

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, SEPTEMBER 11, 2013

Present: Ald. Salvucci, (Chairman), Lennon, Gentile, Crossley, Danberg, Laredo and Lappin

Also present: Ald. Fuller, Rice, and Yates

City officials present: Lou Taverna (City Engineer), Alex Valcarce (Project Manager; Public Buildings Department), Josh Morse (Interim Commissioner of Public Buildings), Robert Rooney (Chief Operating Officer), Ouida Young (Associate City Solicitor), Michael Cronin (Director of Operations; School Department), Sandra Guryan (Deputy Superintendent/Chief Administrative Officer; School Department), Sue Dzikowski (Director of Finance; School Department), Jonathan Yeo (School Committee Member), Steven Siegel (School Committee Member), William Paille (Director of Transportation; Department of Public Works), Adam Gilmore (Director of Project Management; Public Buildings Department), and Cindy Stone (Director of Newton History Museum)

#283-13 NSTAR ELECTRIC petitioning for a grant of location to install 368' ± of conduit in SPIERS ROAD from an existing manhole 68' ± in a westerly direction thence turning onto TOCCI PATH continuing 300' ± in a northwesterly direction and to install Manhole #MH29679 in Tocci Path. (Ward 8) [08/02/13 @ 11:27 AM]

ACTION: **APPROVED 5-0 (Gentile, Lennon not voting)**

NOTE: Maureen Carroll, NStar Permit Representative, presented the petition for a request to install conduit in Spiers Road and Tocci Path and a manhole in Tocci Path to improve reliability in the area. Currently the electrical wiring in those streets is not encased in conduit, as a result if there is an issue with the electricity, the streets need to be ripped up to repair the wiring. Once the wiring is enclosed in conduit, new wiring can be fed through the conduit without ripping up the streets.

The public hearing was opened and no one spoke for or against the petition. The Department of Public Works has reviewed the project and recommended approval with the standard street opening permit conditions. The project will take approximately two weeks to complete. Once the project is complete, NStar will restore Tocci Path and Spiers Road to its present condition. Ald. Lappin moved approval, which carried unanimously.

#284-13 NSTAR ELECTRIC petitioning for a grant of location to install 332' ± of conduit in SPIERS ROAD from an existing manhole 50' ± in a westerly direction thence turning onto AVERY PATH continuing 282' ± in a northwesterly direction and to install Manhole #MH29680 in Avery Path. (Ward 8) [08/05/13 @ 10:24 AM]

ACTION: **APPROVED 5-0 (Gentile, Lennon not voting)**

NOTE: Maureen Carroll, NStar Permit Representative, presented the petition for a request to install conduit in Spiers Road and Avery Path and a manhole in Avery Path. The petition is in the same area as the above petition and is part of a larger plan to improve reliability in the area of Spiers Road. The public hearing was opened and no one spoke for or against the petition. The public hearing was opened and no one spoke for or against the petition. The Department of Public Works has reviewed the project and recommended approval with the standard street opening permit conditions. Ald. Lappin moved approval, which carried unanimously.

#285-13 NSTAR ELECTRIC petitioning for a grant of location to install 334' ± of conduit in SPIERS ROAD from an existing manhole 50' ± in a northerly direction thence turning onto CAVANAUGH PATH continuing 284' ± in a northwesterly direction and to install Manhole #MH29678 in Cavanaugh Path. (Ward 8)
[08/05/13 @ 10:24 AM]

ACTION: **APPROVED 5-0 (Gentile, Lennon not voting)**

NOTE: Maureen Carroll, NStar Permit Representative, presented the petition for a request to install conduit in Spiers Road and Cavanaugh Path and a manhole in Cavanaugh Path. The petition is in the same area as the above petition and is part of a larger plan to improve reliability in the area of Spiers Road. The public hearing was opened and no one spoke for or against the petition. The public hearing was opened and no one spoke for or against the petition. The Department of Public Works has reviewed the project and recommended approval with the standard street opening permit conditions. Ald. Lappin moved approval, which carried unanimously.

#303-13 NSTAR ELECTRIC COMPANY petitioning for a grant of location to relocate Pole #466/5 on the northwesterly side of SALISBURY ROAD 296 ± northeast of Cabot Street. (Ward 2) [08/12/13 @4:40 PM]

ACTION: **APPROVED 5-0 (Gentile, Lennon not voting)**

NOTE: Maureen Carroll, NStar Permit Representative, presented the petition to relocate a pole 8.5' in order to install a new driveway at 39 Salisbury. The public hearing was opened and no one spoke for or against the petition. The Department of Public Works has recommended approval of the petition. Ald. Danberg moved approval, which carried unanimously.

#286-13 DESIGN REVIEW COMMITTEE petitioning, pursuant to Sec 5-58, for site plan approval of a new 75,000 SF elementary school to be located on the existing Angier Elementary School site at 1697 Beacon Street. [08/05/13 @ 2:21 PM]

ACTION: **HELD 7-0**

NOTE: Alex Valcarce of the Public Buildings Department presented the request for site plan approval of a new Angier Elementary School. The new building will be located on the same site as the existing school at 1697 Beacon Street in Waban. The project is being done in collaboration with the Massachusetts School Building Authority. The 100% schematic design package and budget for the project has been submitted to the Massachusetts School Building

Authority (MSBA) for approval. In order for the City to receive any grant funding from the MSBA, it must follow the MSBA requirements for school building projects.

