



City of Newton
Lincoln Eliot – NECP Project
Project Monthly Report

June 2019

The Global Leader in Managing Construction Risk





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1. Executive Summary

Executive Summary

This Project Manager's Report for the City of Newton's Lincoln Eliot-NECP (LE-NECP) Project submitted by **Hill International (Hill)**, covers activities for the month of June 2019.

During the month of June 2019, Hill provided the City with budget utilization update for the project and NECP at 687 Watertown Street feasibility study, site plan approvals, and updated budgetary cost analysis for proposed project scope.

On May 2, 2019, Newton's Public Buildings Department (Public Buildings) and Design Review Committee issued a letter to Newton City Council recommending that the NECP at 687 Watertown Street Project be presented for site plan approval. In accordance with Section 5-58 of the Revised Ordinances, the letter served as a petition to City Council on behalf of the School Department for Site Plan Approval.

On June 5, 2019, representatives for Public Buildings, Hill International Inc. (Hill), OPM, and Arrowstreet, designer, conferenced to review the NECP at 687 Watertown Street updated feasibility study cost estimate and discuss value engineering and scope adjustment items to be considered to reconcile project scope to budget. The meeting served to affirm feasibility study building re-purposing scope, review application and impacts of required code upgrades, and review programmatic impacts resulting from scope adjustment items.

On June 5, 2019, Public Buildings, Hill, and Arrowstreet attended Newton's Public Facilities Committee meeting and provided a feasibility study preferred solution presentation for NECP at 687 Watertown Street. The presentation included an overview of the NECP program, operations, and practices, results of traffic study for NECP and for the Horace Mann School located at 687 Watertown St., parking plan for NECP at 687 Watertown St. and current Horace Mann School parking counts and practices, review of feasibility study advancement including site and building plans, site/building circulation for the preferred scheme, required building code upgrades, future NECP enrollment projections based on student needs, and preliminary project budget. Following the preferred solution presentation, a Public Hearing for 5-58 Site Plan Approval was opened with public comments offered regarding soil conditions at 687 Watertown Street and request to continue collaboration with the adjacent Boys and Girls Club. Following public comments, the hearing was closed and the Committee asked that the Commissioner of Public Buildings provide for its June 19th meeting, a breakdown of the project budget, a summary of storm water management measures incorporated into the project design, and analysis of building insulation options and mechanical system costs. The Committee voted unanimously in favor of a motion to hold the item.

On June 11, 2019, Public Buildings, Hill and Arrowstreet met to review NECP at 687 Watertown Street estimated construction costs, total budget, and scope adjustment to be considered to reconcile project scope to budget. Discussion items included options for meeting projected future NECP classroom count needs within the existing building or

by building addition and the resulting site and future expansion impacts of each, room adjacencies needs, site improvement requirements, options to reuse existing infrastructure, and line by line consideration of ninety value engineering/scope reduction items assembled by Arrowstreet following the June 5, 2019 budget conference. Based on meeting discussions and on direction of Public Buildings, Arrowstreet will incorporate approved value engineering/scope reduction items during schematic design phase of the project.

On June 19, 2019, Newton's Public Facilities Committee considered a Design Review Committee petition, pursuant to 5-58, for schematic design and site plan approval at 687 Watertown Street for the interior renovation of the former Horace Mann school to accommodate the Newton Early Childhood Program and proposed site design that includes a new entry plaza, removal of the existing modular structures to provide an access drive, a school transportation van loading area and emergency access, and landscaping improvements. Additional site improvements include parking improvements and an accessible ramp to new play structures located in the adjacent area north of the building. Public Buildings, Hill, and Arrowstreet provided supplemental documentation regarding the project budget, storm water management measures incorporated into the project design, and analysis of building insulation options and mechanical system costs. Following discussion and deliberation, the Committee voted in favor of site plan approval for NECP at 687 Watertown Street, with all of the conditions recommended by the Design Review Committee and contingent on future presentations to the Public Facilities Committee, with such conditions being:

- The project will re-use existing infrastructure and systems to the maximum extent feasible.
- The project will provide envelope improvements as feasible.
- The project will evaluate opportunities to incorporate PV.
- The project will continue to pursue sustainability initiatives, reduce project energy consumption and embodied carbon, and reduce fossil fuel consumption.
- The project will continue to refine and address all parking, traffic, and site circulation challenges.
- The project will continue to work with the City's Parks and Recreation Department to facilitate the installation of playgrounds.

Public Facilities plans to report to City Council on its 5-58 Site Plan Approval for NECP at 687 Watertown Street at the July 8, 2019 meeting.

Hill Invoice #PBO-02339.00-0000008 and Arrowstreet Invoice #725766 were approved and processed for payment.

Progress and Milestones Achieved

The following milestones were achieved over the month of June 2019:

- Public Facilities Committee 5-58 Site Plan Approval for NECP at 687 Watertown St.
- Start schematic design phase for NECP at 687 Watertown St.

Key Objectives

The key objectives and dates for the coming month are:

- Public Facilities Committee report to City Council on NECP at 687 Watertown St 5-58 Site Plan Approval.
- Meet with Newton Parks and Recreation to review Albemarle Park impacts and play structure adjustments needed for the NECP program at 687 Watertown St. property.
- Update project work plan based on achieved milestones and sequence for CIP funding.

Financials

The LE-NECP budget includes multiple appropriations that total \$1,570,000. Contracts commitments include: Hill International for Owner Project Management services totaling of \$213,970, Other Feasibility Study Cost totaling \$2,000 for legal notices, etc., and Arrowstreet for Designer Services totaling \$1,197,930. Total commitments to date equal \$1,470,157. Based on the \$1,570,000 total appropriation and contract commitments and expenditures to date, the project is under budget.

Schedule

The next milestones for the project are:

- Public Facilities report to City Council on Site Plan Approval for NECP at 687 Watertown Street scheduled July 8, 2019.
- Complete Schematic Design Documentation for NECP at 687 Watertown Street by July 22, 2019 for cost estimating.
- Complete schematic design cost estimate by August 12, 2019.

