



City of Newton
Lincoln Eliot – NECP Project
Project Monthly Report

September 2019

The Global Leader in Managing Construction Risk

HILL
Hill International

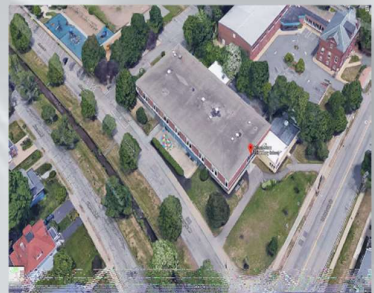




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- b. Design Review Committee Meeting Minutes, September 11, 2019

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 September 2019.

During the month of September 2019, Hill provided the City with budget utilization updates for the project, updated budgeting for NECP at 687 Watertown St, schedule and work plan updates, and LE-NECP Projects web page content management.

On August 30, 2019, a working group session was conducted with representatives of the City, School Department, NECP administration, Arrowstreet and Hill to review the NECP at 687 Watertown St. project budget, schematic design cost estimate, list of value engineering items being considered to reconcile the construction estimate to budget, and floor plan layout changes associated with value engineering items needed to balance the schematic design phase cost estimate to budget. The meeting provided input on floor plan changes require to achieve a schematic design phase construction estimate that conforms to budget.

On September 4, 2019, Nitsch Engineering (Nitsch) perform supplemental survey at 687 Watertown St. to confirm site boundaries and topography along the east site limits and adjacent Albemarle Park property where the future NECP outdoor play area is proposed. Additionally, Nitsch executed a test pit at the northeast corner of the existing building followed by visual observation and material sampling for geotechnical evaluation.

On September 1, 2019, Eversource, the City's electric service provider, contact project representatives to schedule an initial project energy efficiency incentive workshop for the NECP at 687 Watertown St. project.

On September 5, 2019, National Grid contacted project representatives regarding gas efficiency incentive rebates offered to its customers. Arrowstreet, project designer, and Garcia, Galuska, Desousa, project mechanical engineer, responded to National Grid reporting the proposed design for NECP at 687 Watertown St. is all electric, consisting of VRF heat recovery heat pump air conditioning and supplemental electric heat, with ventilation provided by Rooftop unit with air source heat pump heating/cooling and supplemental electric heat.

On September 11, 2019, representatives for Eversource, City of Newton, Hill, Arrowstreet, and Garcia Galuska Desousa, conducted a conference call to review the scope of work proposed and available energy efficiency incentive programs available for the NECP project at 687 Watertown St. Following the meeting, mechanical and electrical system narratives were provide to Eversource for the project energy efficiency rebate file.

On September 11, 2019, Newton's Design Review Committee was provided a progress update for NECP at 687 Watertown St. A follow up progress report for NECP at 687 Watertown Street is scheduled for October 6, 2019.

On September 12, 2019, Newton Public Buildings issued a progress report for the NECP at 687 Watertown St. project and Lincoln Eliot project.

On September 18, and September 26, 2019, design meetings were conducted, for the NECP at 687 Watertown St project, to review floor plan adjustments to all three levels of the building based on budget/program reconciliation and to review advancement of design for the new construction areas at the buildings new main entry, main entry lobby, and lower level administrative and staff spaces.

On September 26, 2019, a botanist with Nitsch Engineering perform an existing conditions survey for verify existing landscape conditions and coordinate future site improvements.

Throughout the month, Arrowstreet and Hill worked with Public Buildings to define a work plan, budget forecast, and funding schedule for continued work on the NECP at 687 Watertown St. project and the Lincoln Eliot project.

Hill Invoice #PBO-02339.00-00000011 and Arrowstreet Invoice 725962 were submitted and processed for payment.

Additional project updates, presentation materials, and documentation may be obtained at the project web page: <http://lincolneliot-necp-projects.com/>

Progress and Milestones Achieved

The following milestones was achieved over the month of September 2019:

- Design Development Phase started.

Key Objectives

The key objectives and dates for the coming month are:

- Continue Design Development advancement for cost estimating process scheduled November 2019.
- Prepare documents and initiate Conservation Commission Storm Water and Riverfront Protection permit approval process.
- 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.
- Process OPM and Designer continued services amendments for design development phase of the NECP at 687 Watertown St. project.
- Initiate process for supplemental CIP funding.
- Engage School Building Committee and Design Review Committee in the Design Development Phase for the NECP at 687 Watertown St. project.