The Design Review Committee has reviewed the site plan and schematic drawings for the project and recommended that the project be presented to the Board of Aldermen for site plan approval. The Chair of the Design Review Committee submitted the attached letter with the recommendation to the Board of Aldermen. The letter also identified parts of the design, which should continue to be evaluated through design development. The City's Design Development Team has also reviewed the site plan and schematics and provided memos addressing the plans, including the proposed retaining wall, on-site drainage, and city utilities. The memos were attached to the agenda for the meeting.

The current building will be demolished and replaced with a three-story, 75,000 square foot building with a new bus entry and loading space, a pick-up and drop-off area and a gathering plaza area at the entrance. The new building will accommodate 465 students. In addition, the design includes a new parking area for approximately 55 cars in the rear of the building, shared emergency access and egress, and new play structures located at a playground next to the site.

Representatives of the architectural firm, DiNisco Design Partnership, reviewed the schematics and site plan design with the Committee. The architects worked with the Angier School Building Committee, the School Department, members of the Board of Aldermen and citizens to come up with the design for the new school. The attached presentation provides further detail on the project. The City will be using the Construction Manager at-Risk process for the construction of the new school. The construction phase of the project is scheduled to begin with the demolition of the existing school in the spring of 2014 with construction of the new building completed by February 2016. The new building will be constructed of brick with opportunities for stone and metalwork. The exterior materials for the new building will integrate the building into the surrounding village. The new building will be 1.5 times larger than the old school and will accommodate 465 students.

There are a number of on-site pedestrian and vehicular improvements planned for the site. The entranceway to the school, which is shared with the Church of the Good Shepherd, will be enhanced by widening the pedestrian pathway and creating a safer entrance for vehicles for entry into the school driveway and church by improving sight lines and turning radii for cars. The emergency lane will allow emergency vehicles access to the entire site. There will also be a sidewalk to the playground.

Department of Public Works Transportation Director Bill Paille reviewed the planned off-site traffic improvements that are part of this project but MSBA excluded. The improvements will address pedestrian safety enhancements, upgraded traffic signals, roadway work, lighting improvements and additional landscaping. There will be a focus on the intersection of Beacon Street, Waban Avenue, and Collins Road. The estimated cost of the improvements is \$3.1 million. The City will begin design in January 2014 with the expectation that the improvements be completed by November 2015. The design work will likely be done

in-house; however, the construction will be sent out to bid. Mr. Paille stated that he would explore all options and set up trials to ensure that the community has a sense of how the traffic improvements will work.

Jonathan Rich, the construction manager at-risk representative reviewed the portion of the presentation related to construction management plan. The goal of the plan is to mitigate impact on the neighborhood during construction. There will be community outreach through neighborhood meetings and communication with neighborhood liaisons. The construction will only take place between the hours allowed under the city's noise ordinance. Although, the noise ordinance allows for construction on Saturdays from 8 AM to 5 PM, construction will only take place if necessary. Mr. Rich clarified that the typical working hours will be Monday through Friday between 7 AM and 3:30 PM. The contractor will also deter delivery trucks from arriving at the site earlier than 7 AM. There is also a parking plan for the contractor and sub-contractors, which is provided in the attachment along with a number of other site construction logistics.

The Owner's Project Manager, Jeff Luxenberg of Joslin Lesser Architects reviewed the attached project budget summary with the Committee. The MSBA will be taking a formal vote on the project funding on October 2, 2013. The Board of Aldermen is expected to vote on a request to authorize the funding for the project on October 7, 2013. The Programs & Services and Public Facilities Committee will begin discussion on the financing on Wednesday, September 18, 2013.

The expected maximum City share for the project is \$27,500,000. The summary provides a breakdown of the project by line item and includes a line item for the anticipated MSBA grant of a minimum of \$10,000,000. There is also line item of \$3,948,259 for the off-site improvements that are not considered part of the MSBA project. The line item includes funding for the proposed retaining wall, playground improvements, and traffic and roadway improvements. The MSBA has specific standards for the categories that can be used for funds within the project budget, which is reflected in the budget summary. The MSBA will provide a category-funding breakdown, which will be provided with the budget funding agreement when the project is approved by the MSBA.

There are also two line items for contingency within the project summary. The MSBA provides for potentially eligible contingency in construction and soft costs such as unforeseen conditions and errors and omissions in drawings. The construction contingency line item is 5 % of the construction costs and the owner's contingency is between 1% of the construction costs and 1% of the total costs. The contingency is what is allowable under the MSBA standards. There is currently a design and pricing contingency because the project drawings are not 100% done but that will be gone once there are 100% drawings. There is also a 2% contingency for the guaranteed maximum price that is built into the construction costs. The contingency within the construction line item would be used if there is something that has not been bid to a sub-contractor. The contingency use for the project will be monitored at all times. The owner's project manager will track the entire project budget including the local share of the project. The City, the owner's project manager, and MSBA reviews each change order carefully to determine if it is eligible.

Jeff Luxenberg added that he has met with the staff of the MSBA regarding the project. At this point, the MSBA staff has not made any recommendations to the City to change the project. Traditionally there are not changes after the staff review but the MSBA Board has the opportunity to make changes before its vote on October 2, 2013. The Chair of the Finance Committee asked that the draft Board Order for the funding be available to the Aldermen before the discussion on the funding takes place.

The presentation concluded and the public hearing on the site plan was opened. John Dragat, 31 Locke Road, stated that he is a Junior Warden at the Church of the Good Shepherd and is the father of three daughters that graduated the Angier Elementary School. Mr. Dragat is very excited about the project. He commended the design team and Ald. Rice for their efforts to include the neighbors in the design process.

