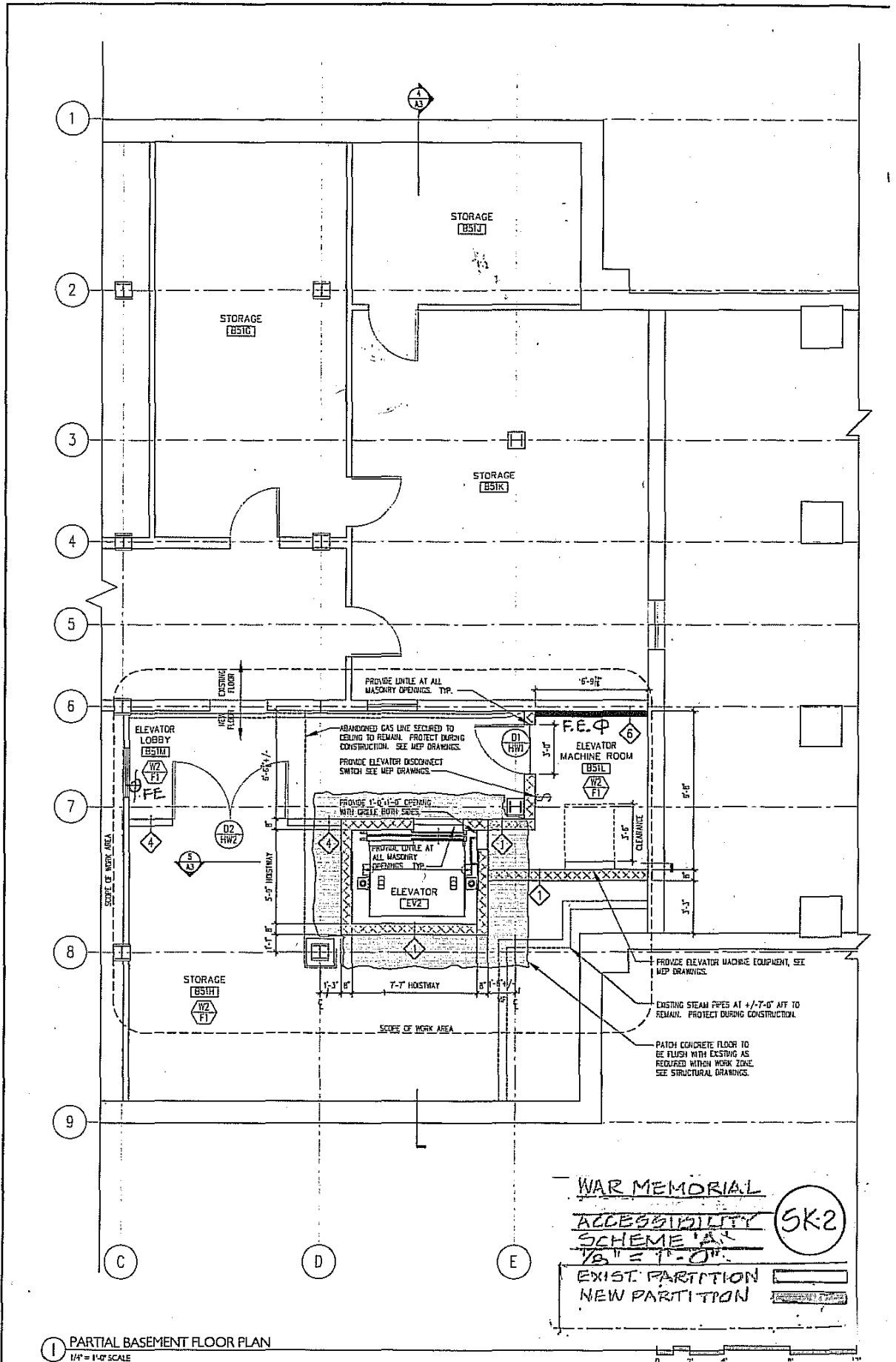


Robert Caruso, Co-Chair
Commission On Disability



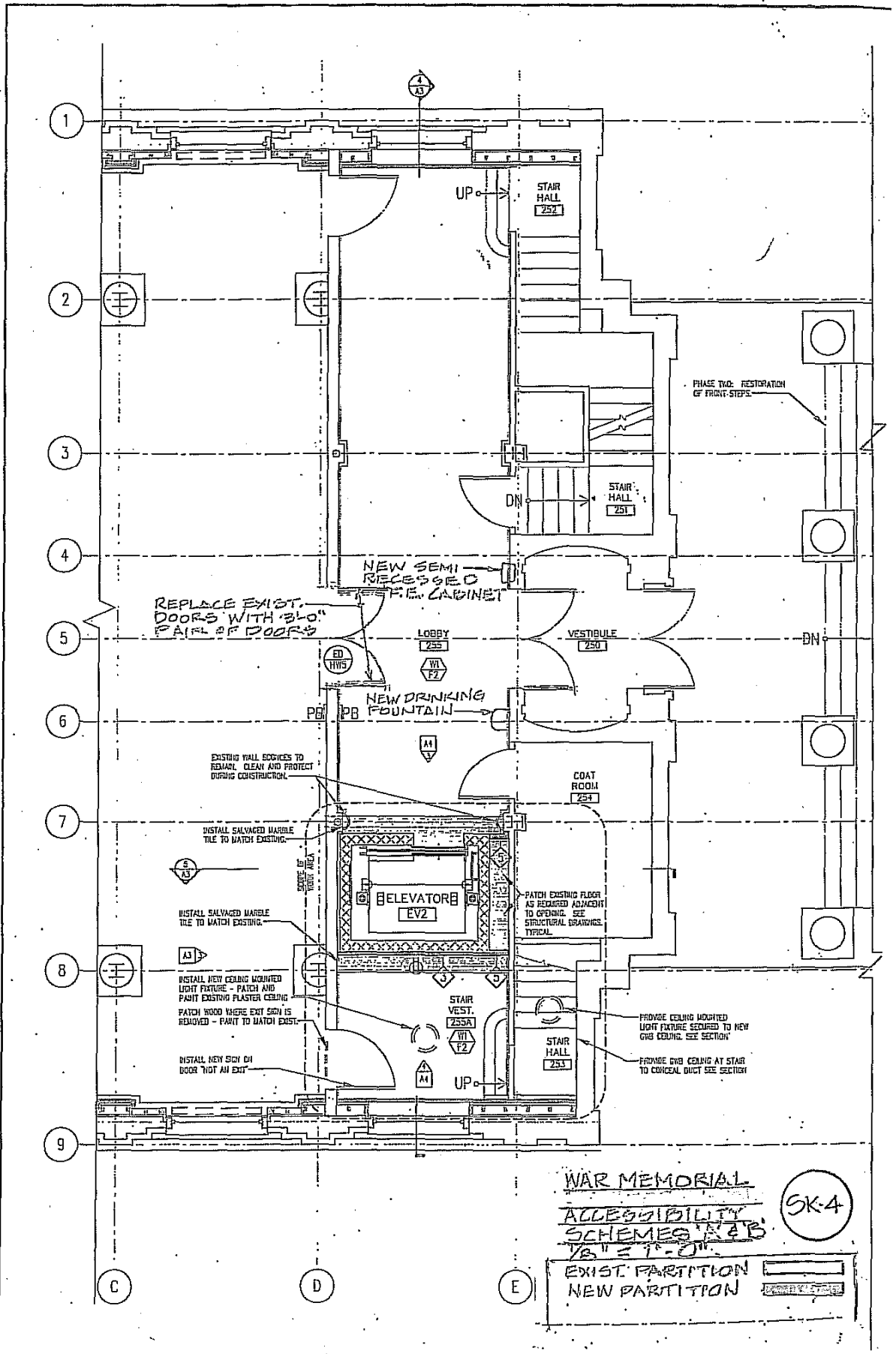
Girard A. Plante, Co-Chair
Commission On Disability

