

ARROWSTREET

NEWTON EARLY CHILDHOOD PROGRAM

DRC MEETING

NEWTON, MA

11 DECEMBER 2019

**SITE PLAN REVIEW AND UPDATES
DESIGN UPDATES
COST ESTIMATE REVIEW
SOILS UPDATE
SCHEDULE**

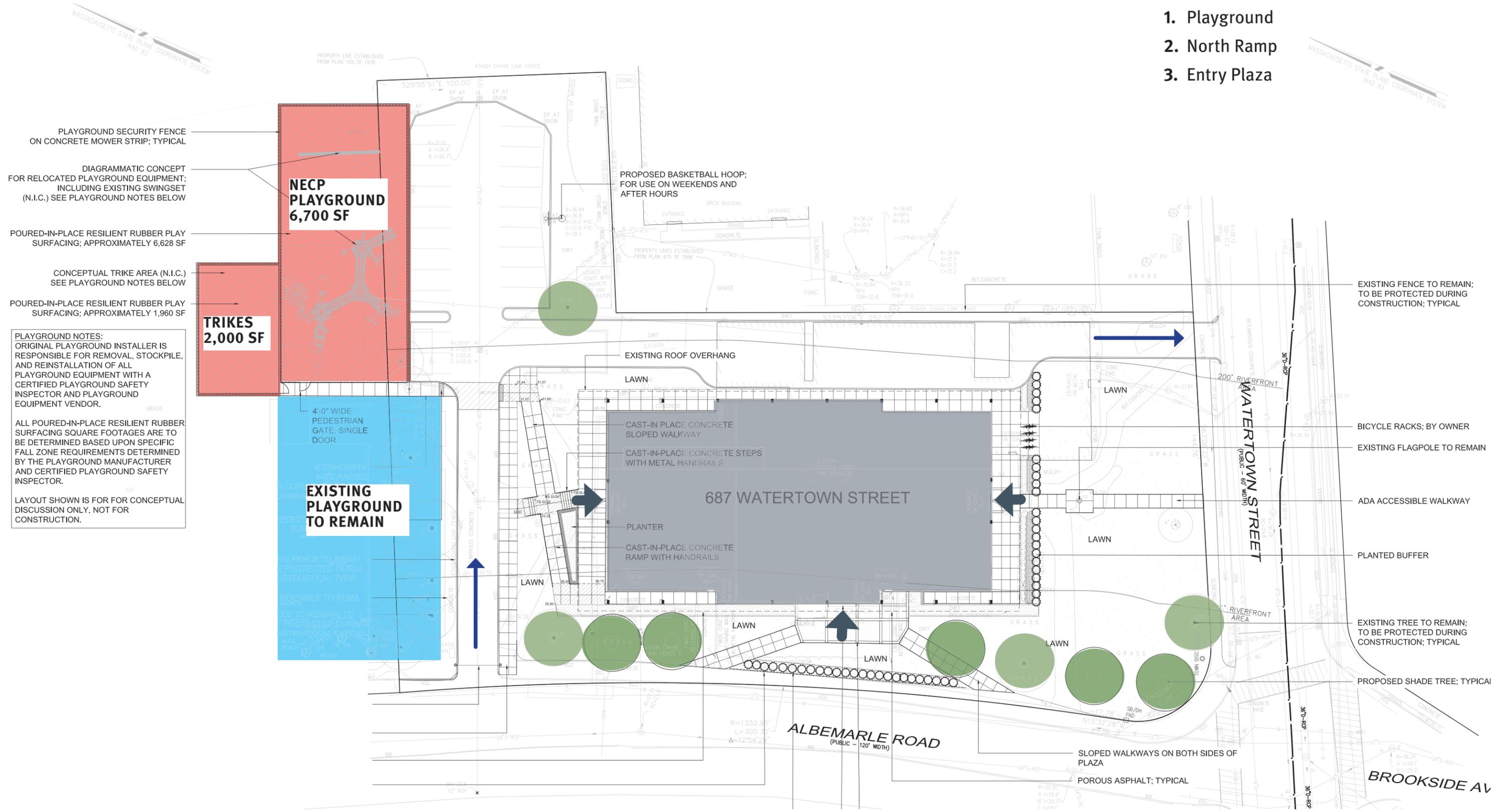


SITE PLAN REVIEW AND UPDATES

SITE PLAN

DESIGN DEVELOPMENT SITE LAYOUT

1. Playground
2. North Ramp
3. Entry Plaza



PLAYGROUND SECURITY FENCE ON CONCRETE MOWER STRIP; TYPICAL

DIAGRAMMATIC CONCEPT FOR RELOCATED PLAYGROUND EQUIPMENT; INCLUDING EXISTING SWINGS (N.I.C.) SEE PLAYGROUND NOTES BELOW

POURED-IN-PLACE RESILIENT RUBBER PLAY SURFACING; APPROXIMATELY 6,628 SF

CONCEPTUAL TRIKE AREA (N.I.C.) SEE PLAYGROUND NOTES BELOW

POURED-IN-PLACE RESILIENT RUBBER PLAY SURFACING; APPROXIMATELY 1,960 SF

**NECP PLAYGROUND
6,700 SF**

**TRIKES
2,000 SF**

**EXISTING PLAYGROUND
TO REMAIN**

PLAYGROUND NOTES:
ORIGINAL PLAYGROUND INSTALLER IS RESPONSIBLE FOR REMOVAL, STOCKPILE, AND REINSTALLATION OF ALL PLAYGROUND EQUIPMENT WITH A CERTIFIED PLAYGROUND SAFETY INSPECTOR AND PLAYGROUND EQUIPMENT VENDOR.

ALL POURED-IN-PLACE RESILIENT RUBBER SURFACING SQUARE FOOTAGES ARE TO BE DETERMINED BASED UPON SPECIFIC FALL ZONE REQUIREMENTS DETERMINED BY THE PLAYGROUND MANUFACTURER AND CERTIFIED PLAYGROUND SAFETY INSPECTOR.

LAYOUT SHOWN IS FOR CONCEPTUAL DISCUSSION ONLY. NOT FOR CONSTRUCTION.

