

CITY OF NEWTON

IN BOARD OF ALDERMEN

SPECIAL MEETING

JOINT BOARD OF ALDERMEN AND SCHOOL COMMITTEE AGENDA

MONDAY, MAY 18, 2015

7 PM

Aldermanic Chamber

Facilities Update on the Cabot Elementary School

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The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, please contact John Lojek, at least two days in advance of the meeting: [jlojek@newtonma.gov](mailto:jlojek@newtonma.gov), or 617-796-1064. For Telecommunications Relay Service dial 711.



**MONTHLY REPORT  
EXECUTIVE SUMMARY  
APRIL 2015**

**ELEMENTARY SCHOOL PROJECTS**

CITY OF NEWTON, MA



Project Management

**ANGIER**

**Construction**

**DiNisco Design  
WT Rich**



**ZERVAS**

**Construction Documents**

**Design Partnership  
WT Rich**



**CABOT**

**Feasibility Study**

**DiNisco Design**

**Traffic Circulation | Overview**



**Overview | Building**



**ANGIER: EXECUTIVE SUMMARY**

Construction is ongoing. Building wrap has been removed as exterior framing is progressing around the building. Construction is ongoing with regard to exterior framing, MEP & FP, underground and exterior site utility work. See construction update below for more detail. JLA is continuing to work with the City and the MSBA to make any needed adjustments to the budget, with regard to closing out the FS/SD portion of the project which would be included as part of the PFA Amendment.

**ANGIER: CONSTRUCTION UPDATE**

Temporary building wrap and heating system have been removed. Interior underground MEP rough-in has been tested, inspected and backfilled and is complete. Concrete slab on grade prep has commenced and is ongoing, preparing for pours this month. Exterior framing/sheathing and exterior spray foam insulation are ongoing. AVB will begin and will continue through next month. Main building roof system is installed and lower roofs are ongoing with gymnasium to follow by end of the month. All mechanical curbs and two rooftop units (MUA and chiller) have been installed. Exterior Masonry is ongoing and will continue into the interior back of house areas. Mock-up walls have been constructed and are pending installation of final finishes, brick, metal panel and windows. Interior wall framing on the 2nd and 3rd floors are near completion. Door frames have been delivered for floors 2 and 3 and installation has commenced. HVAC ductwork and piping, overhead rough, is ongoing on floors 2 and 3. Fire Protection piping and electrical rough-in will start this month on floors 2 and 3. Exterior site utility work has commenced again, finishing the water line and additional sewer connections between structures and continues. Coordinating with utility companies is ongoing for the excavation and backfill for the new electrical duct back, generator, transformer pad and gas line and work will continue through the end of Fall 2015.

**ZERVAS: EXECUTIVE SUMMARY**

The project team presented a project update at a joint Board of Alderman/School Committee meeting. The team also presented the Design Development drawings to the Zervas School Building Committee and the Committee voted to approve the DD package and allow the team to proceed to Construction Documents. Meetings with User Groups will be scheduled to review the design documents in May.

**CABOT: EXECUTIVE SUMMARY**

The design team presented updated concept schemes and site options to a joint session of the Board of Alderman and School Committee. The team also held attended multiple Design Review Committee meetings, receiving input and refining the design. A Public Forum was held in conjunction with a Cabot School Building Committee meeting to present the current design approaches for site and building to the public and received input from neighbors and parents in attendance.

**ATTACHMENTS**

- Angier, Zervas and Cabot, City of Newton Budget and Categories of Expenses Summary
- Newton Elementary School Projects: Meeting and Milestone Schedule, dated 4/30/15

APRIL 30, 2015

**ANGIER ELEMENTARY SCHOOL PROJECT**

**BUDGET & CATEGORIES OF EXPENSES**

**JOSLIN LESSER + ASSOCIATES for CITY OF NEWTON PUBLIC BUILDINGS DEPARTMENT**

CATEGORIES OF THE BUDGET	REVISED BUDGET 07/26/13	BUDGET BASED ON GMP *	CURRENT EXPENDITURES	TOTAL EXPENDITURES	TOTAL ALLOCATIONS	UNOBLIGATED BUDGET
<b>FEASIBILITY STUDY (Includes A/E, OPM &amp; CM PreCon)</b>	\$ 717,659	\$ 695,241	\$ -	\$ 691,421	\$ 695,241	\$ -
<b>PROJECT ADMINISTRATION (Includes OPM)</b>	\$ 970,000	\$ 970,000	\$ 37,000	\$ 525,739	\$ 912,886	\$ 57,114
<b>CONSTRUCTION CLERK OF THE WORKS</b> INCLUDED IN OPM SERVICES UNDER PROJECT ADMINISTRATION						
<b>BUILDING SYSTEM COMMISSIONING</b> PAID FOR DIRECTLY BY THE MSBA: NOT INCLUDED IN TOTAL PROJECT BUDGET						
<b>ARCHITECTURE &amp; ENGINEERING</b>	\$ 2,491,100	\$ 2,492,800	\$ 43,119	\$ 1,990,284	\$ 2,473,938	\$ 17,162
<b>PRE CONSTRUCTION SERVICES</b>	\$ 123,600	\$ 123,600		\$ 123,600	\$ 123,600	\$ -
<b>CONSTRUCTION</b>	\$ 26,231,698	\$ 26,231,698	\$ -	\$ 4,124,785	\$ 26,210,616	\$ 21,082
<b>ALTERNATE #1: Site Improvements</b>	\$ 836,069	\$ 836,069	\$ -	\$ 500,970	\$ 836,069	\$ -
<b>ALTERNATE #2: Off Site Improvements</b>	\$ 3,112,190	\$ 3,112,190	\$ 95,256	\$ 408,457	\$ 1,252,486	\$ 1,859,704
<b>FURNITURE/FIXTURES/EQUIPMENT</b>	\$ 1,116,000	\$ 1,116,000	\$ -	\$ -	\$ -	\$ 1,116,000
<b>OTHER PROJECT COSTS</b>	\$ 230,000	\$ 230,000	\$ 300	\$ 89,746	\$ 154,667	\$ 75,333
<b>CONSTRUCTION CONTINGENCY</b>	\$ 1,311,474	\$ 1,311,474	\$ -	\$ -	\$ -	\$ 1,311,474
<b>OWNER'S CONTINGENCY (SOFT COSTS)</b>	\$ 360,210	\$ 380,927	\$ -	\$ -	\$ -	\$ 360,210
<b>TOTAL PROJECT EXPENDITURE BUDGET</b>	<b>\$ 37,500,000</b>	<b>\$ 37,500,000</b>	<b>\$ 175,675</b>	<b>\$ 8,455,001</b>	<b>\$ 32,659,503</b>	<b>\$ 4,818,078</b>

\* Budget based on GMP reflects current budget (04/01/15) with adjustments that will be incorporated as part of the PFA Amendment, which is subject to approval of the Board of Aldermen.

Total Value of CM Change Orders Submitted to Date	\$ -
Total Number of CM Change Orders Submitted to Date	0
Expenditures are listed based on date submitted to the City for processing	
Expenditures and Encumbrances are rounded to the nearest whole dollar	

Construction Completion Rate (%)	9%
Projected Construction Start Date	6/30/2014
Substantial Completion Date	12/15/2015
Final Project Completion Date	3/17/2016



APRIL 30, 2015

**ZERVAS ELEMENTARY SCHOOL PROJECT**

**BUDGET & CATEGORIES OF EXPENSES**

**JOSLIN LESSER + ASSOCIATES for CITY OF NEWTON PUBLIC BUILDINGS DEPARTMENT**

CATEGORIES OF THE BUDGET	BOARD ORDER BUDGET	CURRENT EXPENDITURES	TOTAL EXPENDITURES	TOTAL ALLOCATIONS	UNOBLIGATED BUDGET
Repair & Maint. Public Buildings (UST)	\$ 30,177	\$ -	\$ -	\$ -	\$ 30,177
Consultants (Testing & Peer Review)	\$ 150,000	\$ 4,380	\$ 4,380	\$ 21,000	\$ 129,000
Moving	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
Advertising	\$ 1,500	\$ -	\$ 152	\$ 152	\$ 1,348
Printing	\$ 37,500	\$ -	\$ 769	\$ 2,112	\$ 35,388
Architectural Services	\$ 3,415,042	\$ 91,630	\$ 1,277,612	\$ 3,215,042	\$ 200,000
Construction Contract Management: OPM/Clerk	\$ 1,086,823	\$ 16,000	\$ 276,000	\$ 1,086,000	\$ 823
Demolition (of Acquired Houses)	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
Construction	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Construction Manager at Risk (Construction + PreCon)	\$ 29,160,000	\$ 10,000	\$ 80,000	\$ 160,000	\$ 29,000,000
Building Commissioning (through OPM)	\$ 100,000	\$ -	\$ -	\$ 99,901	\$ 99
<b>Site Improvements (in CM Construction)</b>					
Off Site Improvements	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
Furniture/Fixtures/Equipment FFE	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Computer Equipment	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Land Acquisition	\$ 2,415,000	\$ -	\$ 2,298,000	\$ 2,366,000	\$ 49,000
Mayor's Contingency	\$ 318,958	\$ -	\$ -	\$ -	\$ 318,958
Board of Aldermen Contingency	\$ 1,365,000	\$ -	\$ -	\$ -	\$ 1,365,000
<b>TOTAL PROJECT EXPENDITURE BUDGET</b>	<b>\$ 40,000,000</b>	<b>\$ 122,010</b>	<b>\$ 3,936,913</b>	<b>\$ 6,950,207</b>	<b>\$ 33,049,793</b>

Total Value of CM Change Orders Submitted to Date	\$ -
Total Number of CM Change Orders Submitted to Date	0

Construction Completion Rate (%)	NA
Projected Construction Start Date	January 2016
Substantial Completion Date	July 2017
Final Project Completion Date	Fall 2017

**NOTES:**

Expenditures are listed "as submitted" to the City, some expenditures may not yet be processed by the City of Newton

The potential cost of concrete slab moisture mitigation will be covered under Construction Contingency

April 30, 2015

**CABOT ELEMENTARY SCHOOL PROJECT**

**BUDGET & CATEGORIES OF EXPENSES**

JOSLIN LESSER + ASSOCIATES for CITY OF NEWTON PUBLIC BUILDINGS DEPARTMENT

CATEGORIES OF THE BUDGET	REVISED BUDGET 07/26/13	CURRENT EXPENDITURES	TOTAL EXPENDITURES	TOTAL ALLOCATIONS	UNOBLIGATED BUDGET
FEASIBILITY STUDY (Includes A/E, OPM & CM PreCon)	\$ 1,000,000	\$ 43,392	\$ 360,130	\$ 860,725	\$ 139,275
PROJECT ADMINISTRATION (Includes OPM)	\$ -	\$ -	\$ -	\$ -	\$ -
CONSTRUCTION CLERK OF THE WORKS INCLUDED IN OPM SERVICES UNDER PROJECT ADMINISTRATION					
BUILDING SYSTEM COMMISSIONING PAID FOR DIRECTLY BY THE MSBA: NOT INCLUDED IN TOTAL PROJECT BUDGET					
ARCHITECTURE & ENGINEERING	\$ -	\$ -	\$ -	\$ -	\$ -
PRE CONSTRUCTION SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -
CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -
FURNITURE/FIXTURES/EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER PROJECT COSTS	\$ -	\$ -	\$ -	\$ -	\$ -
CONSTRUCTION CONTINGENCY	\$ -	\$ -	\$ -	\$ -	\$ -
OWNER'S CONTINGENCY (SOFT COSTS)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL PROJECT EXPENDITURE BUDGET</b>	<b>\$ 1,000,000</b>	<b>\$ 43,392</b>	<b>\$ 360,130</b>	<b>\$ 860,725</b>	<b>\$ 139,275</b>