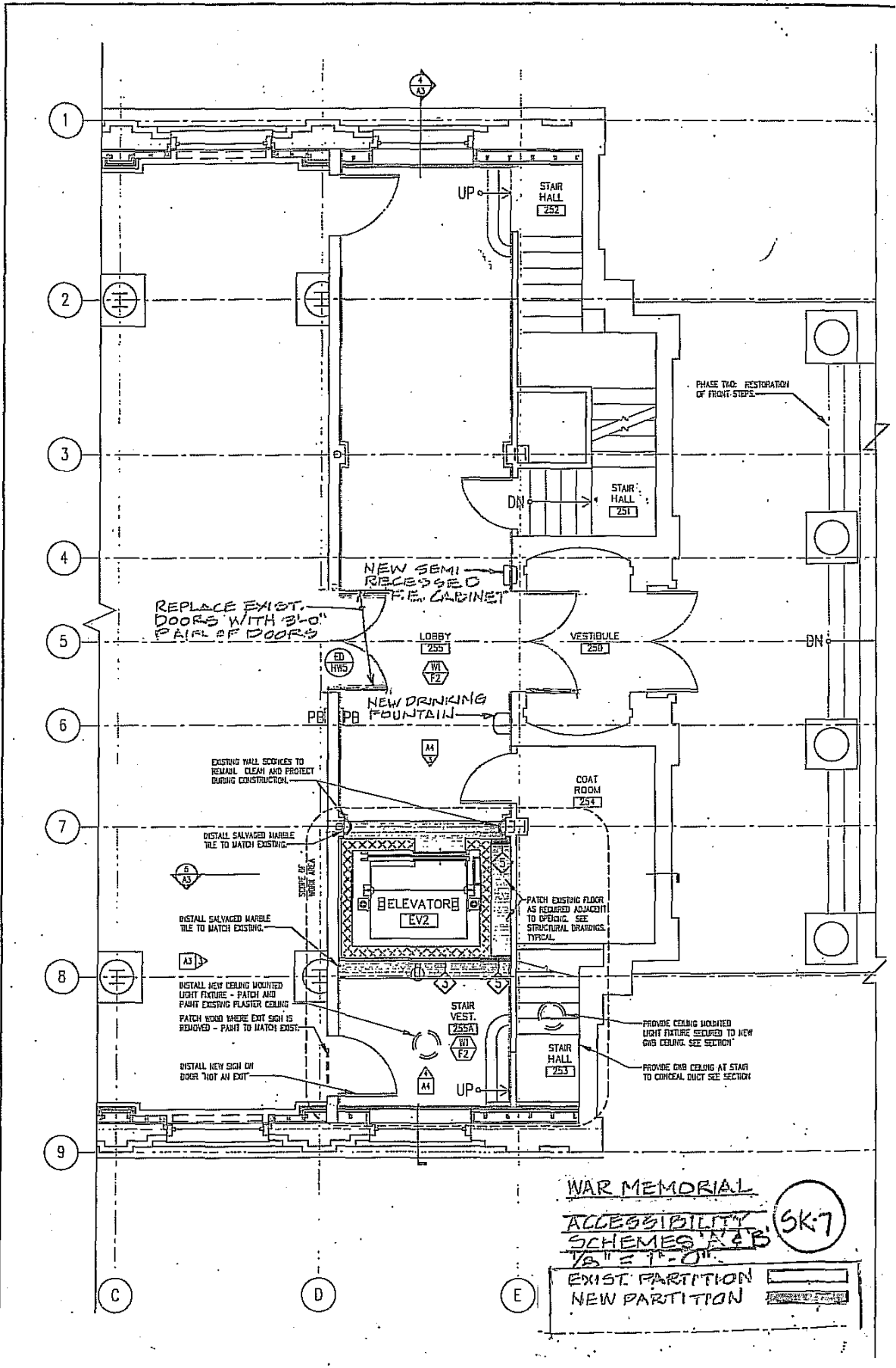


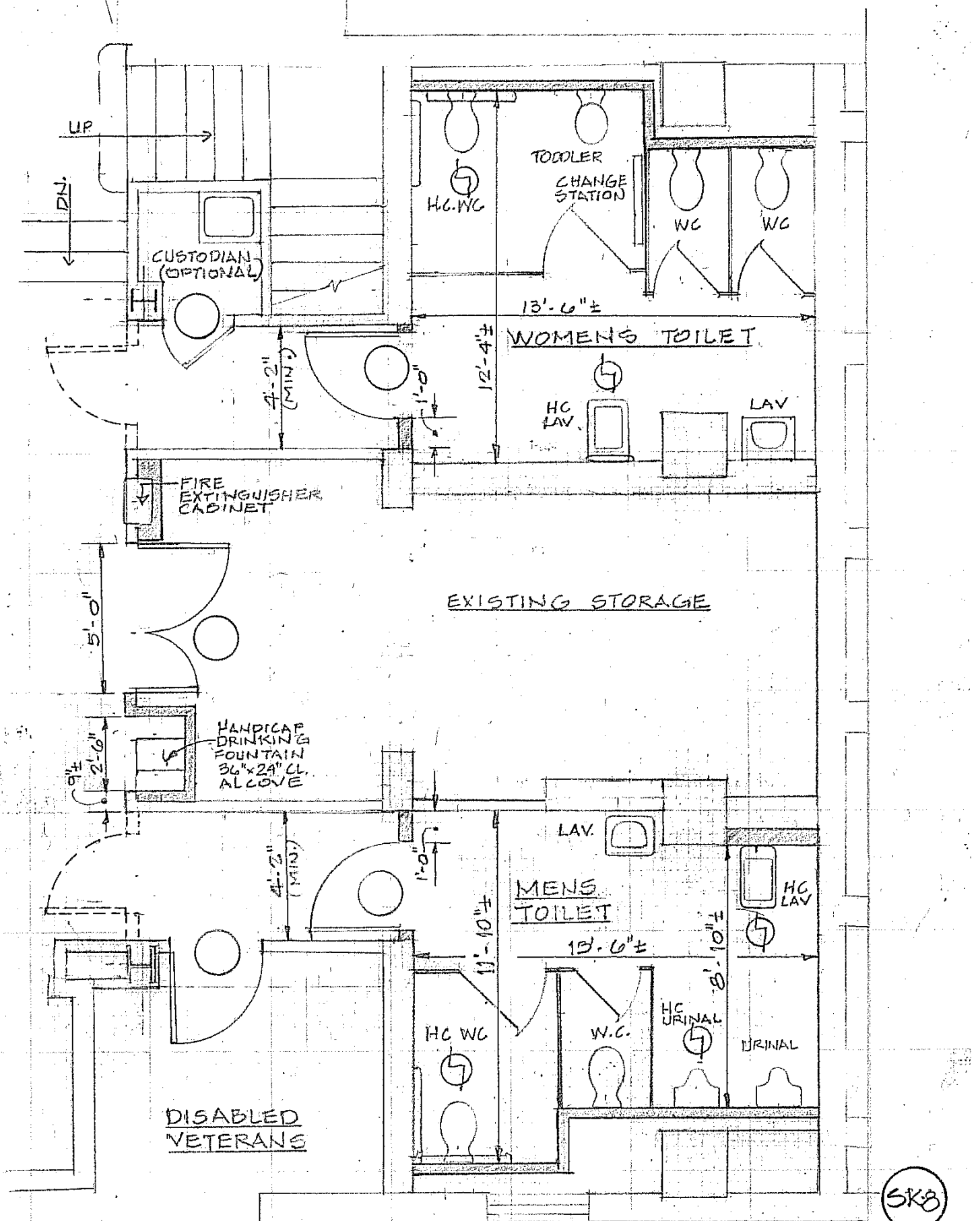


WAR MEMORIAL
 ACCESSIBILITY
 SCHEME 'A'
 1/8" = 1'-0"
 (SK2)
 EXIST. PARTITION
 NEW PARTITION

1 PARTIAL BASEMENT FLOOR PLAN
 1/8" = 1'-0" SCALE







WAR MEMORIAL - 1ST FLOOR
PROPOSED ACCESSIBLE TOILETS (1/4" = 1'-0")