Upcoming tasks include:

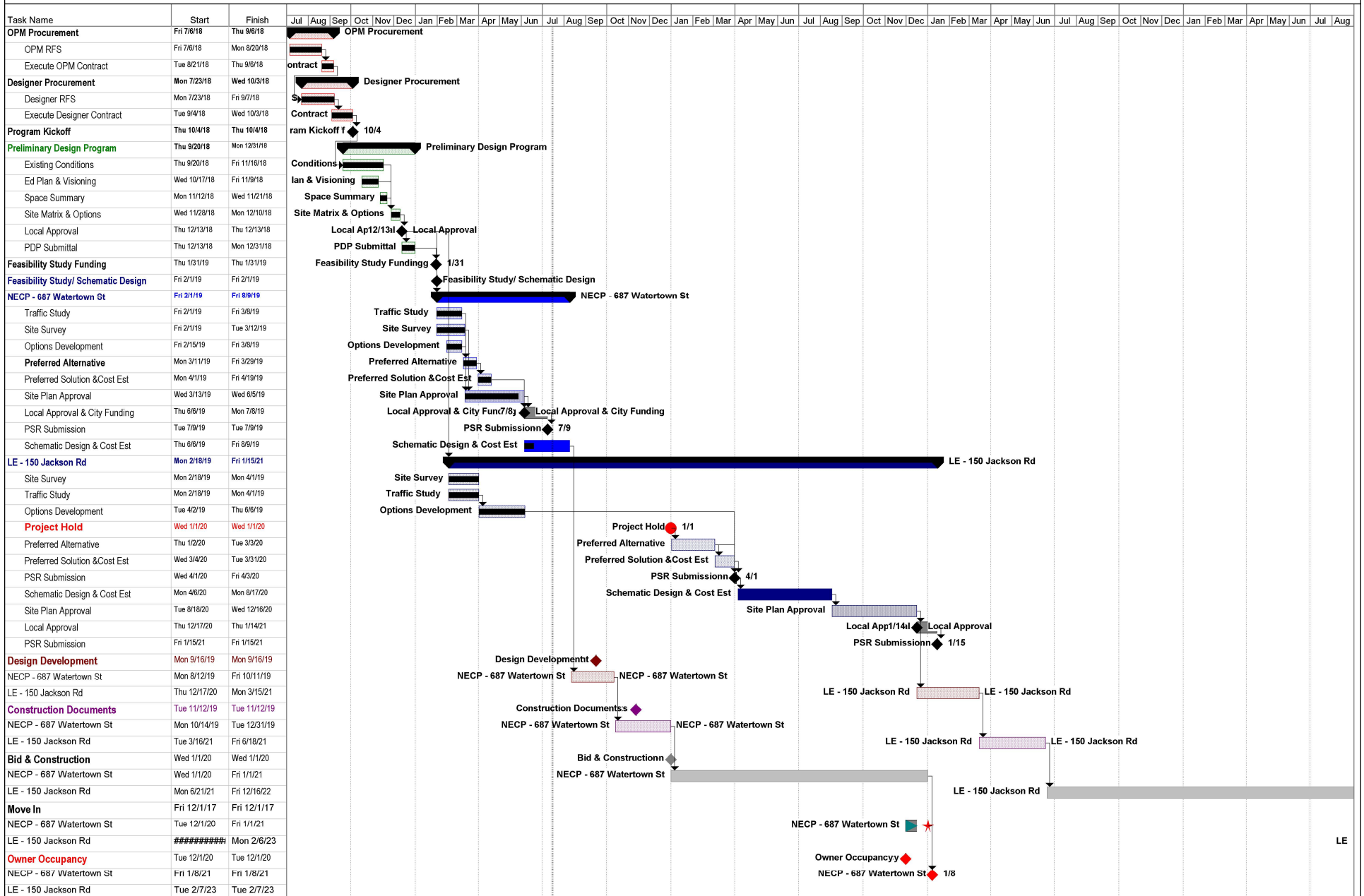
July 2019:

- Public Facilities report to City Council on Site Plan Approval for NECP at 687 Watertown Street scheduled July 8, 2019.
- Confirm line item assignment and total value for NECP at 687 Watertown Street Total Project Budget
- Amend project work plan and schedule to meet the project CIP funding plan for NECP at 687 Watertown Street and Lincoln Eliot at 150 Jackson Road.



2. Schedule

PROJECT WORK PLAN SCHEDULE





3. Financials

Project Budget and Cost Summary

Description	Total Budget	BUDGET			COST			CASH FLOW	
		Baseline Budget	Authorized Changes	Current Budget	Committe d Costs	Uncommit ted Costs	Total Project	Expenditure s to Date	Balance To Spend
20 Construction									
PreConstruction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escalation Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimating Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alternates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30 Architectural & Engineering									
Designer - Ed. Program Services	\$64,200	\$64,200	\$0	\$64,200	\$64,200	\$0	\$64,200	\$64,200	\$0
Designer - Ex. Conditions	\$96,000	\$96,000	\$0	\$96,000	\$96,000	\$0	\$96,000	\$96,000	\$0
A&E Feasibility Study	\$264,900	\$264,900	\$0	\$264,900	\$264,900	\$0	\$264,900	\$125,900	\$139,000
5-58 Site Plan Approval	\$121,320	\$121,320	\$0	\$121,320	\$121,320	\$0	\$121,320	\$53,618	\$67,702
Schematic Design	\$535,900	\$535,900	\$0	\$535,900	\$535,900	\$0	\$535,900	\$121,580	\$414,320
Design Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Documents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bidding / Negotiations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Administration/Closeout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Geotechnical Engineering	\$21,010	\$21,010	\$0	\$21,010	\$21,010	\$0	\$21,010	\$0	\$21,010
Geoenvironmental Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Survey	\$37,950	\$37,950	\$0	\$37,950	\$37,950	\$0	\$37,950	\$37,950	\$0
Site Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials Sampling	\$8,960	\$8,960	\$0	\$8,960	\$3,960	\$5,000	\$8,960	\$3,960	\$5,000
LSP Services	\$57,500	\$57,500	\$0	\$57,500	\$57,500	\$0	\$57,500	\$0	\$57,500
Traffic Studies	\$67,690	\$67,690	\$0	\$67,690	\$52,690	\$15,000	\$67,690	\$33,866	\$33,824
OtherCosts (Convent Reuse Eval)	\$28,500	\$28,500	\$0	\$28,500	\$0	\$28,500	\$28,500	\$0	\$28,500
Printing (Over the Minimum)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Testing & Inspections	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reimbursable Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,303,930	\$1,303,930	\$0	\$1,303,930	\$1,255,430	\$48,500	\$1,303,930	\$537,074	\$766,856
40 Administrative Costs									
OPM -Ed. Program Services	\$43,140	\$43,140	\$0	\$43,140	\$43,140	\$0	\$43,140	\$43,140	\$0
OPM Feasibility Study/Schematic Design	\$155,830	\$155,830	\$0	\$155,830	\$155,830	\$0	\$155,830	\$25,983	\$129,848
OPM Design Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM Construction Documents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM Bidding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM Construction Adm/Closeout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPM: Cost Estimates	\$15,000	\$15,000	\$0	\$15,000	\$15,000	\$0	\$15,000	\$0	\$15,000
OPM Reimbursables & Site Approval Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commissioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Admin Costs	\$2,000	\$2,000	\$0	\$2,000	\$757	\$1,243	\$2,000	\$757	\$1,243
Utility Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Testing & Inspections	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$215,970	\$215,970	\$0	\$215,970	\$214,727	\$1,243	\$215,970	\$69,879	\$146,091
50 Furniture, Fixtures and Equipment									
Furniture, Fixtures and Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Sub-Total	\$1,519,900	\$1,519,900	\$0	\$1,519,900	\$1,470,157	\$49,743	\$1,519,900	\$606,953	\$912,947
70 Project Contingency									
Construct Contingency (Hard Cost) (5%)	\$0	\$0	\$0	\$0	Remaining		\$0	\$0	
Owner's Contingency (Soft Cost) (5%)	\$50,100	\$50,100	\$0	\$50,100			\$50,100	\$50,100	
Subtotal	\$50,100	\$50,100	\$0	\$50,100			\$50,100	\$50,100	
Project Total	\$1,570,000	\$1,570,000	\$0	\$1,570,000	\$1,470,157	\$99,843	\$1,570,000	\$606,953	\$963,047



