



# Finance Committee Report

## City of Newton In City Council

**Monday, October 23, 2023**

Present: Councilors Kalis (Vice Chair), Malakie, Humphrey, Norton, Noel and Oliver

Absent: Councilors Grossman (Chair) and Gentile

City staff present: Senior Financial Analyst Perry Rosenfield, Senior Financial Analyst Connor Roach, Comptroller Stephen Curley, Director of Public Buildings Josh Morse, Director of Housing & Community Development Lara Kritzer, Commissioner of Parks, Recreation & Culture Nicole Banks, Director of Parks and Open Space Luis Perez Demorizi, and Chief Operating Officer Jonathan Yeo.

For more information regarding this meeting, a video recording can be found at the following link:

[Finance Committee – October 23, 2023 - YouTube](#)

### **Referred to Public Facilities and Finance Committees**

**#326-23**

#### **Appropriate funds for Phase III of the Gath Memorial Renovation Project**

COMMUNITY PRESERVATION COMMITTEE requesting authorization to appropriate and expend the sum of one million, two hundred thousand dollars (\$1,200,000) for a total of seven million, thirty four thousand and three hundred and sixty two dollars (\$7,034,362), issuing any bonds or notes that may be necessary for that purpose, as authorized by General Laws Chapter 44B, Sect. 11, or any other general or special law, for a period of 30 years, with all proceeds to be the deposited in the Community Preservation Act fund established under the control of the Planning & Development Department to complete Phase III of the Gath Memorial Renovation Project, which includes all remaining design and construction work necessary to renovate and replace the existing facility according to the approved plans.

**Public Facilities Approved 7-0 on 10/18/23**

**Action:**

**Finance Approved 6-0**

**Notes:**

Director of Housing & Community Development Lara Kritzer presented the above item to the committee with a PowerPoint presentation. Lara continued to explain to the committee that in June 2023, the City Council approved the Community Preservation Committee's recommendation to bond future CPA program funds for the construction of the new Gath Memorial Pool Complex. Lara continued to explain that over the summer, the city received a single qualified bid which was higher than originally expected. The construction for this project must begin this fall in order to have the new facility, which will include two separate pools, a renovated pool house and a new splash pad area.

Lara Kritzer continued to explain to the committee that additional CPA funding is requested in order to complete Phase III of the project which includes construction of two new swimming

pools and their associated decks, reconstruction, and renovation of the existing bathhouse, installation of all new mechanical and support equipment for the facility, construction of a new accessible spray deck and redesign of the overall facility for improved accessibility and usability.

Lara went through the CPC recommendations, which includes the existing debt authorization to be increased by \$1,200,000 for a total amount of \$7,034,362 for Phase III construction. Lara added that CPA funding is recommended to be Recreation category funding.

Lara ended the presentation providing the committee a timeline for the project, verifying that Phase I that includes the existing facilities study is complete, Phase II which includes the completion of final design documents is still currently being completed, and Phase III which includes construction begins in Fall 2023, with anticipated completion in May 2024.

Councilors asked the following questions:

Q: With the bids for this project coming in higher than anticipated, was the additional \$1,500,000 being asked for beyond contingency expectations?

A: In the summer of 2022 the project was estimated to be about \$11,500,000 as presented. We worked with the Designer View Committee, the Community Preservation Committee and all the stakeholders in this project to build consensus at the same time to focus on the areas of the project that was most important. We were able to bring those costs down to about \$1,500,000 less than where it is at today. However, once the bids were opened, we didn't end where we had hoped we would be able to bring that project in at, but still significantly less than where we were last year. The \$1,500,000 is what was initially requested of the Community Preservation Committee, and they asked for a city partial match. So, they approved the \$1,200,000 in order to fully fund the project, including the contingency we needed the \$300,000 to round it out for the full \$1,500,000.

Q: Was there any way at this point to take some aspects out of this project to try and save the \$1,500,000?

A: To try to carve out that kind of money at this stage, a couple of things would have had to have occurred. There would have to be a redesign, which would include the city rejecting this bid. The department then would have to go back to the drawing board with the design team, and for that kind of money you probably are looking at, either doing no work at all in the bathhouse, accessibility upgrades or limiting and eliminating the Splash Park or the splash pads.

Q: How will the \$1,200,000 increase that will be sourced from bonds impact the payment schedule for this project?

A: The average that the city was estimating to pay was about \$380,000 a year. This increase brings it up to just over \$400,000 a year. So, it doesn't make a huge difference in the annual payment compared to before.

