

Comprehensive Capital Project Update
November 2023 Edition
Josh Morse – Public Buildings Commissioner

Countryside School Project

Schematic Design | View of Front Entry Plaza



Schematic Design | View of Ramps from Parking Area



Schematic Design | Lobby - View from Dedham Street Entry



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The Countryside School project is currently in the feasibility and schematic design phase in partnership with the Massachusetts School Building Authority, MSBA. We just recently completed the schematic design submission report and provided it to the MSBA. With that submission we are now on the cusp of entering Module 5 of the MSBA Core grant program. Additional details about Module 5 can be found [here](#).

On October 25th, the Countryside School Building Committee voted unanimously to approve the submittal of the schematic design package to the MSBA, and the Design Review Committee voted unanimously to petition the City Council to approve the site plan for the Countryside School Project. You can watch the recording of this meeting [here](#).

On Tuesday, November 28th there will be a public hearing with the Public Facilities Committee on the Countryside School Project. The agenda and meeting access information can be found [here](#).

Once the City Council approves the site plan, we will wrap up the schematic design phase, and begin the design development, DD, phase. During the DD phase, the location of the building and site and floor plan layout do not change, but everything does become more refined and detailed. The DD phase lasts 3-4 months. At the end of the DD phase, we will begin construction documents which is that last design phase and it takes roughly 9 months to complete. This means that by this time next year we will be wrapping up the design work and preparing to bid the project out to contractors.

We've still got a tremendous amount of design work left to do, but you can review all project information, presentations, and materials at countrysideelementaryschoolproject.com.

We anticipate the bulk of construction starting in the summer of 2025 and completing construction in the summer of 2027. Based on the latest schedule, we may be able to get started on some of the early construction work ahead of schedule.

If you have any questions or comments about this project, you can email us at countryside@newtonma.gov.

Lincoln-Eliot School Project



PROPOSED PAINTS



PROPOSED FLOORING



PROPOSED MILLWORK



The view above is what staff, students, and parents will see as they enter the school. The library has become the heart of the school, with great sight lines, ample natural light, and a welcoming feel.



The auditorium will be an incredible asset for Lincoln-Eliot and the entire community.



The above image shows the access leading up to the new main entrance to the Lincoln-Eliot School.

After months of hard work, thousands of phone calls, and a mountain of emails we opened the bids that were submitted by the general contractors who were prequalified to bid on the Lincoln-Eliot Project.

This project will be the largest capital school investment that is fully funded by Newton in our city's history. This is just one of the many ways in which we are investing heavily in our children, our educators, and in our public school infrastructure.

The City of Newton has been working with our design team, Arrowstreet, and our Owner's Project Manager, Hill International, for several months to work through the prequalification process required by state law for the general and trades contractors for the Lincoln-Eliot Elementary School Project.

The process for hiring general and trades contractors includes soliciting prequalification packages from a very large number of firms who were interested in submitting a bid. We call references, review past relevant projects, financial capacity, and much more. Through this process, we prequalify only those contractors who have the ability, experience, capacity, and professional standing to complete the quality of work we have come to expect here in Newton. This process yielded more than 100 qualified contractors.

Last month, we opened the bids for many of the trades (a mix of union and non-union, all of which pay prevailing wage) who would ultimately work for the general contractor. Today, we opened the bids for the general contractors.

The lowest responsible and capable bid for a general contractor was submitted by CTA Construction Managers who is headquartered in Waltham. (By state law, the City must award the project to the lowest qualified and responsible bidder.)

CTA Construction Managers has completed a large number of well-known school projects including Brookline High School, Concord Middle School, Weston High School, and the Willard Elementary School in Concord, to name a few.

We deeply appreciate the time that all the trades and general contractors took to develop and submit their bids and, for those who were not the low bidders, we look forward to working with them on one of our future projects.

On Tuesday, November 28th we will be working with the City Council to move this important project forward. Please know that all in, the cost of the project at approximately \$54.8M will be \$4.8M higher than anticipated but within our financial capacity. The agenda for this meeting has not been posted yet, but you can click [here](#) to find the agenda and meeting access information once it becomes available.

Early construction activities such as placement of construction trailers, temporary fencing, and more will begin in the coming weeks.