EXISTING FENCE TO REMAIN; TO BE PROTECTED DURING CONSTRUCTION; TYPICAL

BICYCLE RACKS; BY OWNER

EXISTING FLAGPOLE TO REMAIN

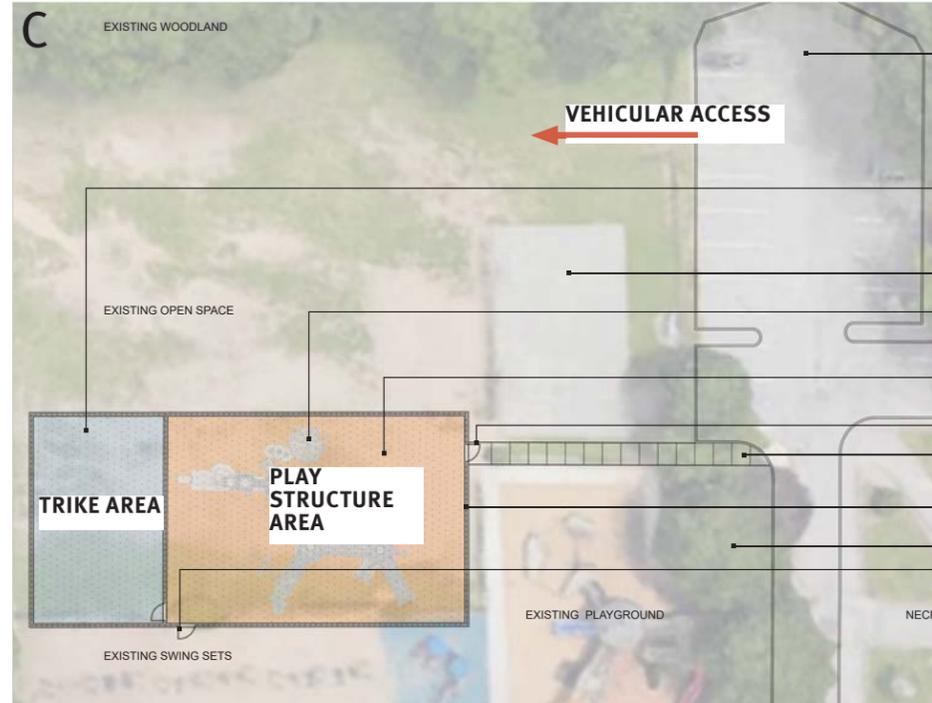
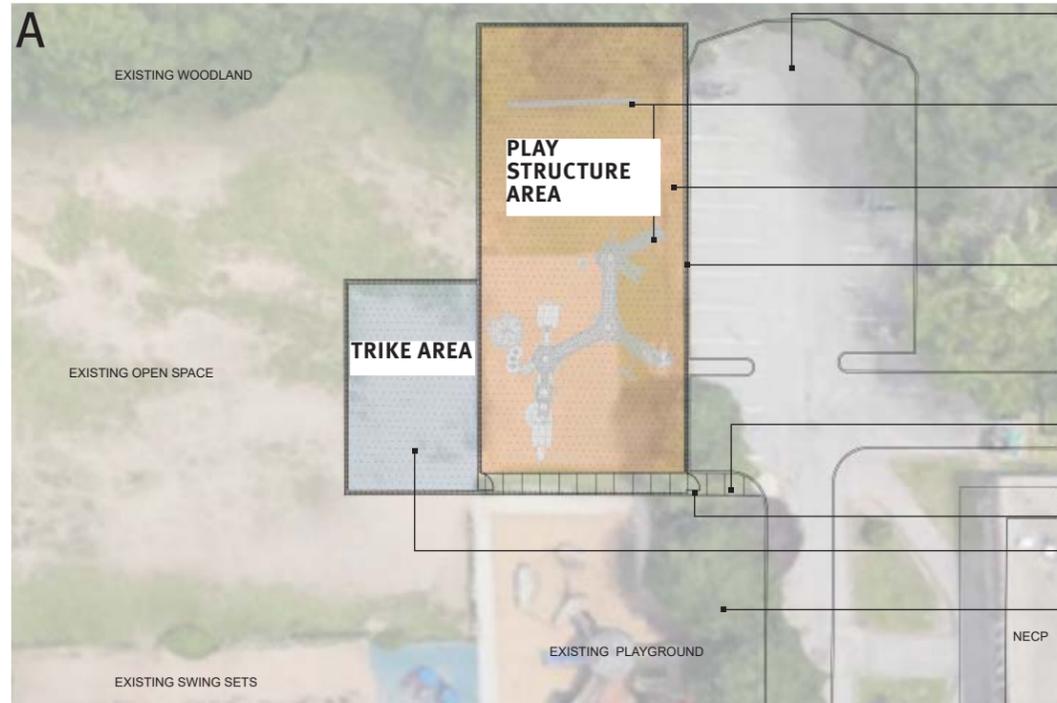
ADA ACCESSIBLE WALKWAY