Mr. Dragat pointed out that the Church of the Good Shepherd is a historic building and he has some concerns about the demolition of the school and the impact on the church. He added that the church shares access with school and the improvements to the entranceway are dramatic. The planned safety enhancements are very important to the school and the daycares located at the two churches in the area. He added that it is great that the improvements are being done at the same time as the building project.

Jason Amello, 1700 Beacon Street, stated that the design of the building is beautiful and that he loves the activity around the school. He asked where the dumpsters for the new school would be located. The architect responded that the dumpsters will be located in the back corner of the school and obscured by fencing. Mr. Amello also pointed out that the plans show fewer shrubs and trees at the front of the school. It was explained that there is a reduction in the number of trees to make it obvious that the school is located there.

Dinah Bodkin, 39 Waban Avenue, asked if a dumpster is something that is always located on school property. The architect responded that there are dumpster and a recycling dumpster on school sites.

Isabelle (inaudible), Waban Resident, expressed concern about the large windows at the library. The windows will generate a large amount of solar heat. The architect stated that the percentage of the glazing on the building is 26%, which is very low. The sizes of the windows for the classrooms are at the minimum size allowed by building code.

No one else wished to comment on the site plan; therefore, the public hearing portion of the discussion was closed.

Ald. Crossley moved hold on the site plan approval to allow the Committee to review the draft Board Order before making a recommendation to the Board of Aldermen. The Committee voted unanimously to support the motion to hold. The Committee expects to discuss the site plan approval at its next scheduled meeting on September 18, 2013.

#232-10(2) COMMISSIONER OF PUBLIC WORKS requesting the relocation of an easement from the Trustees of Boston College to the City of Newton for drain and sewer lines in Section 63, Block 9, Lot 2 (Boston College Middle Campus) originally granted in 1917 and relocated in 2010 under Board Order # 232-10 to conform to the actual location of the sewer and drain lines. [08/02/13 @ 2:23 PM]

ACTION: **APPROVED 6-0 (Lennon not voting)**

NOTE: City Engineer Lou Taverna presented the request to relocate a City easement for drain and sewer lines on the Boston College middle campus. The original easement was granted in 1917 and a portion was relocated in 2010 to accommodate the construction of Stokes Hall on the middle campus of Boston College. Since the 2010 relocation, there has been a determination that the existing drain and sewer lines that are beyond the scope of the construction project are not located with the area of the city easement. Therefore, there needs to be a further relocation of the easement to ensure that the sewer and drain lines are located within the City easement.

Boston College, the City's Department of Public Works and the Law Department have discussed the relocation and agreed that the City easement should be relocated to reflect the actual location of the drain and sewer lines. Ald. Laredo moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#83-10(2) COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of six hundred forty-one thousand dollars (\$641,000) from the Community Preservation Fund to the Public Buildings Department to complete the revised Museum Archives, Accessibility, and Fire Suppression project, as described in the Committee's July 2013 recommendation, in addition to the \$101,345 appropriated for the project through Board Orders # 147-08 and #83-10. [07/23/13 @ 1:46 PM]

ACTION: **APPROVED 7-0**

NOTE: Members of the Newton Historical Society, the Jackson Homestead Board of Trustees and the Community Preservation Committee attended the discussion of this item to show their support of the museum archives project. Chair of the Community Preservation Committee Leslie Burg presented the request to appropriate \$641,000 from the Community Preservation Fund to complete the museum archives, accessibility, and fire suppression project at the Newton History Museum. Two previous appropriations totaled \$101,345 that was used to begin the design of the archives and accessibility upgrades. The scope of the project was expanded to include further accessibility upgrades and a fire suppression system for the actual museum and not just the archives section.

The Community Preservation Committee (CPC) recommended approval of the funding understanding that further delay of the project would increase the cost of the project, the Jackson Homestead is a historical building with a real need for a fire suppression system, and the proposed accessibility improvements are urgently needed to meet the current Architectural

Access Board requirements and building code. The disabled accessibility improvements will allow all visitors safe access to the museum. The attached letter was received from the Commission on Disability. In addition, it is critical that the museum preserve and provide access to historical records in order to maintain its accreditation as a museum. The CPC recommendation includes a number of conditions, such as the Public Buildings Department must provide the CPC with in-person updates on the project every quarter until the project is complete, that the project start within six months and be completed within 18 months of approval of the funds, and that the Public Buildings Department provide the CPC with a summary of preventative maintenance at the History Museum for two years after the completion of the project.

Commissioner of Public Buildings Josh Morse provided the Committee with a summary of the history and funding for the project, which is attached. Adam Gilmore of the Public Buildings Department will provide project management for the project including management of the Community Preservation funds. Mr. Gilmore provided the attached presentation on the project, which includes more detail on the project, plans, and a detailed budget for the project.

Director of the History Museum Cindy Stone added that the Newton Historical Society has been charged with raising an additional \$40,000 for the project. There is also \$40,000 in Community Block Grant Funds that have been dedicated to the project, which must be spent by July 2014. The Committee members asked when the project would begin and when it would be completed. The construction documents are ready to go out to bid as soon as the funding is approved. The project is expected to be completed by next July. With that, Ald. Laredo moved approval of the item, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#322-12(4) HIS HONOR THE MAYOR requesting authorization to amend the Fiscal Year 2014 Budget Board Order #322-12(2) for the Public Buildings Department by reducing the Municipal Building Maintenance – Building Improvements line item by one hundred fifty thousand dollars (\$150,000) and increasing the Municipal Building Maintenance – Public Buildings R&M by one hundred fifty thousand dollars (\$150,000) in order to create a non-lapsing account for small capital projects. [08/05/13 @ 1:59 PM]

ACTION: **APPROVED 7-0**

NOTE: Commissioner of Public Buildings Josh Morse presented the request to amend the Fiscal Year 2014 Budget Board Order as it relates to the Public Buildings Department. The amendment is necessary due to a clerical error. One hundred fifty thousand dollars was inadvertently put into the Building Improvements line item instead of the Public Buildings Repair and Maintenance line item. Therefore the budget board order needs to be amended to reduce the Building Improvements line item by \$150,000 and increase the Repair and Maintenance item by \$150,000. Ald. Crossley moved approval of the item, which carried unanimously.