The schedule for the project remains the same with students moving into the new home for the start of the 2025/2026 school year. As soon as we have a groundbreaking event scheduled, we will send out an invitation for everyone to come and join us. To stay up to date on the project, you can check out the project website at <http://lincolneliot-necp-projects.com/>. You can also follow us on social media at <https://www.facebook.com/profile.php?id=100070249892653>, <https://www.instagram.com/newtonmapbd/>, or <https://twitter.com/NewtonMAPBD>.

Once we begin construction, we will start our monthly community construction meetings. Additional information about these meetings will be provided when we get closer to breaking ground.

If you have any questions or comments about this project, you can email us at lincolneliot@newtonma.gov, or you can check out our project website at lincolneliot-necp-projects.com.

Franklin School Project

Site Option A2



FRANKLIN ELEMENTARY SCHOOL
LEMON BROOKE



SITE PLAN A2
OCTOBER 27, 2023

The above concept is now the preferred option for the Franklin School Project.

On Thursday, November 16th the Franklin School Building Committee unanimously voted to select Option A2, (above), as the preferred design concept for the Franklin School Project.

Option A2 scored the highest of the 8 new construction and addition and renovation options reviewed because it maximizes:

- **Accessibility** - minimum elevation change from Derby Street
- **Green Space** - maximizes contiguous green space
- Safe Pedestrian and Bicycle Circulation – converts the current Cherry Street vehicular access to a bicycle and pedestrian only access
- **Lowest Cost for the Best Option** – it is the most efficient design concept
- **Sustainability** – efficient design and limited earthwork translates to the lowest embodied carbon
- **Bus Drop-Off and Blue Zone** – efficiently separates buses, vans, and parent vehicles and provides optimal space for each

With this vote the Franklin School Project will now be in the hands of the Design Review Committee, DRC, for the duration of the design process. The School Building Committee will participate in the the DRC meetings, and the community is welcome to participate as well. The next meeting will on Wednesday, December 13th at 6:00pm and once the meeting starts you can join by clicking [here](#).

The DRC will be meeting monthly or more frequently as needed to move the Franklin School Project design forward. In the coming months, we will complete the schematic design phase of the projects and begin working towards site plan approval which includes a public hearing with the City Council.

As part of this process, we will be studying many options to optimize the exact location of the building on the site. This will include studying options to move the building closer to Derby Street, and further away from our closest residential abutters on Clark Road. This process will also look at landscaping, fencing, and other strategies to create visual screening at the property lines for those abutters who would like us to do so.

We will also begin to work to carefully document the historical elements of the existing Franklin School building, as well as any memorial trees, plaques, or other historically significant elements. As the design for the new building evolves, the design team will look to take inspiration from the existing building and incorporate this into the design for the new facility. Similar to what we have done on previous projects, we will salvage any historically significant elements as practical, and we will create a historic display of the existing building and Franklin School history, in the new facility.

We anticipate starting construction in the summer of 2025 and completing construction in the summer of 2027.