4. Meeting Minutes



Public Facilities Committee Report

City of Newton

In City Council

Wednesday, June 5, 2019

Present: Councilors Crossley (Chair), Leary, Norton, Kelley, Gentile, Danberg, Laredo, Lappin,
Also Present: Councilor Grossman

City Staff Present: Commissioner of Public Works Jim McGonagle, City Engineer Lou Taverna,
Commissioner of Public Buildings Josh Morse, School Department Assistant Superintendent/Chief
Financial and Administrative Officer Liam Hurley, School Committee Member Diana Fisher-Gomberg
Chief Operating Officer Jonathan Yeo, Associate City Solicitor Jonah Temple

#194-19 5-58 for the Newton Early Childhood Program at 687 Watertown Street

DESIGN REVIEW COMMITTEE petition, pursuant to 5-58, for schematic design and site plan approval at 687 Watertown Street for the interior renovation of the former Horace Mann school to accommodate the Newton Early Childhood Program and proposed site design that includes a new entry plaza, removal of the existing modular structures to provide an access drive, a school transportation van loading area and emergency access, and landscaping improvements. Additional site improvements include parking improvements and an accessible ramp to new play structures located in the adjacent area north of the building.

Action: **Public Facilities Held 8-0**

Note: Commissioner of Public Buildings Joshua Morse introduced Arrowstreet Architects Larry Spang and Meryl Nistler. Commissioner Morse presented the request for approval of the site plan and schematic design for the Newton Early Childhood Program (NECP) at 687 Watertown Street. Mr. Spang, Ms. Nistler and Commissioner Morse presented an overview of the project as shown on the attached presentation. The building at 687 Watertown Street is located at the corner of Albemarle Road and Watertown Street, adjacent to the Boys & Girls Club on Watertown Street and the existing park along Albemarle Road. The Newton Early Childhood Program typically serves Pre-K children including children with special needs.

Ms. Nistler explained that some students spend 3-4 hours a day at the program while others only attend for specific, one-hour services. She noted that the enrollment tends to expand throughout the year as student needs change. Because the program is the only one of its kind, it draws from students throughout the City and is car-centric. Mr. Spang explained that most children arrive by private vehicle and specialized busses. The drop-offs tend to take longer but are spread out throughout the day given the shorter service times. Mr. Spang noted that approximately 85-100 parking spaces are needed for staff members and 45-60 for parents. There are 265 parking spaces in the neighborhood which can accommodate the parking

demand. Mr. Spang noted that accessible parking will be located on the street near the Albemarle Road front entry.

The building will have four access points. The main entrance will be on Albemarle Road and a second access will be located at the rear of the building. The site plan includes a bus loop at the rear entrance for students who arrive by van, as well as access on each side of the building.

Mr. Spang noted that the playground equipment at 150 Jackson Road will be relocated to 687 Watertown Street and the existing playground equipment at 687 Watertown Street will be relocated on/near this site or to 227 Nevada Street TBD. It is the expectation that there will be access from the NECP program to the existing playground space at 687 Watertown Street. During winter months and inclement weather, students will use multi-purpose space within the building for exercise. Ms. Nistler presented an overview of the details of the floorplans as shown on the attached presentation. To create two additional classrooms, a new upper level is proposed to infill the existing gymnasium. At the lower level, additional meeting rooms, social work rooms and office space is shown.

Commissioner Morse noted that the Public Buildings Department is continuing to work with the Parks and Recreation Commission and the neighborhood to determine the best options with regard to plantings, pedestrian flow and the park spaces. The Commissioner noted that while the City had considered construction of an additional 15+ stall parking lot at the site, it proved costly and unnecessary given the number of parking spaces in the neighborhood, and has been removed from the plans.

The Commissioner noted that the total project budget is \$10 million dollars (\$8 million for construction). He stated that the first professional construction estimate, received the previous week, is \$4 million dollars over the \$8 million-dollar construction budget. The Commissioner explained that it is not uncommon to have estimates over budget during the course of projects but that the design team will continue to evaluate to see where cost savings might be achieved. The Commissioner noted that the current NECP serves 13 classrooms and will need 14 in the near future. The plan to infill the gymnasium creates 17 classrooms, allowing future growth. The Commissioner noted that the infill portion of the project triggers a level 3 renovation, which means it must meet more stringent seismic code. Without the infill portion of the project, it is possible that the renovation would be below the 50% renovation threshold that triggers these additional reinforcements throughout the building. The Commissioner stated that the infill portion of the project is resulting in cost increases that would not be applicable TO an addition to the building, as an addition could be structurally isolated from the main building.

