



Zoning & Planning Committee Agenda

City of Newton In City Council

Monday, September 9, 2024

7:00 pm
Room 204

The Zoning and Planning Committee will hold this meeting as a hybrid meeting on Monday, September 9, 2024 at 7:00 PM that the public may access in-person or virtually via Zoom. To attend this meeting via Zoom use this link: <https://newtonma-gov.zoom.us/j/88395943484> or call 1-646-558-8656 and use the following Meeting ID: 883 9594 3484.

Item Scheduled for Discussion:

Referred to Zoning & Planning & Finance Committees

#334-24

CPC Recommendation to appropriate \$2,000,000 in CPA funding

COMMUNITY PRESERVATION COMMITTEE recommending appropriation of two million dollars (\$2,000,000) with two hundred and eighty thousand dollars (\$280,000) from Acct. # 5810-335810 (Historic Funds Balance), five hundred thousand dollars (\$500,000) from Acct. # 58B10498-57900B (Historic Budgeted Reserves) and one million two hundred and twenty thousand dollars from Acct. # 58R10498-579000 (FY25 Unrestricted Fund Balance) to the control of the Planning & Development Department for a grant to the First Baptist Church for the restoration of their bell tower.

Referred to Zoning & Planning & Finance Committees

#335-24

CPC Recommendation to appropriate \$650,000 in CPA funding

COMMUNITY PRESERVATION COMMITTEE recommending appropriation of six hundred and fifty thousand dollars (\$650,000) from Acct. #5810-335810 (Historic Fund Balance) to the control of the Planning & Development Department for a grant to the Newton Family Access for the renovation of the historic former Davis School Building, which will allow for necessary code-related upgrades.

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Chair's Note: *Discussion on the following two items will focus on an analysis of the current zoning.*

#85-24 Request for discussion and possible amendments to enhance the preservation of existing homes.

COUNCILORS BAKER, OLIVER, MALAKIE, KALIS, GETZ, LUCAS, LOBOVITS, AND WRIGHT requesting a discussion and possible amendments to Chapter 30 Zoning or other City Ordinances to enhance the preservation of existing homes over their replacement by larger and more expensive structures.

#41-24 Amend the setbacks in the MR zones to encourage preservation of existing buildings

COUNCILORS ALBRIGHT, DANBERG, KRINTZMAN, AND LEARY seeking a discussion with the Planning Department to consider ordinance amendments that would revise the metrics in the multi-residence (MR1, MR2 and MR3) zones, to regulate the size of new buildings better, enable a wider range of housing options close to public transit, and better incentivize preservation and renovation of existing housing stock.

Respectfully Submitted,

R. Lisle Baker, Chair

CITY COUNCIL

CITY OF NEWTON

DOCKET REQUEST FORM

DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING.

To: Clerk of the City Council

Date: August 19, 2024

From (Docketer): Mollie Hutchings, Community Preservation Program Manager

Address: Planning Department, Newton City Hall, 1000 Commonwealth Avenue Newton MA 02459

Phone: 617-796-1147

E-mail: mhutchings@newtonma.gov

Additional sponsors: Community Preservation Committee

1. Please docket the following item (it will be edited for length if necessary):

Recommendation from the Community Preservation Committee that \$2,000,000 in Community Preservation Act funding be appropriated to the control of the Planning & Development Department for a grant to the First Baptist Church for the restoration of their bell tower.

The funding should come from three sources

1. \$280,000 from the Historic Funds Balance (Account 5810-335810)
2. \$500,000 from the Historic Budgeted Reserves (Account 58B10498-57900B)
3. The remainder (\$1,220,000) from FY25 Unrestricted Fund Balance (Account 58R10498 579000)

2. The purpose and intended outcome of this item is:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Fact-finding & discussion | <input type="checkbox"/> Ordinance change |
| <input checked="" type="checkbox"/> Appropriation, transfer, | <input type="checkbox"/> Resolution |
| <input checked="" type="checkbox"/> Expenditure, or bond authorization | <input type="checkbox"/> License or renewal |
| <input type="checkbox"/> Special permit, site plan approval, | <input type="checkbox"/> Appointment confirmation |
| <input type="checkbox"/> Zone change (public hearing required) | <input type="checkbox"/> Other: _____ |

3. I recommend that this item be assigned to the following committees:

- | | | |
|---|---|--|
| <input type="checkbox"/> Programs & Services | <input checked="" type="checkbox"/> Finance | <input type="checkbox"/> Real Property |
| <input checked="" type="checkbox"/> Zoning & Planning | <input type="checkbox"/> Public Safety | <input type="checkbox"/> Special Committee |
| <input type="checkbox"/> Public Facilities | <input type="checkbox"/> Land Use | <input type="checkbox"/> No Opinion |

4. This item should be taken up in committee:

- Immediately (Emergency only, please). Please state nature of emergency:
- As soon as possible, preferably within a month
- In due course, at discretion of Committee Chair
- When certain materials are made available, as noted in 7 & 8 on reverse
- Following public hearing

PLEASE FILL OUT BOTH SIDES

5. I estimate that consideration of this item will require approximately:

- One half hour or less
- More than one hour
- More than one meeting
- Up to one hour
- An entire meeting
- Extended deliberation by subcommittee

6. The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, especially relevant Department Heads):

City personnel

Citizens (include telephone numbers/email please)

Mollie Hutchings _____

Scott Aquilina sbaquilina@gmail.com _____

Susan Lunin suzylunin@gmail.com _____

7. The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion:

CPC Recommendation for funding
Full funding proposal

8. I have or intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. *

s

(*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Friday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councilors have a chance to review all relevant materials before a scheduled discussion.)

Please check the following:

- 9. I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.
- 10. I would like the Clerk's office to contact me to confirm that this item has been docketed. My daytime phone number is:
- 11. I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.

Thank you.

Mollie Hutchings
Signature of person docketing the item



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

#334-24
Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

Community Preservation Committee Funding Recommendation for the First Baptist Restoration Project

Date: August 19, 2024
From: Community Preservation Committee
To: The Honorable City Council
CC: The Honorable Mayor Ruthanne Fuller

PROJECT GOALS & ELIGIBILITY

The goal of this project is for the restoration of the bell tower at First Baptist Church in Newton Centre. The bell tower's state of disrepair has led to the closing of the main building and sanctuary of the First Baptist Church, which is a venue for several musical organizations, school graduations, and community events throughout Newton. It has also led to the closing of the lawn, which is a prominent green space in the Newton Centre streetscape.

RECOMMENDED FUNDING

Account	Account No.	Amount
Historic Funds Balance	5810-335810	\$280,000.00
Historic Budgeted Reserves	58B10498-57900B	\$500,000.00
FY25 Unrestricted Fund Balance	58R10498	\$1,220,000.00

SPECIAL ISSUES CONSIDERED BY THE CPC

Funding of Private/Religious Institutions and Bells:

The topic of using CPA funds to for improvements on religious buildings was raised as part of previous discussions of the Committee regarding other projects, including the recently completed Grace Church Tower Restoration. It was determined that the majority of the CPC members at that time agreed that this project must be reviewed in the same manner that any historic resource project would be considered, based on the historic significance of the structure, its importance to the community, and the merits of its restoration process and plan.

www.newtonma.gov/cpa

Mollie Hutchings, Community Preservation Program Manager
mhutchings@newtonma.gov 617.796.1147

After being consulted by Planning Department Staff, the Law Department emailed, advising that the restoration of the First Baptist Church bells was an allowable expense.

