

Angino Barn Rehabilitation **Community Preservation Proposal for Supplemental Funding**



**Newton Farm Commission
Newton Public Buildings**

Angino Barn Rehabilitation



Newton Farm Commission

- Established to oversee Angino Farm, purchased with CPA funds in 2005
- Overall Goals:
 - 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



Angino Barn Rehabilitation

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



Angino Barn Rehabilitation



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

- Structural repairs in lower level working bays to support farm operations
- Restore bay doors
- Restore main level flooring to support public use facility that supports farm programming
- Build out main floor (bathrooms and kitchen)
- Accessibility improvements (site & building)

Angino Barn Rehabilitation

Funding for Phase 2:

- Received \$568,000 from CPC in 2009, *leveraged by \$230,000 private funding*
- Completed 90% Design and received cost estimate
- Value engineering reduced cost of project
 - Finishes
 - Lighting
 - Tractor bay
 - Reduced HVAC system
 - Reduced site work
 - Loft office
 - 3-season porch

Angino Barn Rehabilitation

Request for Funding:

- Need to seek an additional \$180,000 for Structural and Code items not anticipated
- *Operator prepared to leverage supplemental funding request with \$220,000 privately raised funds in two parts*
 - | *Part A - (current project) – \$120,000 for build out of kitchen including appliances and equipment, cooler, produce washing station, A/V and internet, restoration of main flooring*
 - | *Part B - \$100,000 to complete 3-season porch and office loft*

Angino Barn Rehabilitation

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



Angino Barn Rehabilitation

Core Project Components Have Not Changed

- Site improvements for accessibility
- Code required Accessible bathrooms
- Workshop spaces
- Demonstration kitchen
- Produce washing station
- Heat and utilities
- Sprinkler system