Respectfully submitted,

Anthony J. Salvucci, Chairman



Design Review Committee
 PUBLIC BUILDINGS DEPARTMENT
 Arthur Cohen, Chairman
 Joshua R. Morse, Interim Commissioner
 Telephone (617) 796-1600
 FAX (617) 796-1601
 TTY: (617) 796-1089
 52 Elliot Street
 Newton Highlands, MA 02461-1605

Setti D. Warren
 Mayor

Honorable Board of Aldermen
 City of Newton
 1000 Commonwealth Avenue
 Newton Centre, MA 02459

2 August 2013

RE: Angier Elementary School Project

SUBJECT: 100% Schematic Design and Site Plan Review

Honorable Board:

RECEIVED
 Newton City Clerk
 2013 AUG -5 PM 2: 21
 David A. Olson, CMC
 Newton, MA 02459

On Wednesday, 31 July 2013 the Design Review Committee met and reviewed the 100% Schematic Design and proposed site plans dated 31 July 2013 as presented by DiNisco Design Partnership on behalf of the Public Buildings Department and Newton Public Schools for the above referenced project.

The City of Newton working in collaboration with the Massachusetts School Building Authority is proposing the design of a new 75,000 SF elementary school to be located on the existing Angier School site. The existing building is to be demolished. Site design includes new bus entry and loading space, a new student drop-off and pickup lane, and a new entry gathering plaza. Additional site design includes new on-site parking and shared parking, shared emergency access and egress, and new play structures located on the adjacent playground as previously approved by the Parks and Recreation Commission. Site work also includes new utilities, new retaining wall along the property line adjacent to the MBTA, and new landscaping.

The Design Review Committee determined that the schematic design and site plans are appropriate. The Committee believes that the proposed circulation and placement of building and associated site functions are a good solution to the physically constrained and very tight site. The Committee voted unanimously to recommend that the project be presented for site plan approval. In accordance with Section 5-58 of the Revised Ordinances, this letter is to petition the Board of Aldermen on behalf of the School Department for Site Plan Approval. The DRC identified the following areas of design which should continue to be evaluated through the Design Development Phase.

- The design team should continue to look for opportunities within the building, site and plaza to accommodate educational program enhancements, while continuing to improve the efficiency of the building and site.
- The design team should continue to take an integrated design approach to the building's design through its mechanical systems, envelop, floor to floor heights, ceiling heights and the height and extent of glass and glazing, methods of sun control, day lighting, electrical lighting and sound control all to promote efficient performance of the building and reduce its overall energy consumption, consistent with both its purpose and context

Sincerely,

Arthur Cohen, FAIA, LEED AP
 Chair Design Review Committee

CC: Joshua R. Morse, Interim Commissioner of Public Buildings
 Robert Rooney, Chief Operating Officer
 Maureen Lemieux, Chief Financial Officer
 Dr. David Fleishman, School Superintendent
 Sandy Guryan, Deputy Superintendent/Chief Administrative Officer

Angjier Elementary School



Site Plan Approval Public Hearing

September 11, 2013



W.T. RICH COMPANY, INC.