Project engineering and timeline:

John Wathne, the structural engineer for the project, presented the details of the condition on the tower, and the scope of work needed to stabilize and restore the structure. CPC asked questions regarding the urgency of the project, and how long the tower could remain as it stands. The applicant team answered that the current project schedule would require three construction season beginning in Spring 2025, and that any delay would reduce the chance of being able to save the tower. A long-term solution to the water infiltration problem which caused the instability, which is a design problem rather than deferred maintenance, is included in the scope of work.

CPC Funding and Fundraising:

After considering multiple options for how to fund the project, including matching the confirmed funds (~\$1.2 million) or breaking the funding into yearly phases, the committee chose to fund the entire amount, but reimburse the Church at the match percentage on remaining project expenses (49.4%). For example: if the First Baptist Church submits for approval an invoice for \$100,000, with proof of payment from their accounts, they will be reimbursed with \$49,400 of CPA funds. This decision was made to ensure that the Church was contributing to the project alongside the CPC contribution, but also allow them to start with the necessary work without delay.

Historic Significance and Review: The building was constructed by Mead, Mason and Co in 1888. It was designed by John Francis Lyman, and influenced greatly by the work of Henry Hobon Richardson, for whom the style "Richardsonian Romanesque" is named. The bell tower is particularly significant in its dedication to Samuel Francis Smith, who was minister of the church from 1842 -1854 and author of *My Country, 'Tis of Thee (America)*. The building is listed individually on the National Register of Historic Places, and meets the eligibility criteria for Historic Resource funding.

There is currently a Preservation Restriction on the property which is held by the Massachusetts Historical Commission. The project has been reviewed and approved by Paul Holtz at MHC, as required, and has received a letter of support from the Newton Historical Commission. The proposed work meets the Secretary of the Interior's Standards for Preservation and Restoration. The proposal calls for the tower to be restored and repaired using existing and in-kind materials.

ADDITIONAL RECOMMENDATIONS (*funding conditions*)

1. Recommended CPA funds should be appropriated within 1 month and the project should be completed within 3 years after the date of its approval by City Council, with the understanding that these deadlines may be extended by submitting a written request to the CPC outlining the reason the extension is necessary and the proposed new deadline.
2. All CPA funding will be used solely for the restoration of the tower as a public element of the building which is visible from all surrounding public ways and park spaces. No funding can be used for the support of any religious activities, or for the restoration of any other elements of the building which are solely used for religious purposes.
3. The Applicant will be asked to update the CPC on the status of the project at regular intervals as requested. Periodic site visits to check the status of the restoration work may also be requested.
4. A preservation restriction will be placed on the property.
5. The CPC will hold 10% of the project's CPA funding until all restoration work is complete, at which time a final report and updated project budget must be submitted to the CPC for approval. The Applicant will be expected to present these materials at a public meeting of the CPC for their review and approval before the final funds are released.

6. The release of CPA funds will be governed by a grant agreement that includes but is not limited to the usual conditions for the phased release of CPA funds for historic resource projects, including a final report to the CPC and the return of unspent funds.
7. Any CPA funds appropriated but not used for the purposes stated herein should be returned to the Newton Community Preservation Fund.

ATTACHMENTS

Additional information not attached to this recommendation, including proposal, petitions and letters of support, are available on the CPC's website at: <https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/first-baptist-church-bell-tower-preservation>



Ruthanne Fuller
Mayor

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

#334-24

(For staff use)
date rec'd:

PRE-PROPOSAL

PROPOSAL

Last updated February 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Mollie Hutchings, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

mhutchings@newtonma.gov 617.796.1147

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	First Baptist Church in Newton, Bell Tower Preservation		
Project LOCATION	Full street address (with zip code), or other precise location. 848 Beacon Street, Newton, MA 02459		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Scott Aquilina, AIA	sbaquilina@gmail.com	(617) 943-4079
Other Contacts	Richard Ransom First Baptist Church Tower Committee Chair	tower@fbcnewton.org	(617) 467-4940
Project FUNDING	A. CPA funds requested: \$2,000,000	B. Other funds to be used: \$2,450,000	C. Total project cost (A+B): \$4,450,000
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		
<p>The First Baptist Church Bell Tower Preservation Project will restore the structural integrity of the Bell Tower following the partial collapse of exterior stonework in 2021, 2022, and 2024. Emergency stabilization work including the installation of dunnage and steel bracing was completed in 2022 with additional supports added in 2024. Our structural engineers have developed a nine-step plan towards full preservation. Steps one and two (removing the bells and the deteriorated interior platforms) were completed in January 2023 due to safety concerns.</p> <p>CPA funds will be used to complete the long-term restoration of the Bell Tower. The next step involves constructing a temporary shoring system on the outside of the tower consisting of steel columns and temporary support beams which will carry between 25 and 50 percent of the loads at the window level in order to reduce the burden on the compromised masonry below. Reducing this burden is essential in providing safe working conditions. Once the shoring system is in place, continued stabilization and restoration work involves removing the compromised mortar and reinstalling failing exterior stonework with specialty steel anchors and rapid-set natural cement grout at the lower half of the tower. Once the structure is returned to fundamental stability, further restoration work focuses on removing temporary shoring systems, fully cutting and repointing the entire interior and exterior of the tower, refurbishing the interior fit out of platforms and ladders and reinstalling the bells. The project also includes the replacement of the roofs at the east and north entry porches which are currently unsafe.</p> <p>A CPA grant toward the entire project will allow us to move forward with this project in a timely manner, thus decreasing the possibility of further deterioration or a catastrophic failure of the tower. Completion of the anchorage and masonry stabilization work should allow us to reopen the Sanctuary for use by the community for music performances and community events, thus restoring a vital Newton Centre resource while work continues on the remainder of the project, including masonry restoration and fit-out, roofing work, and refurbishment and reinstallation of the bells. The completed project will ensure long-term safety and stability of the tower.</p>			

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE		First Baptist Church in Newton Bell Tower Preservation		
USE of CPA FUNDS		HISTORIC RESOURCES		
CHECK ALL THAT APPLY	Preserve	✓		
	Rehabilitate/ Restore	✓		
COMMUNITY NEEDS		From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.		
<p>The Economic Development section of the 2007/2011 Comprehensive plan (page 6-7) states as part of the Village Center Development: “Attract people into the village centers at off hours by developing cultural facilities focused on the local community—small theaters, art galleries, etc.—and maintaining local parks with improved facilities such as public gardens, outdoor cafes, band stands, tennis courts etc.”</p> <p>The First Baptist Church Sanctuary is a highly valued and sought after concert venue due to its large beautiful interior seating 600 and superb acoustics. It is also virtually unique among the top Newton concert venues in having a parking lot and being in close proximity to public transportation and restaurants. Preserving the Bell Tower will allow for the reopening of the Sanctuary to the public which will bring additional traffic to area businesses.</p> <p>According to the 2010 Heritage Landscape Report (page 30), “Churches, synagogues and other places of worship help to define Newton’s villages and neighborhoods. Many are prominently located landmarks with attractive surroundings, have distinctive architectural styles and serve as community gathering places. Some also provide important public functions by housing various social services. Residents emphasized the importance of preserving these buildings, particularly when they are no longer used for worship.”</p> <p>Located at the prominent intersection of Beacon and Centre Streets, First Baptist Church is a striking local landmark. The lawn with its picnic tables and trees lining Beacon Street offers a lunch and gathering place for residents visiting Newton Centre and a large green space in this village center. Called “the pride of the village, in an architectural point of view” by the 1889 King’s Handbook of Newton, the church building with its prominent Bell Tower has been a defining image of home for generations of Newton residents.</p> <p>The 2012 City of Newton Historic Preservation Design Guidelines for Masonry and Stucco states that, “Historically, stone walls and piers were weight bearing and constructed of individual stone units bonded with mortar. In the mid 20th century, stone veneers became popular” (page 3). The large granite church building and Bell Tower are an important reflection of the historic use of load bearing stone in building practices, a practice which is no longer the norm in Newton.</p>				
COMMUNITY CONTACTS		List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.		
Name & title or organization		Email	Phone	Mailing address
Adrienne Hartzell, Managing Director, Newton Cultural Alliance		adriennehk@newtonculture.org	(857) 636-0199	Newton Cultural Alliance 35 Webster Street Newton, MA 02465
Peter Vieira, FAIA Principal, Payette Associates Chairman, Chestnut Hill Historic District Commission		pvieira@payette.com	(617) 895-1000 ext. 132	67 Old Orchard Road Chestnut Hill, MA 02467
Joseph Jolly CFO / COO, Director of Development & Legal Affairs Wellan Montessori School		joe.jolly@wellan.org	(617) 916-5923	1161 Boylston St. Newton, MA 02464