SK-8

City Hall Historic Rehabilitation - Access & Acoustic Improvements

Funds Requested:

ACCESSIBILITY & ARCHIVES

Phase One

Comments

Cost Breakdown			% of Overall Cost	Comments
	Possible Min	Project NTE		
SoftCosts:				Average % values vary between 10 to 15% for historical buildings. The increase in design costs verse industry average are due in part by the scope of service changes, state agency design updates and variance approvals, Building Code changes, Existing conditions
Design Acustical	6,600	\$7,100		
Design Elevator	\$60,810	\$65,810		
GEO Tech Engineer	\$9,790	\$10,500		
Cost Estimating	\$2,800	\$2,800		
Total:	\$80,000	\$86,210		
HardCosts:				
Acoustic Const.	\$80,000	\$80,000		
Accesibility Const.	\$438,000	\$463,000		
Equipment	\$11,000	\$12,000		
DirectCosts:				
Temp.Storage/Moving	\$47,450	\$50,000		
Testing & Inspections	\$8,900	\$10,000		
Contingency (8%)	\$60,740	\$60,740		
Project Total:	\$726,090	\$761,950	92%	
Project Team				
Project Manager	\$38,500	\$40,000		
Hazardous Materials	\$8,000	\$8,000		
Utility Backcharges Owner's	TBD	TBD		
Contingency	\$20,000	\$20,000		
Proj. Team Total	\$66,500	\$68,000	8.00%	
Overall Proj, Total	\$792,590	\$829,950		

0



Funds Requested:

ACCESSIBILITY & ARCHIVES		Phase Two		Comments	
Cost Breakdown (Note Items in red FYI only)			% of Overall Cost		
	PossibleMin.	Project NTE			
Soft Costs:					
Design Accessibility	32,078	\$33,415		Average % values vary between 10 to 15% for historical buildings. The increase in design costs verse industry average are due in part by the scope of service changes, state agency design updates and variance approvals, Building Code changes, Existing conditions	
Design Egress Stair	\$11,000	\$12,967			
Design W.M. Steps	\$25,978	\$27,060			
Design Site Work		n/s			
Design Ext. Elevator	\$41,000	\$43,396			
Cost Estimating	\$2,800	\$4,380			
Total:	\$71,856	\$77,822			
Management Costs					
General Conditions	\$74,950	\$74,950			
Bonds & Insurance	\$14,990	\$14,990			
J.P.M. Fees	\$51,000	\$54,465			
Sub-Total:	\$140,940	\$144,405			
Construct. Costs					
Code Accessibility	\$198,287	\$198,287			
Code required Stair	\$85,500	\$86,370			
Ext. Elevator & Vest.	\$440,358	\$440,358			
War Memorial Steps	\$185,000	\$185,000			
Sitework	\$23,688	\$24,482			
Testing & Inspections	\$4,000	\$4,000			
Contingency (8%)	\$38,600	\$40,365			
Sub Total:	\$535,075	\$538,504			
Construction Costs	\$676,015	\$682,909			
Project Team					
Project Manager	\$18,000	\$18,000			
Hazardous Materials	N/S	N/S			
Utility Backcharges	TBD	TBD			
Owner's					
Contingency	N/S	N/S			
Total Soft Costs					
From above F.Y.I.	-\$71,856	(\$77,822)			
Proj. Team Total	\$18,000	\$18,000			
Overall Proj, Total	\$765,871	\$778,731			

See color version of this page at end of this file on CPC website.

P

M

&

C

Feasibility Estimate

Newton City Hall War Memorial Access & Acoustic Upgrades

Newton, Ma

Prepared for:

Newton Public Buildings Department

June 12, 2014



Feasibility Estimate
Newton City Hall
Newton, Ma

12-Jun-14

War Memorial Access & Acoustic Upgrades

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Cost
TRADE COSTS				
New Exterior Elevator	Jul-15			\$470,358
New Stairs	Jul-15			\$86,370
New Accessible Requirements & Ramp	Jul-15			\$168,287
REPAIR WAR MEMEORIAL STAIRS ALLOWANCE				NIC
SITWORK	Jul-15			\$24,482
SUBTOTAL TRADE COSTS	Jul-15			\$749,497
General Conditions		10%		\$74,950
Bonds and Insurances		2%		\$14,990
Permit (assumed waived by town)				
Fee		7%		\$52,465
Design and Estimating Contingency		10.0%		\$89,190
TOTAL FY2014 COSTS				\$981,092
Escalation to Start (July 2015)		5%		\$49,055
TOTAL CONSTRUCTION ESCALATED TO START OF CONSTRUCTION				\$1,030,147

**Feasibility Estimate**

Newton City Hall
Newton, Ma

12-Jun-14

War Memorial Access & Acoustic Upgrades

This Feasibility cost estimate was produced from drawings, specifications and other documentation prepared by The Newton Public Buildings Department and their design team received June 5th, 2014. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation assumes start dates indicated above.