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 \$1,217,560.80. Total commitments to date equal \$1,433,530.80. Based on the \$1,570,000 total appropriation and contract commitments and expenditures to date, the project is under budget.

The Total Project Budget established for NECP at 687 Watertown Street is \$13.0mil.

Schedule

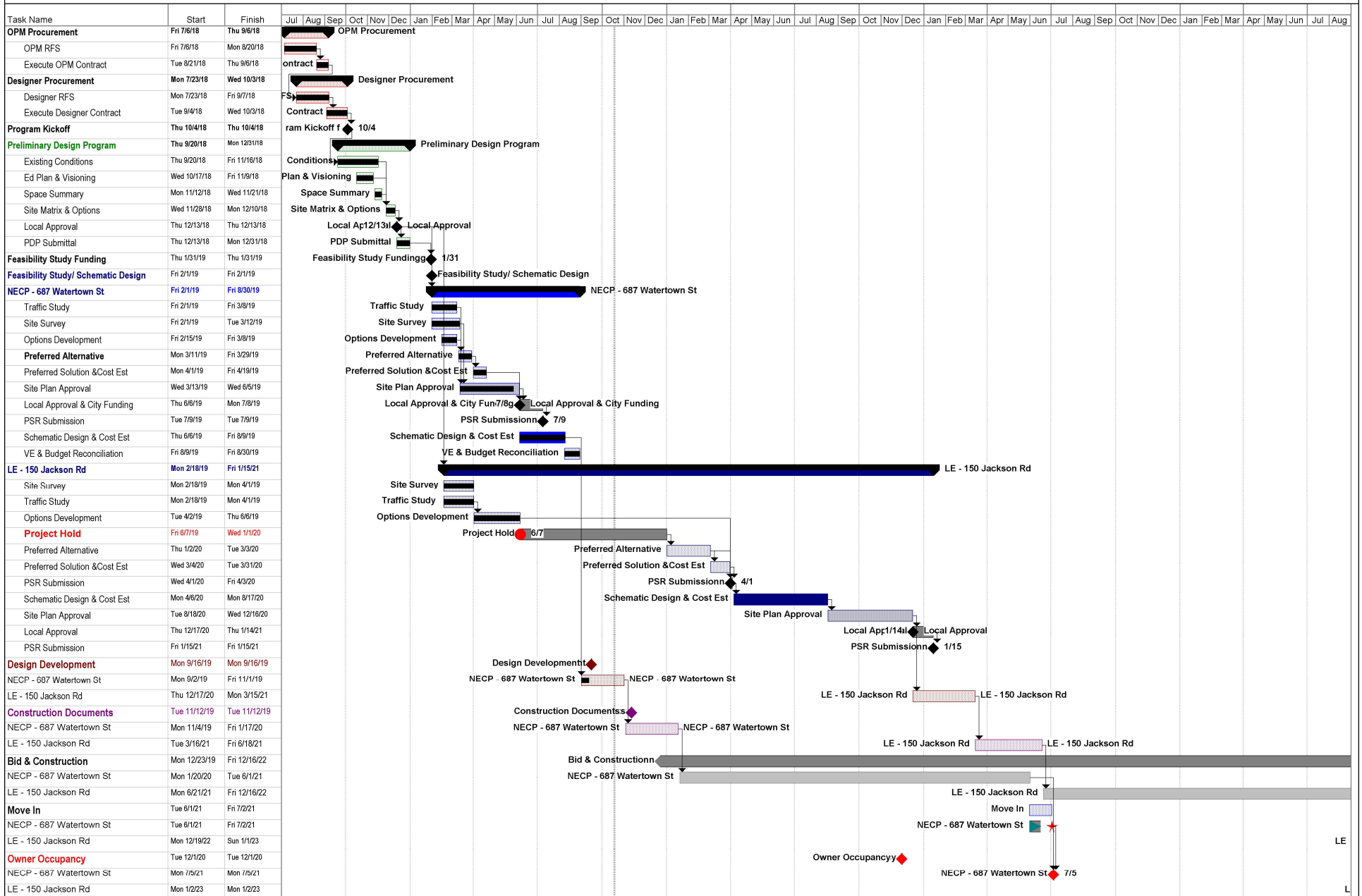
The next milestones for the project are:

- Secure supplemental funding for NECP at 687 Watertown St. design development phase and conservation commission project permit process.
- Process and execute design services amendment and OPM services amendment for NECP at 687 Watertown St. design development phase and conservation commission project permit process.