PLANTED BUFFER

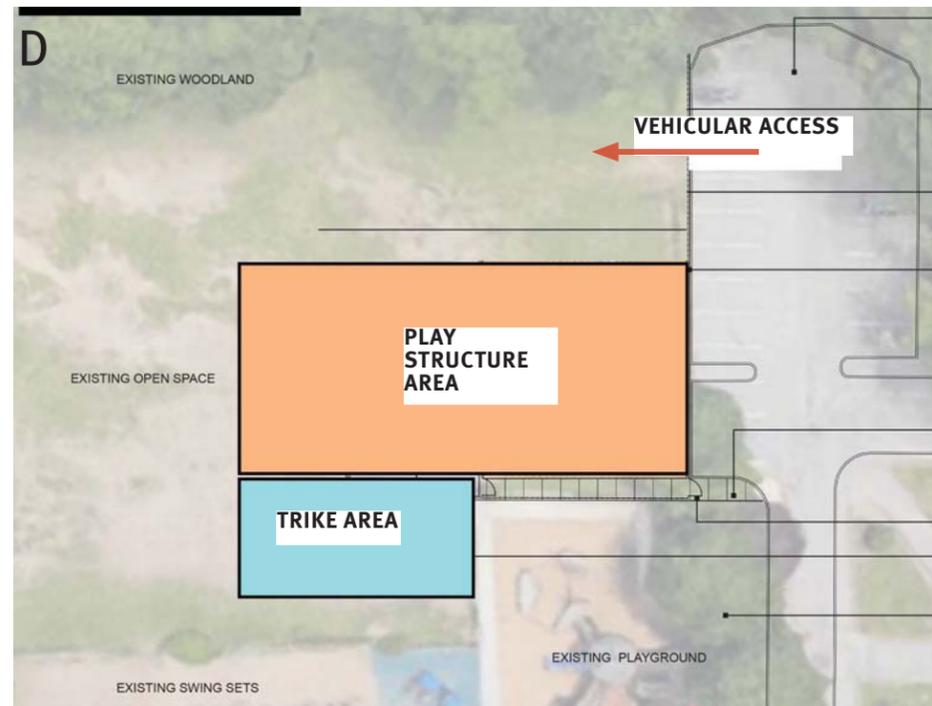
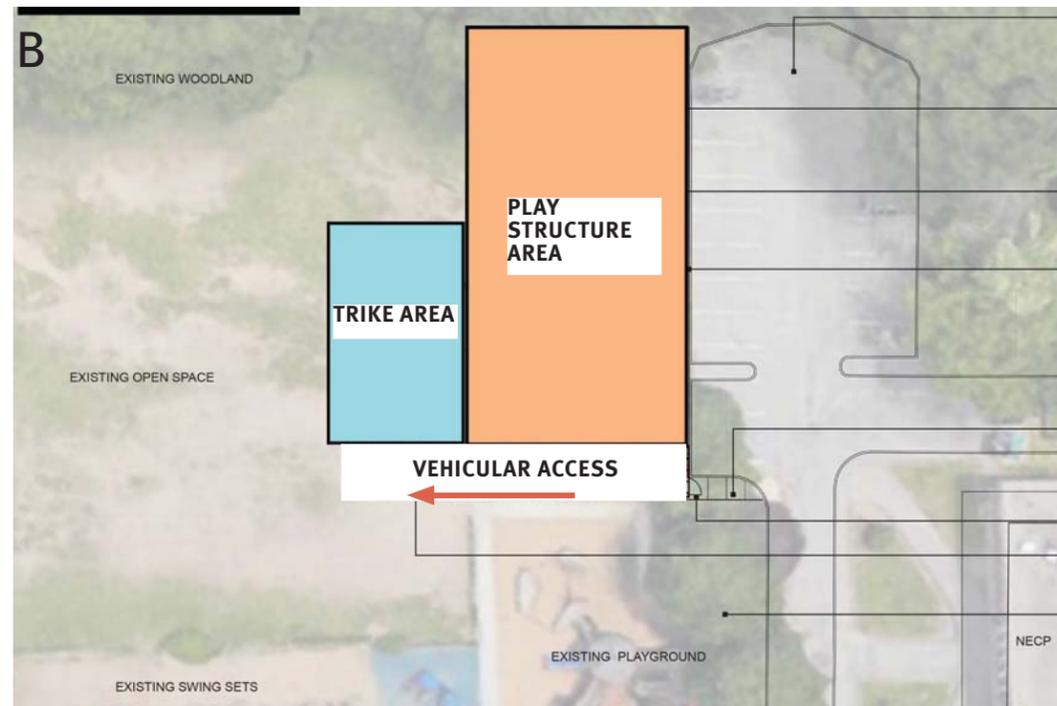
EXISTING TREE TO REMAIN; TO BE PROTECTED DURING CONSTRUCTION; TYPICAL