Total Value of CM Change Orders Submitted to Date	\$ -
Total Number of CM Change Orders Submitted to Date	0
Expenditures are listed based on date submitted to the City for processing	
Expenditures and Encumbrances are rounded to the nearest whole dollar	

Construction Completion Rate (%)	NA
Projected Construction Start Date	Summer 2017
Substantial Completion Date	December 2018
Final Project Completion Date	January 2019

ELEMENTARY SCHOOL PROJECTS: MEETING & MILESTONE SCHEDULE

ANGIER - A

ZERVAS - Z

CABOT - C

4/2015 - 8/2015



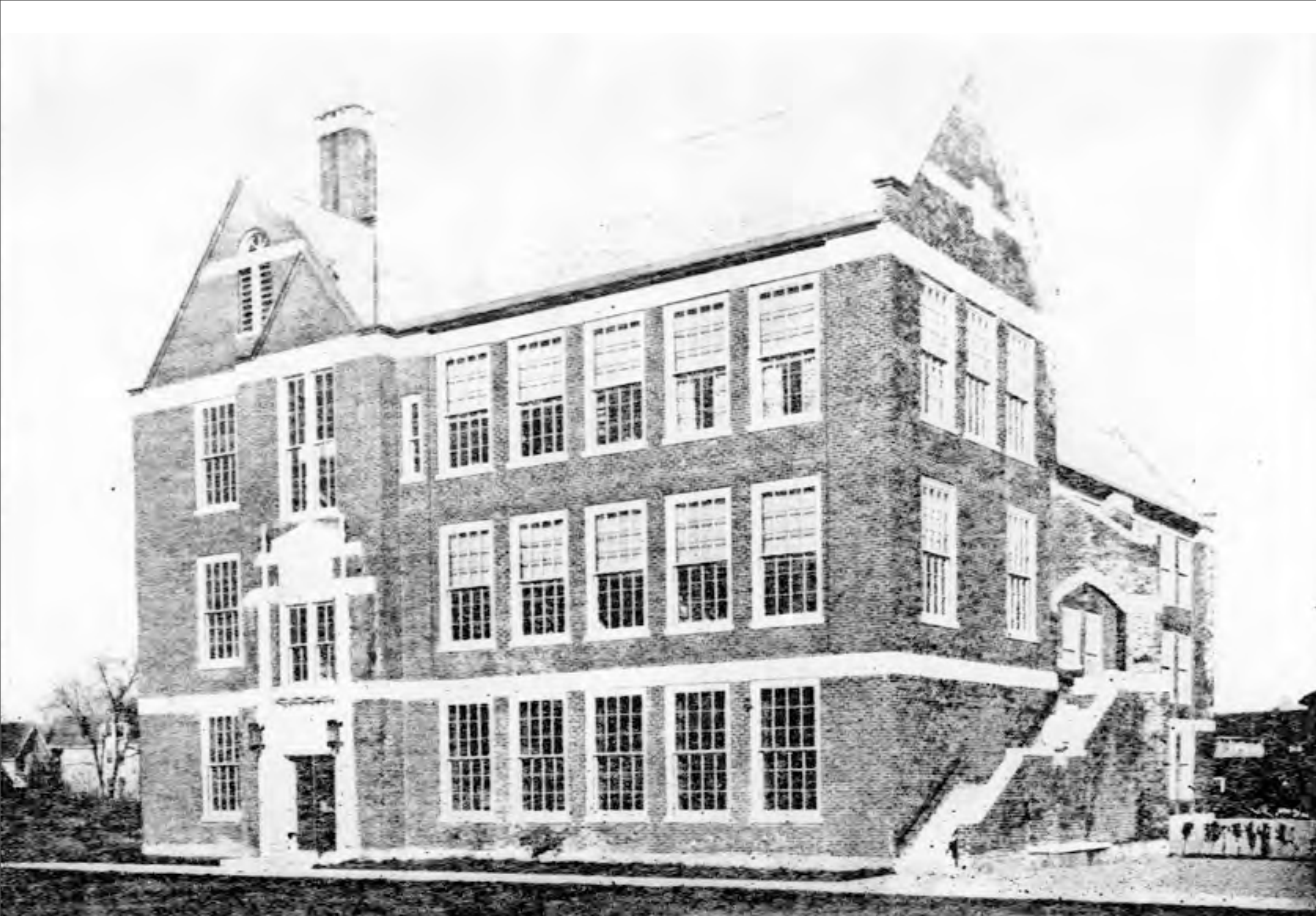
**NEWTON PUBLIC SCHOOLS**



**UPDATED DRAFT - 05/05/15**  
(through Zervas DD and Cabot FS/Preferred SD)

WEEK OF (Monday)	CRITICAL MILESTONE	MONDAY	TUESDAY	WEDNESDAY		THURSDAY		FRIDAY
				AM	PM	AM	PM	
		BOA/SC MEETINGS	WEEKLY PROGRAMMING/ DESIGN MEETINGS	CONSTRUCTION MEETINGS	DRC MEETINGS	WORKING GROUP MEETINGS	WABAN AREA COUNCIL MEETINGS	BOA/SC UPDATE PACKETS
		City Hall Aldermanic Chamber - 7:45PM	Location TBD, Time TBD	CONSTRUCTION MEETINGS: Angier site trailer 10:00-12:00PM	DRC MEETINGS: Library, Trustee's Rm, 6:00PM (unless otherwise noted)	WORKING GROUP MEETINGS: City Hall, room/time TBD	SBC+DRC JOINT MEETINGS: Newton Ed Center, Rm TBD - 6:00PM WAC: Waban Library, 7:00PM	
APR 2015	03/30/15		03/31/15	A 04/01/15 CONSTRUCTION MTG	04/01/15	Z 04/02/15 ZWG: 100% DD UPDATE (8:45AM, location TBD)	C 04/02/15 CSBC+DRC MEETING: FS UPDATE (6:00PM, Ed Ctr, Room 210)	Z 04/03/15 BOA PACKET UPDATE
	04/06/15	Z 04/06/15 BOA & SC MEETING (7:45PM) C: FS UPDATE Z: 100% DD UPDATE	Z 04/07/15 PARENT COMMUNITY MTG Zervas In Motion (7:00PM, Zervas ES)	A 04/08/15 CONSTRUCTION MTG	04/08/15	C 04/09/15 CWG: PREP FOR CSBC/FORUM (8:30AM, City Hall, Room TBD)	Z 04/09/15 ZSBC+DRC MEETING: 100% DD VOTE (6:00PM, Ed Ctr, Room 210) CSBC+DRC MEETING	
	04/13/15	Z 04/13/15 ZERVAS: BEGIN CONSTRUCTION DOCS	04/14/15	A 04/15/15 CONSTRUCTION MTG	04/15/15	04/16/15	A 04/09/15 WABAN AREA COUNCIL (7:00PM, WLC)	04/10/15
	04/20/15	04/20/15 HOLIDAY	04/21/15	A 04/22/15 CONSTRUCTION MTG	C 04/22/15 DRC-C: SD KICK-OFF/INTEGRATED- DESIGN MTG	04/23/15	C 04/09/15 DRC-C: REVIEW CONCEPTS (7:00PM, Ed Ctr Room 210)	04/17/15
	04/27/15	C 04/27/15 PARKS & REC COMMISSION (7:00PM, City Hall Room 209)	04/28/15	A 04/29/15 CONSTRUCTION MTG	04/29/15	04/30/15	C 04/16/15 CSBC / FORUM : FS UPDATE (time/location TBD)	04/24/15
MAY 2015	05/04/15	C 05/04/15 BOA & SC MEETING (7:45PM) CABOT: UPDATE	C 05/05/15 CABOT WG MEETING (8:30AM, City Hall, Room 222)	A 05/06/15 CONSTRUCTION MTG	05/06/15	05/07/15	C 04/30/15 CSBC+DRC MEETING (6:00PM, Ed Ctr Room 210)	Z 05/01/15 BOA PACKET UPDATE
	05/11/15	05/11/15	05/12/15	A 05/13/15 CONSTRUCTION MTG	05/13/15	C 05/14/15 CWG: PREP FOR BOA/SC MTG (8:30AM, City Hall, Room TBD)	A 05/07/15 CSBC+DRC MEETING (6:00PM, Ed Ctr Room 210)	05/08/15
	05/18/15	C 05/18/15 BOA & SC UPDATE MEETING (7:45PM)	05/19/15	A 05/20/15 CONSTRUCTION MTG	05/20/15	05/21/15	C 05/14/15 WABAN AREA COUNCIL (7:00PM, WLC)	Z 05/15/15 Playground Review Meeting (2:00PM, Zervas ES)
	05/25/15	05/25/15 HOLIDAY	05/26/15	A 05/27/15 CONSTRUCTION MTG	C 05/27/15 PARKS & REC COMMISSION (7:00PM, City Hall Room 209)	05/28/15	C 05/21/15 CSBC+DRC MEETING (6:00PM, Ed Ctr Room TBD)	05/22/15
JUN 2015	06/01/15	06/01/15	06/02/15	A 06/03/15 CONSTRUCTION MTG	06/03/15	06/04/15	C 05/28/15 CSBC+DRC MEETING: SELECT OPTION (6:00PM, Ed Ctr Room TBD)	05/29/15
	06/08/15	C 06/11/15 CABOT: MSBA PREFERRED SD SUBMISSION	06/08/15	A 06/10/15 CONSTRUCTION MTG	06/10/15	06/11/15	C 06/04/15 CSBC+DRC MEETING: VOTE (6:00PM, Ed Ctr Room TBD)	06/05/15
	06/15/15	06/15/15	06/16/15	A 06/17/15 CONSTRUCTION MTG	06/17/15	06/18/15	A 06/11/15 WABAN AREA COUNCIL (7:00PM, WLC)	06/12/15
	06/22/15	06/22/15	06/23/15	A 06/24/15 CONSTRUCTION MTG	C 06/24/15 MSBA: FACILITIES ASSESSMENT MEETING	06/25/15	06/18/15	06/19/15
	06/29/15	06/29/15	06/30/15	A 07/01/15 CONSTRUCTION MTG	07/01/15	07/02/15	06/25/15	06/26/15
JUL 2015	07/06/15	07/06/15	07/07/15	A 07/08/15 CONSTRUCTION MTG	07/08/15	07/09/15	07/02/15	07/03/15
	07/13/15	07/13/15	07/14/15	A 07/15/15 CONSTRUCTION MTG	07/15/15	07/16/15	A 07/09/15 WABAN AREA COUNCIL (7:00PM, WLC)	07/10/15
	07/20/15	07/20/15	07/21/15	A 07/22/15 CONSTRUCTION MTG	07/22/15	07/23/15	07/16/15	07/17/15
	07/27/15	07/27/15	07/28/15	A 07/29/15 CONSTRUCTION MTG	07/29/15	07/30/15	07/23/15	07/24/15
AUG 2015	08/03/15	08/03/15	08/04/15	A 08/05/15 CONSTRUCTION MTG	08/05/15	08/06/15	07/30/15	07/31/15
	08/10/15	08/10/15	08/11/15	A 08/12/15 CONSTRUCTION MTG	08/12/15	08/13/15	08/06/15	08/07/15
	08/17/15	08/17/15	08/18/15	A 08/19/15 CONSTRUCTION MTG	08/19/15	08/20/15	A 08/13/15 WABAN AREA COUNCIL (7:00PM, WLC)	08/14/15
	08/24/15	08/24/15	08/25/15	A 08/26/15 CONSTRUCTION MTG	08/26/15	08/27/15	08/20/15	08/21/15
	08/31/15	08/31/15	09/01/15	A 09/02/15 CONSTRUCTION MTG	09/02/15	09/03/15	08/27/15	08/28/15