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE		First Baptist Church in Newton, Bell Tower Preservation	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds			
Emergency Stabilization Phase (Soft & Hard Costs)			\$404,500
Bell Tower Restoration Soft Costs			\$343,000
Masonry Restoration Hard Costs			\$3,170,000
Bells Restoration Hard Costs			\$250,000
Restoration Phase Soft & Hard Cost Contingency (7.5%)			\$282,500
Restoration Phase Total			\$4,045,500
D. TOTAL USES (should equal C. on page 1 and E. below)			\$4,450,000
Sources of Funds		Status (requested, expected, confirmed)	
CPA Funding		Requested	\$2,000,000
First Baptist Church in Newton Parsonage Fund		Expected	\$1,120,000
First Baptist Church in Newton Capital Campaign		To be requested	\$520,000
Community Funding		To be requested	\$60,000
Amelia Peabody Charitable Fund		To be requested	\$350,000
National Fund for Sacred Places		Requested	\$250,000
MHC Massachusetts Preservation Projects Fund		1 Complete, 1 To be requested	\$150,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)			\$4,450,000
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)			
Uses of Funds			
Building Expenses (Utilities, Cleaning, Plowing, Landscaping, Insurance)			\$167,593
Maintenance Expenses (Annual and Major)			\$76,000
Other			\$259,863
F. TOTAL ANNUAL COST (should equal G. below)			\$503,456
Sources of Funds			
Rent			\$319,527
Pledges and Offerings			\$87,500
Endowment			\$80,000
Other			\$17,155
G. TOTAL ANNUAL FUNDING (should equal F. above) **projected budget surplus of \$726			\$504,182
Project Timeline		Phase or Task	Season & Year
		Previously Completed Analysis and Emergency Work, Steps 1&2 of Stabilization and Preservation Plan	Spring 2021-Spring 2024
		Steel fabrication, install steel shoring system and begin masonry work	Winter 2025-Fall 2025
		Complete masonry work and other preservation work	Spring 2026-Fall 2026

Project TITLE		First Baptist Church in Newton, Bell Tower Preservation	
↓ Check off submitted attachments here.			
REQUIRED	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	MAP	of site in relation to nearest major roads (omit if project has no site)
PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds			
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	X	Development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
	X	Maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
	X	Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
	N/A	Purchasing of goods & services: briefly summarize sponsor's understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: REQUIRED.	X	HISTORIC SIGNIFICANCE	ATTACHMENT 1: Analysis of Historical Significance (narrative; maximum 1 page)
			ATTACHMENT 2: Description of Historically Significant Features (maximum 1 page)
			ATTACHMENT 3. Summary & Justification of Proposed Treatment (maximum 1 page)
			ATTACHMENT 4. Newton Historical Commission Review (based on attachments 1-3 above)
SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT			
REQUIRED for all full proposals.	X	For sponsoring organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources ("friends" organizations, fundraising, etc.)	
	X	For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving real estate acquisition, construction or other building/landscape improvements.	DESIGN & CONSTRUCTION		
	X	Professional design & cost estimates: include site plan, floor plans & elevations	
	X	Materials & finishes: highlight "green" or sustainable features & materials	
	X	Environmental mitigation plans (if applicable): incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)	
OPTIONAL for all proposals.	X	LETTERS of SUPPORT	from Newton residents, organizations, or businesses

CITY COUNCIL

CITY OF NEWTON

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Address: Planning Department, Newton City Hall, 1000 Commonwealth Avenue Newton MA 02459

Phone: 617-796-1147

E-mail: mhutchings@newtonma.gov

Additional sponsors: Community Preservation Committee

1. Please docket the following item (it will be edited for length if necessary):

Recommendation from the Community Preservation Committee that \$650,000 in Community Preservation Act funding be appropriated to the control of the Planning & Development Department for a grant to the Newton Family ACCESS for the renovation of the historic former Davis School Building, which will allow for necessary code-related upgrades. The funds for this request should come entirely out of the Historic Fund Balance Account (Account No. 5810-335810).

2. The purpose and intended outcome of this item is:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Fact-finding & discussion | <input type="checkbox"/> Ordinance change |
| <input checked="" type="checkbox"/> Appropriation, transfer, | <input type="checkbox"/> Resolution |
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| <input type="checkbox"/> Zone change (public hearing required) | <input type="checkbox"/> Other: _____ |

3. I recommend that this item be assigned to the following committees:

- | | | |
|---|---|--|
| <input type="checkbox"/> Programs & Services | <input checked="" type="checkbox"/> Finance | <input type="checkbox"/> Real Property |
| <input checked="" type="checkbox"/> Zoning & Planning | <input type="checkbox"/> Public Safety | <input type="checkbox"/> Special Committee |
| <input type="checkbox"/> Public Facilities | <input type="checkbox"/> Land Use | <input type="checkbox"/> No Opinion |

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Immediately (Emergency only, please). Please state nature of emergency:

- As soon as possible, preferably within a month
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- One half hour or less
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City personnel

Citizens (include telephone numbers/email please)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Mollie Hutchings _____ | <input checked="" type="checkbox"/> Maureen Litzer mlister@familyaccess.org _____ |
| <input type="checkbox"/> _____ | <input checked="" type="checkbox"/> Anne Dugan adugan@familyaccess.org _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Susan Lunin suzylunin@gmail.com _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

7. The following background materials and/or drafts should be obtained or prepared by the Clerk’s office prior to scheduling this item for discussion:

CPC Funding Recommendation
 Proposal and attachments are linked.

8. I have or intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. *

(*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk’s office by 2 p.m. on Friday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councilors have a chance to review all relevant materials before a scheduled discussion.)

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Thank you.

Mollie Hutchings
Signature of person docketing the item

[Please retain a copy for your own records]



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

#335-24
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Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

**Community Preservation Committee
Funding Recommendation for the
Family ACCESS Davis School Renovation Project**

Date: August 19, 2024
From: Community Preservation Committee
To: The Honorable City Council
CC: The Honorable Mayor Ruthanne Fuller

PROJECT GOALS & ELIGIBILITY

Family ACCESS of Newton is a nonprofit “focusing on strengthening children, families, and the community by providing programs that nurture child development, promote effective parenting skills, and support working parents.” Family ACCESS is seeking \$650,000 in CPA Historic Preservation Funds to provide adequate egresses to code, install a sprinkler system for fire safety, and improve accessibility at the former Davis Elementary School building.