PROPOSED SHADE TREE; TYPICAL

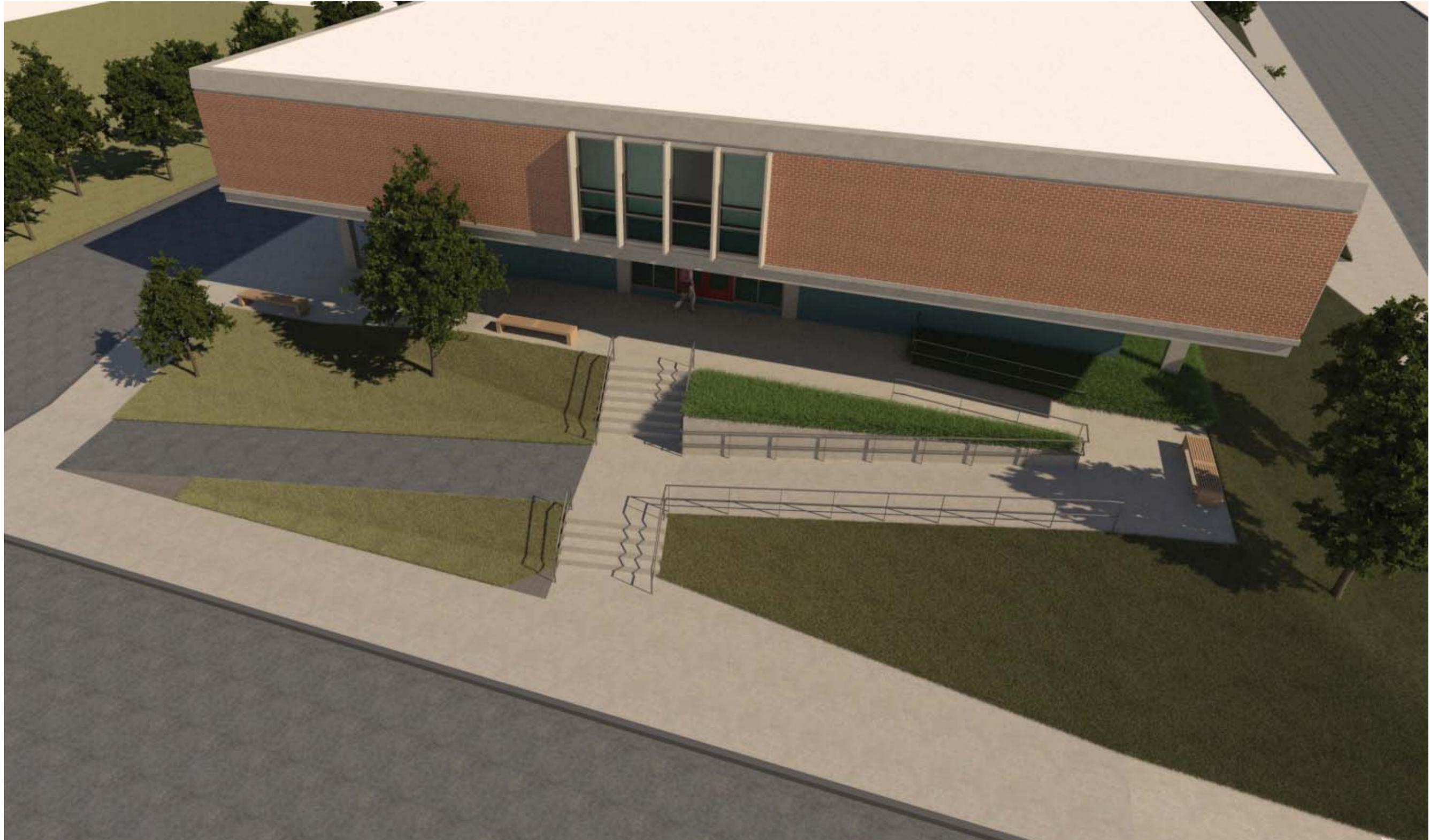
SITE PLAN
PLAYGROUND OPTIONS



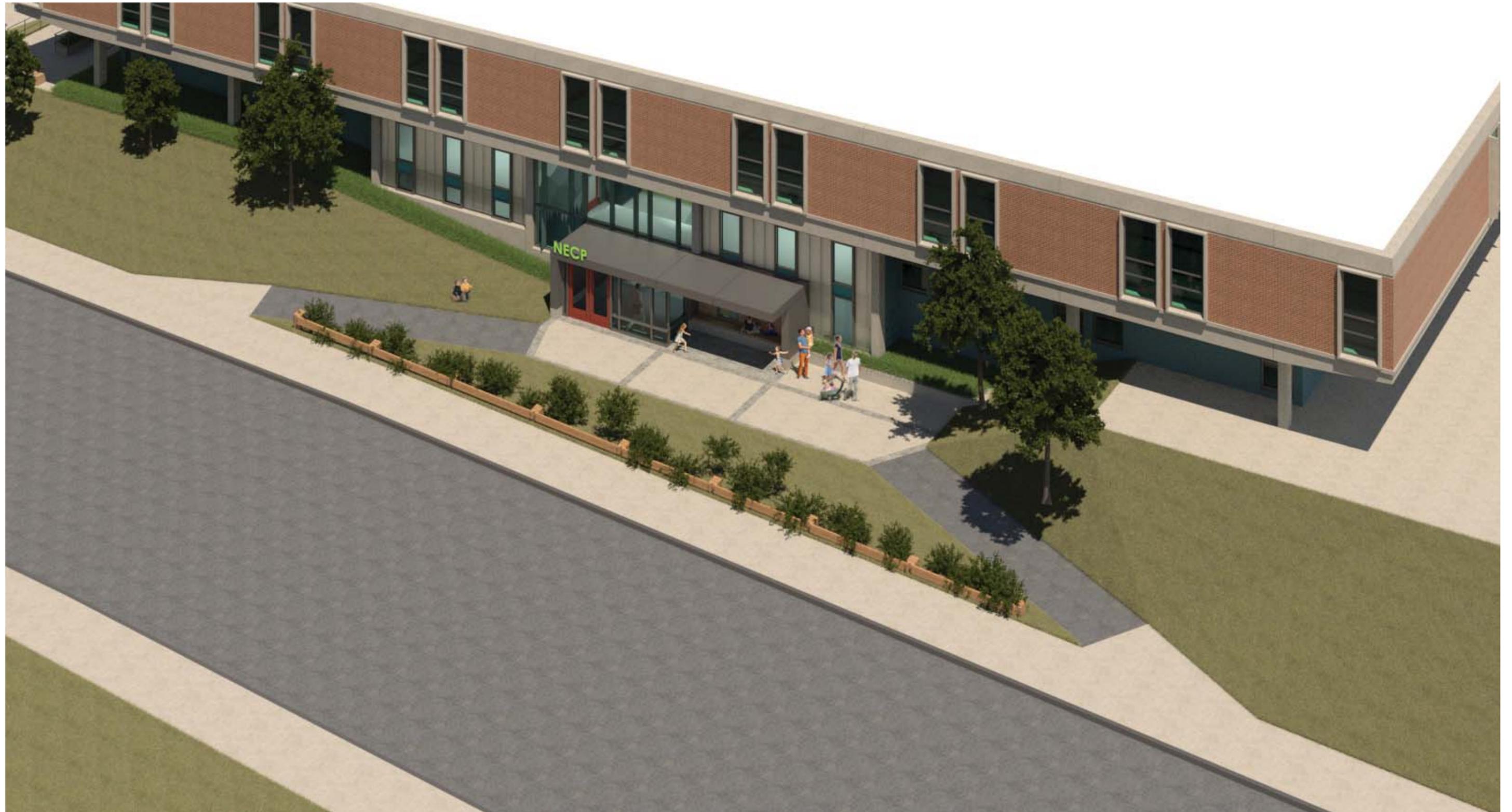
1. Relocate Play Structure (from 150 Jackson)
2. New Swings or access to swings
3. Trike Area
4. Accessible path to play area
5. Vehicular Access to field



SITE PLAN
NORTH RAMP/ENTRY PROPOSED



SITE PLAN
ALBEMARLE ENTRY PROPOSED



SITE PLAN
SITE PERSPECTIVE



EXTERIOR ELEVATION
ALBEMARLE ENTRY



EXTERIOR ELEVATION
ALBEMARLE ENTRY



DESIGN UPDATES

DESIGN UPDATES

UPPER LEVEL



AREA TYPE

- Administrative
- Classroom
- Mechanical & Maintenance
- Physical Activity
- Quiet Rooms
- Small Group
- Stairs
- Toilet

DESIGN UPDATES

UPPER LEVEL- AREAS OF IMPROVEMENT



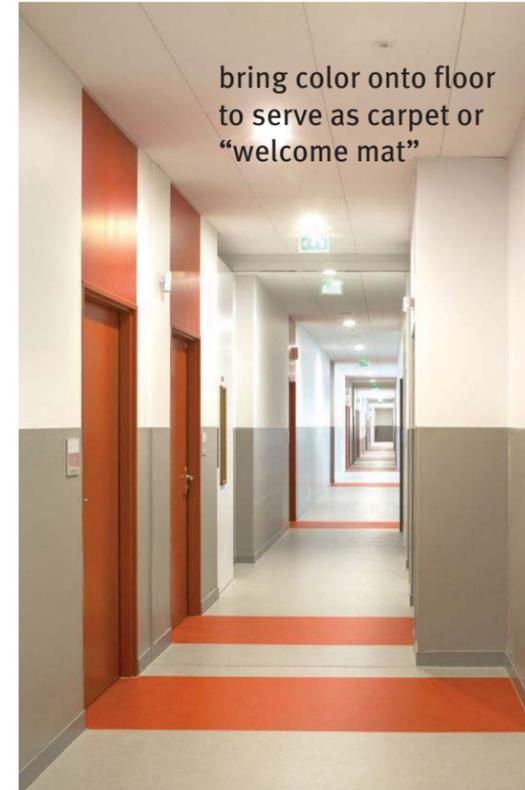
DESIGN UPDATES
INTERIOR GRAPHICS PRECEDENTS



simple icon
 mounted next to
 or on door



have color on
 doors only



bring color onto floor
 to serve as carpet or
 "welcome mat"



utilize symbols/icons
 for wayfinding?