Councilor Norton motioned to approve the item which passed 6-0.

**Referred to Public Facilities and Finance Committees**

**#334-23 Request to transfer \$300,000 from Reserve Funds-Budget Reserve – Phase III Gath Memorial Pool Renovation Project**

HER HONOR THE MAYOR requesting authorization to transfer and expend the sum of three-hundred thousand dollars (\$300,000) from Acct # 0110498-579400 – Reserve Funds-Budget Reserve, to complete the Phase III Gath Memorial Pool Renovation, including the FF&E and contingency.

**Public Facilities Approved 7-0 on 10/18/23**

**Action: Finance Approved as Amended to Account #0110498-579000 6-0**

**Notes:** Commissioner of Public Buildings Josh Morse presented on the item above. Mr. Morse continued to explain to the committee that as mentioned with docket item #326-23, the Public Buildings Department presented a request of \$1,500,000 to make the project whole to the Community Preservation Committee. The Community Preservation Committee asked for a partial match from the city, and therefore they approved \$1,200,000. We, therefore, subsequently submitted a request for \$300,000 and the funding source has been identified as Budget Reserve.

Councilors asked the following questions:

Q: Was this reserve fund designated for something else originally?

A: It is the city's one and only budget reserve fund. This is one of the city's smaller accounts that's used depending on the situation.

It was stated that this item should be amended to reflect the correct accurate account numbers. Account # 0110498-579400 should be replaced by Account # 0110498-579000.

Councilor Humphrey motioned to amend the item to account # 0110498-579000, which passed 6-0.

Councilor Norton made a motion to approve the item as amended which passed 6-0.