These accessibility improvements and fire protection upgrades are an approved use of historic resource funds, funds. The expenses listed in the project budget are all allowable expenses. While this project does not include many of the elements typical of a Historic Restoration project request, the Act does include in the definition of Rehabilitation work “including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes.” Both accessibility and fire protection systems are, separately, common uses of CPA funds throughout the state.

RECOMMENDED FUNDING

Account	Account No.	Amount
Historic Funds Balance	5810-335810	\$650,000.00

SPECIAL ISSUES CONSIDERED BY THE CPC

Community Needs

As this important historic resource has been home to this organization for over 40 years, Planning Department staff is of the opinion that there is a great community need for Family ACCESS to remain fully operational in their space. Without the ability to make these code-related improvements, Family ACCESS reports that they would be forced to reduce childcare slots for children 2.9 years and younger by 80%.

www.newtonma.gov/cpa

Mollie Hutchings, Community Preservation Program Manager
mhutchings@newtonma.gov 617.796.1147

Project budget and timeline:

The request for the project is \$650,000. The total project cost was submitted as \$1,200,000, which would bring the funding request to 54% of the total project funding. The project is scheduled to be completed in the third shift, allowing Family ACCESS to continue operating childcare facilities during the day.

Historic Significance and Review:

The former Davis School was constructed ca. 1921, in a Colonial Revival style. The building is listed on the National Register of Historic Places as part of the West Newton National Register Historic District. While World War I had stalled construction in Newton for several years, school enrollment increased by nearly 27% in the following decade. Newton would 14 new school buildings in the period between the two World Wars, the Davis School, being the second new grammar school of this bunch.

In early 2023, Family ACCESS met with CPA Staff (then-Chief Preservation Planner) to discuss the historical review of the work. The scope of the exterior project is small enough that it does not require formal review under the current Demolition Delay ordinance. Staff has discussed the need to comply with the Secretary of Interior Standards for Rehabilitation as part of this work, but has otherwise administratively approved it. Should the project be approved, a preservation restriction (the first for this property) would be required.

ADDITIONAL RECOMMENDATIONS (*funding conditions*)

1. Recommended CPA funds should be appropriated within 1 month and the project should be completed within 3 years after the date of its approval by City Council, with the understanding that these deadlines may be extended by submitting a written request to the CPC outlining the reason the extension is necessary and the proposed new deadline..
2. The Applicant will be asked to update the CPC on the status of the project at regular intervals as requested. Periodic site visits to check the status of the restoration work may also be requested.
3. A preservation restriction will be placed on the property.
4. The CPC will hold 10% of the project's CPA funding until all restoration work is complete, at which time a final report and updated project budget must be submitted to the CPC for approval. The Applicant will be expected to present these materials at a public meeting of the CPC for their review and approval before the final funds are released.
5. The release of CPA funds will be governed by a grant agreement that includes but is not limited to the usual conditions for the phased release of CPA funds for historic resource projects, including a final report to the CPC and the return of unspent funds.
6. Any CPA funds appropriated but not used for the purposes stated herein should be returned to the Newton Community Preservation Fund.

ATTACHMENTS

Additional information not attached to this recommendation, including proposal, petitions and letters of support, are available on the CPC's website at:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/family-access-davis-school-renovation-project>

City of Newton



Ruthanne Fuller
Mayor

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

#335-24

(For staff use)
date rec'd:

PRE-PROPOSAL

PROPOSAL

Last updated February 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Mollie Hutchings, Community Preservation Act Program Manager
City of Newton Planning Department, 1000 Commonwealth Ave., Newton, MA 02459
mhutchings@newtonma.gov 617.796.1147

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Family ACCESS of Newton Renovation			
Project LOCATION	Full street address (with zip code), or other precise location. 492 Waltham Street, West Newton, MA 02465			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Maureen Lister Executive Director Family ACCESS of Newton	mlister@familyaccess.org	(617) 969-5906, x189	492 Waltham Street West Newton, MA 02465
Other Contact	Anne Dugan Development Director Family ACCESS of Newton	adugan@familyaccess.org	(617) 969-5906, x185	492 Waltham Street West Newton, MA 02465
Project FUNDING	A. CPA funds requested: \$650,000	B. Other funds to be used: \$550,000	C. Total project cost (A+B): \$1,200,000	
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW . Use a cover letter for general information about the sponsoring organization's accomplishments.			
<p>Family ACCESS of Newton is a 115-year-old mission-driven nonprofit focusing on strengthening children, families, and the community by providing programs that nurture child development, promote effective parenting skills, and support working parents. Family ACCESS is seeking \$650,000 in CPA Historic Preservation Funds to become compliant with building code by installing a sprinkler system for fire safety, and by improving accessibility at the former Davis Elementary School building.</p> <p>Children under 2.9 years old are classified as I-4, so spaces they occupy in our childcare must either be sprinklered or have an exit door directly to the outside, as referenced in the 9th Edition of the MA State Building Code (780 CMR), which adopts the 2015 International Building Code (IDC) and 2015 International Existing Building Code (IEBC) with amendments. There are no exceptions or grandfathering for these code requirements. Without this renovation, Family ACCESS' services will be reduced by more than 80%, profoundly impacting the agency's clients, staff, and community.</p> <p>The proposed project will preserve the integrity of this historic colonial revival building adjacent to West Newton Square, designed by Crissman & Solomon Architects of Watertown and built in 1921. Restoration will ensure the organization can provide early education and care for children from three months to 5 years old with a capacity of up to 144 children in the Early Learning Center (ELC). Currently, Family ACCESS has extensive waitlists in our school. Many parents who want to return to full-time employment cannot do so because there are not enough full-time childcare options in Newton. The lack of childcare limits families' economic stability. With CPA funding, Family ACCESS will make code compliance modifications to avoid eliminating 80% of childcare slots for children 2.9 years and younger.</p> <p>This restoration work will preserve and strictly adhere to the preservation standards of the City of Newton and the Historic Commission.</p>				