DESIGN UPDATES
UPPER LEVEL PERSPECTIVE

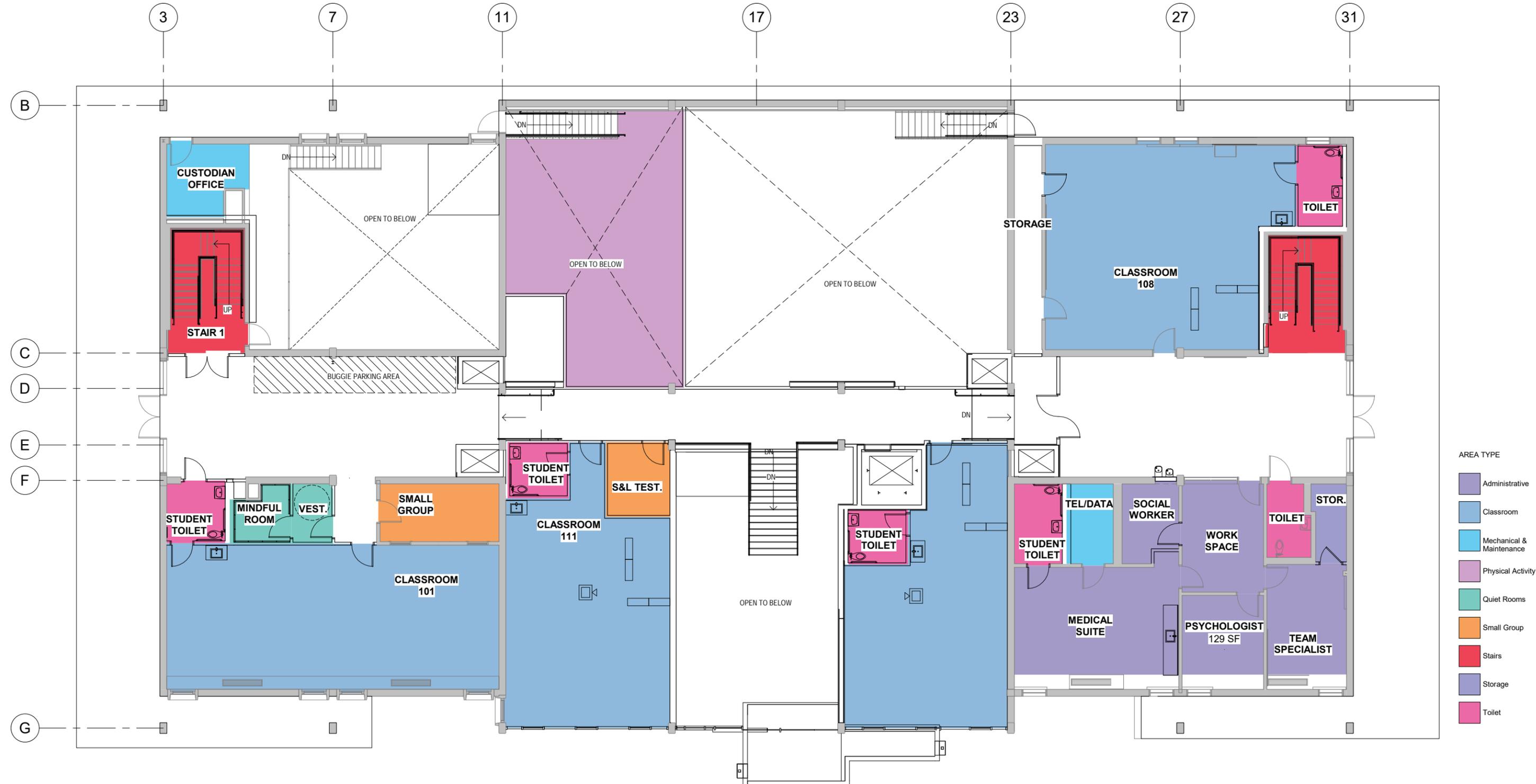


DESIGN UPDATES
UPPER LEVEL PERSPECTIVE



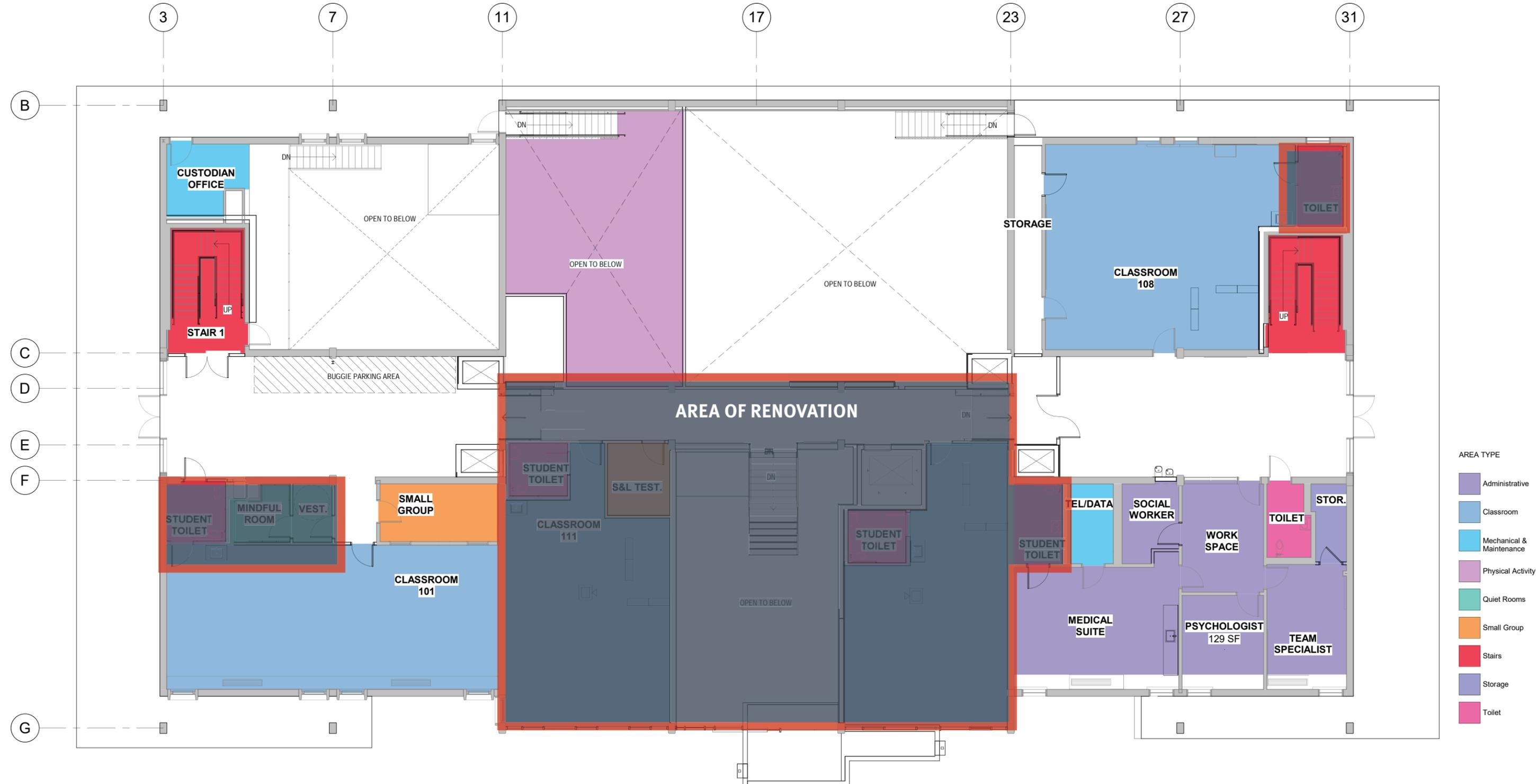
DESIGN UPDATES

MID LEVEL



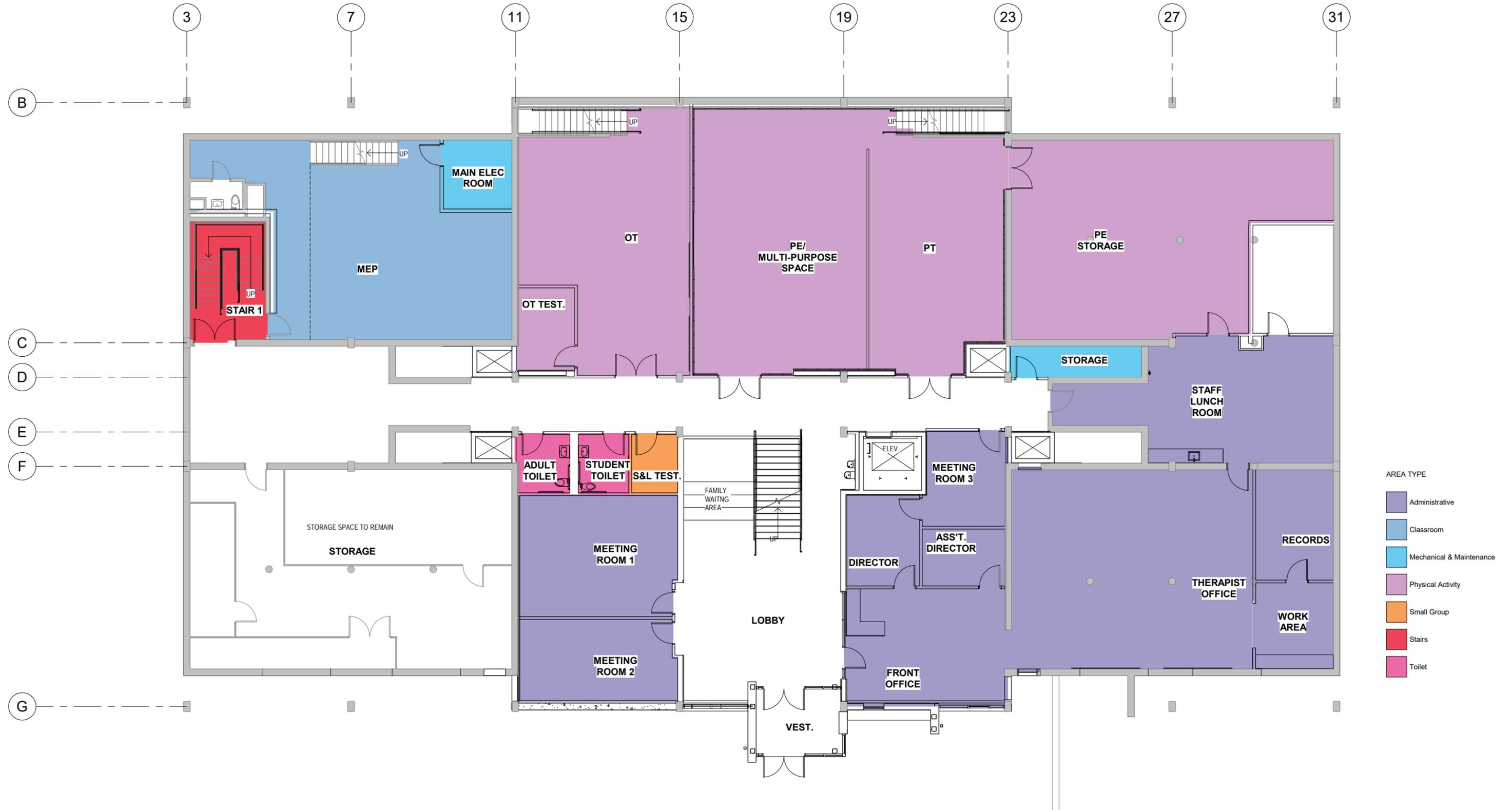
DESIGN UPDATES