2. Schedule

PROJECT WORK PLAN SCHEDULE





3. Financials



4. Supplemental Documentation

- a. NECP Update Report, September 2019
- b. Design Review Committee Meeting Minutes,
September 11, 2019

Newton Early Childhood Program (NECP)

Project Update

September 12, 2019

The Newton Early Childhood Program project received site plan approval in July. Since then we have been working with the project team and NPS staff to complete the schematic design phase, cost estimating, and budget reconciliation. The exterior refinements have not resulted in any material changes to the site plan, but rather developed the approved plan to a level that could allow for the transition to the design development phase. The interior design has evolved but the general layout remains the same. We still have 17 classrooms, and all the support spaces that were identified as programmatically necessary during the feasibility phase.

We have made slight modifications the 2nd floor classroom layouts in that the small breakout areas have been move from the corridor side to the center of the classroom, and instead of the full height walls, we are exploring options to create these spaces with partial walls or through furniture design and layout. We are also exploring some modifications to the hallway leading to the small group rooms, and moveable partitions in the small group rooms as opposed to full height walls. These items are being pursued for both cost savings, and to allow for future flexibility of the spaces as the program evolves over time.

On the middle floor we are exploring the possibility of flipping the nurse's suite from east side to the west side. This could create enough space to also allow a couple office spaces to come up from the lower level, while also reducing the amount of interior demolition and construction. We are exploring the potential reconfiguration of a pair of restrooms on the north end of this floor.

On the lower level we are exploring several possible scenarios to try and optimize the efficient use of the space, disturb as little currently unfinished space as possible, while also maximizing the use of the spaces that have robust natural light and optimal ceiling heights. We are looking to shift the office suits west toward Albemarle to take advantage of the new natural light, bring more of the office spaces out of the currently unfinished areas, while also saving money by not having to finish these spaces. The primary goal is to place the occupied areas in the best possible spaces within this floor, while minimizing the expensive undertaking of finishing currently unfinished areas where natural light and building systems would need to be brought in.

In addition to all the above, the Public Buildings Department worked with the project team to find creative solutions to deliver the same design in a variety of more cost-effective ways. Based on the hard work of the working group and project team, the project is currently on track to fit within the current budget.

On 9/11/19, a project update was provided to the Design Review Committee. We discussed the conditions that were applied to the site plan approval letter from the DRC.

All those conditions continue to be met. Of note, the desire to continue to analyze the building envelope insulation possibilities is still ongoing but wrapping the building with insulation and a cladding system is currently not included in the project or project budget. This item is still proving to be in excess of \$1M, and the payback continues to be well beyond the life of the system and the building. We are still on track to install a VRF system, and the building will not consume fossil fuel on site aside from the possibility of an emergency generator. We also reviewed all of the above interior design refinements and confirmed the general building system approach.

The project schedule has shift outward slightly. We are still pushing to complete construction documents this winter, with construction starting shortly thereafter, but the completion and move-in date has shifted from the winter of 2021, to somewhere between the spring/summer of 2021. As a reminder, the move-in schedule demands for NECP is different than our elementary schools, as the program runs year-round so aligning with a holiday break or the summer is not critical. This will not impact the construction start of Lincoln-Eliot, as that is still scheduled to start in the Fall of 2021.

We will be docketing a request with the City Council shortly to split the previously authorized design funds to separate the NECP and Lincoln-Eliot projects, as well as to notify the Council of our intent to move into design development. There will be no ask for additional funds included in this request. This will also be an opportunity to update the Council on the project status.

City of Newton



**Design Review Committee
PUBLIC BUILDINGS DEPARTMENT**

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Ellen Light, Co-Chairperson
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**Ruthanne Fuller
Mayor**

MINUTES

September 11 2019

Newton Library, Trustee's Room

Present:

Peter Barrer – DRC, Co-Chair	Ambrose Donovan - DRC	Carol Schein - DRC
Andrea Kelley – DRC*, CC	Rob Hnasko - DRC	Amy Mackrell - DRC
Stephanie Gilman - DRC	Jonathan Kantar - DRC	Marc Resnick - DRC
Steven Siegel – DRC*, SC	Josh Morse – DRC*, PB	Alex Valcarce - NPB
John Mulligan – DRC Comm. Rep.	Maria Leo – DRC Comm. Rep.	Joel Bargmann – BH+A
Anne Cedrone – DRC Comm. Rep.		