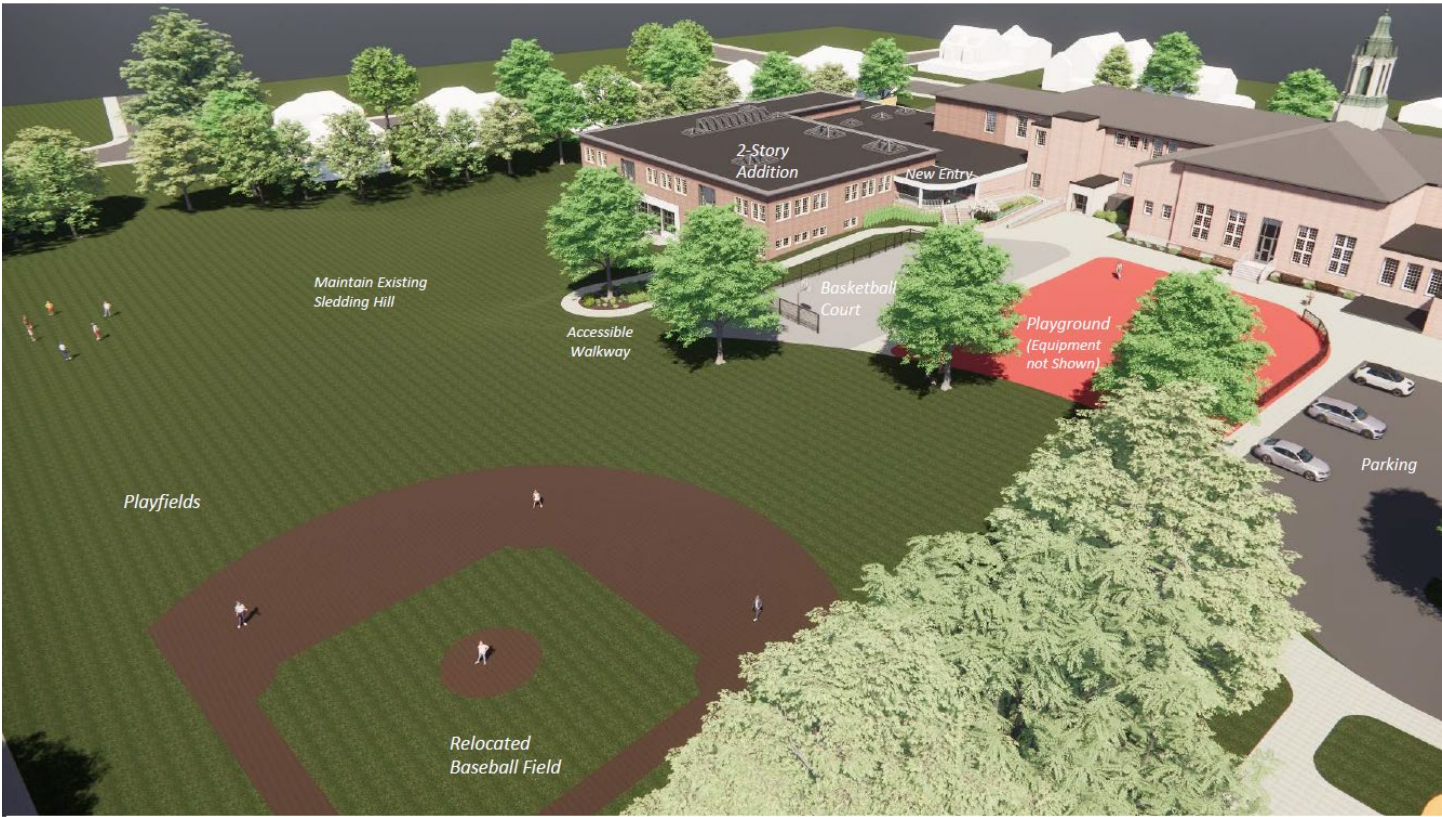
To review the presentation, project information, and materials you can go to our project website [here](#). If you have any questions or comments about this project, you can email us at franklin@newtonma.gov.

Horace Mann School Project

On Wednesday, November 15th the Design Review Committee was joined by members of the Horace Mann School Building Committee and the community for a presentation by Raymond Design Associates, RDA. We were also joined by Traverse Landscape Architects and our owner's project manager, NV5. You can watch the meeting recording [here](#).

NV5 got the presentation started with a brief overview of the project milestone schedule, and then they turned it over to RDA.

Minor design refinements were discussed both in the site plan and the interior building plans. In general, there were no major changes to the design, but clearly more detail has been introduced. The most exciting part of the evening was the presentation of updated renderings from various locations around the building. These really helped everyone visualize the finished product, and it stimulated some great design comments and suggestions. We discussed subjects such as fencing, pedestrian flow, accessibility, building access control, planning for solar pv, and the new secondary entrance off Nevada Street.



The above rendering shows the new 2-story addition, plaza, and playground.



The above image shows the view from the rear parking lot looking over the playground towards the new building addition. The playground equipment is not shown here, but it will be a new universally accessible playground.



The above image is what you'll see with your back to the baseball diamond, looking towards the new building addition.



The new entrance off of Nevada Street, (above), was an area that we felt could be improved. The intent is not to make the new entrance overpower the original main entrance of the historical building, so the design team will be working to simplify and soften the design in this area.

The next meeting of the Design Review Committee will be on Wednesday, December 13th at 6:00pm and you can join the meeting once it starts by clicking [here](#).

Over the past few months, we have organized several subconsultants to complete a site survey, test pits and borings to confirm the below ground conditions, and much more. The results from these surveys are all great, with no subsurface issues whatsoever.