MID LEVEL- AREAS OF IMPROVEMENT



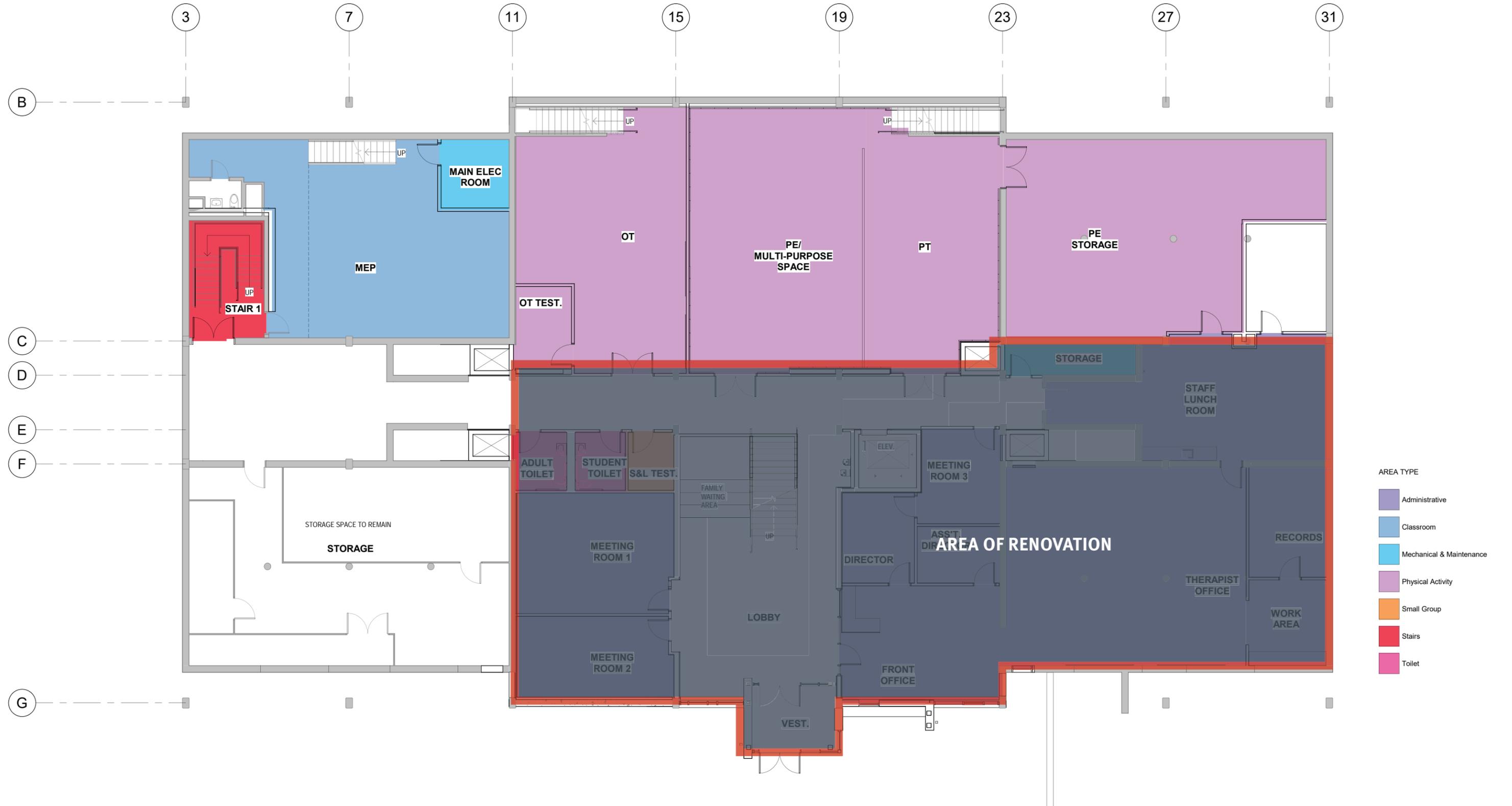
DESIGN UPDATES

LOWER LEVEL



DESIGN UPDATES

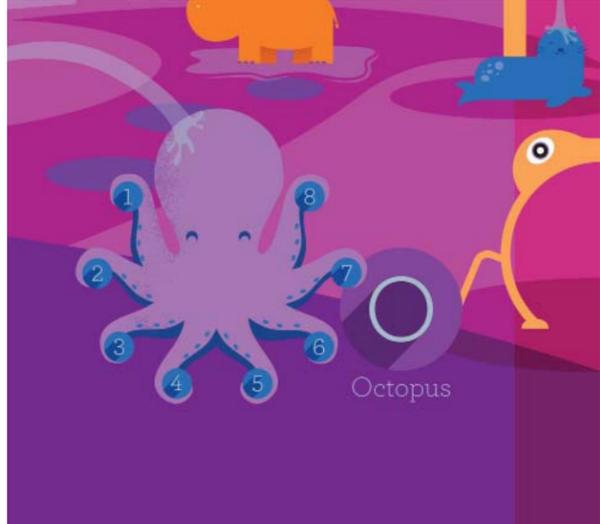
LOWER LEVEL- AREAS OF IMPROVEMENT



**LOWER LEVEL
ENTRY LOBBY**



LOWER LEVEL LOBBY
INTERIOR GRAPHICS PRECEDENTS