The Commissioner explained that the design team will continue to evaluate what level of work can be completed without triggering a level 3 renovation but noted that a level 3 renovation is unavoidable if the City proceeds with the gymnasium infill. The Chair asked and Mr. Spang confirmed that constructing the additional two classrooms in the gym results in a cost increase representing approximately \$1 million dollars per classroom. Mr. Spang confirmed that elimination of the infill is not enough to eliminate the seismic work at the site; there would need to be additional reductions in scope.

Committee members questioned whether the additional classrooms are necessary given the recent demographer's report indicating that student enrollment is remaining flat and/or declining. School Committee Member Diana Fisher Gomberg noted that while student enrollment is flat and/or declining throughout the K-12 population, it is increasing for the special education/pre-K population. Ms. Fisher-Gomberg noted that there are increasing needs for special education as well as smaller classroom sizes (approximately 14 students). It was noted that having the pre-K and special education programs in the same space is important for operational efficiency.

Commissioner Morse confirmed that the City is committed to full remediation of the remaining oil contamination underground. He stated the borings have been completed and the area of contamination has been identified. The Commissioner noted that oil vapors that may permeate the building are a concern, especially when there are children with compromised immune systems. The Commissioner confirmed that the City will comply with federal and state laws and recommendations. He recommended additional air testing over the winter to ensure that there are no vapor issues.

Some Committee members expressed concern relative to the cost of the project and noted that one site identified for NewCAL is the Albemarle Park. Councilors questioned whether another program might be better suited at 687 Watertown Street. Committee members urged the Commissioner to consider the various options for land use at 687 Watertown Street.

The Public Hearing was Opened

Michael Penzo, 46 Chandler Place, is a Licensed Site Professional (LSP). He noted that he spoke with the LSP for the project. Mr. Penzo noted that there will always be some oil at the site that can never be eradicated. He stated that the project should be able to move forward and the site remediation closed out if a subsurface ventilation system is installed. He stated that the ventilation system will assure compliance and mitigate any remaining vapors at the site.

Marian Randell, 2 Harrington Street, is an Environmental Engineer. Ms. Randell is supportive of Mr. Penzo's statements as well as the additional air testing.

Amy Sangiolo, thanked Councilors for urging the continued collaboration with the Boys and Girls Club.

Seeing no other member of the public who wished to speak, the public hearing was closed. It was noted that playground relocations and the oil mitigation costs are included in the current cost estimates. However, The Commissioner confirmed that no building insulation is included in the estimates. Committee members asked that the Commissioner provide a breakdown of the budget and a summary of stormwater measures for the next meeting. The Chair also requested a break-down of costs for the building insulation options as well as expected costs for the mechanical systems. With that, Committee members voted unanimously in favor of a motion to hold the item.

EXTENET SYSTEMS, LLC petitioning for a grant of location to install a small cell wireless facility on an existing city-owned streetlight pole located in the right-of-way in the vicinity of 140 Commonwealth Avenue. The installation will include an antenna, radio equipment, an electric meter, and cabling for fiber and power to enhance wireless coverage in the area. (Action date: 06/18/19)

Action: **Public Facilities Approved 8-0**

Note: Extenet Representative Mr. Keenan Brinn joined the Committee to discuss the grant of location for wireless equipment on Commonwealth Avenue. The grant of location was approved by the Public Facilities Committee on May 20, 2019, and later recommitted at the Council meeting of May 20, 2019 by Councilor Gentile, who asked several questions about the petition. The following answers were given: The proposed pole is a City owned pole and as such requires a licensing agreement between the City and the petitioner. Attorney Mandl confirmed that the licensing agreement (attached) can be used as a template for other wireless licensing agreements. Atty. Mandl noted that there may be differences in the licensing agreements for other carriers, but likely only matters specific to the conditions of a given location, which would be reflected in the exhibits attached to the license agreement. Commissioner of Public Works Jim McGonagle confirmed that the City's Associate City Engineer verifies details of the specifications for each grant of location. Mr. Keenan Brinn confirmed that the details specified as Attachments are included on the equipment detail sheet. Mr. Brinn also confirmed that replacement poles are maintained off-site. Commissioner McGonagle confirmed that DPW will set up an account with the Treasury who will bill the petitioner annually. Committee members expressed no other concerns relative to the item. Councilor Kelley motioned to approve the item which carried unanimously.

Referred to Public Facilities and Finance Committees

#198-19 **Authorization to acquire by purchase 1135 Washington Street from the State**

HER HONOR THE MAYOR requesting authorization to acquire by purchase the West Newton Armory building and land located at 1135 Washington Street for affordable housing, and further requesting that the sum of one dollar (\$1) be appropriated from the Municipal Building Maintenance/Building Improvements Account to fund all costs associated with the acquisition of such property.

Action: **Public Facilities Approved as Amended 8-0**

Note: Director of Planning and Development Barney Heath presented the request to acquire the Armory building at 1135 Washington Street. Mr. Heath explained that the City was approached by the Division of Capital Asset Management and Maintenance (DCAMM) regarding how the Armory building may be used. If the City were not interested; a competitive RFP would be issued, and the property would be sold to the highest bidder. If the City wishes to acquire the property; it can purchase the property at a cost of \$1 for the purpose of constructing all affordable housing (at 80% AMI or lower). Otherwise, the City may purchase the property at a reduced rate for a direct public use only (i.e. police station, senior center, library). After a review of the options and an assessment of the building condition, the Mayor asked the Planning Department to move forward with a plan for affordable housing. After conversations with the Council President, the Mayor has requested an amendment to the docket item to allow the



Public Facilities Committee Report

City of Newton

In City Council

Wednesday, June 19, 2019

Present: Councilors Crossley (Chair), Leary, Norton, Kelley, Gentile, Danberg, Laredo, Lappin, Ciccone, Auchincloss, Markiewicz, Downs, Noel, Grossman, Lipof, Albright

City Staff Present: Commissioner of Public Works Jim McGonagle, DPW Director of Streets Shane Mark, DPW Director of Transportation Jason Sobel, City Engineer Lou Taverna, School Department CFO/Assistant Superintendent Liam Hurley, Chief Financial Officer Maureen Lemieux, Chief Operating Officer Jonathan Yeo

Referred to Public Safety & Transportation, Public Facilities and Finance Committees

#156-18 **Ordinance amendments for enforcement and fines for sidewalk clearing violations**
COUNCILORS DANBERG, ALBRIGHT, CROSSLEY, NORTON, AND LIPOF requesting amendments to Chapter 17, Section 3 and Chapter 26 Section 8D of the Revised Ordinances to provide for enforcement and fines for violations of the sidewalk clearing ordinance.