In the coming months, we will be working with the project team to advance the schematic design site and building plans and further develop our stormwater plans to work towards a vote of the Design Review Committee to petition the City Council to approve the site plan. I would estimate that the site plan will likely be approved this winter, at which time we will move into the design development phase. This schedule would have us completing the design by the early winter of 2025.

To learn more about this project you check out our website [here](#). If you have any questions or comments about this project, you can email us at horacemann@newtonma.gov.

Newton Center for Active Living, NewCAL, Project



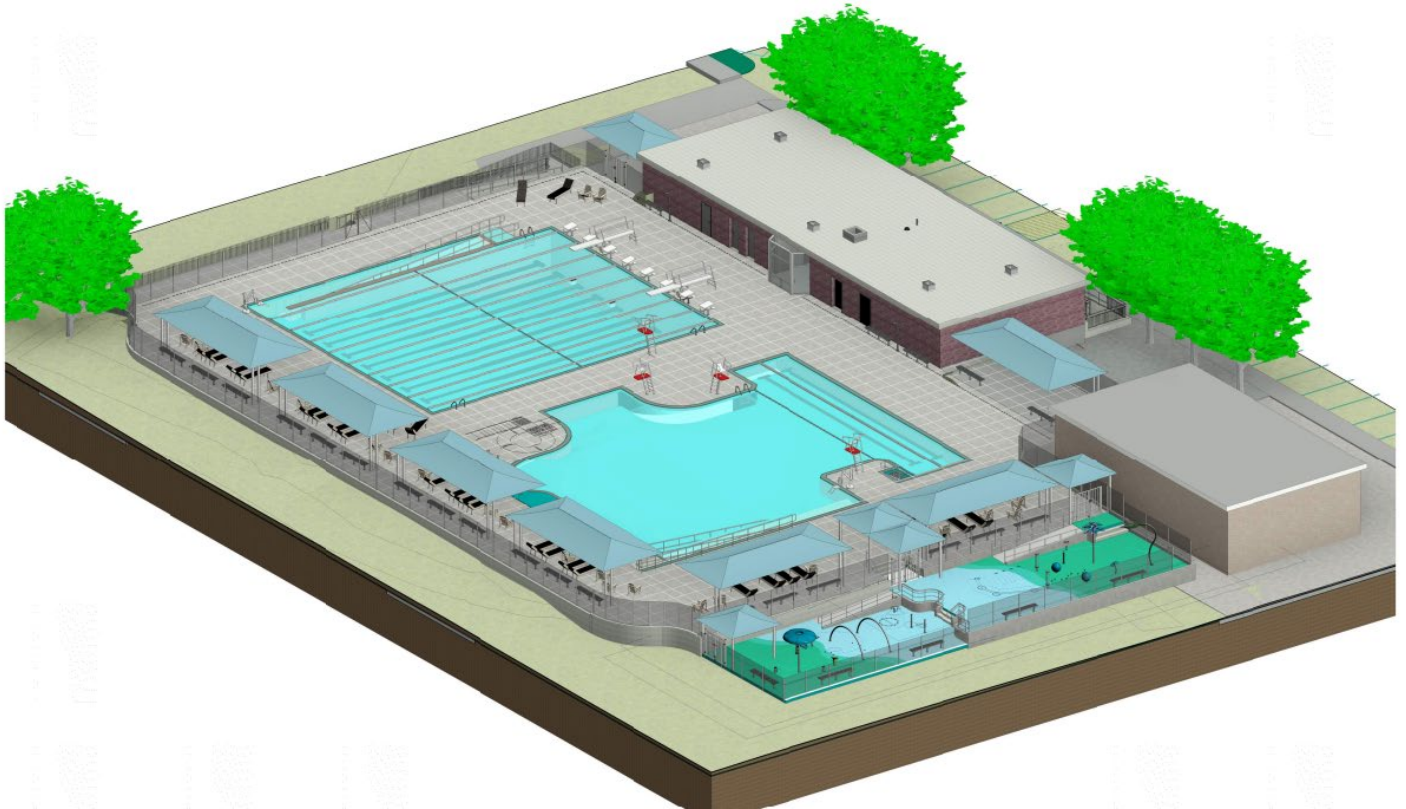
The Newton Center for Active Living, NewCAL, Project is currently out to bid. Yesterday we opened the file sub bids for the project. We received 22% more bids at a lower total cost than what we received over the summer. We now turn our attention to the General Contractor bid opening which is set for December 7th.

