

Angino Barn Rehabilitation

Community Preservation Proposal, Fiscal 2010



**Submitted by
Newton Farm Commission
Newton Public Buildings**

Angino Barn Rehabilitation



Before
Purchase by
City....



Angino Barn Rehabilitation



Since



Angino Barn Rehabilitation

Request for Funding

- Requesting \$568,000 CP funding, *leveraged by \$230,000 private funding*
- Funding Categories
 - Rehabilitation of Historic Resource (barn)
 - Preservation of Open Space (scenic value)
 - Preservation of Recreational Land (passive recreation)
- Newton Farm Commission & Newton Public Buildings



Angino Barn Rehabilitation



Newton Farm Commission

- Established to oversee Angino Farm, purchased with CP funds in 2005
- Enabling Ordinance Purposes:
 - Bring locally-grown produce to the City
 - Educate and serve as outdoor classroom for sustainable agricultural practices
 - Preserve historic character and culture of last working farm in Newton

Angino Barn Rehabilitation

Newton Farm Commission

- Through bidding process contracted with Newton Community Farm (NCF), nonprofit operator
- Oversees operation of Farm by NCF including review of building plans, reports on operations, financial statements

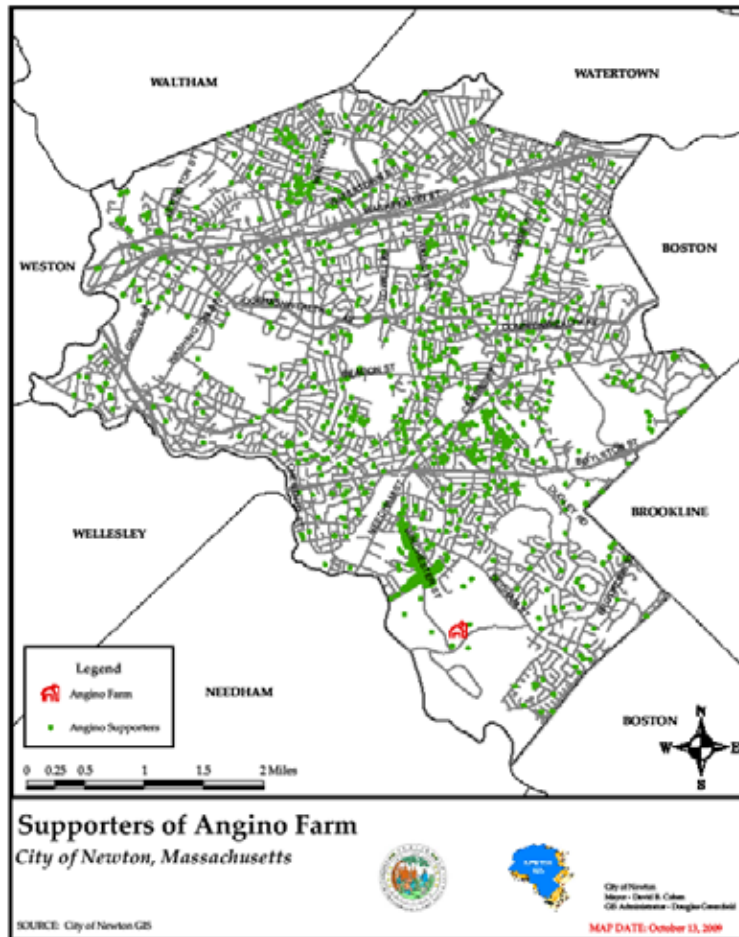


Angino Barn Rehabilitation



- Through efforts of NCF and Greg Maslowe, Farmer, farm is successful beyond expectations
- Financial stability due to CSA model (122 families), participation in local farmers markets, produce stand on farm
- Offer recreational & educational programs to community (children and adults)
- Immense volunteer community

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Angino Barn Rehabilitation

- Admired by other farms in area
- All agricultural operations carried out on environmentally sustainable basis
- BUT...
- Need facilities to accommodate growing success and continue to engage community



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- NCFI has raised over \$430,000 to support farm operations and capital improvements
- Recently completed rehabilitation of Barn exterior (*Phase I, privately funded*)



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Other Completed Projects

- Rehab of farmhouse including insulation and new kitchen
- Irrigation of fields
- Farmstand and kiosk
- Expanded greenhouse
- Accessible learning garden underway



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Currently Seeking Funds for *Phase II*, to Rehabilitate a Historic Resource (Barn)

- Structural repairs in lower level working bays
- Restore bay doors
- Rebuild shed roof to preserve northern bay
- Historically restore main level flooring



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Will Allow For Enhancement of Recreation Opportunities on Farm

- Will serve volunteers and visitors and increase utilization of farm
- Allow workshops on site throughout year
- Historical supplement to farm activities