Project Management

DiNisco Design

Approval Process

ANGIER ELEMENTARY SCHOOL - NEWTON, MA

9/11/2013

APPROVALS PROCESS

Sep. 11, 2013 BOA Public Facilities 5-58 Site Plan Approval Public Hearing

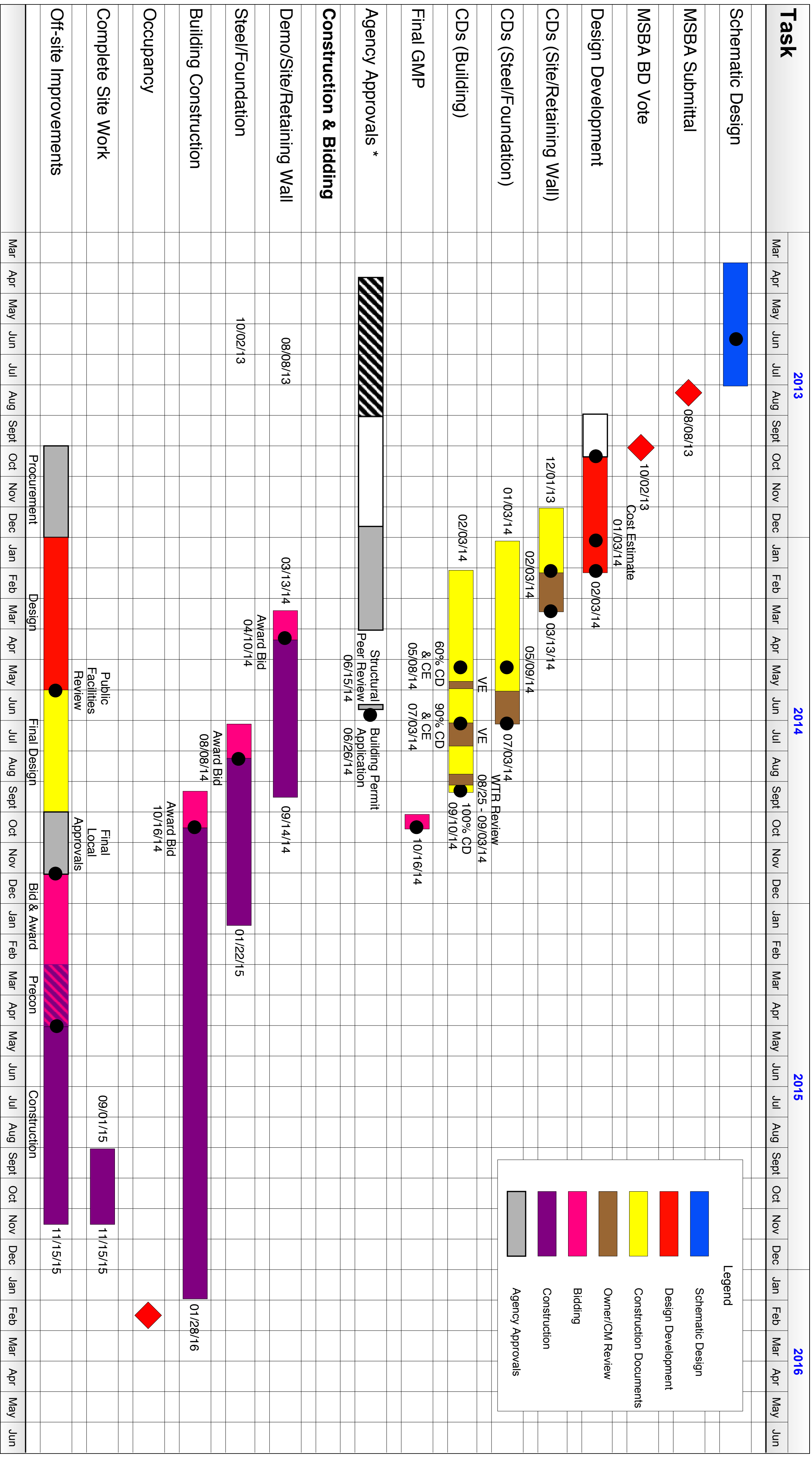
Sep. 18, 2013 BOA Public Facilities 5-58 Site Plan Approval Vote
Joint Meeting with Programs and Services