Bidding conditions are expected to be public bidding to qualified general contractors, open bidding for sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT INCLUDED IN THIS ESTIMATE

Items not included in this estimate are:

- Rainwater recapture system
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. technology, furniture and equipment, etc.)
- Rock excavation; special foundations (unless indicated by design engineers)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)

EL 110.6±

NEW CONCRETE SLOPED SIDEWALK @ 5% MAX.

NEW RAISED CONCRETE SIDEWALK BACK TO ROTARY

EL 111.8±

5'-8" 5'-8"

PROPOSED REINFORCED MASONRY HOISTWAY
LOW RISE ELECTRIC TRACTION ELEVATOR
3,000LB CAP.

NEW CONCRETE PAVING

LANDSCAPED AREA

11.9" ROOF OVERHANG

8'-0"

REVISED DOOR OPENING TO ELEV.

PROPOSED VESTIBULE

REMOVE PORTION OF EXIST. STAIR AT NEW RAMP

RAMP DOWN

PROVIDE NEW FLOORING AT RAMP

PROVIDE RAILING AT EXISTING STAIRS

TODDLER AREA

CHANGE STATION

WOMENS TOILET

RELOCATES EXIST. DOOR

RELOCATE DOOR OPENING

RECESSED LIFE CABINET

EXIST. RAMP BEGINS

REMOVE EXIST. WALL AND DOOR OPENING
RELOCATE WITH NEW CORRIDOR DOORS AS SHOWN

EXIST. STORAGE

RECESSED DRINKING FOUNTAIN

PROPOSED EGRESS FROM STAIR

RELOCATE DOOR OPENING

MENS TOILET

EXIST. DOOR TO CHANGE

PROPOSED STAIR TO BASEMENT (BRD 7" = 10'-6") (1 HR. RATED ENCL.)