# Board of Aldermen & School Committee Meeting

May 18, 2015



## Cabot School



*DiNisco Design*  
**PARTNERSHIP**



# Objective

- Feasibility Study milestone to receive Board of Aldermen and School Committee feedback
- Identify preferred planning option:  
**Renovation/Addition (A.4a) vs. New Construction (B.4)**
- **VOTE** at CSBC Meeting on “Preferred Schematic” **May 21, 2015**
- **SUBMIT** “Preferred Schematic” to MSBA **June 11, 2015**
- Site design refinements / traffic / access issues are independent from the selection of the “Preferred Schematic”



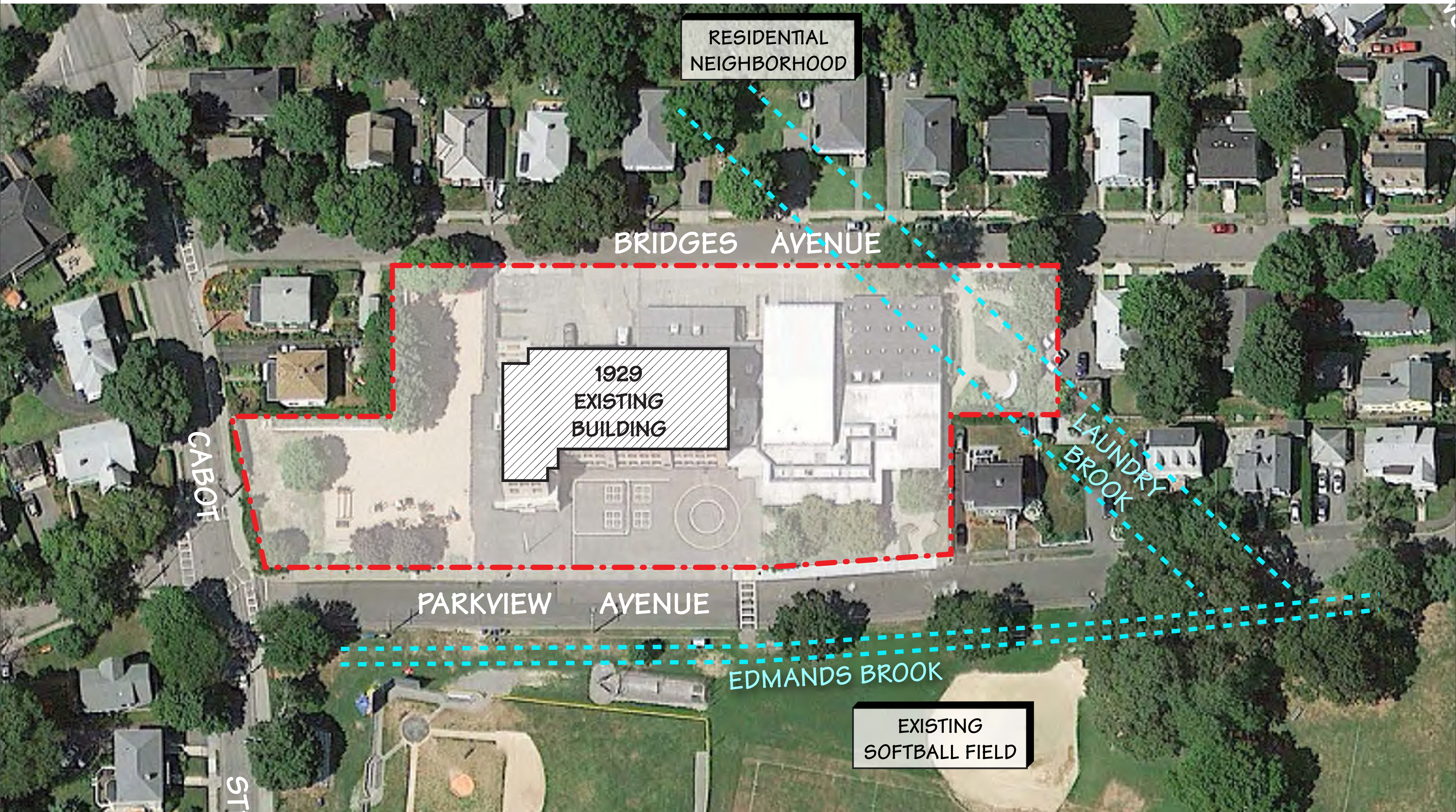
# Cabot School / Cabot Park

	<u>Cabot School</u> (480)	<u>Zervas School</u> (490)	<u>Angier School</u> (465)
Classrooms + SPED Classrooms	24 + 2 (26 Total)	24 + 1 (25 Total)	22 + 2 (24 Total)
Gross Building Area	~ 81,500 - 84,500 SF	79,000 SF	74,960 SF
Total Lot Area	1.78 acres	4.2 acres	1.84 acres



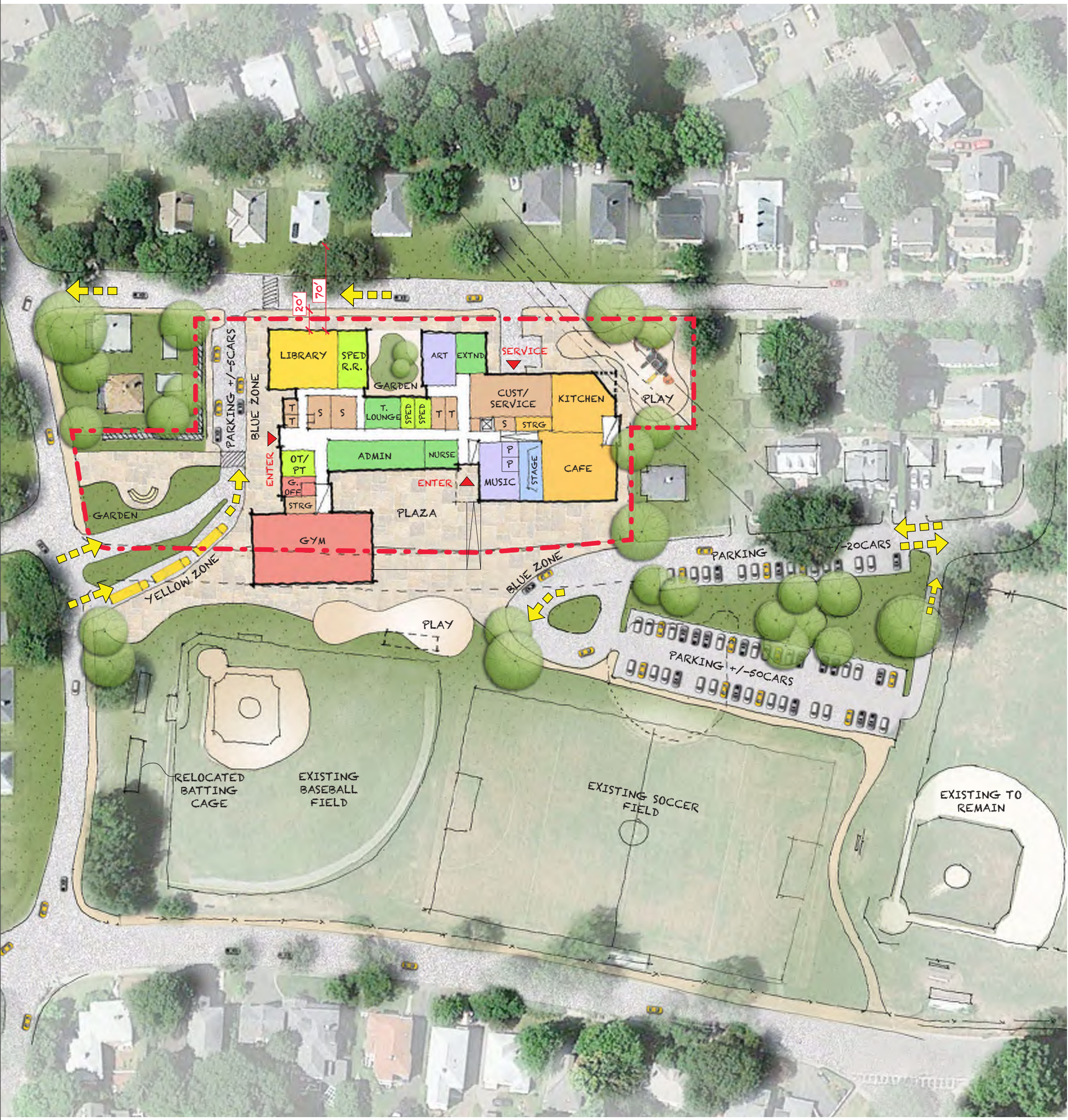
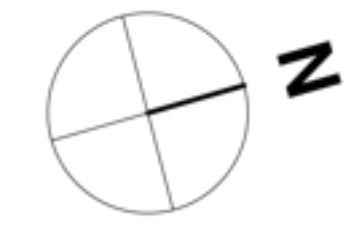