**Respectfully submitted,**

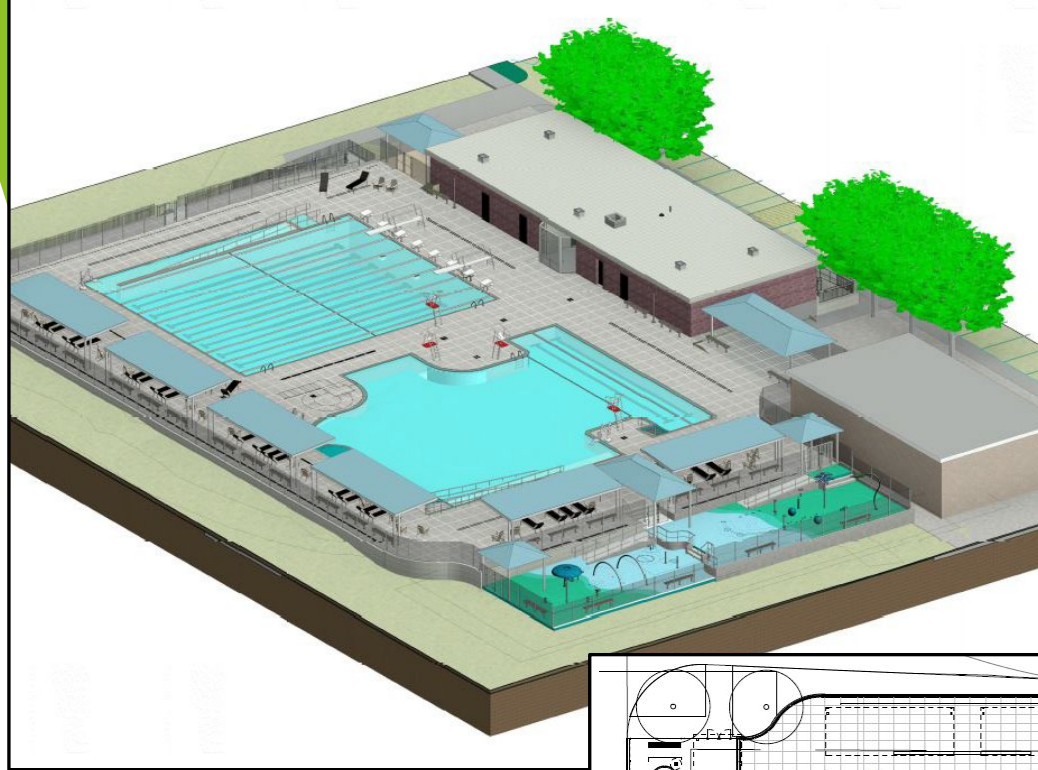
**David Kalis, Vice Chair**

# Gath Memorial Pool Funding Amendment Recommendation

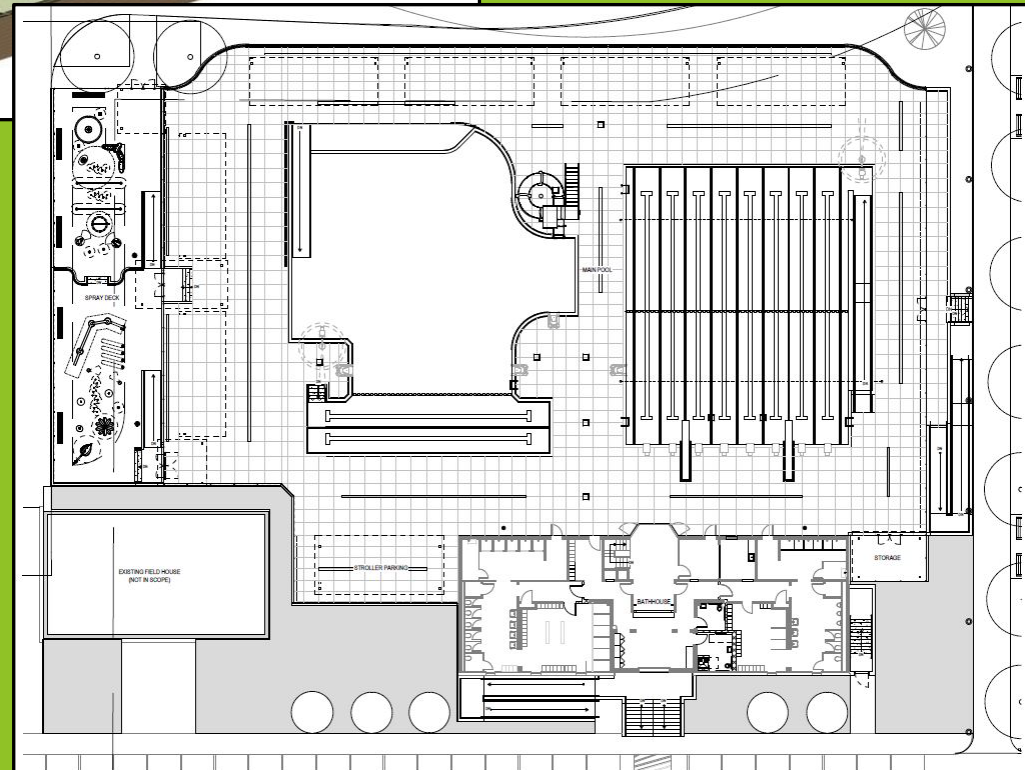
Community Preservation Committee  
Presentation to Public Facilities Committee  
October 18, 2023

# Project Overview

- ▶ In June 2023, City Council approved the CPC's recommendation to bond future CPA program funds for the construction of the new Gath Memorial Pool Complex
- ▶ Over the summer, the City received a single qualified bid which was higher than originally expected
- ▶ Construction must begin this fall in order to have the new facility, which will include two separate pools, a renovated pool house, and a new splash pad area, ready for the FY24 summer season



326-23 / 334-23



# Current Funding Request

Additional CPA funding is requested in order to complete Phase III of the Gath Memorial Renovation Project which includes:

- ▶ Construction of two new swimming pools and their associated decks
- ▶ Reconstruction and renovation of the existing bathhouse
- ▶ Installation of all new mechanical and support equipment for the facility
- ▶ Construction of a new accessible spray deck
- ▶ Redesign of the overall facility for improved accessibility and useability

# Recommended CPA Project Funding

The CPC recommends that:

- ▶ The existing debt authorization be increased by \$1,200,000 for a total amount of \$7,034,362 for Phase III construction
  - ▶ That the bonds be issued for 30 years
  - ▶ That future payments for the bonds be taken from the CPA Current Year Undesignated Fund

CPA Funding is recommended to be Recreation category funding.

# Phase III Project Funding Sources

Funding Sources	Amount
CPA Funds Requested (30 Year Bond)	\$1,200,000
CPA Funds Approved June 2023 (30 Year Bond)	\$5,834,362
Commonwealth of Massachusetts Earmark	\$400,000
City of Newton ARPA Funds	\$1,000,000
City Staff Time for Oversight and Management of Phase III Construction	\$39,200
<b>TOTAL PROJECT COST:</b>	<b>\$8,473,562</b>



# Timeline

**Phase I** - Existing Facilities Study - Complete

**Phase II** - Completion of Construction Documents

- ▶ Currently completing final design documents
- ▶ Bidding Process Anticipated to begin Spring-Summer 2023

**Phase III** - Construction beginning Fall 2023 with anticipated completion in May 2024

# Questions & Discussion

▶ Thank you!