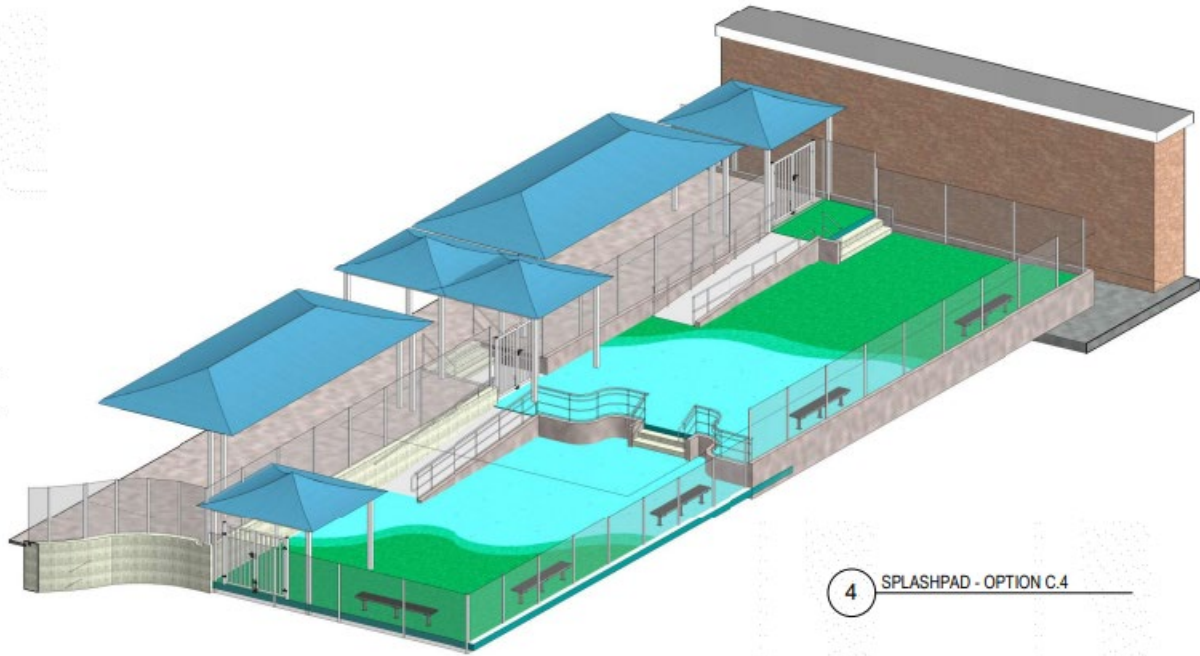
Prior to starting construction, we will have a community meeting to discuss the construction activities, project schedule, impacts, and we'll answer any questions that our residents may have.

In the meantime, if you have any questions at all about the project, please do not hesitate to reach out to us.

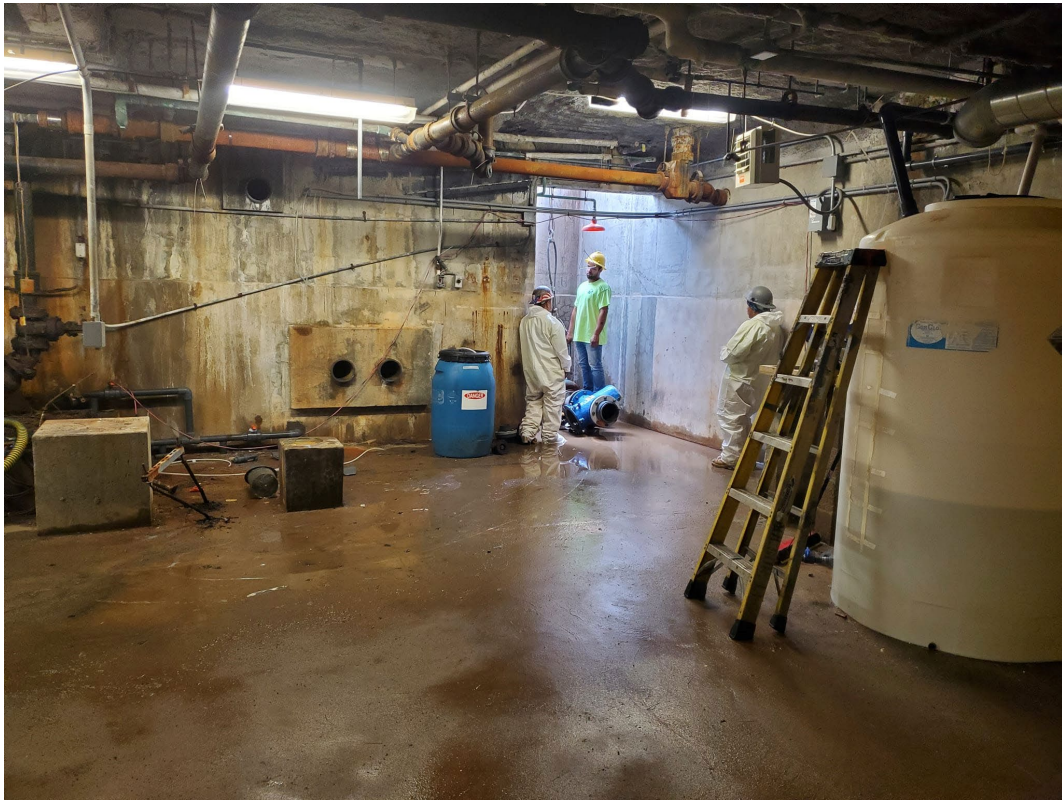
Additional project info, meeting recordings, and presentations can be found at newcal.projects.nv5.com. If you have any questions or comments about this project, you can email us at newcal@newtonma.gov.