Sep. 23, 2013 BOA Finance Committee Meeting

Oct. 2, 2013 MSBA Board Vote on Project Scope and Budget Agreement

Oct. 7, 2013 BOA 5-58 Approval and Full Project Funding Approval

Project Schedule



* Site Plan Review
 * Intersection Improvements
 * Church of the Good Shepherd

* Utility Poles
 * MA/Newton Historic
 * Archaeological

* MBTA
 * Fire Department
 * Energy Code/LEED

* Public Facilities Review
 * Final Local Approvals

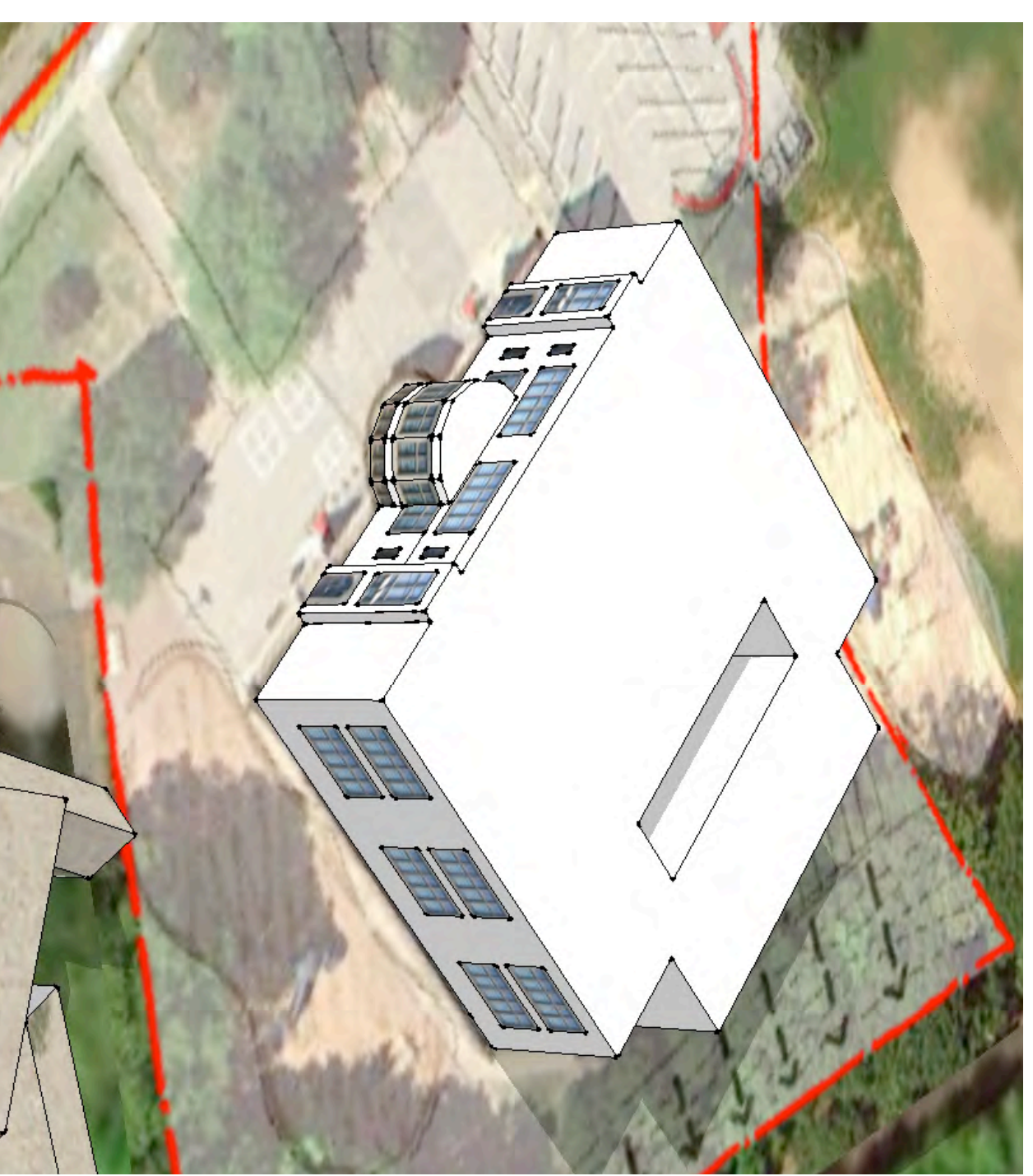
* Construction

Site Analysis

#286-13



- ## Existing Site Utilization
- 2 acres - constrained
 - Inefficient layout
 - Steep slope at T tracks
 - Congested traffic/drop-off
 - Inadequate parking



Overall Site Plan



Site Plan

Comments

- Relocate basketball 1/2 court area.
- Improve sight lines to Playground.
- Provide access controls to emergency lane.
- Provide sidewalk access to playground.



First Floor Plan



LEGEND	
[Yellow Box]	CLASSROOM
[Light Green Box]	SPED
[Light Purple Box]	MEDIA CENTER
[Light Blue Box]	ART / MUSIC
[Light Orange Box]	STAGE
[Light Red Box]	GYMNASIUM
[Light Green Box]	ADMINISTRATION
[Light Brown Box]	BUILDING SERVICES
[Light Grey Box]	CIRCULATION

Comments

- Provide ability to secure stairwells.
- Increase transparency of central stair.
- Simplify ramps.
- Distribute toilets.
- The building will be fully air conditioned, including Gym.

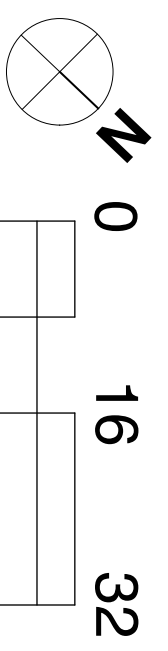
Second Floor Plan



LEGEND	
	CLASSROOM
	SPED
	MEDIA CENTER
	ART / MUSIC
	STAGE
	GYMNASIUM
	CAFETERIA / KITCHEN
	ADMINISTRATION
	BUILDING SERVICES
	CIRCULATION

Comments

- Mirror Kindergarten layout.
- “Airport” style toilet entries.
- Distribute toilets.



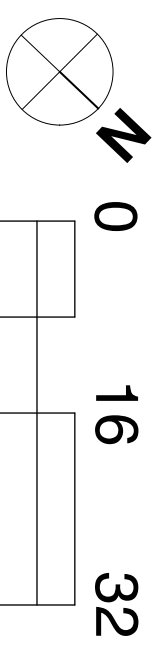
Third Floor Plan



LEGEND	
	CLASSROOM
	SPED
	MEDIA CENTER
	ART / MUSIC
	STAGE
	GYMNASIUM
	CAFETERIA / KITCHEN
	ADMINISTRATION
	BUILDING SERVICES
	CIRCULATION

Comments

- “Airport” style toilet entries.
- Distribute toilets.



Aerial View

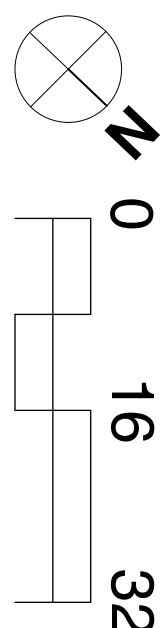
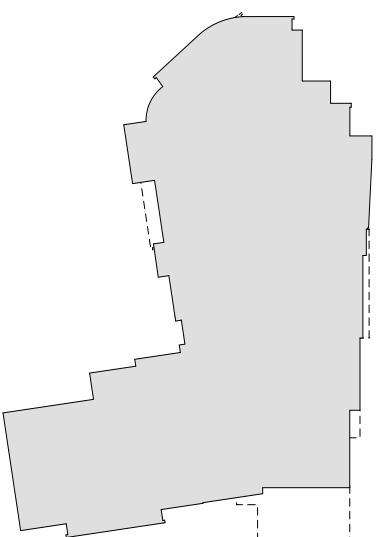
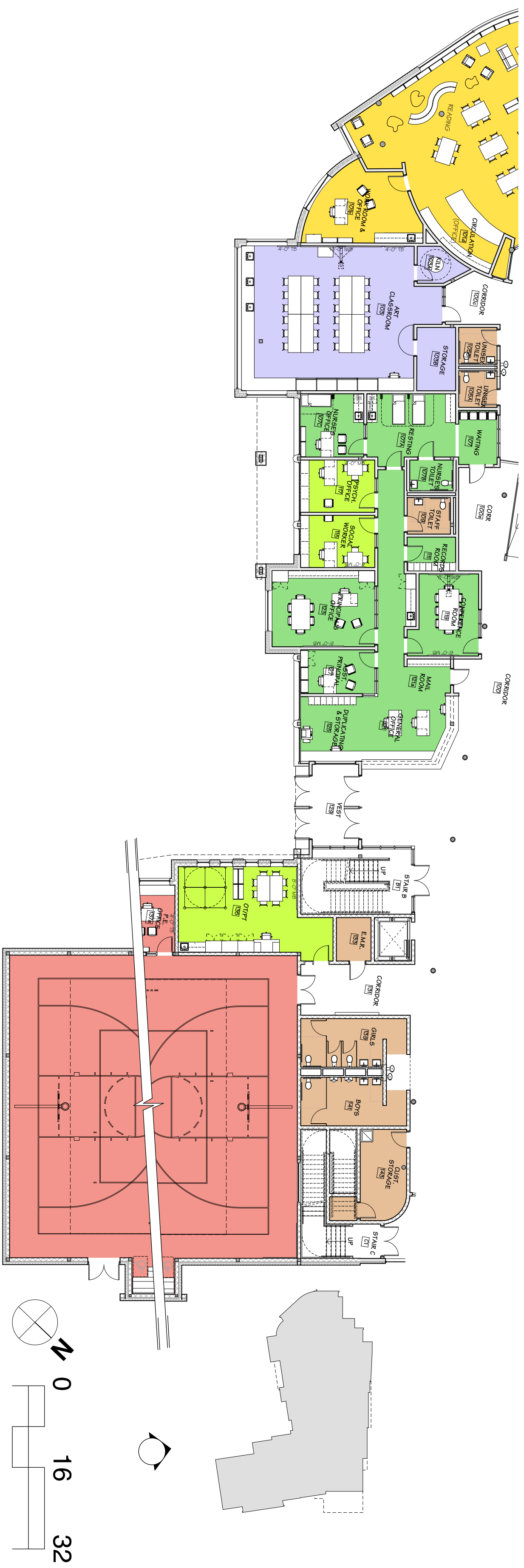
Comments