# Cabot School / Cabot Park

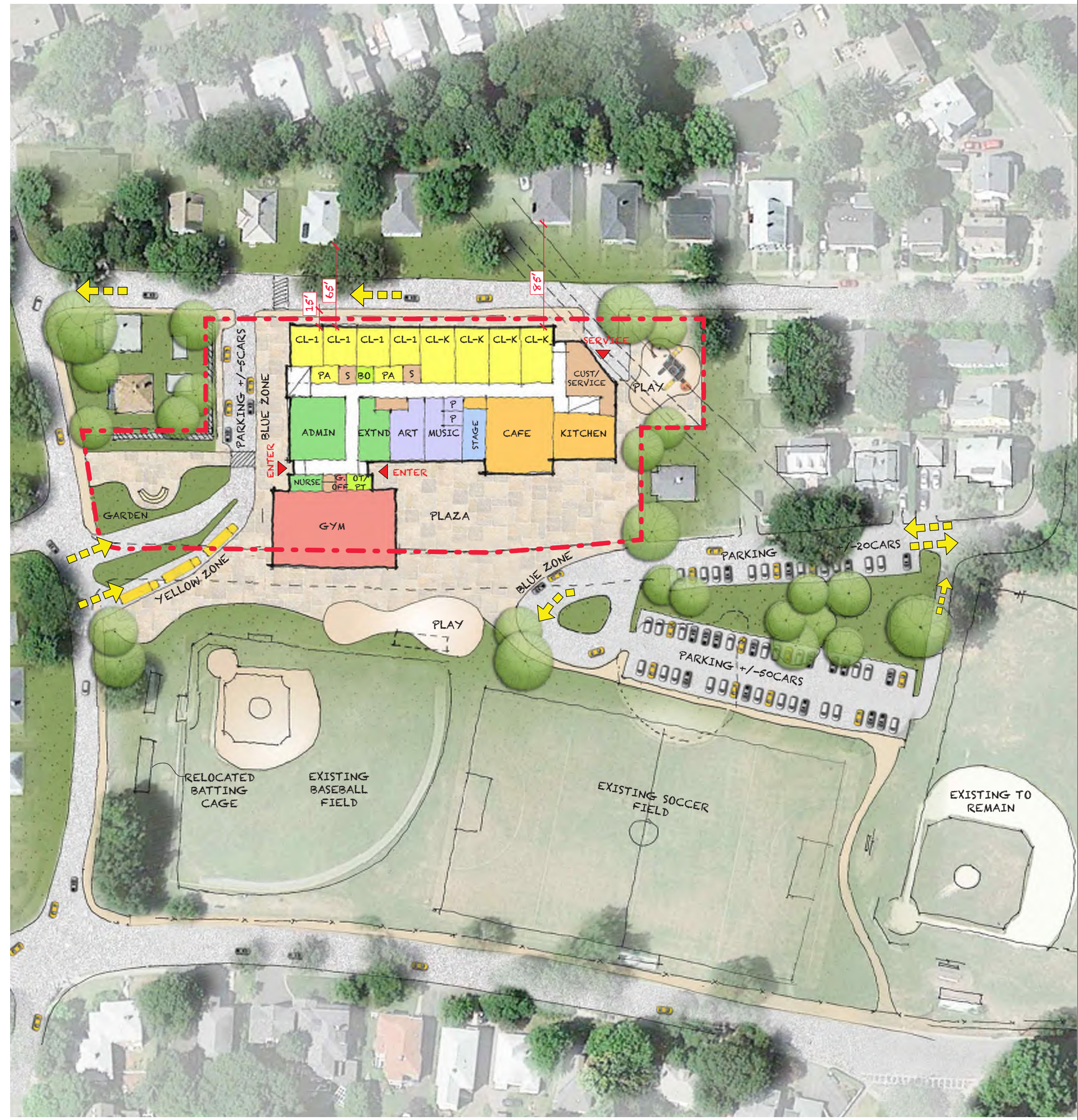




# A.4a and B.4 Overview



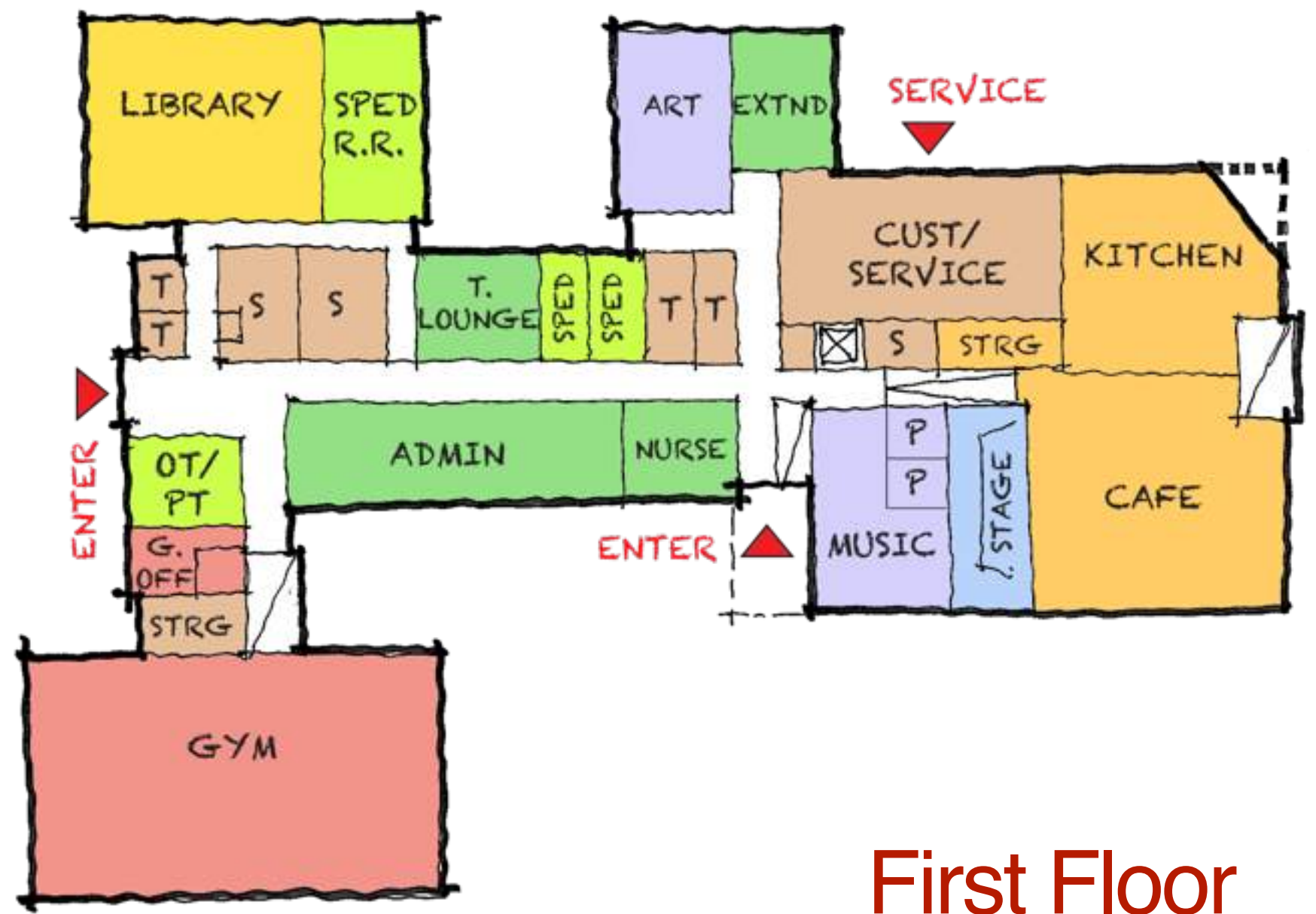
Renovation / Addition | Option A.4a



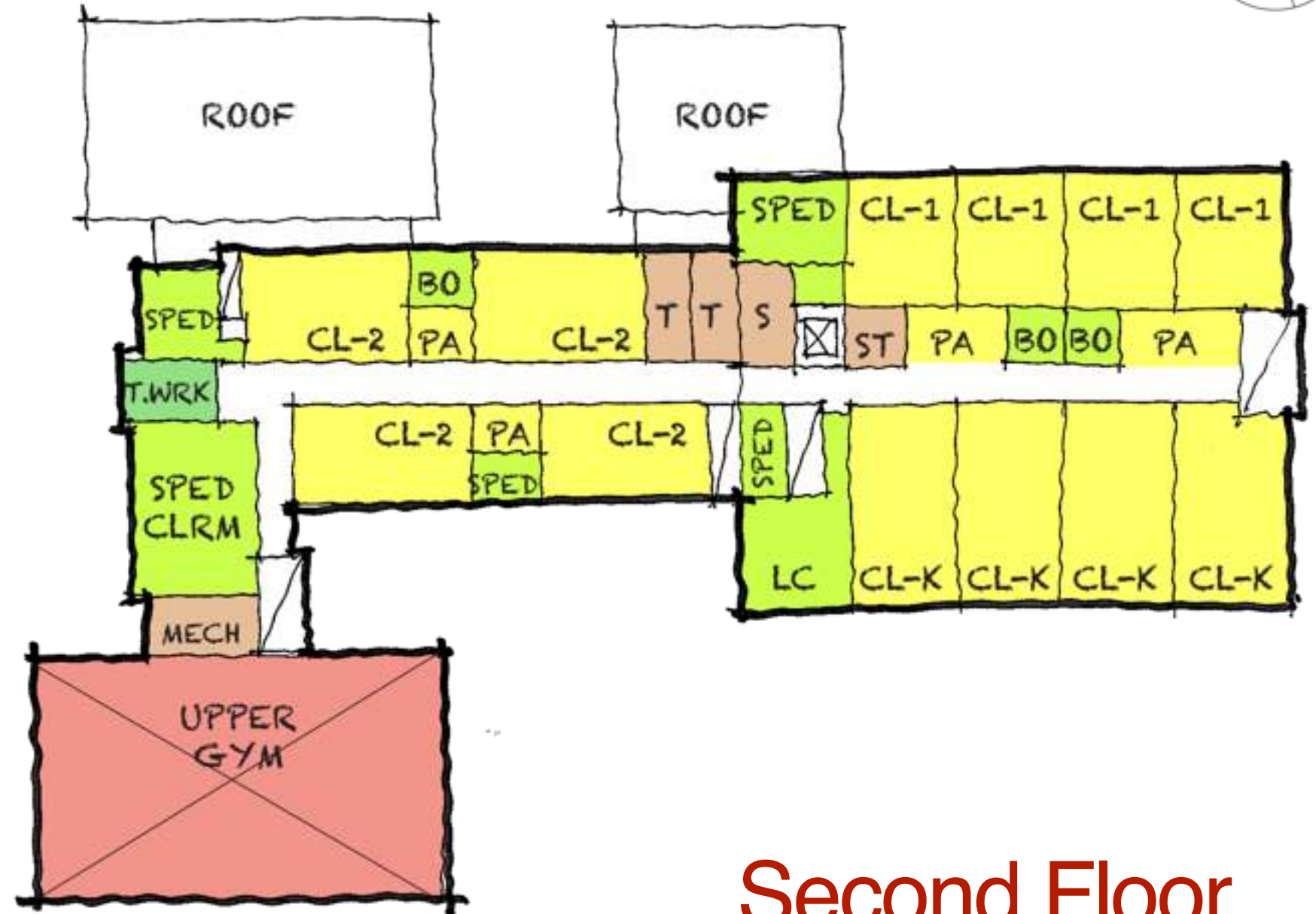
New Construction | Option B.4



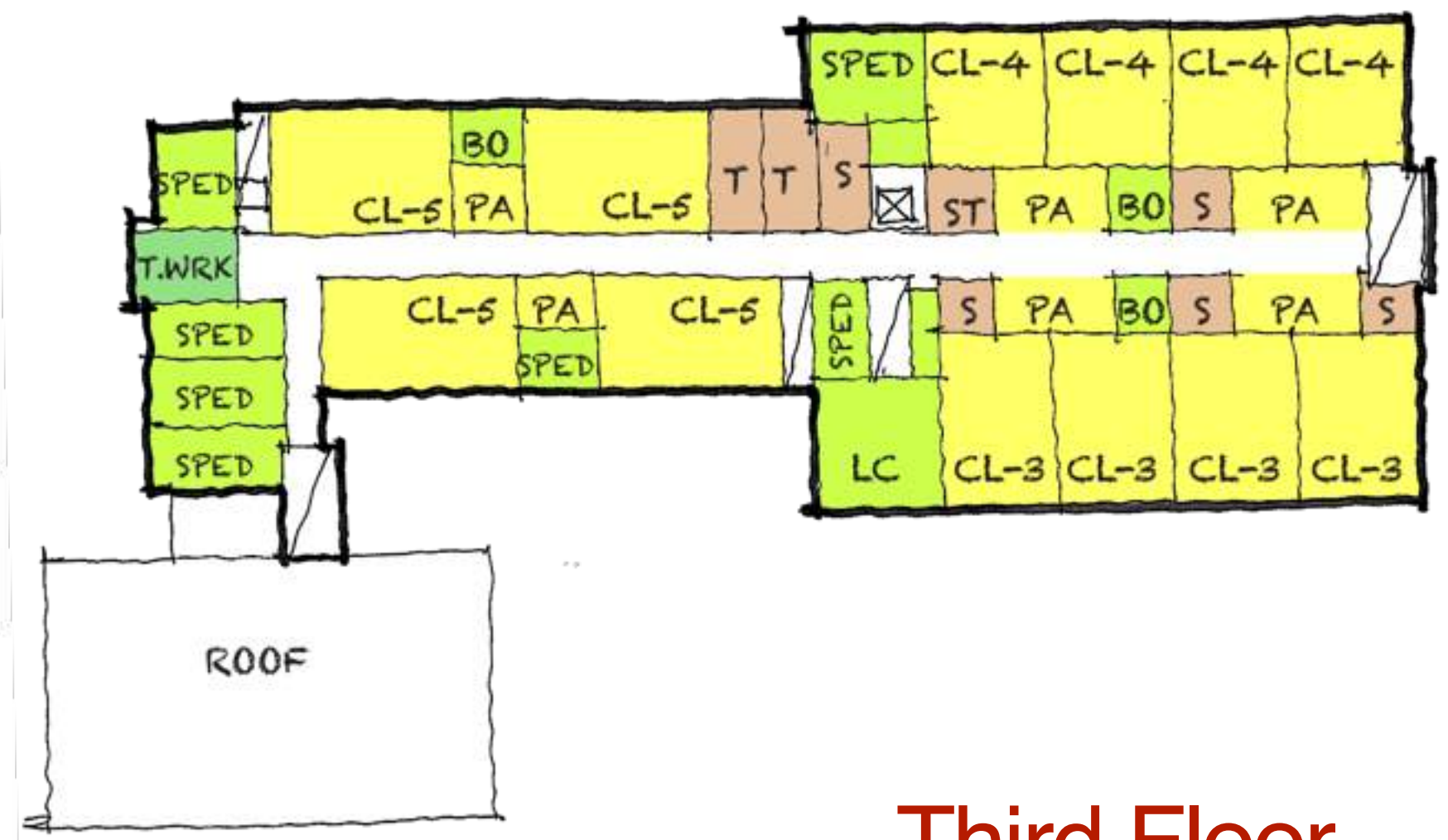
# Renovation Addition I A.4a



First Floor



Second Floor



Third Floor

**LEGEND**

- CLASSROOM
- SPECIAL EDUCATION
- LIBRARY
- ART/MUSIC
- STAGE
- GYMNASIUM
- KITCHEN/CAFETERIA
- ADMINISTRATION
- BUILDING SERVICES

- \* Variations within scheme will be studied
- Core program located on **ground floor**
- Gym can be **zoned off**