COST ESTIMATE REVIEW

COST ESTIMATE REVIEW

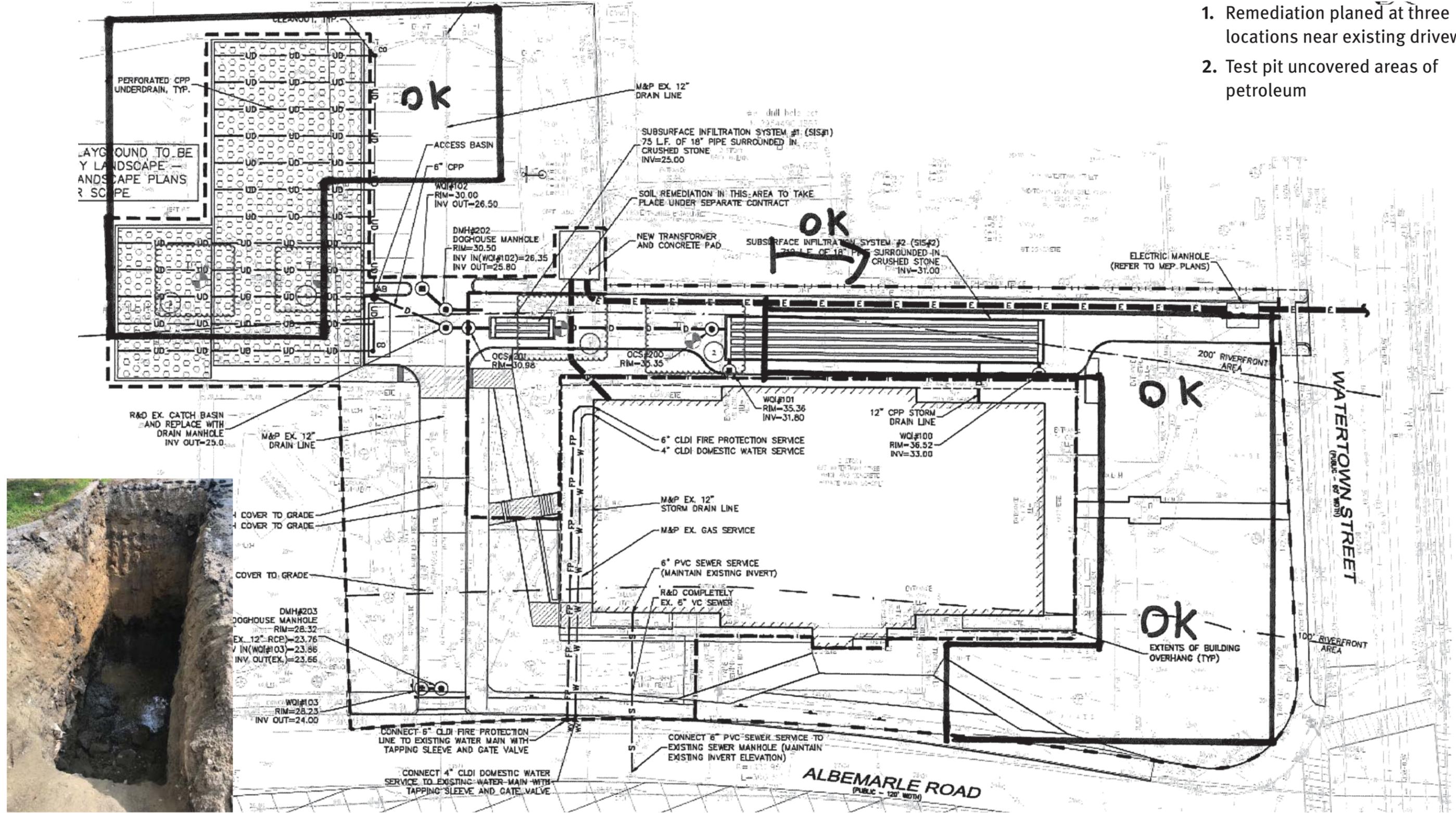
CONSTRUCTION BUDGET	\$10,465,631
SCHEMATIC DESIGN ESTIMATE INCL. PLAYGROUND(8/7/2019)	\$11,465,296
DESIGN DEVELOPMENT ESTIMATE INCL. PLAYGROUND (12/9/19)	\$9,950,256
DIFFERENCE:	\$515,375