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE		Family ACCESS of Newton Renovation		
USE of CPA FUNDS		HISTORIC RESOURCES		
CHECK ALL THAT APPLY	Preserve	X		
	Rehabilitate/ Restore	X		
COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p>2007 Comprehensive Plan: <i>“Principle II: Adopt the preservation of historic places as a goal of planning for land use, economic development, housing for all income levels, and transportation”</i> (pp. 1-2). The Plan also states <i>“If you recycle existing buildings and reuse a community’s existing infrastructure of water and sewer and services, you will protect the natural environment and open spaces; you will improve property values; and you will return life to neighborhoods, making them safe and stable places to live and work. Recycling buildings, or historic preservation, is an alternative to suburban sprawl, choked landfills, and environmental damage”</i> (p. 9-8). This historic preservation project will enhance economic development for working families in Newton and sustain this historic building for the cultural benefit of the community.</p> <p>2012 City of Newton Historic Preservation Guidelines for Sustainability: <i>“Historic buildings have significant inherent advantages when considered in the context of sustainability: By reusing an existing structure, the investment of natural resources in the original construction can be reclaimed, a concept known as ‘embodied energy’; Buildings constructed prior to WWII were often designed to take advantage of natural sources of heating, cooling, ventilation and lighting; Historic buildings commonly used more regional materials, with lower transportation and life-cycle costs; Historic building materials are generally easier to repair when compared with modern materials, which are intended to be replaced frequently rather than repaired; The preservation of historic buildings and sites plays a key role in the protection of cultural resources and community character, promoting social sustainability”</i> (p. 1). The project reuses the existing structure, maintains historic building materials, and promotes social sustainability by protecting the building as a cultural resource with community character.</p> <p>2020 Consolidated Plan for the City of Newton Housing and Community Development Program and the WestMetro Home Consortium: <i>“Of the public service needs identified, many coincided with housing such as landlord education and supportive services to maintain successful tenancy. Supportive services include assistance with basic needs and life skills, financial literacy, and mental health services. Other public service needs identified include financial assistance for security deposits and first and last month’s rent, access to affordable childcare, legal services, home care for the elderly, and job training”</i> (p. 91). The Plan also highlighted the following as a high priority for community development: <i>“The need to provide financial support for programs that directly benefit low- and moderate-income youth, families, seniors, and persons with disabilities”</i> (page 157). The project will ensure Family ACCESS can continue to offer up to 144 childcare slots so parents can work or attend school/job training. Revenue from the ELC helps support Family ACCESS’s free programs for youth, families, and teen parents with low and moderate incomes, such as programming for basic needs and life skills, mental health services, and subsidized (affordable) childcare.</p>			
COMMUNITY CONTACTS	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>			
Name & title or organization		Email	Phone	Mailing address
Hagar Berlin, resident/homeowner		hagarberlin@gmail.com	415-999-8442	58 Henshaw St, Newton, MA 02465
Risa Shames, Newton resident, community member		risa.shames@outlook.com	617-686-9963	57 Ridge Ave, Newton Center, MA 02459
Hattie Kerwin Derrick, former board member and ELC parent, Director of Community Engagement and Inclusion, City of Newton		hatkerder@gmail.com	617-875-6879	197 Spiers Rd, Newton Center, MA 02459
Jason Wagner, AIA, LEED BD+C, Project Manager, Gale Associates, Inc.		jw@gainc.com	781-335-6465	300 Ledgewood Place, Rockland, MA 02370

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	Family ACCESS of Newton Renovation	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Pre-Construction (Design, Engineering, Permitting, Bidding, etc.)		\$260,419
Construction Building Code Compliance (Including Demolition)		\$882,524
Interior Building Improvements		\$57,057
D. TOTAL USES (should equal C. on page 1 and E. below)		\$1,200,000
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$650,000
Massachusetts Executive Office of Housing and Economic Development Community One Stop for Growth	Requested	\$500,000
Individual and private donors	Confirmed	\$50,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$1,200,000
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Maintenance		\$71,000
Maintenance Staff/Administration		\$150,000
Insurance		\$77,000
Utilities		\$86,100
F. TOTAL ANNUAL COST (should equal G. below)		\$384,100
Sources of Funds		
Grants		\$65,100
Individual and corporate donors		\$95,000
ELC tuition fees		\$224,000
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$384,100
Project TIMELINE	Phase or Task	Season & Year
	Phase 1: Egress Evaluation Services	Complete
	Phase 2: Building Renovation Feasibility Study Services	Complete
	Phase 3: Design Services	September 2024
	Phase 4: Bid Services	Oct. – Nov. 2024
	Phase 5: Construction Services	Dec. 2024 – March 2025
	Phase 6: Close-out	April 2025

Project TITLE		Family ACCESS of Newton Renovation	
↓ Check off submitted attachments here.			
REQUIRED	a	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	a	MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
	b	Development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
	c	Maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
	d	Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
	e	Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: recommended. Full proposals: REQUIRED.	f	HISTORIC SIGNIFICANCE	ATTACHMENT 1: Analysis of Historical Significance (narrative; maximum 1 page)
	g		ATTACHMENT 2: Description of Historically Significant Features (maximum 1 page)
	h		ATTACHMENT 3. Summary & Justification of Proposed Treatment (maximum 1 page)
	i		ATTACHMENT 4. Newton Historical Commission Review (based on attachments 1-3 above)
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
	j, k	For sponsoring organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	l	For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving real estate acquisition, construction or other building/ landscape improvements.	DESIGN & CONSTRUCTION		
	m,n,o p, q, r	Professional design & cost estimates: include site plan, floor plans & elevations	
	s	Materials & finishes: highlight “green” or sustainable features & materials	
	t	Environmental mitigation plans (if applicable): incl. lead paint, asbestos, etc. (including disposal of existing fence elements that cannot be repaired or restored)	
OPTIONAL for all proposals.	u	LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Details		Total Cost	Notes
HARD COSTS			
Option 1: Demolition, Concrete, Metals, Wood and Plastics	Change existing stair ramp to the Auditorium		
		\$35,800	
Option 1: Design and Estimating Contingency		15%	\$5,370
Option 1: Escalation to Bid - based on 1 year		6.5%	\$2,327
Option 1: Subcontractor Bonds		In rates	
Option 1: General Requirements			\$2,175
Option 1: Insurances - GLI/Builders Risk		1.4%	\$609
Option 1: Bond		0.7%	\$304
Option 1: Building Permit			\$1,155
Option 1: Fee		20%	\$9,317
	Subtotal		\$57,057
Option 1A- 3rd Shift premium	Option 1A- 3rd Shift premium		\$17,120
	Option 1 Total		\$74,177
Option 6: Sprinkler service	Provide new sprinkler service from Waltham Street water main, new Sprinkler Equipment Room, and sprinkler coverage in basement areas (only Classrooms B3, B4, B5, B6, and portion of existing lobby) with risers to first and second floors, plus sprinkler coverage on first floor for Classrooms 107, 108, and 109 and basement/first floor stairs and corridors.		
Option 6: Demolition, Concrete, Metals, Wood and Plastics			\$298,775
Option 6: Design and Estimating Contingency		15%	\$44,816
Option 6: Escalation to Bid - based on 1 year		6.5%	\$19,420
Option 6: Subcontractor Bonds		In rates	
Option 6: General Conditions		20%	\$72,602
Option 6: General Requirements		5%	\$18,151
Option 6: Insurances - GLI/Builders Risk		1.4%	\$5,082
Option 6: Bond		0.7%	\$2,541
Option 6: Building Permit			\$9,156
Option 6: Fee		20%	\$69,208
	Subtotal		\$539,751
Option 6A- 3rd Shift premium	Option 6A- 3rd Shift premium		\$161,966
	Option 6 Total		\$701,717
Accessibility: Interior Upgrades	Interior Upgrades		
Accessibility Interior: Demolition, Concrete, Metals, Wood and Plastics	Interior Upgrades: Bathrooms 1 and 2		\$33,500
Accessibility: Design and Estimating Contingency		20%	\$6,700
Accessibility: Escalation to Bid - based on 1 year		4%	\$1,340
Accessibility: Subcontractor Bonds		In rates	
Accessibility: General Conditions		25%	\$10,385
Accessibility: General Requirements		5%	\$2,077
Accessibility: Insurances - GLI/Builders Risk		1.4%	\$582
Accessibility: Bond		0.7%	\$291
Accessibility: Building Permit			\$1,155
Accessibility: Fee		20%	\$8,898
	Accessibility: Interior Upgrades Total		\$64,928
Accessibility: Exterior Upgrades	Exterior Accessibility Upgrades: Lot repair/repave/stripping, signage and railing improvements		
Accessibility Exterior: Demolition, Concrete, Metals, Wood and Plastics	Exterior Accessibility Upgrades: Lot repair/repave/stripping, signage and railing improvements		\$47,500
Accessibility: Design and Estimating Contingency		15%	\$7,125
Accessibility: Escalation to Bid - based on 1 year		4%	\$1,900
Accessibility: Subcontractor Bonds		In rates	
Accessibility: General Conditions		25%	\$14,131
Accessibility: General Requirements		5%	\$2,826
Accessibility: Insurances - GLI/Builders Risk		1.4%	\$791
Accessibility: Bond		0.7%	\$396
Accessibility: Building Permit			\$9,156
Accessibility: Fee		20%	\$14,934
	Accessibility: Exterior Upgrades Total		\$98,759