- Kindergarten + 1st grade on **2nd floor**
- Academics on **two floors**
- **Limited floor-to-floor heights** due to preservation of 1929 building
- Cafeteria **lowered 30 inches**



# Renovation Addition I A.4a

Aerial View





# Renovation Addition I A.4a

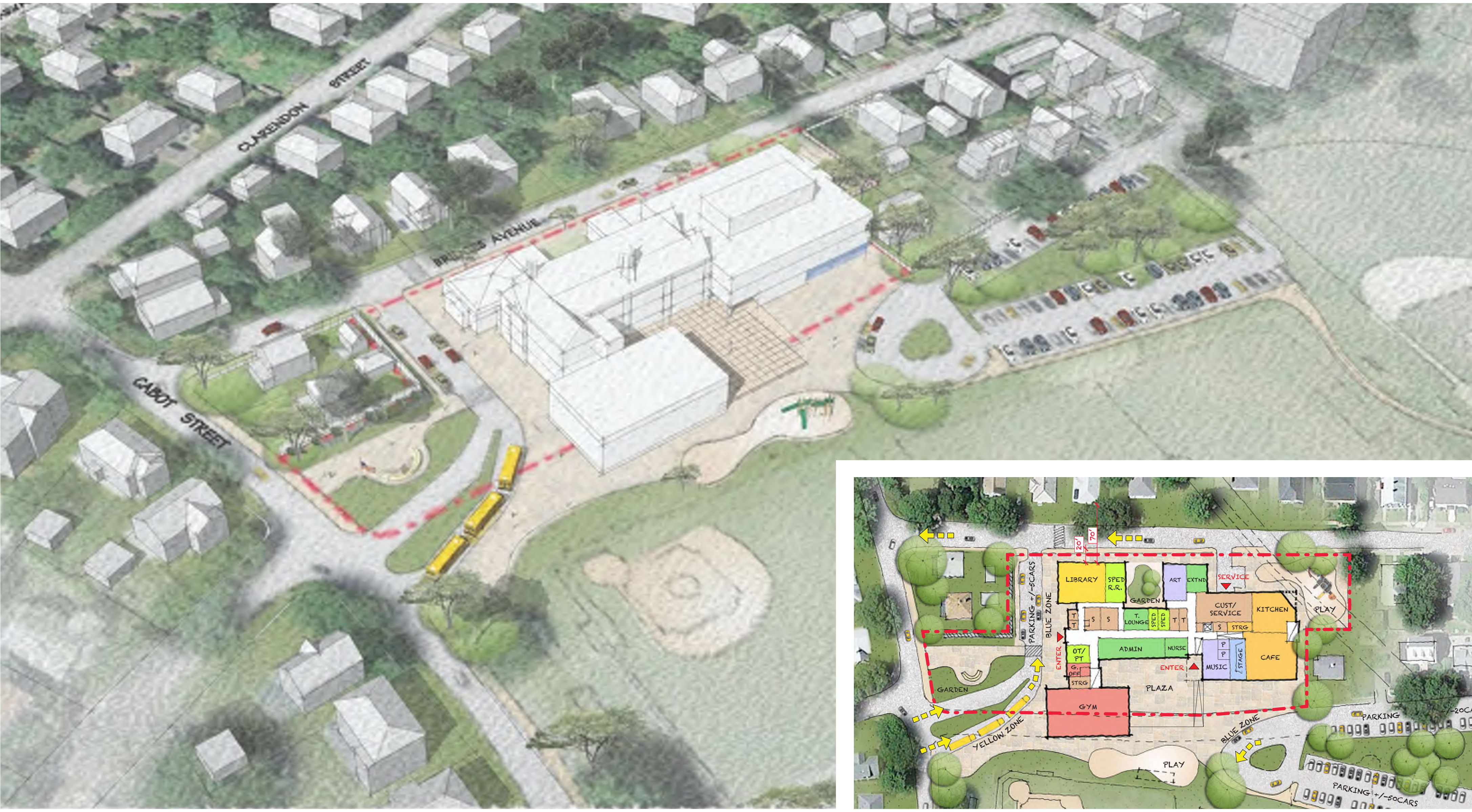
Aerial View





# Renovation Addition I A.4a

Aerial View





# Renovation Addition I A.4a

Aerial View





# Renovation Addition I A.4a

Aerial View





# Renovation Addition | A.4a

View North on Parkview Ave.





# Renovation Addition I A.4a

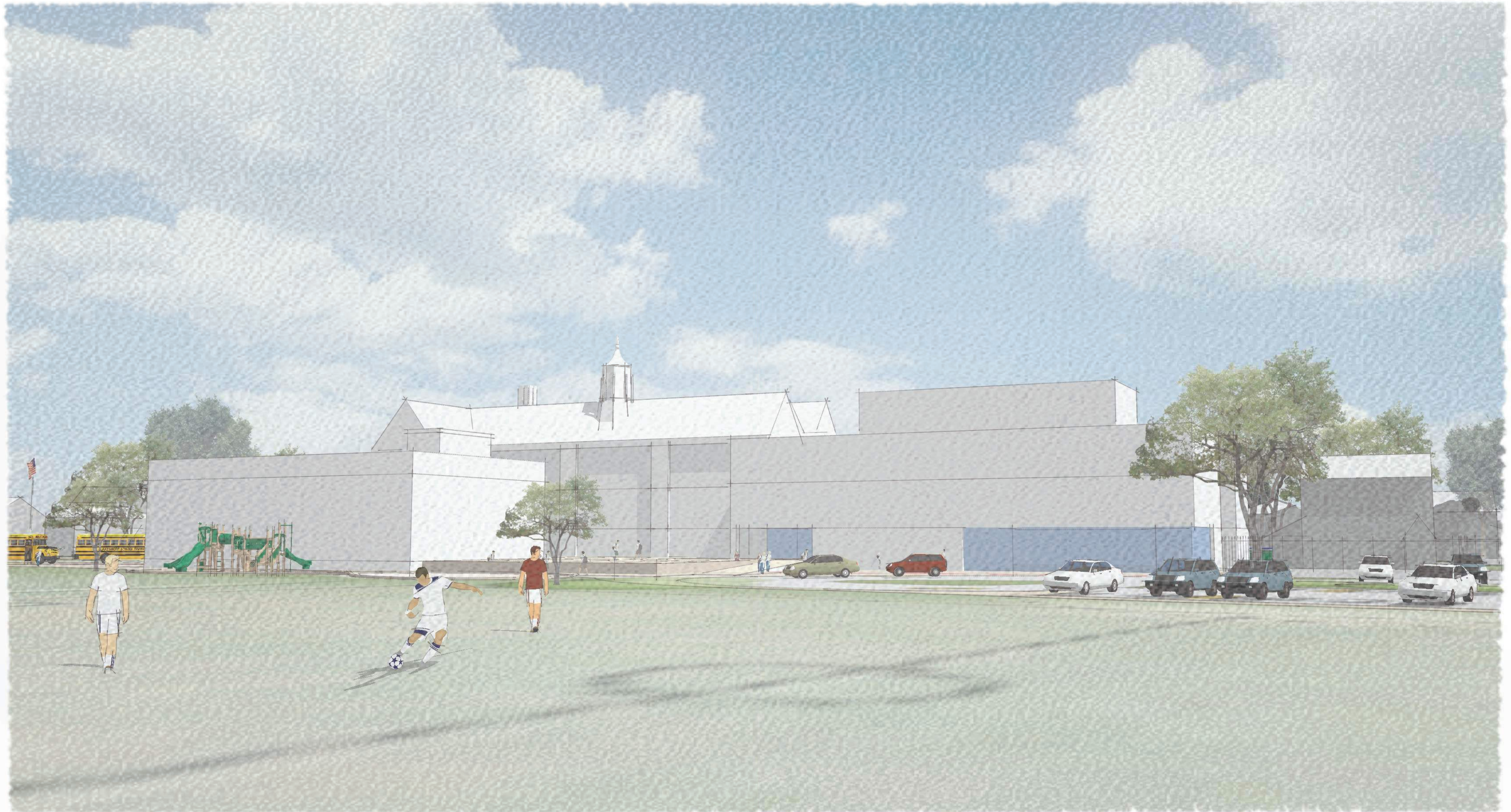
View South on Parkview Ave.