Absent:

Ellen Light – DRC, Co-Chair	Thomas Gloria - DRC	Tom Enselek – DRC Comm. Rep.
Barney Heath – DRC*, Planning		

* denotes non-voting members of DRC

On Wednesday September 11, 2019 the Public Buildings Department presented updates to the DRC on the Newton Center for Active Living and Newton Early Childhood projects. The Committee also discussed the recent Green Newton Award given to the DRC and Public Buildings Dept.

1. 2019 Green Newton Environmental Leadership Award

Peter Barrer, Co-Chair, of the DRC informed the Committee that the Design Review Committee and the Public Buildings Department received the 2019 Green Newton Environmental Leadership Award for the exemplary work performed by the DRC and Public Buildings to balance the dominating demands of program and budget with the need to save energy and reduce carbon emissions in our building projects. The award recognizes the efforts of the many individual who have worked on the City's projects since the development of Newton North High School.

It was also noted by Josh Morse that the Center for Green Schools at USGBC is publishing an article that will feature a short description and pictures of the Zervas Elementary School for its significant impact on the green schools movement.

2. Newton Center for Active Living (NewCAL)

Josh Morse, Public Buildings Commissioner provided the DRC with an update overview of the project to date. He indicated that typically projects come to the DRC a bit later in the process once the project program has been developed and a site has been selected and approved. Given the nature and the public interest in the NewCAL project, the building department felt that it was important to provide the Committee with an update.

The presentation was done using the NewCAL project website which was recently updated with in-depth information regarding project programming, existing facility review, responses to frequently asked questions (FAQ's), visits and impressions of senior centers and multi-generational facilities in surrounding communities, evaluations of potential existing structures and sites, and a walk through of the site selection process.

NOTE - the information highlighted below can be found at:

https://newcal.projects.nv5.com/?doing_wp_cron=1568304239.3523619174957275390625

The site selection process was discussed. The process began with an inventory of every parcel of land owned by the City. This yielded some 145 sites. These included school properties, City facilities, and sites, parks, and playgrounds. Based on the anticipated program requirements the project requires approximately 2 to 2-1/2 acres of land depending on availability of adjacent existing parking. The list was then reduced to include sites that could meet these size requirements. In addition, sites that were already heavily programmed, forests, conservation land, etc. were also eliminated which left 24 sites. Of the 24 sites 18 were not deemed desirable due to topography, shape, location or would require significant compromises. The result left 6 sites which were evaluated for test fits.

Newton Centre Hut (Tyler Terrace)

Weeks Park

Cabot Park

Albemarle Playground

Pellegrini Playground

McGrath Park

The test fits for each site were viewed and briefly discussed. Test fits and analysis of each site can be found on the NewCAL website. Commissioner Morse indicated the Albermarle Playground was ranked the highest City-owned site. The analysis of the other five sites showed that NewCAL could

not be built on those sites without removing existing green space. In addition, there were no obvious or feasible approaches to replicating the loss of the green space, or in some instances the loss of existing active uses.

Albemarle provides a location where the NewCAL project can be placed over existing previously developed land, provides the opportunity for synergy between the existing green space and the new facility, provides an opportunity to replace the Gath pool and expand it to include greater access for all, and has existing parking which can be managed to support the existing uses and the NewCAL facility. The presentation included some additional test fit ideas for Albemarle.

Commissioner Morse pointed out a number of challenges and opportunities associated with Albemarle including the potential to relocate Day Middle School teacher parking back to the Ed. Center, addressing the bus drop off and pick up for the Day School, and several environmental / storm water improvements that can be addressed.

The question was asked if any other sites included a pool. It was indicated that none of the other test fits included a pool the size of what would be proposed at Albemarle. There maybe some smaller zero clearance and hydrotherapy type pool.

3. Newton Early Childhood Program (NECP)

The group reviewed all of the DRC's conditions of Site Plan Approval, and how the team has met what it could. It was acknowledged by Public Buildings that the envelope insulation was the one condition the project could not, and would not, be able to meet.

There was a discussion of the energy savings investments that are being made in the project. The project will be all electric utilizing energy efficient VRF units for heating and cooling. This is in keeping with the goals of reducing greenhouse gas emissions, and the City's carbon footprint. Discussed were the new building codes and utility rebate programs coming down the line, placement of condensing units outside the building. The presentation provided a reviewed the evolution of the interior design and looked at the progress plans that the working group saw on 8/30. We discussed project schedule, budget, and what we've done to control the budget. The meeting provided for a healthy positive conversation with the DRC and they were pleased that we have maintained the project on track.

4. Adjournment

The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Alex Valcarce, Deputy Commissioner
Public Buildings