TOTAL HARD COSTS	\$939,581
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SOFT COSTS

Consultant/Professional Fees: Gale	Phase 1-3: Pre-Planning and Design	\$182,525
Consultant/Professional Fees: Gale	Phase 4: Design and Permitting	\$12,894
Consultant/Professional Fees: Gale	Phase 5: Construction Management	\$60,000
Consultant/Professional Fees: Gale	Phase 6: Close Out	\$5,000

TOTAL SOFT COSTS	\$260,419
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TOTAL DEVELOPMENT COSTS	\$1,200,000
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IN KIND CONTRIBUTIONS

	Contract negotiations, project management, fundraising planning	\$18,461
Maureen Lister, Executive Director		
Anne Dugan, Development Director	Fundraising planning, grant writing	\$5,538
	Coordination opening and closing building for contracts to work at night and light cleaning	\$2,735
Jonathan Porter, Facilities Coordinator		
Facilities Committee	Contract review, approvals	\$12,000
Family ACCESS Board	Contract review, approvals	\$14,400

Total In-Kind Contributions	\$53,134
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Total Development Costs and In-Kind Contributions	\$1,253,134
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Family ACCESS of Newton
Code Compliance Project
492 Waltham Street, West Newton MA 02476
Zoning and Planning presentation
meeting date September 9th, 2024



Presentation overview

1. Project Summary: Protecting Our Legacy
2. Family ACCESS Mission
3. About Family ACCESS
4. Our Impact: Serving Children and Families
5. Family ACCESS Leadership Team
6. The Power of Early Education
7. Our Home at 492 Waltham Street
8. Building Project Compliance
9. Urgent Need for Building Renovation
10. Impact of Building Project
11. Building Renovation Components
12. Project Timeline
13. Additional Information
 - ▶ CPA Submission - floor plans and budget



Project Summary: Protecting Our Legacy

- ▶ **Community Institution:** Family ACCESS of Newton is a 117-year-old 501c(3) nonprofit, serving over 7,800 participants in 25 communities; 33% from Newton.
- ▶ **Historic Landmark:** Our building is listed on the National Register of Historic Places.
- ▶ **Safety & Compliance:** We are investing in critical repairs to ensure safety and comply with building codes. Project scope includes installation of a sprinkler system in the basement and first floor. No exterior modifications.
- ▶ **Preserving Our Mission:** This project is vital to our agency's sustainability and ability to provide services to Newton children and families. Without this work, our agency faces extreme financial challenges from reduced revenues.
- ▶ **Funding Costs:** Project cost is \$1,200,000. Includes 3rd shift work (11PM to 7pm) to remain open, continuing to serve the community.
- ▶ **Funding Appeal:** We are seeking \$650,000 from CPC and \$500,000 from the state. We have secured \$150,000 from a private capital campaign targeted at a few "friends of Family ACCESS".
- ▶ **Confidentiality:** This project has been kept confidential until we secure funding. Once in place, we will inform parents and the community of the details of the work, timing, and safety.

3

Mission statement of our nonprofit

Family ACCESS empowers and strengthens families and the community by providing programs that nurture child development, prevent trauma, promote effective parenting skills, and support working parents



4

About Family ACCESS



- ▶ **Serving Diverse Families:** Family ACCESS has been serving families in Newton and 24 surrounding communities for over 117 years.
- ▶ **Comprehensive Services:** Our three integrated, core programs focus on Early Literacy Service, Early Learning Center, and Counseling & Consultation Services.
- ▶ **Free and Accessible:** Most of our services are offered free of charge and in multiple languages.
- ▶ **Community-Focused:** We prioritize serving historically underrepresented groups and families from diverse backgrounds.



5

Our Impact: Serving Children and Families

- ▶ **Social Safety Net:** Family ACCESS serves over 7,800 clients annually, providing essential support to low-income and immigrant families.
- ▶ **Closing the Achievement Gap:** Our programs help close the achievement gap for low-income and immigrant children.
- ▶ **Supporting Parenting Teens:** We offer support to parenting teens and young parents, promoting healthy family development.
- ▶ **Mission Focus:** 87 cents of every dollar goes directly towards our mission.



6





Maureen A. Lister,
MBA
Executive Director



Debra Brush, LICSW
Director, Early Literacy Services



Katrina Hester, M. Ed.
Early Learning Career Director



Karen Senluk, MSW,
LICSW
Director, Counseling &
Consultation Services



Kim Sciascia
Human Resources Director



Katherine Barry, M.
Ed.
Director of Finance & IT



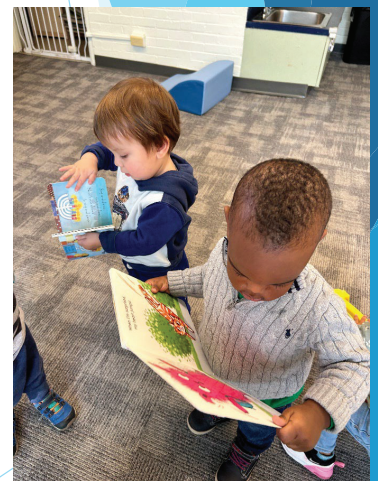
Anne Dugan
Development Director

Family ACCESS Leadership Team

7

The Power of Early Education

- ▶ **Brain Development:** The early years are critical for brain development, laying the foundation for future learning and success. 90% of brain development occurs by age 5
- ▶ **Social Skills:** Early childhood education fosters essential social skills, preparing children for lifelong relationships.
- ▶ **Academic Success:** Children who participate in early education are more likely to excel in school and achieve higher education. 25% more likely to graduate high school
- ▶ **Positive Outcomes:** Early education leads to greater financial stability, reduced reliance on government assistance, and a stronger society.
 - For every dollar invested in early education estimated ROI ranges from \$6.00 to \$14.00.

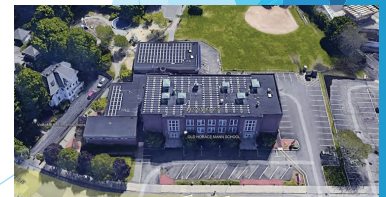


8



Our Home at 492 Waltham Street

- ▶ **Rich History:** Built in 1921, our building has served the Newton community for over 100 years.
- ▶ **Historic Landmark:** The building is proudly listed on the National Register of Historic Places.
- ▶ **Generous Space:** Our 1.44-acre property includes a 39,398-square-foot school building, playground, basketball court, and field.
- ▶ **Fully Owned:** Family ACCESS purchased the building in 1981 and owns it outright.
- ▶ **Community Resource:** Our building provides essential resources to families, including a food pantry, diaper and formula pantry, hygiene product pantry, and clothing pantry.