Gath Pool Project





The contractor has completed the demolition of the pool shell, deck, and other site elements.



Interior selective demolition is complete in the basement which makes way for the new pool support systems.



Selective demolition in the restrooms, showers, and locker rooms has started.



Borings were completed a few weeks ago which have helped inform the design for the new pedestrian bridge over Cheesecake Brook just down the street from Gath Pool. This bridge will complement the existing pedestrian bridge further south.

The in the next few weeks the contractor will be forming the new pools and deck to prepare for the first concrete pour. The concrete work will continue over the next 6-8 weeks before the contractor moves indoors for the winter to work on the pool support systems and interior building improvements. In the spring, the team will move back outside to complete the installation of the splash pad elements, slide, diving boards, benches, fences, and other amenities.

We are slated to complete construction next spring in advance of the 2024 swim season.

The new pool design and all previous project materials can be viewed at <http://www.newtonma.gov/gathpoolproject>.

The funding for this project is a share between ARPA funds applied by Mayor Fuller, state funds secured by Representative Khan, and a large amount of funding from the Community Preservation Committee.

If you have any questions or comments about this project, you can email us at gathpool@newtonma.gov.

Police Facility Project

Using ARPA funds previously authorized by Mayor Fuller, we have been working on a comprehensive project to improve the physical conditions of Police Headquarters, and the Police Annex and Garage. While we are still very early on in the process, we know that this project will result in a significant improvement in the Police facility infrastructure.

Complementing the investment of more than \$2M for the replacement of the HVAC system, and information technology and communications upgrades, the Police Facility Project includes but is not limited to upgrades to the following building systems and areas:

- Security
- Accessibility
- Electrical
- Lighting
- Plumbing
- Roof
- Masonry
- Finishes

In addition to the improvements to the building systems, this project will evaluate how best to utilize the spaces throughout the existing buildings. We will be evaluating how best to adjust the buildings and the use of the facilities to optimize the adjacencies and functions of the Newton Police Department.

One major priority of this project will be to create a new appropriately sized dispatch center, with the adjacent support spaces needed to train new dispatchers and to ensure that the Dispatch Division has everything they need to support Newton Police, Newton Fire, and the entire community. Although this is a major project priority, the improvements to the facilities will benefit every member of the Newton Police Department.

This project will also include a training room similar to the one shown below that was recently built for the Medford Police Department.



Our work to date has been focused on evaluating the existing conditions of the building systems in each of the three Police facilities, as well as the development of a program. The program is a document that identifies the space needs for every function in the department both now and in the future. I often refer to this document as the recipe for the cake we're baking.

In the coming months we will be working with the City Council to bring their voices into the conversation and to schedule our first community meeting to start the conversation on that front as well.

As many of you know, Captain Billy Spaulding passed away recently. Billy played a major part in improving the police facility conditions and laying the foundation for this project. I had the pleasure of working with Billy for many years and he will be deeply missed.