Action: **Public Facilities Approved 6-2 (Lappin, Gentile Opposed)**

Note: The Public Facilities Committee and Public Safety and Transportation Committees met jointly to discuss this item. Councilor Danberg presented the request to amend the Ordinances to provide enforcement and fines for sidewalk clearing violations. The proposed Ordinance allows residents 24 hours to clear their sidewalks. If the walk is not cleared after 24 hours, DPW may issue a \$50 fine. Councilor Danberg noted that the current snow trial has been in place for several years and currently allows residents 30 hours to clear.

Commissioner of Public Works Jim McGonagle noted that DPW staff responded to 311 calls and issued warnings to residences. DPW followed up to verify that the snow was cleared. During the first year, compliance was 40% (after issuing a warning). The second year, compliance reduced to 35% as residents learned that there was no fine tied to not clearing the sidewalk.

Commissioner McGonagle explained that DPW will be responsible for enforcement of the snow clearing violations. He noted that violations will need to be complaints made via 311 and will be dealt with immediately (similar to trash pickup). He noted that the inspectors will have tablets which allow them to photograph the violation and mail a citation to the property owner by the next day. Councilors questioned whether the violation should be mailed to the resident or to the property owner, noting that the mailed citation may be received too late. Councilors agreed that the citation should be mailed to the property owner, who is ultimately responsible for deciding who will pay the citation. A Councilor noted that the citation will help reduce non-compliance during future storms.

A Councilor questioned how residents who are unable to clear may be granted an exemption. Councilor Danberg stated that individuals who believe they cannot clear the sidewalks, may apply for an exemption through the Senior Center. She confirmed that the Mayor's Office has the authority to maintain a list of volunteers to help clear sidewalks but noted that many of the volunteers are minors therefore the City may not publish contact information for them.

A Committee member noted that snowplows often dump piles of snow on corners, making it difficult for homeowners on corners to clear the sidewalk. Councilor Danberg noted that the City is making efforts to reduce snow on corners and stated that the City's contractor will be held accountable for remedying the situation if chasers find snow dumped on corners.

Committee members questioned how residents would be notified of the fine implementation. Councilor Danberg noted that many residents already believe that there is a fine. Committee members were supportive of ensuring that residents be made aware that the fine will be implemented, and agreed that notification should be sent with the fall tax bill, in the Mayor's Newsletter and Newton Tab.

The Public Hearing was Opened.

Nathaniel Lichtin, 53 Pine Crest Road, expressed support for 24 hours rather than 30 hours. He noted that 30 hours extends into a second day and could impact two consecutive days of commutes.

David Rushka, 250 Hammond Pond Parkway, supports the fines. He stated that having clear sidewalks year-round is important and believes the fines will help ensure that.

Jonathan Baracato, 250 Hammond Pond Parkway, agrees with the reduction in time to clear from 30 hours to 24 hours to clear and is supportive of the Ordinance amendment.

Jennifer Martin, 86 Allen Avenue, supports the Ordinance amendment. Ms. Martin noted that some residents receive notices and still don't clear, making it difficult to walk on the sidewalk. Ms. Martin expressed support for the Ordinance amendment.

Lucia Dolan, 20 Devon Road, thanked Councilor Danberg's ongoing efforts. She noted that pedestrians are often forced into the streets because of individuals who have not cleared their sidewalks.

Seeing no other member of the public who wished to speak, the public hearing was closed. Committee members questioned whether the administration has considered alternate ways to allow appeals for the snow clearing violations. Chief Operating Officer noted that appeals must go to the Newton District Court as they do with the leaf blower Ordinance. Committee members asked that the Public Works Department share a draft of the notice to residents prior to distribution and that a copy of the Law Department's opinion regarding liability be included in the packet. With that Public Facilities Committee members voted 6-2 (Gentile, Lappin opposed) and the Public Safety and Transportation Committees voted 6-1 (Ciccone opposed) in favor of motions to approve.

Referred to Public Facilities and Finance Committees**#161-19 Appropriation of \$2 million for design of the Washington Street corridor**

HER HONOR THE MAYOR requesting authorization to appropriate and expend two million dollars (\$2,000,000) from Free Cash for the purpose of developing 25% conceptual design of the Washington Street corridor in order to make the improvements to the corridor eligible for the State's Transportation Improvement Program (TIP) funding.

Action: **Public Facilities Approved as Amended (6-0-1) (Norton abstaining, Laredo not Voting)**

Note: The Commissioner of Public Works Jim McGonagle met to discuss the request for funding with the Chairs of Public Facilities and Finance, City Engineer Lou Taverna and DPW Director of Transportation Jason Sobel. Commissioner McGonagle presented the amended request to set aside \$650,000 from FY19 free cash and appropriate \$250,000 for the purpose of design of the Washington Street Corridor pilot.

DPW Director of Transportation Jason Sobel presented details of the timeline (shown on the attached presentation). Mr. Sobel explained that the \$250,000 appropriation will be used for data collection, traffic counts and preliminary design concepts. Data collection is expected to begin during summer 2019 and traffic counts will start once school begins in the fall. Mr. Sobel noted that DPW will return to the Public Facilities Committee in fall to request the balance of the \$650,000 which will allow City to hold at least one community meeting to discuss the roadway design, design of the trial along the corridor and preparation of bid documents for construction of the trial. Mr. Sobel noted that there will be a public process which will allow residents to comment on the design of the trial through April 2020. It is expected that bid documents will be finalized for construction of the trial in late spring of 2020 with construction to begin in summer 2020. Mr. Sobel stated that the trial will run for approximately 1 year; allowing time to monitor and adjust the conditions as well as data collection. The engineering consultant will prepare a final report and recommendations based on the outcomes of the trial (2021) which can then be used to generate an RFP for 25% complete schematic documents.

A Committee member noted that Washington Place, West Newton Square, Austin Street and the Washington Street Vision Plan have not been completed and questioned how accurate the data will be given the upcoming changes. The Commissioner noted that it is important to establish a baseline prior to the completion of upcoming developments. He stated that when the City applies to be considered for MassDOT Transportation Improvement Plan (TIP) funding, traffic counts must be current within 2 years and therefor will have to be counted a second time (this count will reflect the occupancy of the new developments).