DN

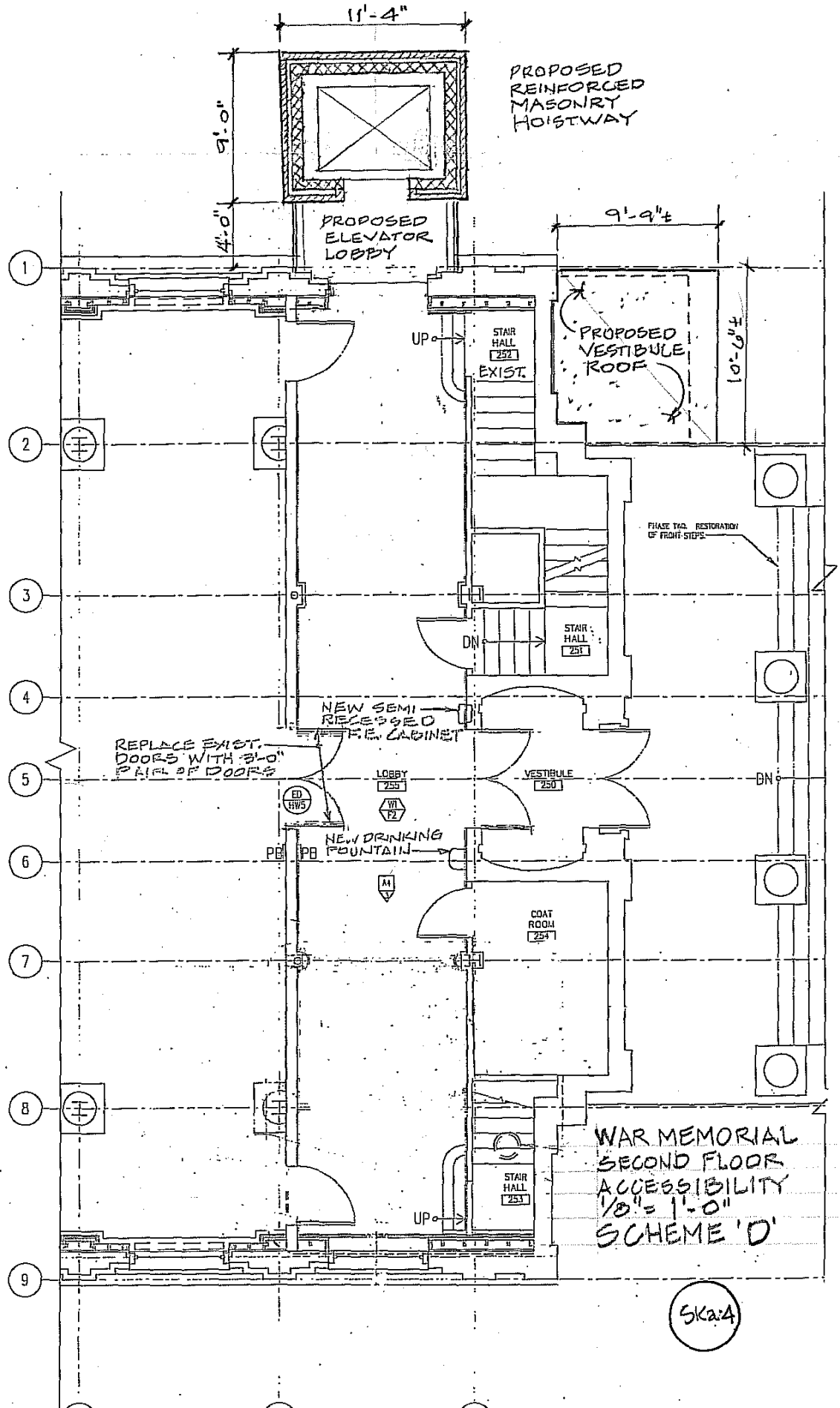
DOWN

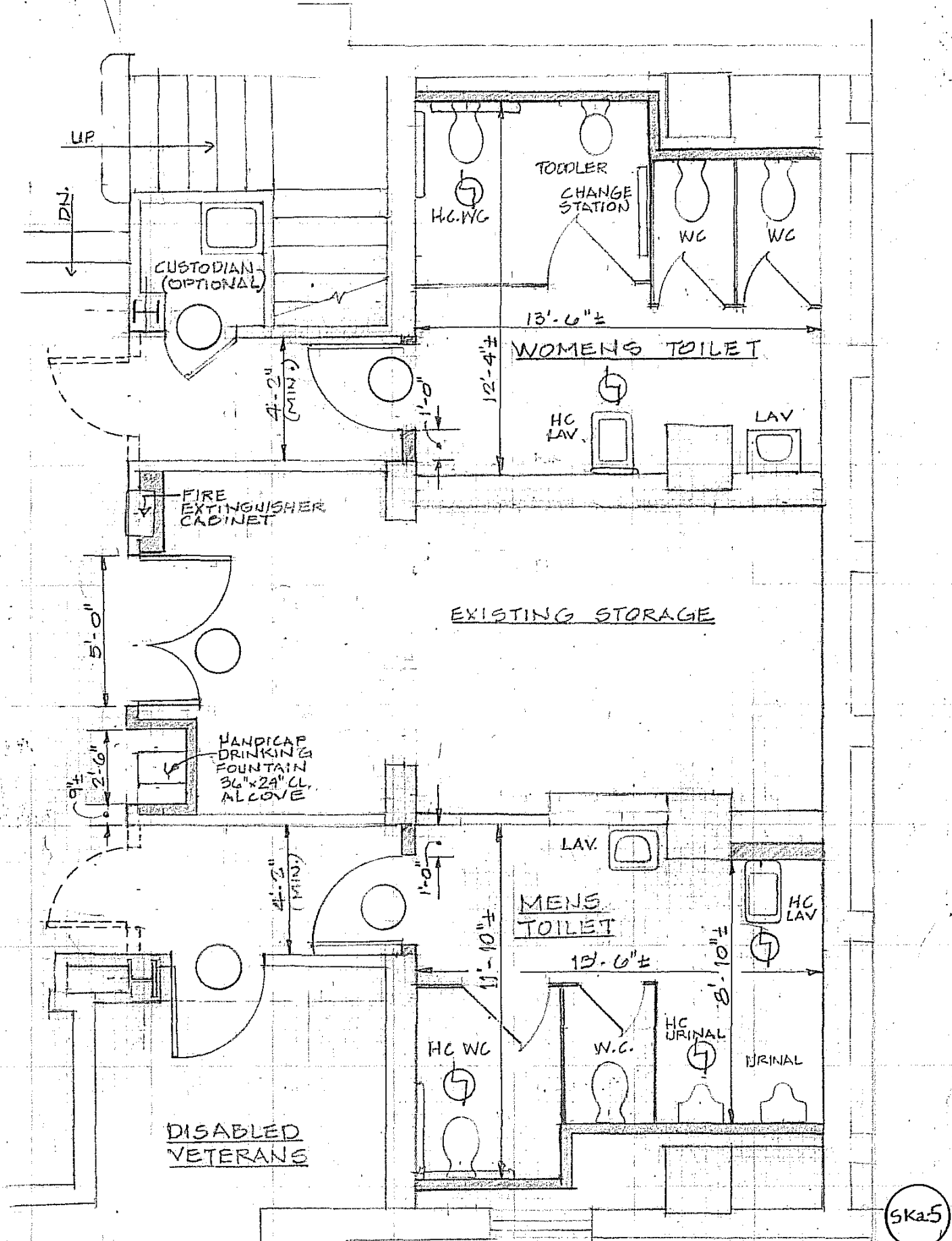
DISABLED VETERANS

WAR MEMORIAL
FIRST FLOOR
ACCESSIBILITY SK-3
1/2" = 1'-0"
SCHEME 'D'