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Project Components

- Accessible bathrooms
- Workshop spaces
- Demonstration kitchen
- Farming library
- Produce washing station
- Heat and utilities
- Site improvements for accessibility



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Preservation Aspects

- Iconic view of barn across field
- Openness of barn interior
- Exposed historic framing, walls and roof
- Historic barn door
- Historic floor
- Functional use of lower bays



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Recreational Aspects

- Accessibility of site including bathrooms
- Heat will make barn and farm usable throughout year
- Enhance enjoyment of open space



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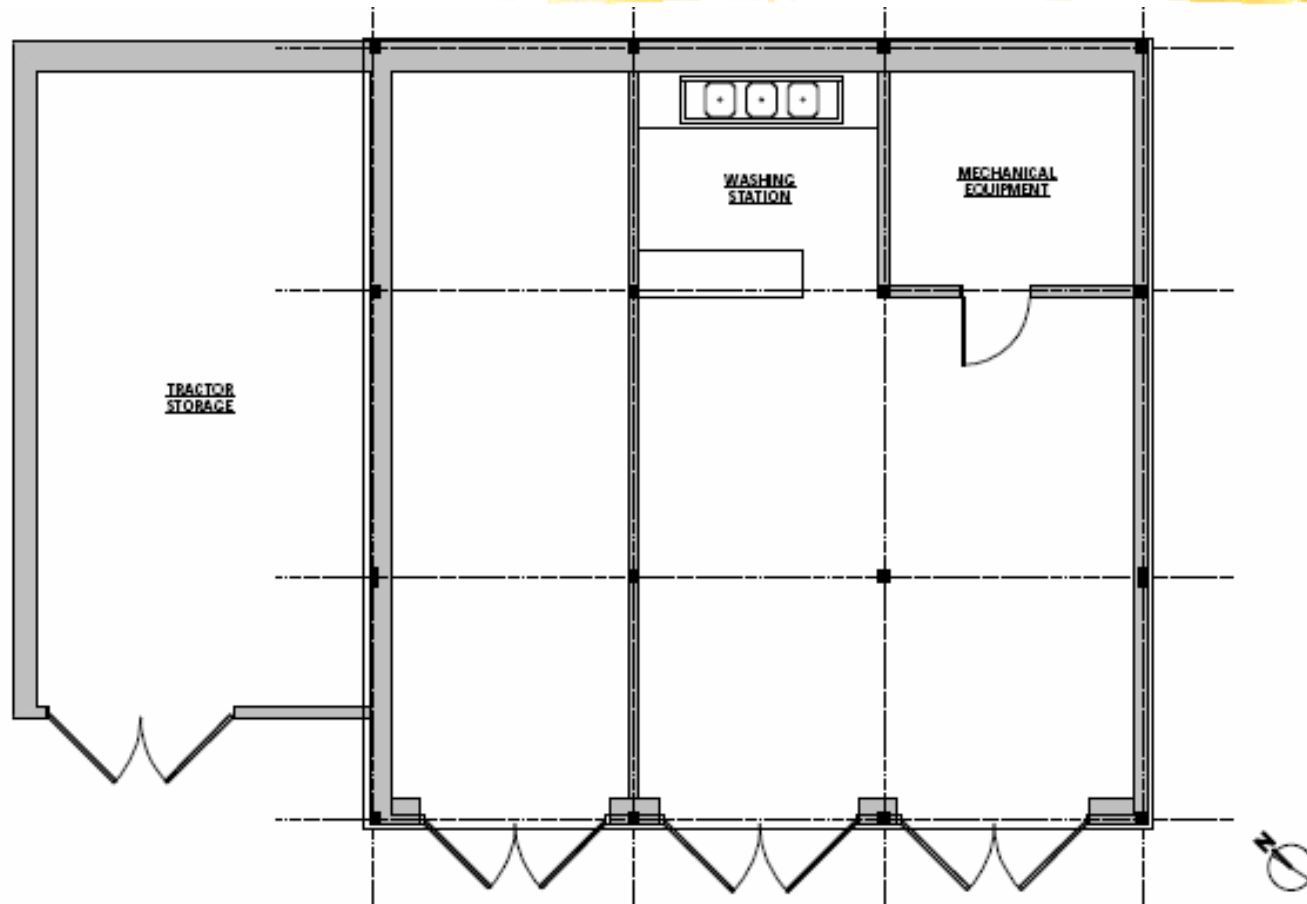
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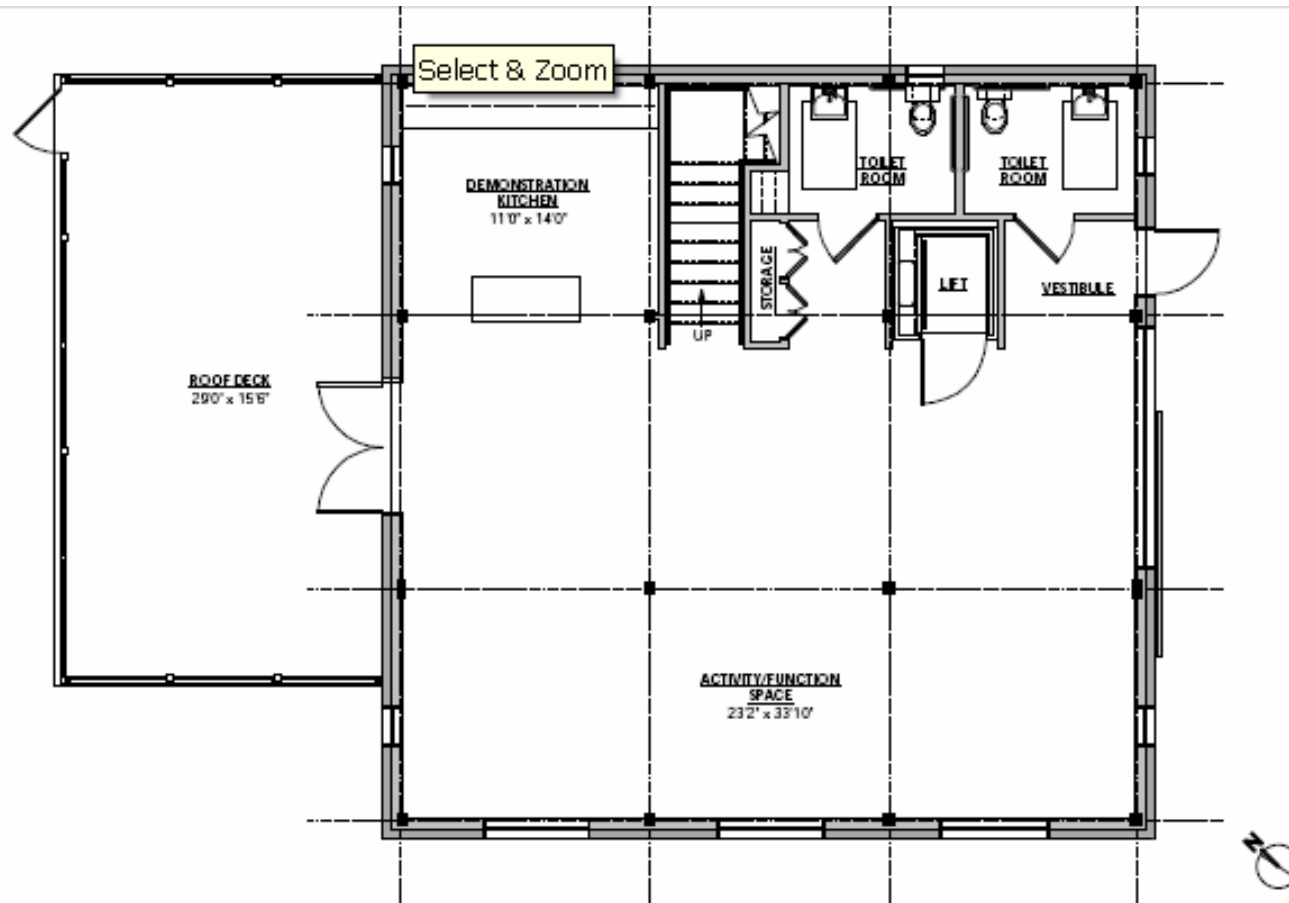
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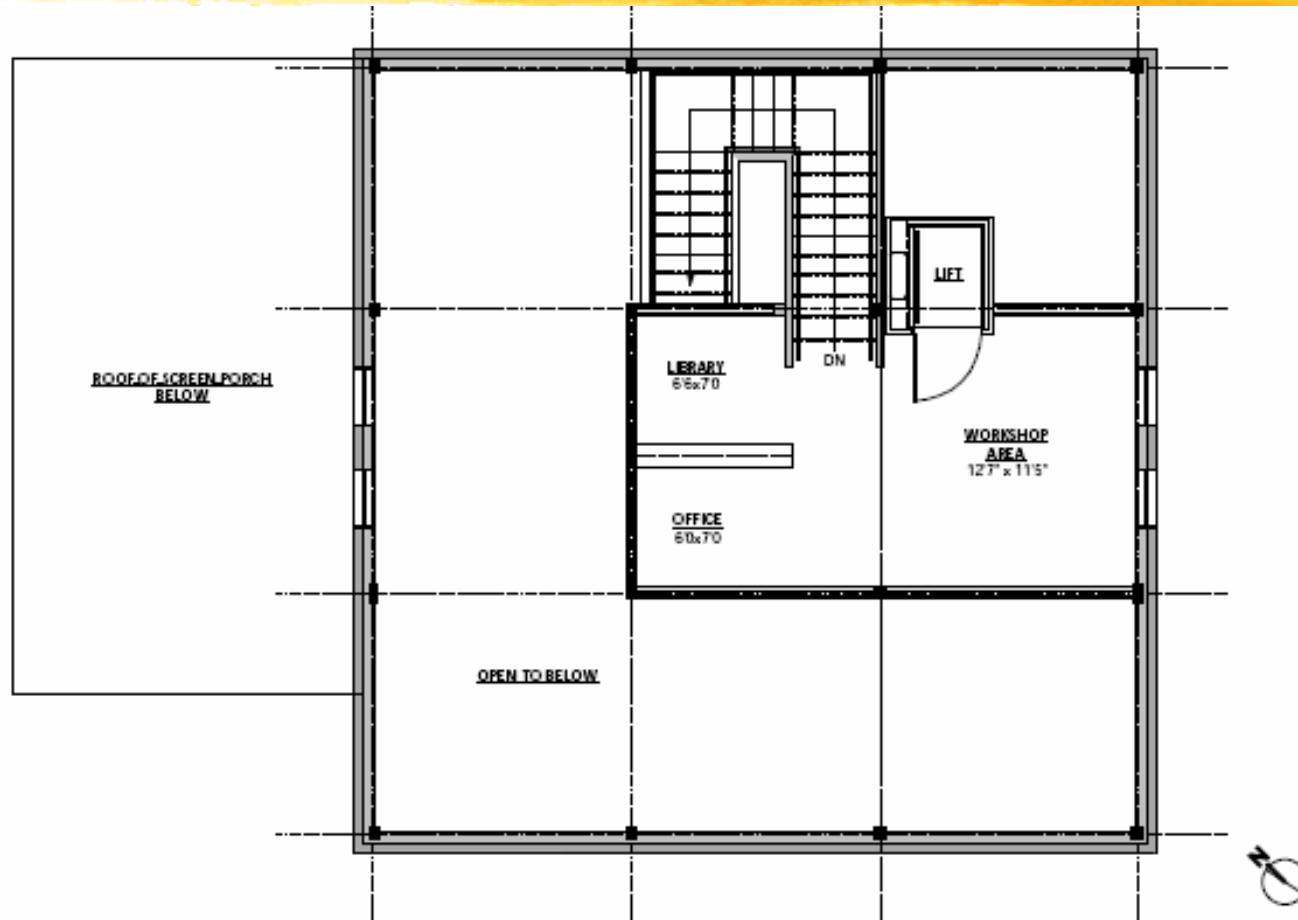
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Alice's suggested substitute slide – easier to read, but are the numbers right?