- Study exterior for material palette selection.



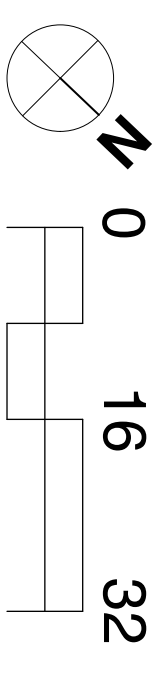
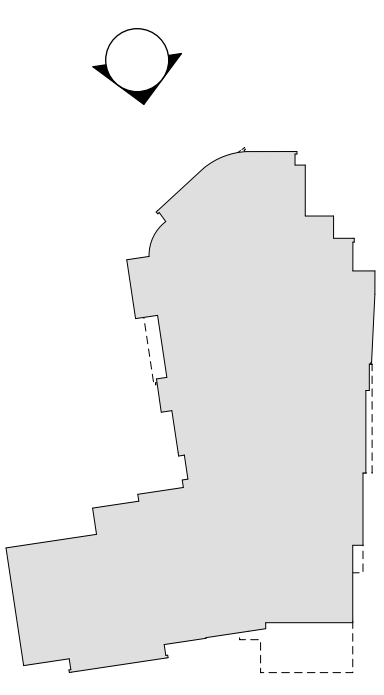
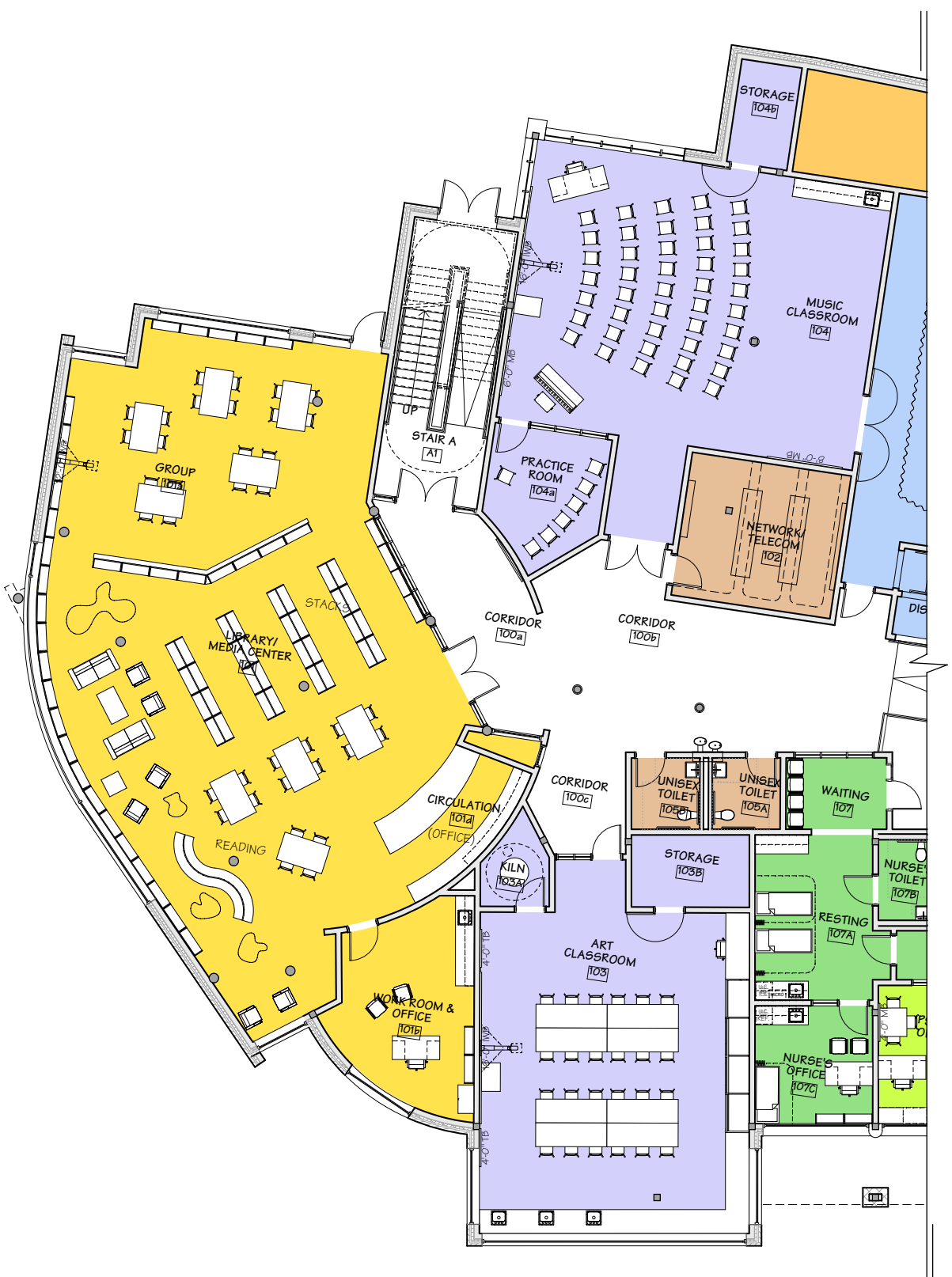
Exterior Elevations