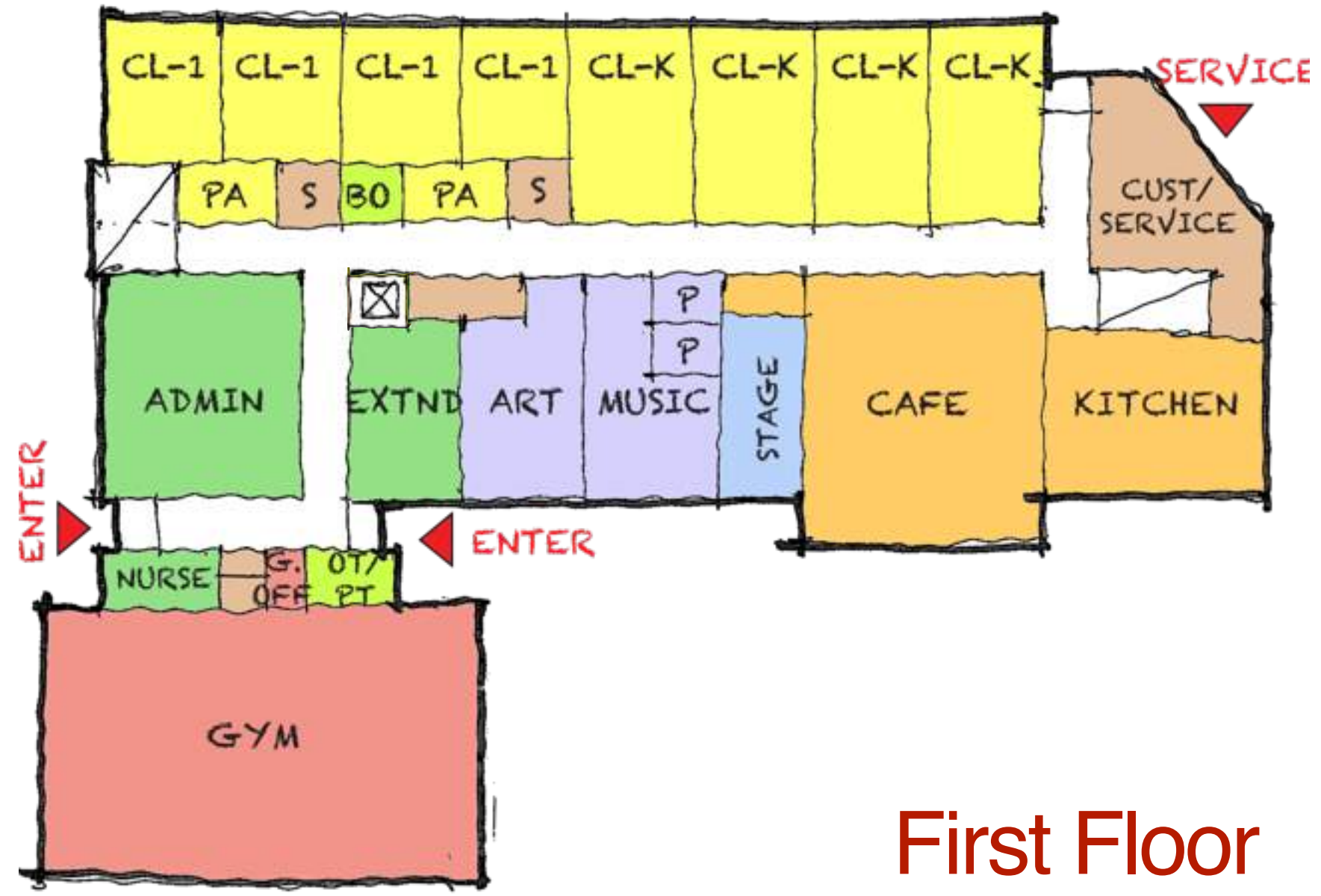
# Renovation Addition | A.4a

View from Cabot Park

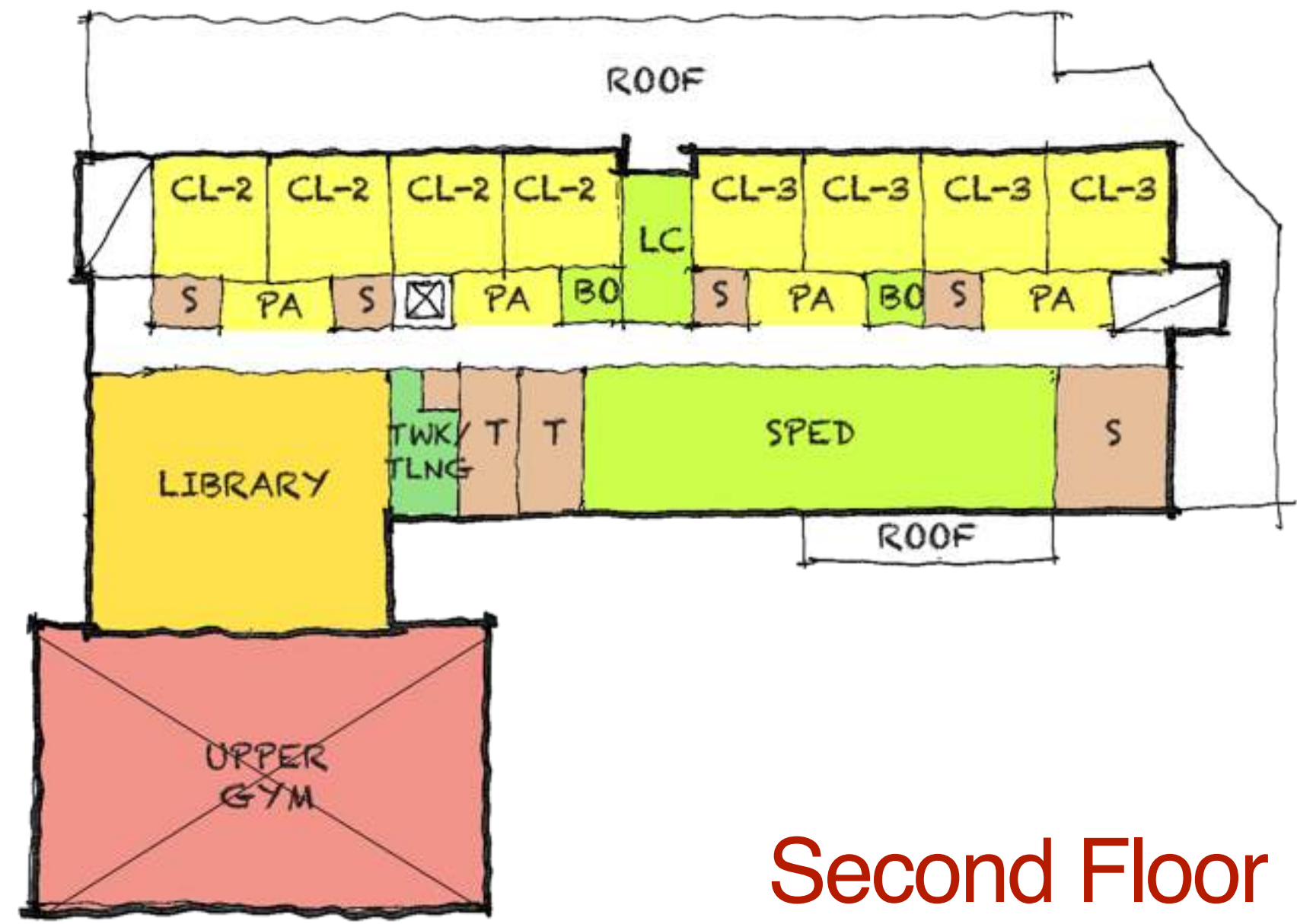




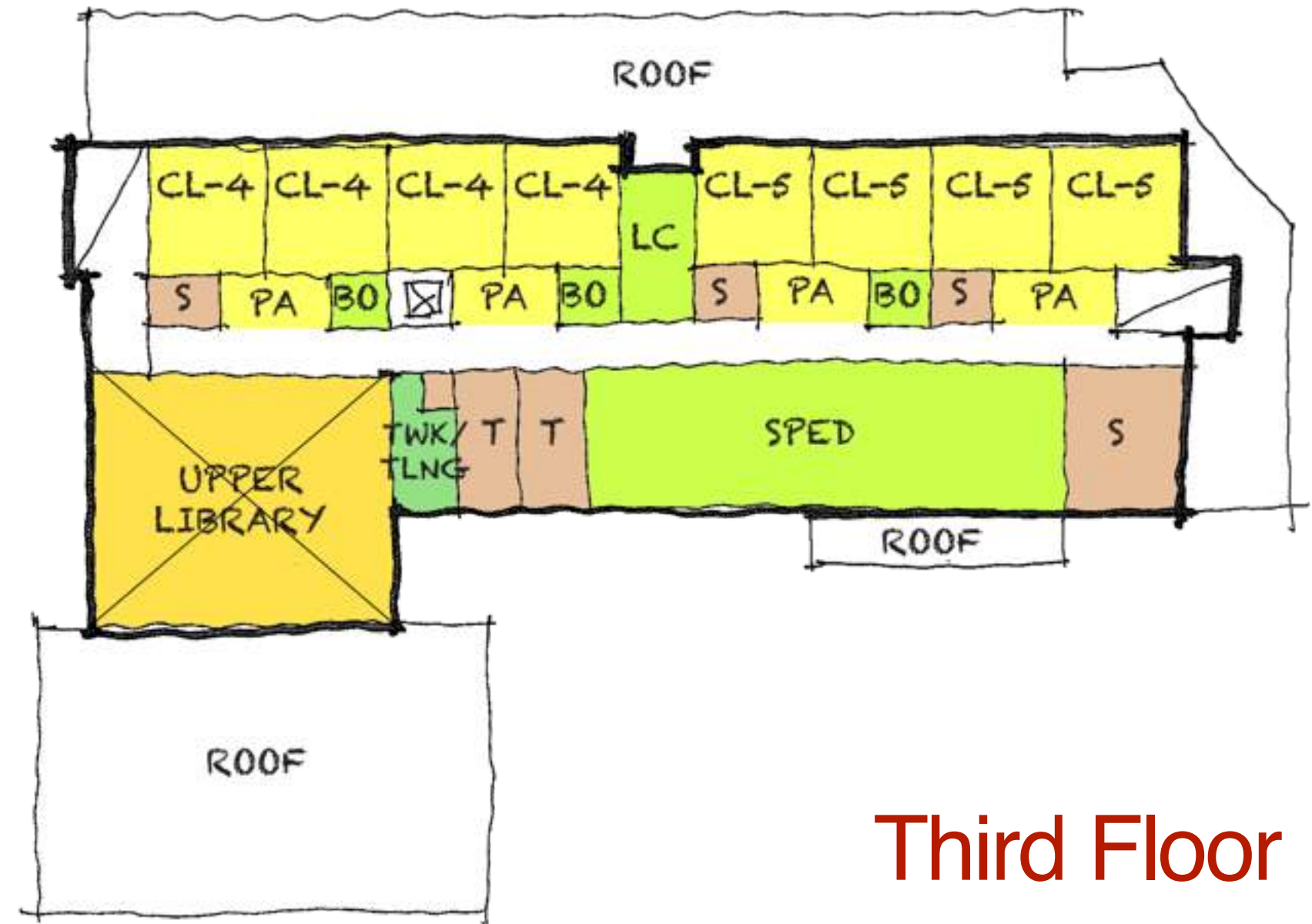
# New Construction I B.4



First Floor



Second Floor



Third Floor

**LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	CLASSROOM
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	SPECIAL EDUCATION
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	LIBRARY
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	ART/MUSIC
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	STAGE
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	GYMNASIUM
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	KITCHEN/CAFETERIA
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	ADMINISTRATION
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	BUILDING SERVICES