Building	
Rebuild shed roof to preserve lower barn bay	\$ 27,000
Strengthen lower floor columns & south sill	\$ 11,000
Floors: historically restore main floor, new flooring at upper floor	\$ 37,000
Stairs to upper floor	\$ 15,000
Handicapped access lift to upper floor	\$ 27,000
Secondary egress / 3-season classroom	\$ 37,000
Basic plumbing	\$ 10,000
Electrical: power, lighting, fire detection	\$ 29,000
Kitchen and two handicapped accessible bathrooms	\$ 63,000
Main door daylight wall	\$ 30,000
Partitions and finishes, preserving open walls	\$ 16,000
Heat main floor and lower floor	\$ 32,000
Sink, lights and outlets on lower floor for farm operations	\$ 16,000
Historically restore lower level doors	\$ 21,000
Site	
Water supply connection	\$ 7,000
Sewer line connection	\$ 17,000
Gas supply connection	\$ 11,000
Sign on street	\$ 3,000
Driveway regrading and site improvements/landscaping for accessibility	\$ 63,000
Total construction contract *	\$ 472,000
Soft costs	
Design fee	\$ 66,000
City Project Management	\$ 30,000
Total Funds Requested from CPC	\$ 568,000

* All construction costs are 2011 estimates, assume City Procurement, and include general conditions, contractor OH&P, and 15% contingency.

Angino Barn Rehabilitation
 CP Proposal
 Cost Estimate
 6-Oct-09

See Alice's
 suggested
 substitute slide.

Year 2011
 Construct Cost

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Strengthen basement columns & south sill	\$ 11,000
Floors: historically restore main floor, new floor at loft	\$ 37,000
Stairs to loft	\$ 15,000
Handicapped access lift to loft	\$ 27,000
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