It was noted that it is important to move the project forward in a timely manner to allow the City an opportunity to apply for TIP funding. Councilors noted that TIP funding is not guaranteed and has been limited to \$95 million dollars for all of the communities in Massachusetts. Committee members noted that the estimated cost for construction for the Washington Street corridor ranges from \$30-\$40 million dollars. Mr. Sobel noted that the City will know whether it qualifies for TIP funding at the point of 25% complete design (estimated to cost between \$2-\$3.5 million dollars).

A Committee member questioned whether the state offers opportunities for cost sharing with municipalities. Mr. Sobel said that the City can question whether partial TIP funding might be an option. With that, Councilor Kelley motioned to approve the item as amended to set aside \$650,000 from FY19 Free cash, and appropriate \$250,000 of the \$650,000 to be used for data collection, traffic counts, public outreach and a concept design for the trial with the expectation that an RFQ for the remaining work, the scope of work for the balance of the \$650,000 and the scope of work for the will be provided to the Council as soon as it is readied. With that, Committee members voted 6-0-1 in favor of approval (Norton abstaining).

Referred to Public Facilities Committee

#194-19 5-58 for the Newton Early Childhood Program at 687 Watertown Street

DESIGN REVIEW COMMITTEE petition, pursuant to 5-58, for schematic design and site plan approval at 687 Watertown Street for the interior renovation of the former Horace Mann school to accommodate the Newton Early Childhood Program and proposed site design that includes a new entry plaza, removal of the existing modular structures to provide an access drive, a school transportation van loading area and emergency access, and landscaping improvements. Additional site improvements include parking improvements and an accessible ramp to new play structures located in the adjacent area north of the building.

Action: **Public Facilities Approved 5-0-2 (Lappin, Gentile abstaining)**

Note: Commissioner of Public Buildings Joshua Morse noted that after the public hearing and Committee discussion on June 5, 2019, there remained requests for further information on three items; a clarification of the stormwater management system design, an explanation of the engineering analysis for HVAC and building envelope insulation investments and a careful review of the project budget with options explaining the difference between providing 15 and 17 classrooms.

The Commissioner noted that the Newton Early Childhood Program budget and estimate summary (attached) details the evolution of the project, program, challenges and the recommendation that the project proceed with the 17 classrooms, knowing that the project with the infill is estimated to cost \$12.5-\$13 million dollars.

Arrowstreet Architect Larry Spang explained that the stormwater today consists of separate catch basins on the site. He explained that the project includes improvements to the site that will infiltrate as much stormwater as possible; improving on the existing conditions. It was noted that there is less impervious surface proposed than exists today and the system design capacity exceeds current City requirements because the site is under DEP and Conservation Commission jurisdiction. The Chair noted that the proposed storm water design responds to two primary requirements, DEP Storm Water Management Standards and the Floodplain ordinance. The site is in the 200-foot River Front Area and designed to meet the Wetlands Protection Act Regulations for Riverfront Area which triggers the DEP regs. In addressing these, working with Con Com., and accounting for the added paved area for the Van Drop Off loop the

design results in a reduction in stormwater runoff volumes as compared to the existing. The design will have the added benefit of reducing City stormwater fees associated with this site.

It was noted that concerns remain relative to oil remediation at the site. At the public hearing on June 5, a resident licensed site professional (LSP) stated that under no circumstances could the oil be entirely removed and suggested that the only wise remedy would be through the installation of a subsurface ventilation system. Commissioner Morse stated that Public Buildings will return to the Committee in September to request funding for the remediation at the site. He noted that if the oil is removed from the site, no additional ventilation system would be necessary. He confirmed that if the testing reveals the presence of remaining oil, the state will require installation of the ventilation system.

Committee members expressed support for eliminating the use of fossil fuels at the site by using all electric high efficiency variable refrigerant flow (VRF) heating and cooling but expressed concerns that current estimates reflect a decision not to insulate the building. Commissioner Morse confirmed that the Design Review Committee (DRC) has asked the design team to continue to evaluate options for insulating the building. He confirmed that there will be opportunities for air sealing but noted that the payback period for insulating is very long. Councilors urged the Commissioner to consider insulation of the building, noting that the population to be served is a sensitive one, and building comfort and health issues should be addressed. It was noted that this renovation may be the only opportunity to insulate the building and suggested that it is sensible to invest in insulation. The Chair called on DRV chair Peter Barrer who stated that from his own analysis he is not convinced the design team's analyses on wall insulation ROI are based on the right assumptions, and that he will continue a deeper review with the design team.

The Commissioner noted that Co-Director of Sustainability Bill Ferguson is working to maximize grant funding opportunities wherever available but stated that incentive programs are being eliminated as VRF HVAC technology becomes competitive.

Commissioner Morse noted that the project estimate changed from \$8 million dollars (14-15 classrooms) in 2018, to \$10 million dollars in winter 2019 (17 classrooms) to \$14.5 on June 5, 2019 based on the first professional cost estimate. He explained that the design team has identified some opportunities for cost savings, including corrections to the work scope, and the total cost estimate is currently \$13 million dollars. He confirmed that the design team continues to identify cost saving opportunities. The Commissioner noted that the cost of an addition is approximately \$1.3 million dollars versus the cost to infill classrooms in the gym as proposed is approximately \$1.7 million dollars. It is the recommendation that the City moves forward with the infill, noting that an addition may still be necessary in the future. Chief Operations Officer Jonathan Yeo confirmed that the Administration will identify the funding source for the additional work during the fall CIP presentation.

The Chair explained that the approval of 5-58 authorizes the Public Buildings Department to continue into the next stage of design with the previously approved design funds. Councilor Kelley moved approval of the petition for site plan approval with all of the conditions recommended by the Design Review Committee and contingent on future presentations to the Public Facilities Committee. Committee members voted 5-0-2 in favor of approval (Lappin, Gentile, abstaining)

#230-19 Resolution in support of the F.U.T.U.R.E. Act

COUNCILORS CROSSLEY, KELLEY, LAREDO, LEARY AND NORTON requesting a resolution from the City Council in support of “An Act for Utility Transition to Using Renewable Energy” House H.2849/Senate S.1940, also known as the FUTURE Act, which mandates measures that address the urgent need to advance repair of a growing number of underground leaking gas pipes under our streets, while implementing a transition to safer and cleaner energy sources, and mandates processes to ensure coordinating this work with municipalities.

