

Appendix C

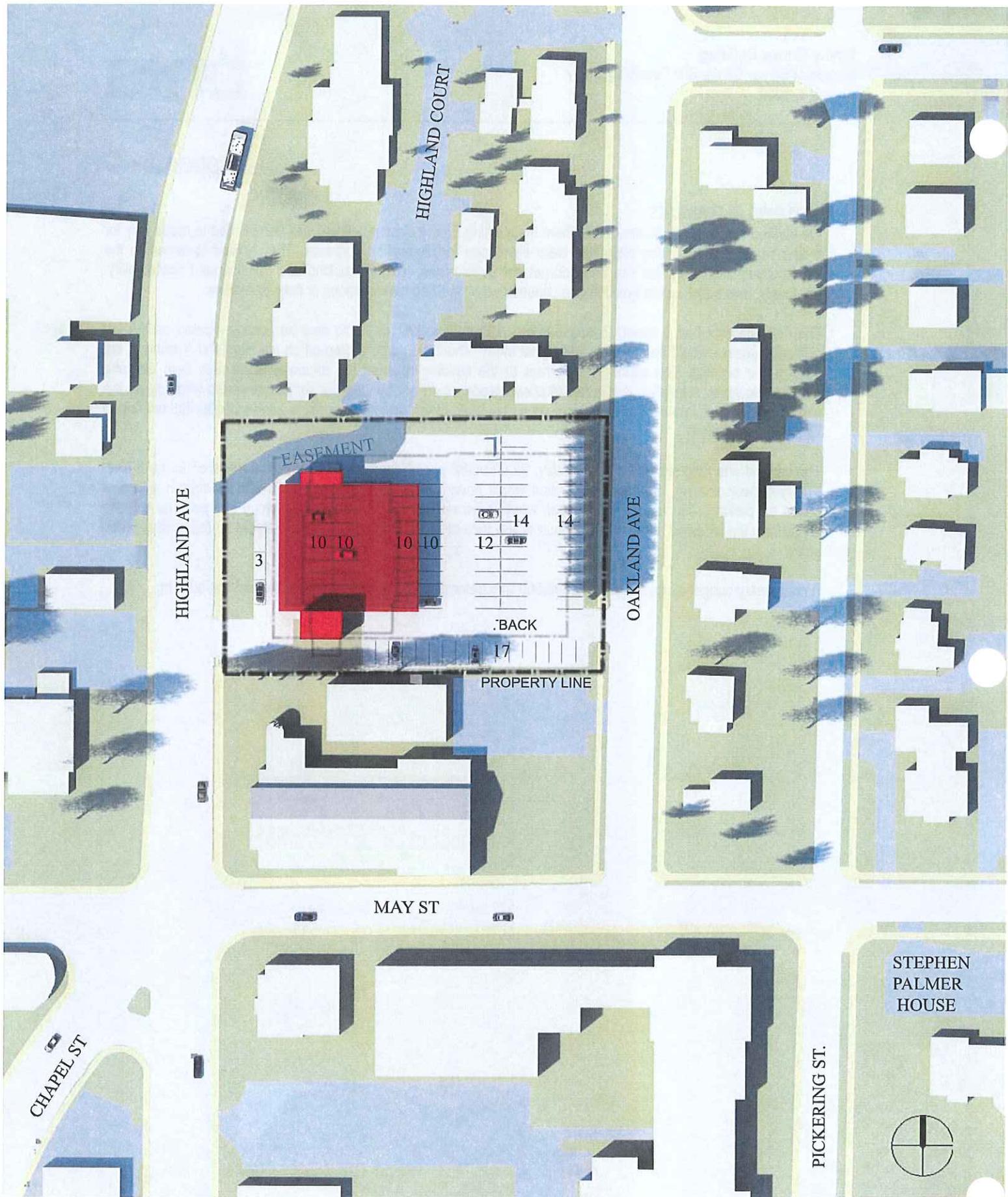
NEW BUILDING ALTERNATES

We studied two conceptual alternates where the existing Emery Grover building was demolished to make way for a new senior center. These alternates were developed for discussion purposes. They helped to ascertain the opportunities offered by this site and address the deficiencies, namely, parking and handicapped accessibility. Obviously, new construction would not be constrained by existing wall locations or floor elevations.