CONSTRUCTION COST SUMMARY		TRADE COSTS
1.	FOUNDATIONS	\$176,281
2.	STRUCTURE	\$531,343
3.	EXTERIOR CLOSURE	\$345,645
4.	ROOFING	\$443,225
5.	INTERIOR CONSTRUCTION	\$1,161,605
6.	STAIRCASES	\$105,260
7.	INTERIOR FINISHES	\$389,379
8.	CONVEYING SYSTEM	\$165,000
9.	SPECIAL CONSTRUCTION	\$0
10.	PLUMBING	\$303,950
11.	HVAC	\$1,887,331
12.	FIRE PROTECTION	\$148,490
13.	ELECTRICAL	\$535,816
14.	EQUIPMENT	\$49,440
15.	FURNISHINGS	\$195,712
16.	HAZMAT REMOVALS	\$277,267
	TOTAL:	\$6,715,744

SOILS UPDATES

SOILS UPDATE FINDINGS AND REMEDIATION

1. Remediation planned at three locations near existing driveway
2. Test pit uncovered areas of petroleum



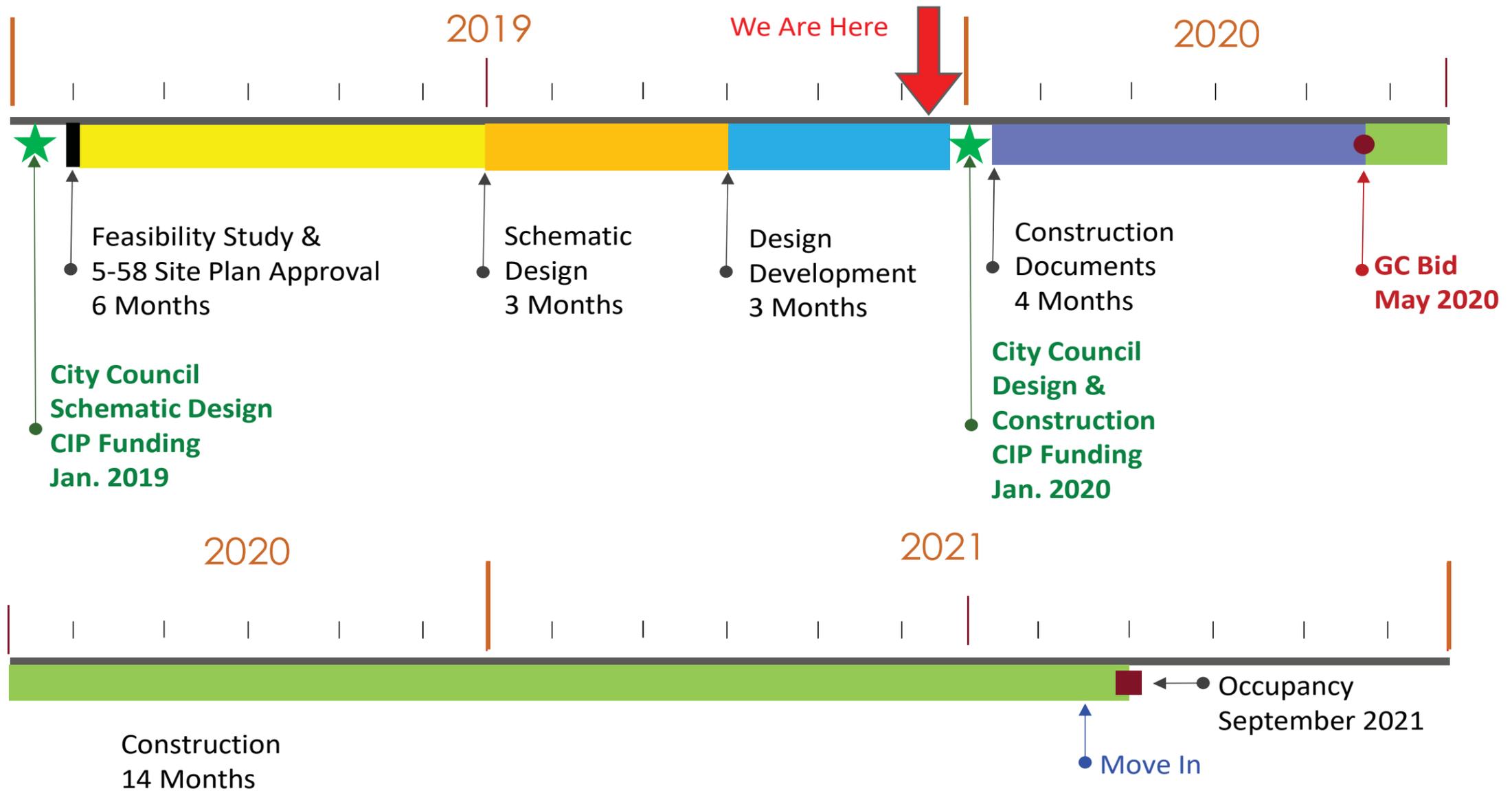
SCHEDULE

NECP
PROJECT PLAN AND TIME LINE



CITY OF NEWTON | NECP PROJECT

Project Plan & Timeline



LE-NECP DRC Meeting – December 11, 2019