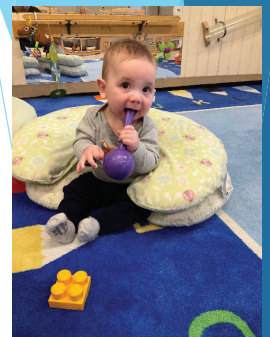


9



Building Project Compliance

- ▶ **Code Compliance:** This project arose from needing to ensure compliance with the 9th Edition of the MA State Building Code, which includes the 2015 International Building Code (IBC) and 2015 International Existing Building Code (IEBC).
- ▶ **Specific Requirements:** We are addressing requirements related to egress paths and sprinkler systems for children under 2.9 years old.
- ▶ **Annual Inspections:** We undergo regular building inspections by the City of Newton Building Inspectional Services Department.



10



Urgent Need for Building Renovations

- ▶ **Financial Impact:** Non-compliance with building codes could lead to a significant loss of revenue, jeopardizing our entire organization.
- ▶ **Serving Infant and Toddlers:** Over 80% of our licensed space is dedicated to serving children 2.9 years old and younger, meeting a critical need in our community.
- ▶ **Risk of Closure:** Without necessary repairs, we may be forced to close our Early Learning Center, jeopardizing our ability to provide essential services.
- ▶ **Economic Engine:** Our Early Learning Center is a crucial component of our organization's financial sustainability.
- ▶ **Mission-Driven Services:** The revenue from the Early Learning Center supports our free programs, financial aid, and resources for families.



Impact of Building Renovation



- ▶ **Financial Hardship:** Delayed repairs could lead to financial difficulties and jeopardize the sustainability of all our programs.
- ▶ **Limited Childcare Options:** Local parents may struggle to find affordable childcare for children under 2.9 years old.
- ▶ **Increased Challenges:** Vulnerable families who rely on our subsidized programs and resources will face even greater difficulties.
- ▶ **Disruption of Community Programs:** Local organizations that use our facilities may need to find alternative arrangements.
- ▶ **Increased Burden on Taxpayers:** The inability to provide early childhood education and care services could strain social safety net programs.

Building Renovation Components

Enhancing Safety and Accessibility:

- ▶ **Safety First:** We're installing a sprinkler system and improving egress paths to ensure the safety of all building occupants.
- ▶ **Accessibility for All:** We're adding a ramp and upgrading bathrooms to make our building fully accessible to people with disabilities.
- ▶ **Preserving History:** Our project is designed to maintain the building's historic integrity while bringing it up to modern safety standards.

Family ACCESS is committed to the safety of all who visit the building by maintaining safety code compliance and the building's historic integrity.



13

Project Timeline

- ▶ Phase 1 - Evaluation Study: February - April 2023
- ▶ Phase 2 - Feasibility Study: May - June 2023
- ▶ Phase 3 - Design: July - September 2024
(met with Newton ISD and Newton FD)
- ▶ Phase 4 - Out to Bid: October - November 2024
- ▶ Phase 5 - Start Construction: end of December 2024 - March 2025
- ▶ Phase 6 - Close-out: April 2025



14



Thank you,
Zoning and Planning Committee



15



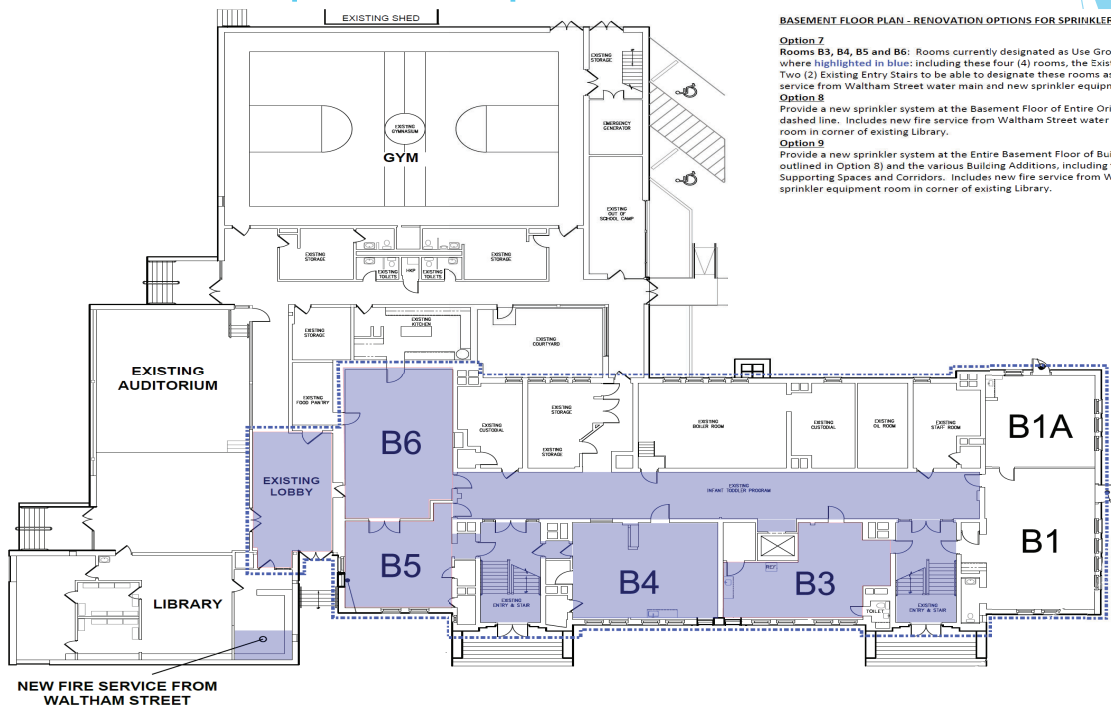
Additional
Information

16

CPA Submission

- ▶ Basement floor plan with sprinklers
- ▶ First floor plan with sprinklers
- ▶ Project budget recap
- ▶ Project budget detail
- ▶ Maintenance budget
- ▶ Local partners

Basement floor plan for sprinklers



BASEMENT FLOOR PLAN - RENOVATION OPTIONS FOR SPRINKLERS

Option 7

Rooms B3, B4, B5 and B6. Rooms currently designated as Use Group E. Provide a new sprinkler system where highlighted in blue: including these four (4) rooms, the Existing Lobby, Existing Main Corridor, and Two (2) Existing Entry Stairs to be able to designate these rooms as an I-4 Occupancy. Includes new fire service from Waltham Street water main and new sprinkler equipment room in corner of existing Library.

Option 8

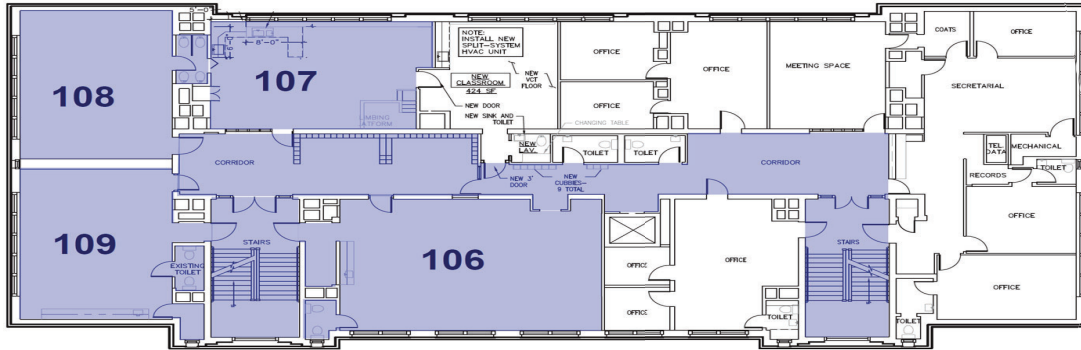
Provide a new sprinkler system at the Basement Floor of Entire Original Building, which is outlined in blue dashed line. Includes new fire service from Waltham Street water main and new sprinkler equipment room in corner of existing Library.