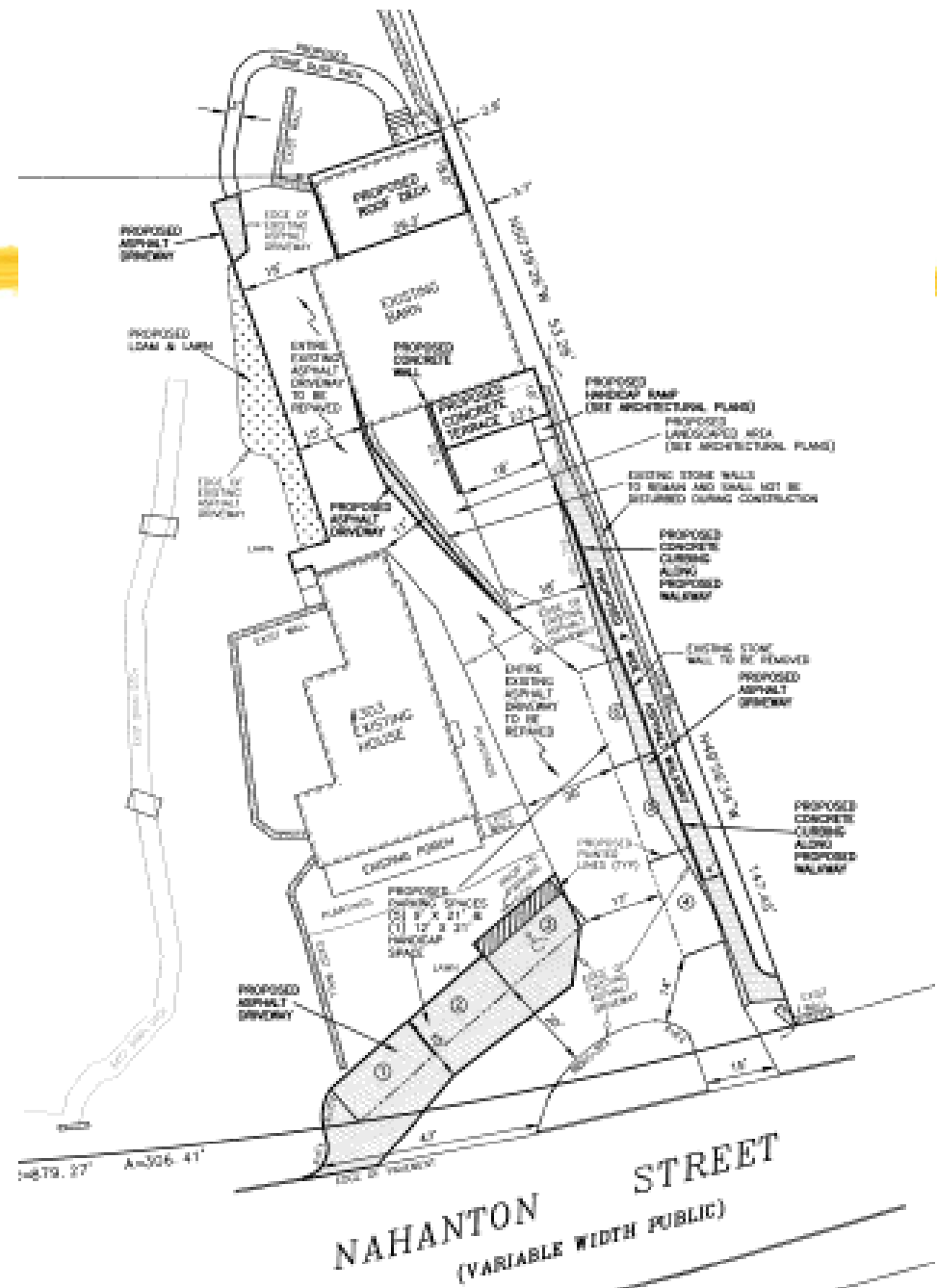
Angino Barn Rehabilitation

Budget Increases / (Decreases)	
Structural: structural supports for building frame, footings, concrete floor, level and strengthen floor, hurricane clips	\$70,000
Fire protection required by City more extensive than anticipated	\$35,000
HVAC system costs greater than anticipated	\$30,000
Extra costs for lower bay doors, partitions	\$35,000
Construction contingency	\$75,000
Project delay – inflation	\$25,000
Costs shifted to Newton Community Farm	(\$120,000)
Project Management	\$30,000
Total supplemental request	\$180,000