25

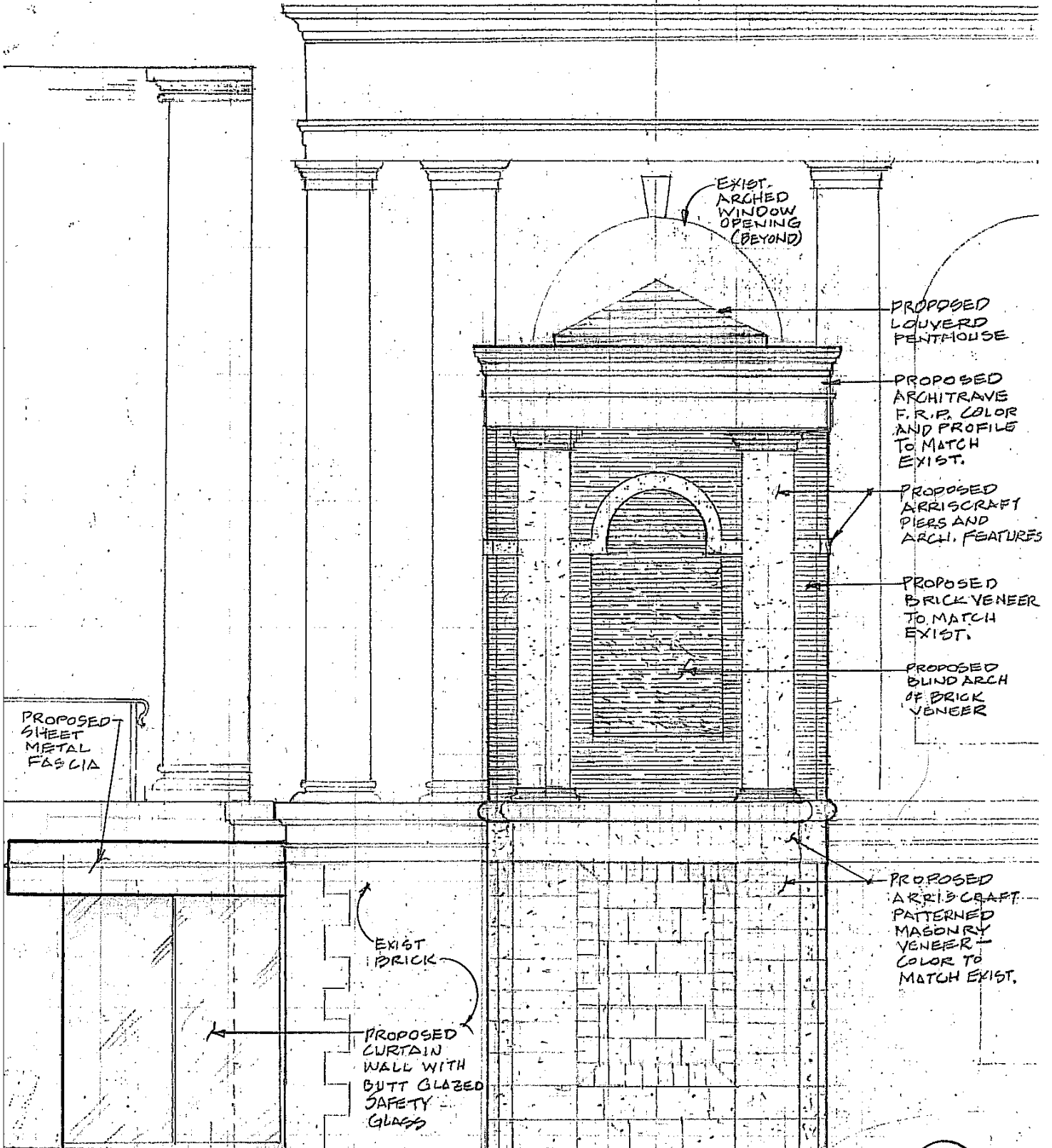
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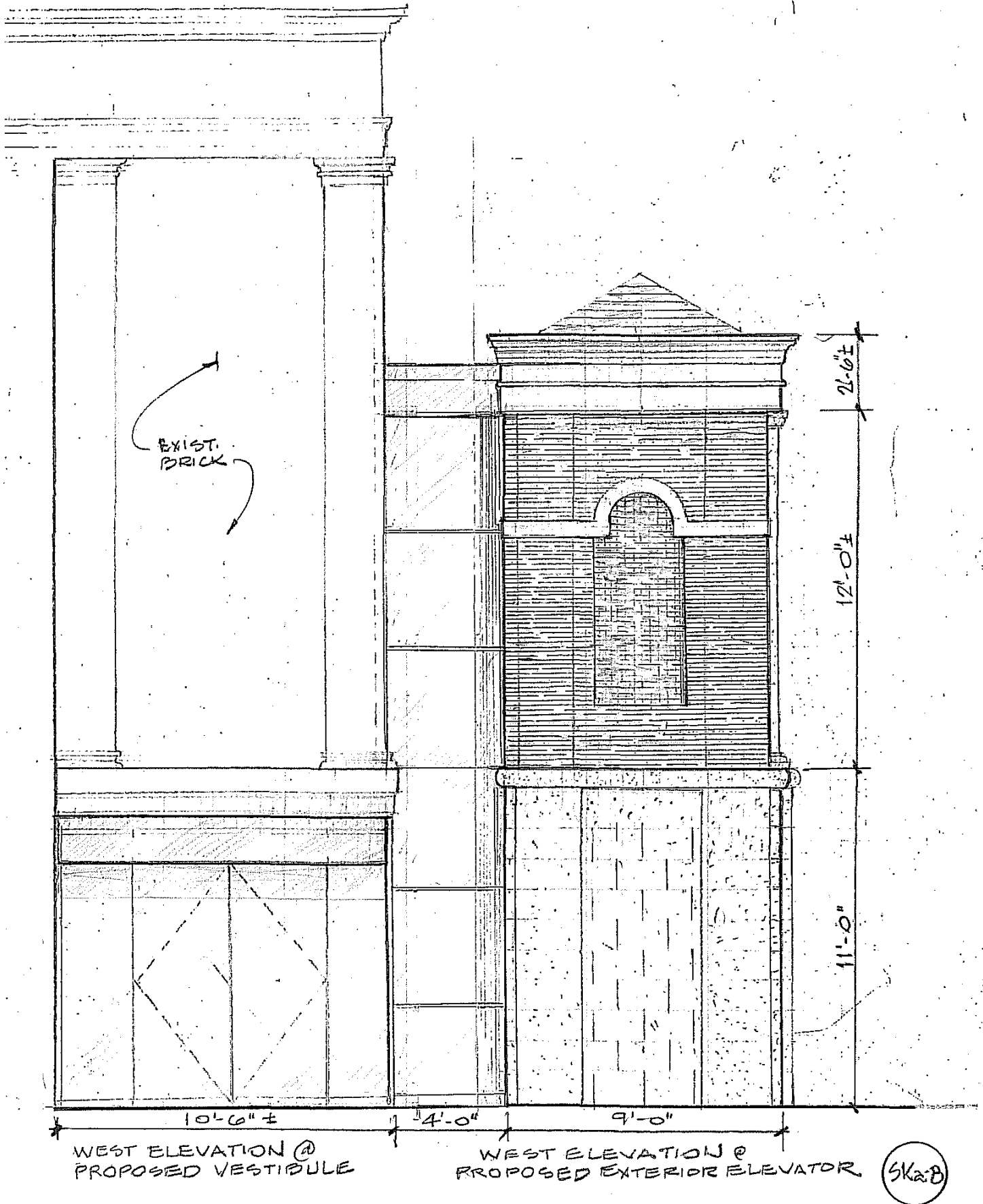
WAR MEMORIAL - 1ST FLOOR
PROPOSED ACCESSIBLE TOILETS (1/4"=1'-0")