				Funding			Total	
	58D11409	58D60213	58D60214	AR602-AR60208C	31882023	CPC	TBD/DOCKET REQUEST	
FF&E	\$75,000						75,000.00	75,000.00
Soft Cost Contingency	\$48,462							48,462.00
Designer	\$519,000	48,462.00						519,000.00
Environmental / Site Testing	\$30,000						-	30,000.00
Construction	\$8,188,000	408,038.00	5,374,362.00	1,000,000.00	400,000.00	1,005,600.00		8,188,000.00
Construction Contingency	\$419,400					194,400.00	225,000.00	419,400.00
<b>TOTAL</b>	<b>\$9,279,862</b>	<b>486,500.00</b>	<b>5,834,362.00</b>	<b>1,000,000.00</b>	<b>400,000.00</b>	<b>1,200,000.00</b>	<b>300,000.00</b>	<b>9,279,862.00</b>

Gath Memorial Pool, Furniture, Fixtures & Equipment.

Name	Unit Price	Quantity in Stock	Inventory Value	Description	Supplier
5-ft Lifeguard Chair	\$1,849.67	6	#####	Astral Portable Lifeguard Chair 72 Inches	Poolweb
Blue Lifeguard Umbrella	\$218.03	6	\$1,308.18	Lifeguard Umbrella, 6.5' Acrylic, Blue	Rec Supply
Pool Wheelchair	\$1,091.95	1	\$1,091.95	Aqua Creek Pool Access Chair 18 in, Mesh Seat	Rec Supply
Patio Clock	\$44.46	2	\$88.92	18" Patio Clock	Rec Supply
Rescue Blanket	\$18.88	2	\$37.76	Wool Blend Rescue Blanket - 60 x 84 Inches	PoolWeb
Shepard's Crook pole	\$141.50	1	\$141.50	Aluminum Handle, 16 ft	Rec Supply
Shepard's Crook Hook	\$42.36	1	\$42.36	Rainbow #153 Pool Safety Hook	Rec Supply
Ring Buoys	\$198.49	2	\$396.98	USCG Solid Foam 24 Inch Life Ring Buoy - Orange	Poolweb
Spine Board	\$495.25	2	\$990.50	CJ6 Spineboard Flow-Thru System	Rec Supply
Eyewash station	\$102.56	1	\$102.56	Double Eyewash Wall Station - Two 32 Oz. Bottles	Poolweb
Thermometer	\$21.07	2	\$42.14	E-Z Read Combo Sink/Float Thermometer	Poolweb
Pool Brush	\$24.34	2	\$48.68	White Poly Curved Aluminum Backed Wall Brush - 18 Inch	Poolweb
Hand Skimmer	\$47.99	2	\$95.98	Heavy Duty Commercial Leaf Skimmer	Rec Supply
Telescopic Vacuum Pole	\$392.92	1	\$392.92	9.25 to 31 Foot Super Duty Series 5432 Ultra Long Telescopic Pole	Poolweb
Tow Vacuum Head	\$193.69	1	\$193.69	Rainbow #229 Pro Vac Commercial Vacuum Head, 29"	Rec Supply
Vacuum Hose	\$315.35	2	\$630.70	Commercial Vacuum Hose 2" x 75'	Rec Supply
Vaccum Cart	\$2,972.46	1	\$2,972.46	UltraVac Portable Filtration Cart, 1 HP, Dual Stage	Rec Supply
Site Benches	\$2,000.00	20	#####	DuMor Bench 163	M.E. Obrien
Steel Office Desk	\$858.82	3	\$2,576.46	Alera Double Pedestal Steel Desk (Cherry/Putty)	WBMASON
Mesh Swivel Office Chair	\$257.07	3	\$771.21	id-Back Black Mesh Swivel Ergonomic Task Office Chair With Flip-Up Arms	WB MASON
Conference Desk	\$1,263.43	1	\$1,263.43	Safco Mirella Conference Table (Sand Dune)	WB MASON
Trash receptacles Restrooms	\$59.97	5	\$299.85	Untouchable 23 Gal. Vented Trash Can with Lid	Home Depot
Misc. items	#####	1	#####	Miscellaneous Items and supplies	
TOTAL FF&E BUDGET #####					
SAY #####					