Action: **Public Facilities Approved 7-0 (Laredo not Voting)**

Note: The Chair introduced the request for a resolution from the City Council in support of H.2849/S. 1940 “An Act for Utility Transition to Using Renewable Energy”. The Chair explained that the legislation creates requirements that gas utilities work cooperatively with municipalities and make available their Capital Improvement Plans for the purpose of coordinating work. The Chair explained that the bill details how utility companies will be required to provide more comprehensive information relative to the repairs of gas leaks (what does a repair entail? what is the status of a leak once a “repair” is made?). It was noted that Senator Creem is the lead sponsor in the senate and has been working with the Gas Leaks Alliance on this legislation.

Committee members noted that there are 690 gas leaks in the City which pose ongoing threats to the community. The practical measures set forth in the bill would assist the City in addressing the gas leaks with the utility companies. Committee members shared concerns relative to the 246 miles of leak prone pipes and the utility companies’ reactive approach to patch versus replace them. Committee members voted unanimously in favor of a motion to approve from Councilor Lappin.

The Committee adjourned at 9:45 pm.

Respectfully Submitted,

Deborah Crossley, Chair



5. Supplemental Documentation

Public Facilities Documentation:

- a. NECP Project Site Analysis
- b. NECP Program Budget & Estimate Summary
- c. NECP Project Cost Breakdown Summary



Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

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June 2019 School Project Update on NECP/Lincoln-Eliot

To: City Council
From: Josh Morse, Building Commissioner
Date: June 10, 2019
Re: Assessment of Sites for NECP and Lincoln-Eliot School

Introduction

As a result of discussion at the Public Facilities meeting of June 5 concerning the Newton Early Childhood Program, (NECP) and Lincoln-Eliot Elementary School projects, I was requested to reassess the reasons why the School Committee and School Building Committee approved the site locations at 687 Watertown Street (NECP) and 150 Jackson Road (L-E). Below is a summary of site program requirements, the alternatives at 150 Jackson, and why the approved program continues to make sense, both financially and programmatically.

In addition, there are several presentations on the NECP/Lincoln-Eliot [website](#) that are helpful:

11/26/18 City Council Presentation: Analysis of siting options. <http://lincolneliot-necp-projects.com/media/9101/city-council-presentation-11262018.pdf>

11/28/18 School Committee: Site Matrix Evaluation. <http://lincolneliot-necp-projects.com/media/9103/school-committee-presentation-11282018.pdf>

12/13/18 School Building Committee: Site Selection and Vote. <http://lincolneliot-necp-projects.com/media/9103/school-committee-presentation-11282018.pdf>

Site Program Requirements

NECP: The site program requirements of the NECP are the following:

Exterior open and play space: 70,000 ft²
Exterior Parking and site circulation: 55,000 ft²
Building Footprint(new): 20,000 ft²
Classrooms: 16-18

Lincoln-Eliot: The site program requirements of the Lincoln-Eliot Elementary program are the following:

Exterior open and play space: 70,000 ft²
Exterior Parking and site circulation: 25,000 ft²
Building footprint(new): 26,000 ft²
Classrooms: 22-24

150 Jackson Road Site Alternatives

A few site numbers:

- Total gross site is 248,884 ft²
- The existing building footprint, exterior access, and setbacks consume appx 85,000 ft²
- A wooded area on the north side of the property consumes appx 52,000 ft²
- The parking lot consumes @100,000 ft²
- The remaining 11,884 ft² is the playground and small open space area on the east side of the property.

Issues with Combined NECP & Lincoln-Eliot: If we were to take down the convent and chapel, and construct a new addition consisting of a gym, LE admin, support spaces, and the NECP wing, we would need to construct appx 54,000ft² of building area with a footprint of 31,000ft². With setbacks, circulation, and access this would consume approximate 50,000ft² of the site. This would logically be built where the convent and chapel currently sit. Those two elements currently consume approximately 10,000ft², so the net increase for the necessary addition would be a 40,000ft² add. The only area to take this amount of land from would be the parking lot side of the site, which would reduce the parking lot from 100,000ft² to 60,000ft².

Next, we would need to provide the play and open space for the two programs. The existing site offers appx 12,000ft², and the combined programs if they shared a single passive recreational area would require appx 80,000ft². Therefore, we would need to add appx 68,000ft² of open and play space. To create this space, we would need utilize the balance of the parking lot and either encroach upon the wooded area or try and use some of the setback areas for play space. If we deforested the wooded area and made it a parking lot, we would still be left with a 36,000ft² demand for exterior parking and site circulation space. The most logical approach to address this issue would be to eliminate the on-site parking for staff, parents, and visitors. The remaining site could handle the buses and vans, but drop-off, pickup, and parking would need to occur in the surrounding neighborhood.

In total there would be approximately 150 parent cars and 200 staff cars parking in the surrounding neighborhood. Additionally, directly adjacent to this site are both the Jackson and Montessori Schools, which have a total enrollment of just over 500 students. If we were to layer both of our programs on top of the two adjacent schools, the immediate neighborhood would see approximately 1,300 students, 300 staff, and 500 parents coming and going at about the same times each day.

Conclusion: NECP and LE could physically fit at 150 Jackson Road, but the site cannot accommodate the size and breadth of the programs in their entirety. The NECP program has more than doubled in size since the thought of cohabitation was introduced when the City acquired 150 Jackson in 2015. This fact is the single biggest reason why cohabitation on that site has now become extremely challenging. In addition, the possible benefits of collocating did not materialize in a meaningful way and are projected to yield little to no capital or operational financial savings. When you compare the cost of funding the cohabitation option to the standalone option at 687 Watertown Street, as well as the impact those costs have on the overall project timeline, it becomes clear that cohabitation is not only not beneficial, but in fact is not desirable.

A new 40,000ft² NECP facility addition at 150 Jackson would cost appx \$26m. The funds needed to renovate the LE portion of the building and fitting both programs at 150 Jackson would be extremely challenging, and very impactful to the surrounding neighborhood. The overall cost would require alternative funding source which would set the project timeline back several years, which would increase

the project costs by about \$6m due to escalation. In addition, 687 Watertown would need about \$3m in renovations so it could serve as NECP's swing space for two years while the work was done at 150 Jackson.