- \* Variations within scheme will be studied
- Core on **ground and second floors.**
  - Academics on **three floors**
  - Kindergarten + 1st grade **ground floor**
  - Gym can be **zoned off**



# New Construction | B.4

Aerial View





# New Construction | B.4

Aerial View





# New Construction | B.4

Aerial View





# New Construction | B.4

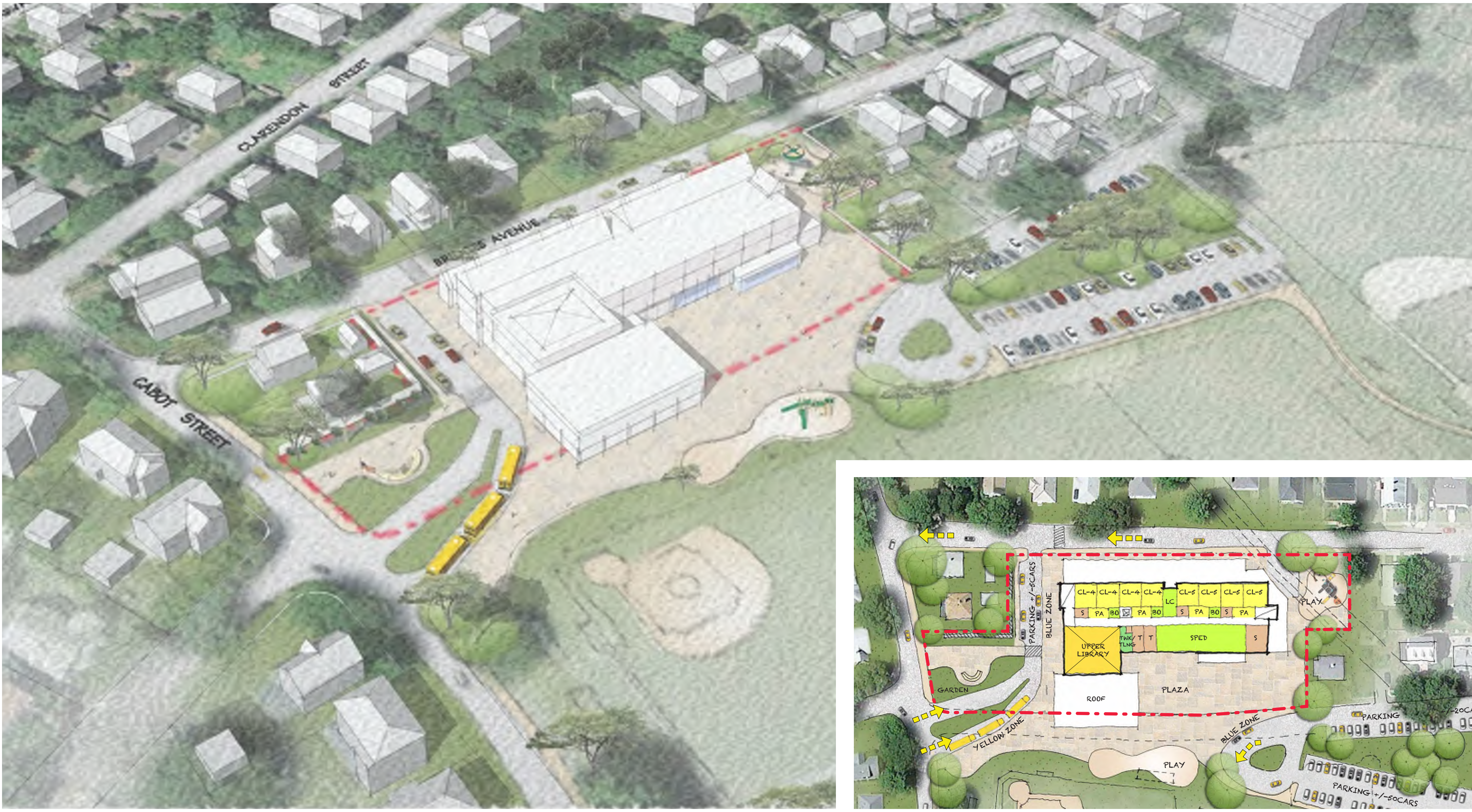
Aerial View





# New Construction | B.4

Aerial View





# New Construction | B.4

View North on Parkview Ave.





# New Construction | B.4

View South on Parkview Ave.





# New Construction | B.4

View from Cabot Park





# A.4a and B.4 Overview

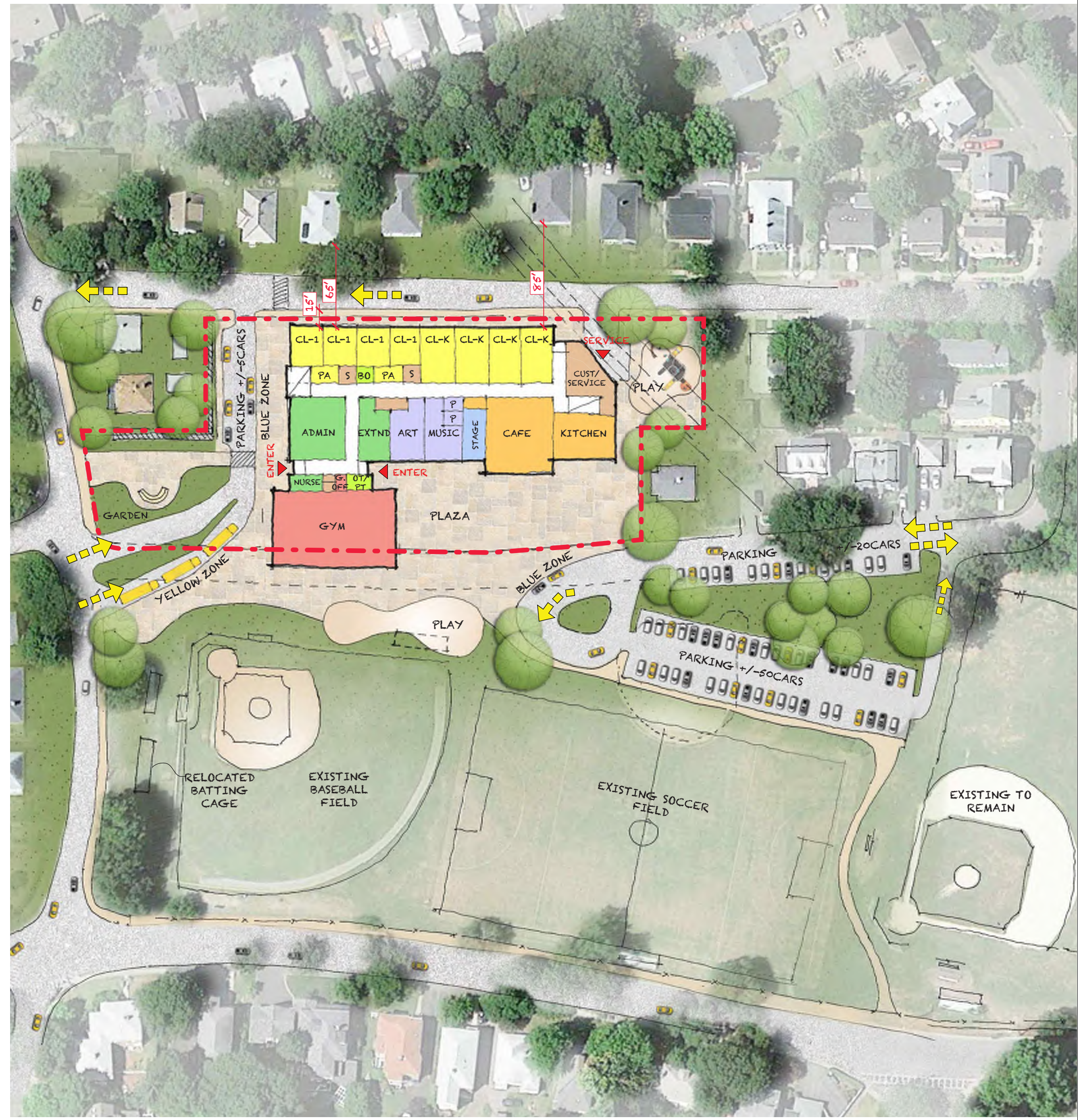
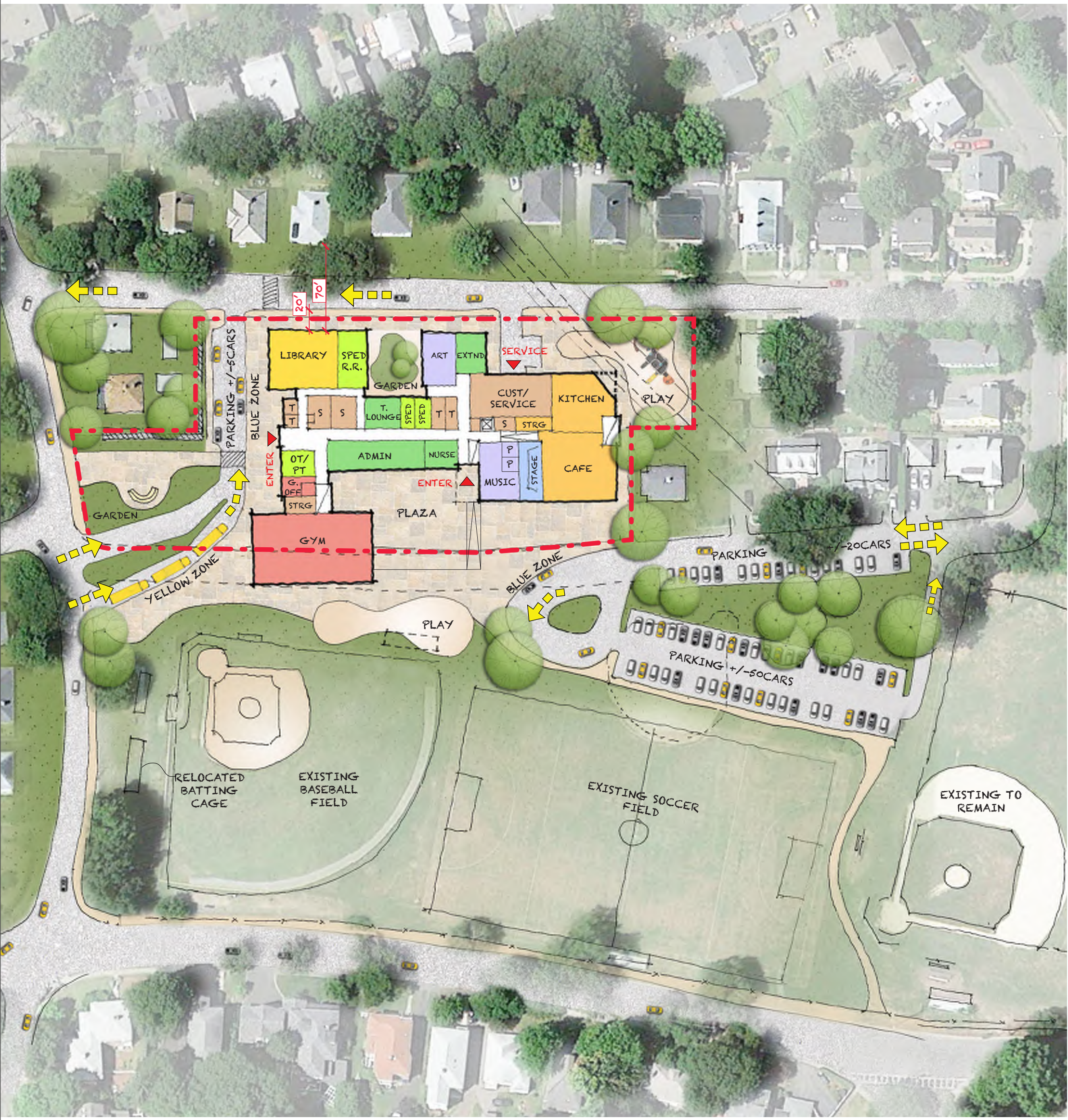
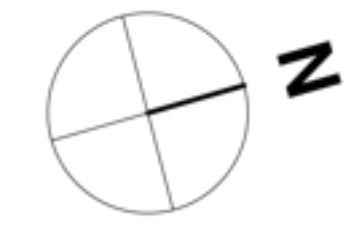