Option 9

Provide a new sprinkler system at the Entire Basement Floor of Building, which includes the Original (as outlined in Option 8) and the various Building Additions, including the Library, Auditorium, Gym, Kitchen Supporting Spaces and Corridors. Includes new fire service from Waltham Street water main and new sprinkler equipment room in corner of existing Library.

BASEMENT FLOOR PLAN
PROPOSED RENOVATION
FOR SPRINKLERS
#11123 (Not to Scale)
FAMILY ACCESS OF NETWON
492 WALTHAM STREET
WEST NEWTON, MA 02465

First floor plan for sprinklers



FIRST FLOOR RENOVATION OPTIONS FOR SPRINKLERS

Option 10

Rooms 106, 107, 108 and 109: Rooms currently designated as Use Group E. Provide a new sprinkler system where highlighted in blue: including these four (4) rooms, the Existing Corridor, and Two (2) Existing Entry Stairs to be able to designate these rooms as an I-4 Occupancy. Includes new fire service from Waltham Street water main and new sprinkler equipment room in corner of existing Library.

Option 11

ENTIRE FIRST FLOOR

Currently designated as Use Group E. Provide a new wet type sprinkler system on Entire Building First Floor Level to be able to designate these rooms as an I-4 Occupancy.

**FIRST FLOOR PLAN
PROPOSED RENOVATIONS
FOR SPRINKLERS**
4/11/23 REV 4/14/23 (Not To Scale)
FAMILY ACCESS OF NEWTON
492 WALTHAM STREET
WEST NEWTON, MA 02465

Recap Project Budget

	Totals	Original Contract	Option 1	Option 6	ADA Interior	ADA Exterior	Phase 4	Phase 5	Phase 6
Consultant/Professional Fees	\$260,419	\$182,525					\$12,894	\$60,000	\$5,000
Personnel/Labor	\$0								
Pre-Construction (Design, Engineering, Permitting, Bidding, etc.)	\$227,588			\$161,966	\$23,388	\$42,234			
Environmental Remediation	\$0								
Construction (Including Demolition)	\$654,936		\$17,120	\$539,751	\$41,540	\$56,525			
Interior Building Improvements	\$57,057		\$57,057						
Building Stabilization/Shell Repair	\$0								
Other/Miscellaneous	\$0							\$0	\$0
Total	\$1,200,000	\$182,525	\$74,177	\$701,717	\$64,928	\$98,759	\$12,894	\$60,000	\$5,000
Planning	\$260,419								
Code Compliance Work	\$775,894								
ADA Compliance Work	\$163,687								
Other Misc	\$0								
	\$1,200,000								
One Stop Application chart:									
Consultant/Professional Fees	\$0								
Personnel/Labor	\$0								
Pre-Construction (Design, Engineering, Permitting, Bidding, etc.)	\$260,419								
Environmental Remediation	N/A								
Construction (Including Demolition)	\$882,524								
Interior Building Improvements	\$57,057								
Building Stabilization/Shell Repair	N/A								
Other/Miscellaneous	\$0								
	\$1,200,000								
Requests: One Stop		\$500,000							
CPA		\$650,000							

Recap Project Budget, Detailed

Summary

See PDF attachment

Project Cost Summary	Details	Total Cost	% of Total
Hard Costs			
Option 1	Auditorium Ramp	\$74,177	
Option 6	New Sprinkler from Waltham Street	\$701,717	
ADA Interior	Bathroom upgrades	\$64,928	
ADA Exterior	Parking lot, signage	\$98,759	
Total Hard Costs		\$939,581	75.0%
Project Cost Summary			
Soft Costs			
Gale Associates	Phase 1, 2 and 3, Evaluation, Feasibility, Design	\$182,525	
Gale Associates	Phase 3, 4 and 5 Bid Solicitation, Construction, Close out	\$77,894	
Total Soft Costs		\$260,419	20.8%
Total Development Costs		\$1,200,000	95.8%
In-Kind Contribution		\$53,134	
Total Development & InKind Contribution		\$1,253,134	100.0%

Recap of Maintenance budget

Family ACCESS of Newton Renovation Project 10-year Operations and Maintenance Budget CPA Proposal

Sources of Funds	10-year Operations and Maintenance Budget									
	FY2024 Year 1	FY2025 Year 2	FY2026 Year 3	FY2027 Year 4	FY2028 Year 5	FY2029 Year 6	FY2030 Year 7	FY2031 Year 8	FY2032 Year 9	FY2033 Year 10
Grants	\$ 65,100	\$ 66,077	\$ 67,068	\$ 68,074	\$ 69,095	\$ 70,131	\$ 71,183	\$ 72,251	\$ 73,335	\$ 74,435
Individual & private donors	\$ 95,000	\$ 96,425	\$ 97,871	\$ 99,339	\$ 100,830	\$ 102,342	\$ 103,877	\$ 105,435	\$ 107,017	\$ 108,622
ELC tuition	\$ 224,000	\$ 235,200	\$ 246,960	\$ 259,308	\$ 272,273	\$ 285,887	\$ 300,181	\$ 315,190	\$ 330,950	\$ 347,498
Total	\$ 384,100	\$ 397,702	\$ 411,899	\$ 426,721	\$ 442,198	\$ 458,360	\$ 475,242	\$ 492,877	\$ 511,301	\$ 530,554

Use of Funds:	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Maintenance	\$71,000	\$72,775	\$74,594	\$76,459	\$78,371	\$80,330	\$82,338	\$84,397	\$86,507	\$88,669
Maintenance Staff/Administration	\$150,000	\$154,500	\$159,135	\$163,909	\$168,826	\$173,891	\$179,108	\$184,481	\$190,016	\$195,716
Insurance	\$77,000	\$80,850	\$84,893	\$89,137	\$93,594	\$98,274	\$103,187	\$108,347	\$113,764	\$119,452
Utilities	\$86,100	\$89,544	\$93,126	\$96,851	\$100,725	\$104,754	\$108,944	\$113,302	\$117,834	\$122,547
Total Operations and Maintenance Costs	\$384,100	\$397,669	\$411,748	\$426,356	\$441,516	\$457,249	\$473,577	\$490,526	\$508,120	\$526,385



Local Partners

- ▶ Beantown Baby Diaper Bank
- ▶ Community Connections
- ▶ Historic Newton
- ▶ Newton Free Library
- ▶ Newtonville Books
- ▶ Newton Food Pantry
- ▶ Story Starters
- ▶ Children's author Candelaria Norma Silva
- ▶ Book Shed at Rumford Ave
- ▶ Resource Recovery Center
- ▶ Newton Food Pantry
- ▶ Newton Neighbors
- ▶ Waltham Family School
- ▶ Waltham High School
- ▶ Newton Early Intervention
- ▶ Newton Public Schools
- ▶ Charles River Community Health
- ▶ Cradles to Crayons
- ▶ Cakes4Kids
- ▶ Cars4Kids
- ▶ FamilyAid