NECP to 687 Watertown Street:

Renovating 687 Watertown is estimated to cost appx \$12.5m, thereby reducing the cost of addressing the NECP facility needs by appx \$13.5m as compared to the anticipated cost of new construction at 150 Jackson Road (not including the \$2m-\$3m necessary 687 Watertown swing space renovations). The facility at 687 Watertown Street is appx 41,000ft², so it can accommodate the NECP building space needs. The site itself can accommodate the van drop off and circulation, and some limited staff parking. The advantage of that site is that the adjacent play spaces and park area supplement the site area and meet the exterior programmatic space demands. The directly adjacent on street parking provides more than 250 parking spaces, which is more than 100 spaces more than the peak parking demands require.

Ed Center as possible option for NECP:

The Education Center currently houses the central admin and a variety of school programs with students. The building is 70,000ft², and the gross site area is 164,663ft². Due to grading challenges, the Walnut Street side of the existing site is unusable for anything but setbacks and access. The site breaks down as follows:

Building Footprint: 70,000ft²

Parking Lot: 68,000ft²

Playspace: 7,500ft²

Setbacks and undevelopable land area: 19,163ft²

The exterior open and play space could only be met if we eliminated the parking lot. If the annexes were demolished, we could meet the exterior play program, and create a blue/yellow zone pull in off Craft Street, with the van drop-off using the loop off Walnut. There would be no space to accommodate parent or staff parking which would result in approximately 150 parents and 100 staff parking in the surrounding neighborhood. The Ed Center has seen very little investment in building systems and based on the age of the building it would require a Cabot level renovation. This would yield a total project budget of appx \$45.5m, and we would need to either lease commercial office space at \$1.25m-\$1.5m annually, or we would need to construct appx 50,000ft² of office space elsewhere at an estimated total project cost of \$32.5m.

NewCAL at 687 Watertown Street:

NewCAL needs approximately 2.5 acres of land for the facility, parking, and site circulation. The 687 Watertown Street site is less than 1.5 acres. The old Horace Mann School is too small for NewCAL. It can only accommodate the interior NewCAL program, but the gym, walking track, and cafeteria, all key elements of the NewCAL program, could not be included based on building design limitations. The building was designed as a school, and therefore does not lend itself to a drastically different purpose. The cost to retrofit this facility for NewCAL would be approximately \$26M, which is almost \$10M more than the budget for the NewCAL project, and it would not deliver the NewCAL program.

In addition, 687 Watertown Street is owned by Newton Public Schools; the School Committee would need to agree to relinquish the property.

Newton Early Childhood Program Budget and Estimate Summary

2018 - \$8M (Internal Estimate): 14 Classrooms in program, no new shared classroom bathrooms or breakout rooms, support space requirements based on 14 classroom count.

Winter 2019- \$10M (Internal Estimate): 17 Classrooms in program, and desire to include shared classrooms bathrooms and breakout rooms in classrooms. Full playground build introduced.

Spring 2019 - \$14.5M (First Estimate from Cost Estimator): Estimate received, reviewed, and comments issued.

Current - \$12.5M-\$13M: Range to deliver current desired program of 17 classrooms (with interior infill), building, and site improvements.

The original budget for the NECP project at 687 Watertown Street in 2018 was \$8M. This included the creation of 14 classrooms, and basic building system upgrades, but very minimal changes to the spaces within 687 Watertown Street.

In November of 2018, the NECP program was established by NPS educators. The desired classroom count was presented as 14-18, and the School Committee voted on setting a desired program of 16-18 classrooms.

Over the next few months, we analyzed how many classrooms we could fit within the existing facility at 687 Watertown Street, while also providing all the support spaces that increase as enrollment capacity is increased. We determined that we could fit 15 classrooms within the facility and still provide adequate support spaces, but that any additional classrooms and their corresponding support spaces would require the construction of new space either inside, or outside the building.

In March of 2019, to allow for future enrollment growth, it was decided to increase the total project budget to \$10M to include two additional classrooms bringing the total classroom count to 17.

At the end of April, we received a final draft feasibility cost estimate that showed a total project cost of approximately \$14.5M to deliver the revised project program.

We completed a full review of the 21-page estimate, analyzing all 120 lines, to reconcile the estimate with the plans and the desired scope. We provided clarifying information where needed to ensure that assumptions were not overly conservative. After completing this review, 84 comments and corrections were generated. Approximately 2/3 of these have now been incorporated and have brought the total project budget to \$12.5-\$13M. This range is for the

project that includes 17 classrooms in total with the 2-classroom infill. The range is provided because there are still some decision points regarding how we create breakout areas within the classrooms that will have a significant impact of the construction costs.

There are two ways in which we can go from 15 to 17 classrooms at 687 Watertown Street. One option is an interior infill in the gym. The gym is currently oversized for NECP needs. This will cost approximately \$1.7M. The other option is an exterior 2-classroom addition which would cost approximately \$1.3M. However, the interior infill could not realistically be completed in the future while the building is occupied. The addition could be completed in the future, while the school is occupied. If we were to wait to build the 2 additional classrooms, the inflated cost of the additions would surpass the cost of the current infill in approximately 5 years. A future addition would have its own design and approval process, so we would need to start a future addition project one year after we complete the NECP project, in 2022, in order for the addition to cost the same as the infill costs now based on escalation.

NECP currently has the number of students for 13 classrooms but is likely to go to 14 next year. They have added 3 classrooms over the past 5 years. The largest factor driving this increase is a larger number of students identified with specialized needs, which has a compounding effect due to inclusion ratios. This means that as more students are identified as having special needs, then we need to bring in more typically developing students to maintain the required ratios. NECP is required to have equal numbers of typically developing and special needs students in its classrooms. This is also compounded by Newton Public Schools being an attractive destination for specialized services, this means more parents are coming to Newton, such that their children who need these services can benefit from the Newton Early Childhood Program.

The Administration's recommendation is to move forward with 17 classrooms with infill construction.

NECP Project Cost Breakdown Summary

The following is a rough breakdown of the major construction cost areas for the NECP project:

- **Accessibility - \$800K**
- **Fire Protection - \$184K**
- **Mechanical - \$2.5M**
- **Electrical - \$1.6M**
- **Plumbing - \$870K**
- **Hazmat - \$400K**
- **New Construction - \$1.7M**
- **Renovation (Misc) - \$1M-\$1.5M**
- **Site - \$1.5M**

Total Construction - \$10.55M-\$11.05M

Soft Costs - \$1.95M*

Total Project Budget - \$12.5M-\$13M

*The soft costs are a combination of architectural, engineering, construction administration, and owners project manager fees, as well as contingencies, tests and inspections, and self-performance lines.