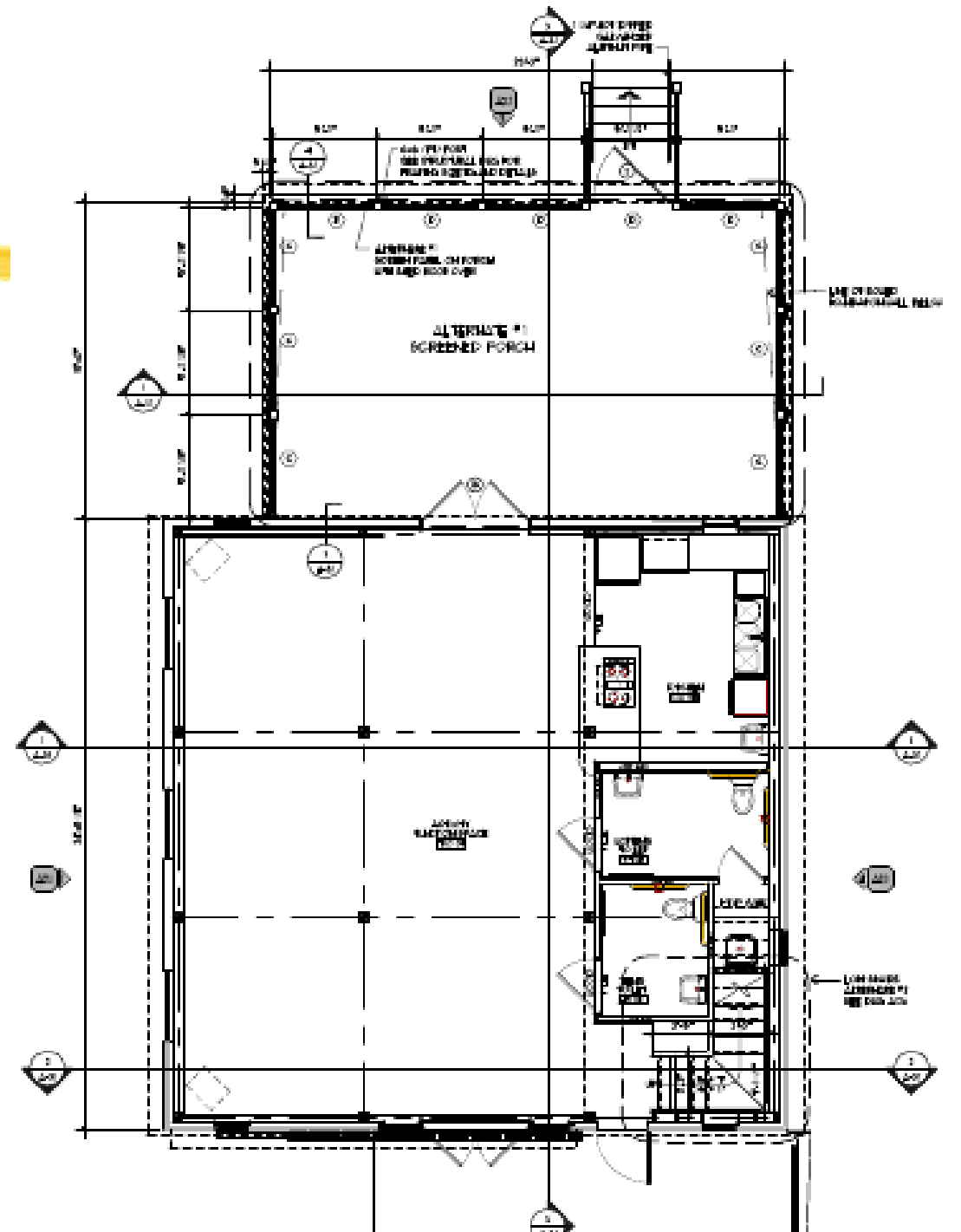
Barn Operating Budget

Annual Operating Costs	Cost	Notes
Heating	\$1,400	
Electric	\$1,600	
Maintenance	\$2,000	
Cleaning	\$2,600	\$50/week
Less portapotty rental fee	(\$1,050)	Will not be needed
Total Operating Cost	\$6,550	
Annual Operating Income		
Additional Workshops (net)	\$3,000	~20 more workshops per year
Community events	\$2,500	5 rental events per year
Fundraising Event	\$4,000	One donor event per year
Total Income	\$9,500	
Net Income	\$2,950	

Site Plan



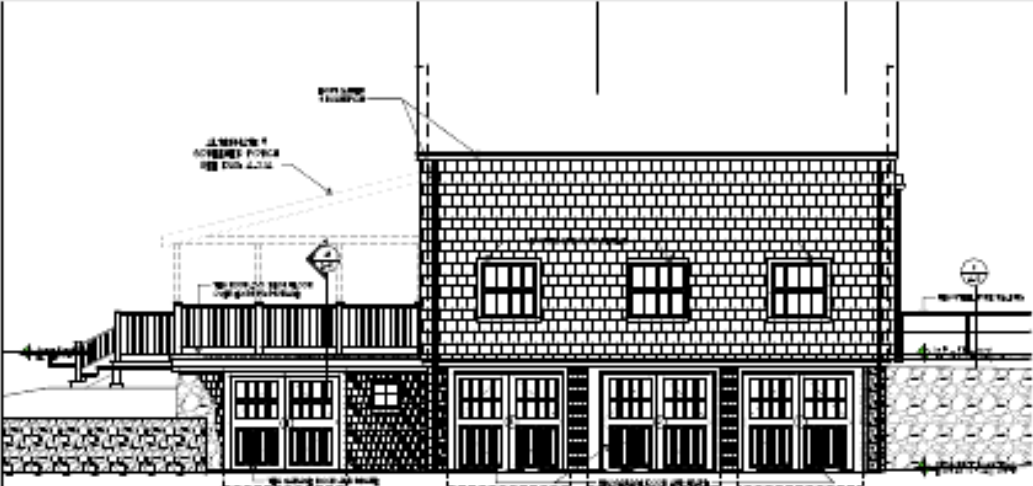
Main Level



Elevations



EAST ELEVATION 2



SOUTH ELEVATION 1