Renovation / Addition | Option A.4a

New Construction | Option B.4



# A.4a and B.4 Overview



Renovation / Addition | Option A.4a

New Construction | Option B.4



# Plan Overview

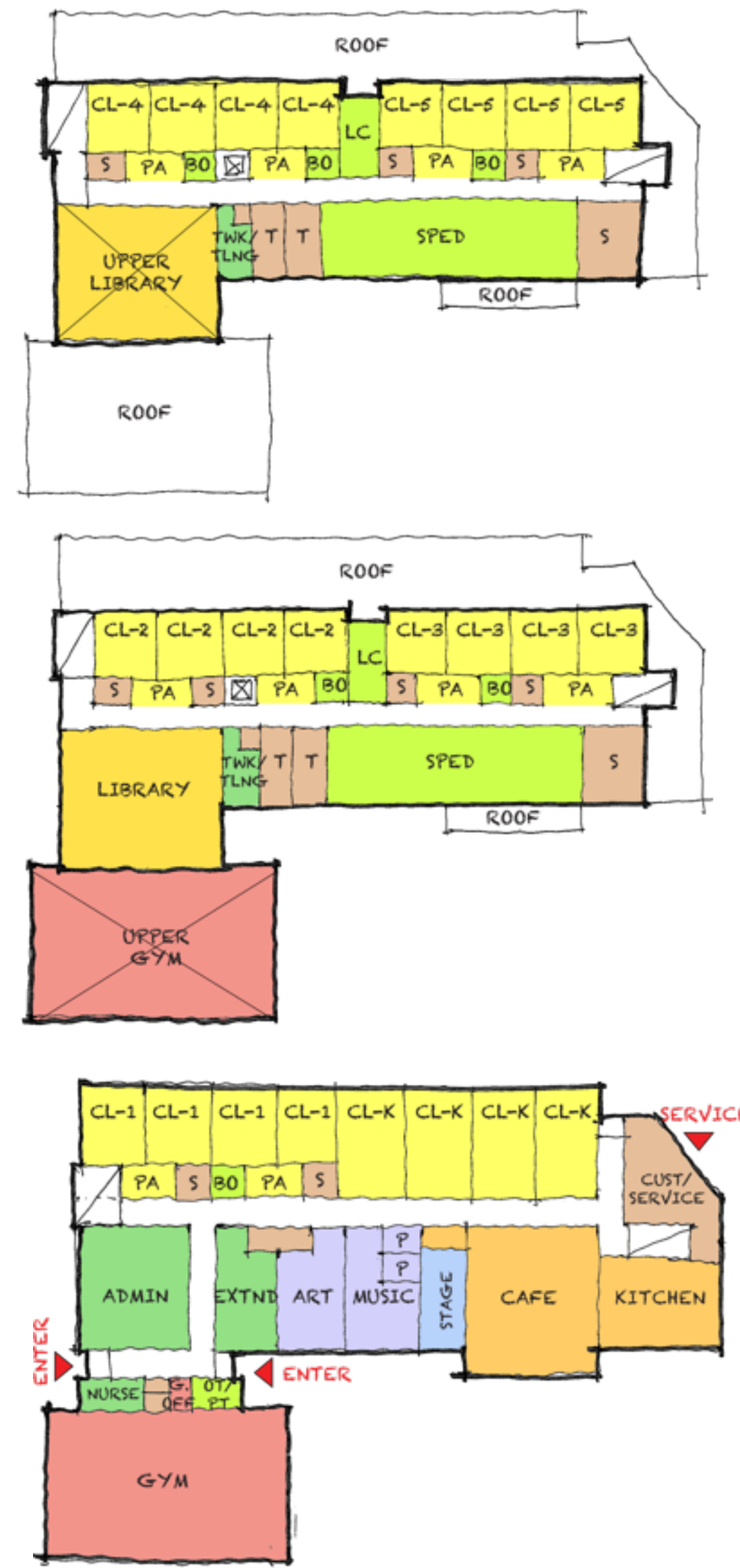


3RD FLOOR

2ND FLOOR

1ST FLOOR

Renovation / Addition | Option A.4a



New Construction | Option B.4



# Pros and Cons

## Renovation / Addition

### Pros

- Approvals process is more defined and predictable
- Retains 1929 Cabot School as a community landmark
- Higher reimbursement rate from MSBA (\$400,000-500,000)
- Potentially less subsurface/environmental mitigation required and less building demolition

### Cons

- Building construction costs likely higher - even with higher reimbursement (still within budget)
- Design restrictions imposed by existing structure (program requirements will be met)

## New Construction

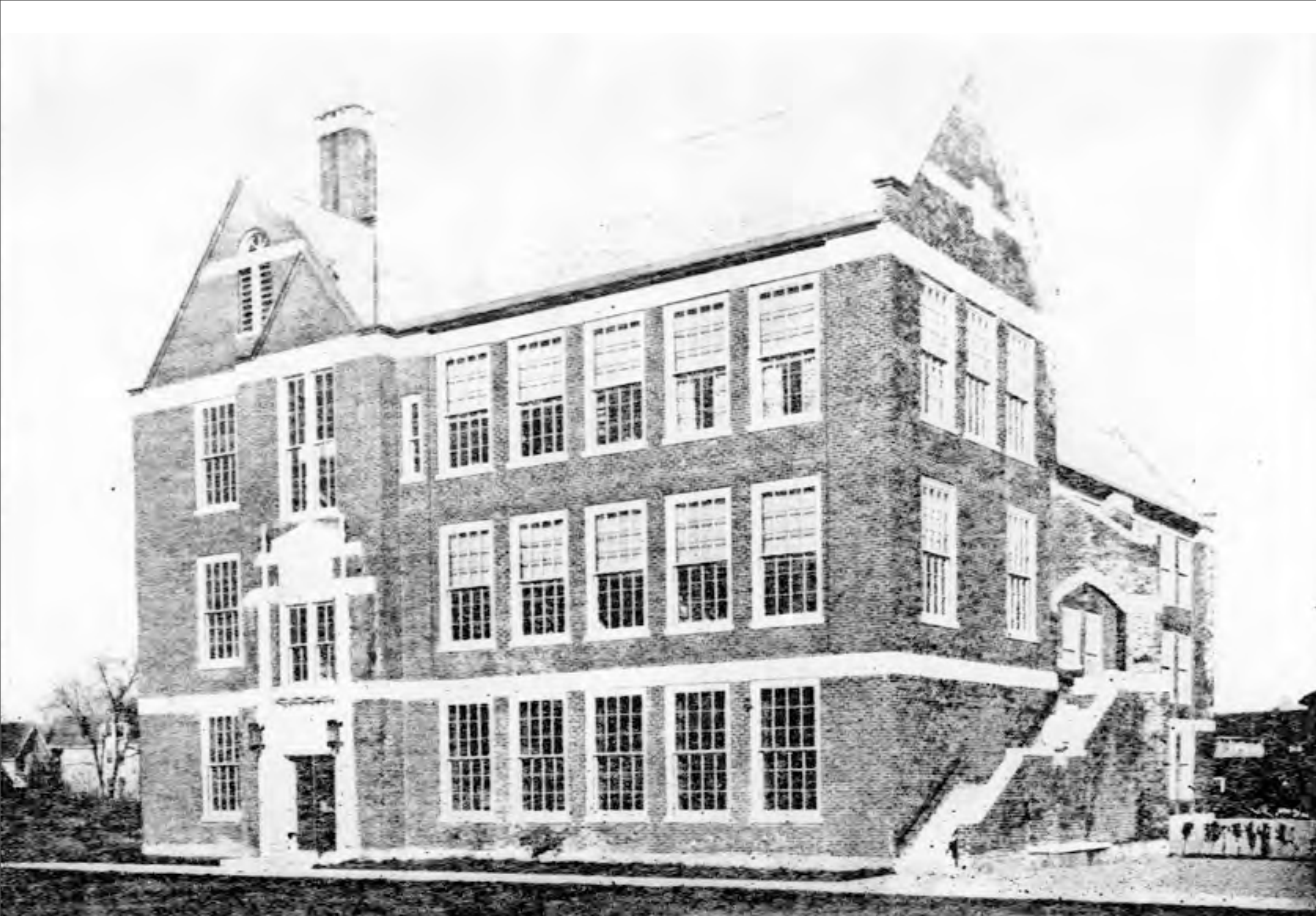
### Pros

- Allows for more design flexibility of building interiors and program spaces
- More flexibility of site design and contiguous open space
- Building construction costs likely lower

### Cons

- Massachusetts Historical Commission approvals process undetermined - may add time and cost
- Potential for community objections to demolishing 1929 Cabot School





# Board of Aldermen & School Committee Meeting

May 18, 2015



## Cabot School



*DiNisco Design*  
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