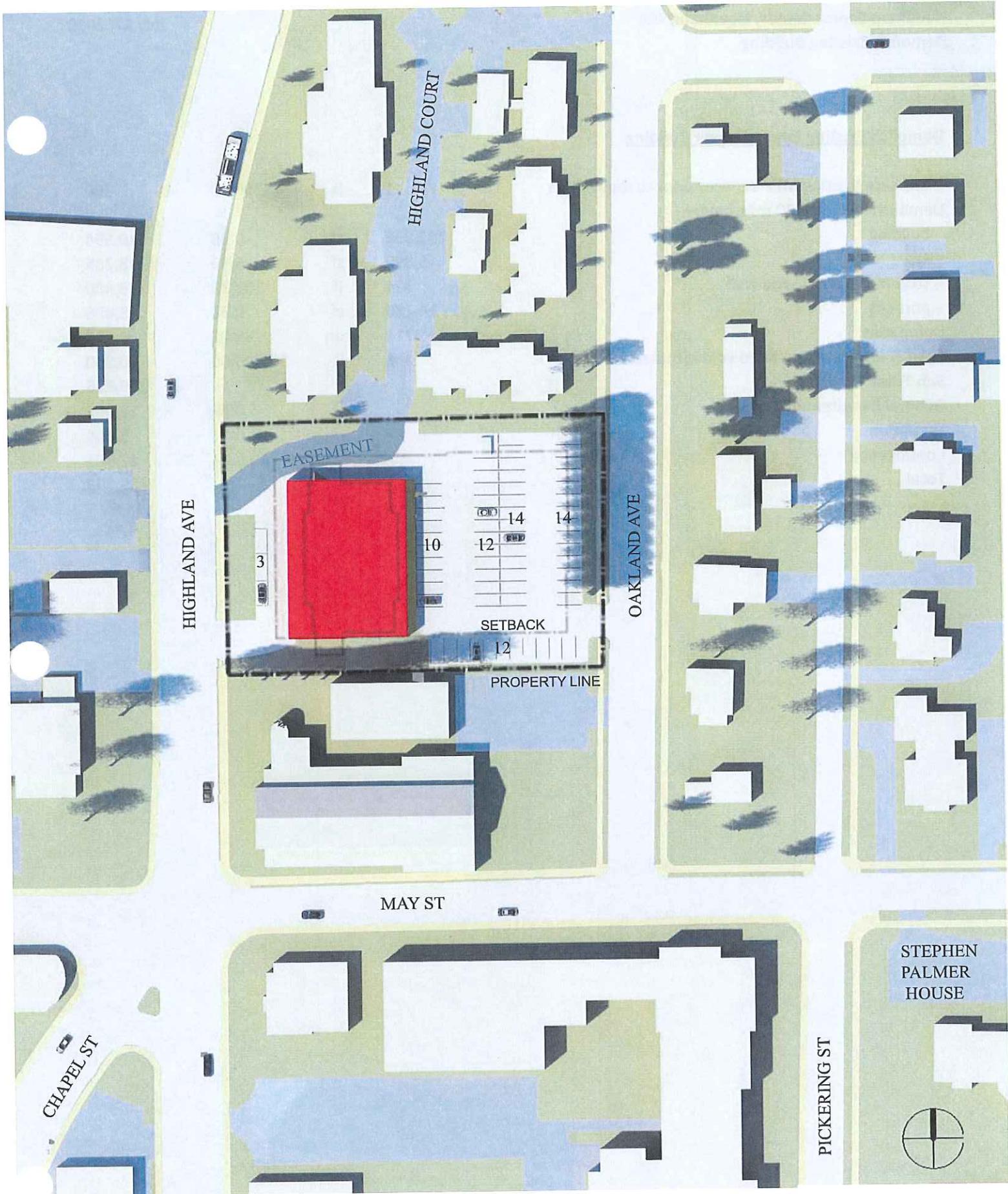
The first alternate had a raised 2-story building. 100 parking spaces could now be accommodated on the lot. Vehicular access would be similar to what exist today. There would be a drop-off on the Highland Avenue at the front of the building. The parking at the rear of the building retained the driveway accessible from Oakland Avenue. However, a building that is raised above grade would not be ideal for seniors or others who rely on the elevator for access into the building, nor does it contribute to the urban character of a town center that wanted to be pedestrian friendly.

The second alternate showed a new 2-story, 20,000 GSF senior center build at grade. Compared to the 3-level Emery Grover building, the new construction would have a larger building footprint which resulted in a loss of space for parking. The remaining site area would have enough room for only 65 parking spaces. The existing slope from the sidewalk at Highland Avenue to the face of the building could be addressed by the new at-grade entry.

A preliminary budget of approximately \$305,000 was determined for the demolition of the existing building.



RAISED BUILDING - 2 FLOORS ABOVE GRADE
 10,000 SF PER FLOOR
 100 PARKING SPACES



2 STORY BUILDING AT GRADE
 10,000 SF PER FLOOR
 65 PARKING SPACES

Demolish Existing Emery Grover Building

Make safe existing MEP services prior to demolition	1	ls	750.00	750
Demolish including 20 mile haul:-				
- building	291,036	cf	0.38	110,594
- sog	5,890	sf	6.50	38,285
- strip footings & found wall	324	lf	103.33	33,480
- porticos	14,280	cf	0.38	5,426
Dump fees	714	ton	85.00	60,690
Clear & level site - no fill to void included	1	ls	10,000.00	10,000
Sub Total				259,225
General Requirements			5.00%	12,961
Escalation			2.00%	5,444
Contingency			10.00%	27,763
Total				305,393