SKa5



SOUTH ELEVATION @ PROPOSED VESTIBULE

SOUTH ELEVATION @ PROPOSED EXTERIOR ELEVATOR (SKa-7)



Funds Requested:

ACCESSIBILITY & ARCHIVES		Exterior Elev.		Comments	
Cost Breakdown (Note Items in red FYI only)		% of Overall Cost			
	Possible Min.	Project NTE			
Soft Costs:					
Design Accessibility	32,078	\$33,415		Average % values vary between 10 to 15% for historical buildings. The increase in design costs verse industry average are due in part by the scope of service changes, state agency design updates and variance approvals, Building Code changes, Existing conditions	
Design Egress Stair	\$11,000	\$12,967			
Design W.M. Steps	\$25,978	\$27,060			
Design Site Work		N./S.			
Design Acoustical	\$6,600	\$7,100			
Design Ext. Elevator	\$41,000	\$43,396			
Cost Estimating	\$2,800	\$4,380			
Total:	\$119,456	\$121,218			
Management Costs					
General Conditions	\$74,950	\$74,950			
Bonds & Insurance	\$14,990	\$14,990			
C.P.M. Fees	\$51,000	\$54,465			
Sub-Total:	\$140,940	\$144,405			
Construct. Costs					
Acoustic Const.	\$80,000	\$80,000			
Code Accessibility	\$198,287	\$198,287			
Code required Stair	\$85,500	\$86,370			
Ext. Elevator & Vest.	\$440,358	\$440,358			
War Memorial Steps	\$185,000	\$185,000			
Site work	\$23,688	\$24,482			
Testing & Inspections	\$4,000	\$4,000			
Contingency (8%)	\$80,000	\$81,480			
Sub Total:	\$1,096,833	\$1,099,977			
Construction Costs	\$1,237,773	\$1,244,382			
Project Team					
Project Manager	\$64,000	\$64,000			
Hazardous Materials					
	N/S	N/S			
Utility Backcharges					
Owner's	TBD	TBD			
Contingency	N/S	N/S			
Total Soft Costs					
From above F.Y.I.	\$119,456	\$121,218			
Proj. Team Total	\$183,456	\$185,218			
Overall Proj. Total	\$1,421,229	\$1,429,600			

See color version of this page at end of this file on CPC website.

Staff note: to the best of my observation, this file is identical with another of the late updates rec'd 23 June 2014
 However, in case there are minor differences I could not spot, I am including both files.

CITY HALL ACCESSIBILITY & ACOUSTICS																
Funds Requested:			Exterior Elev.	Comments												
Cost Breakdown (Note Items in red FYI only)	% of Overall Cost															
	PossibleMin.	Project NTE														
SoftCosts:																
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