East Elevation



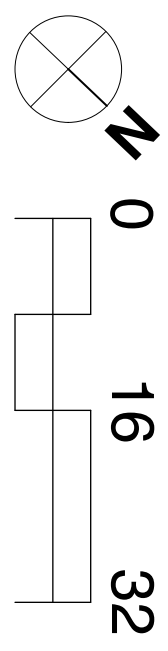
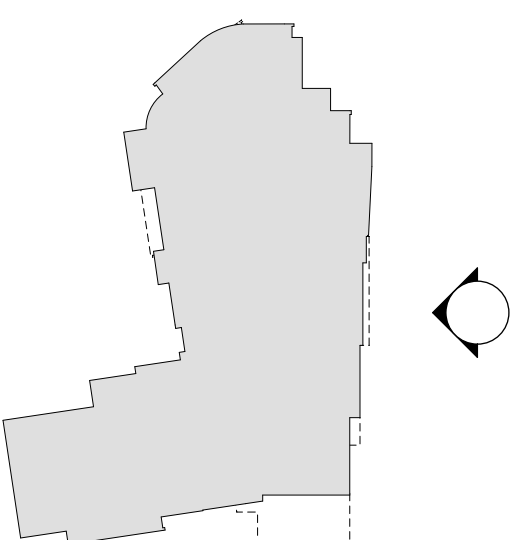
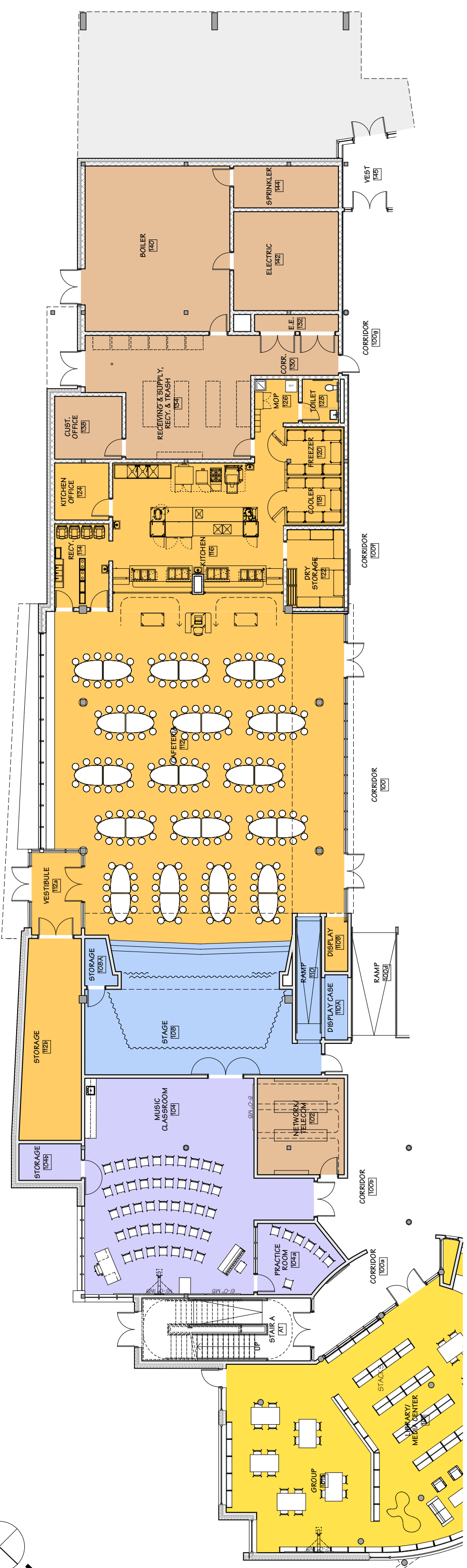
Exterior Elevations

South Elevation



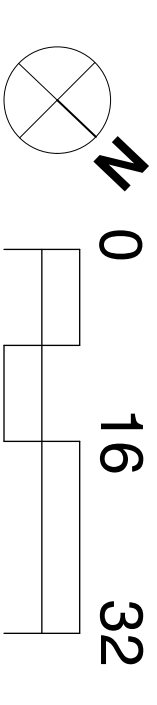
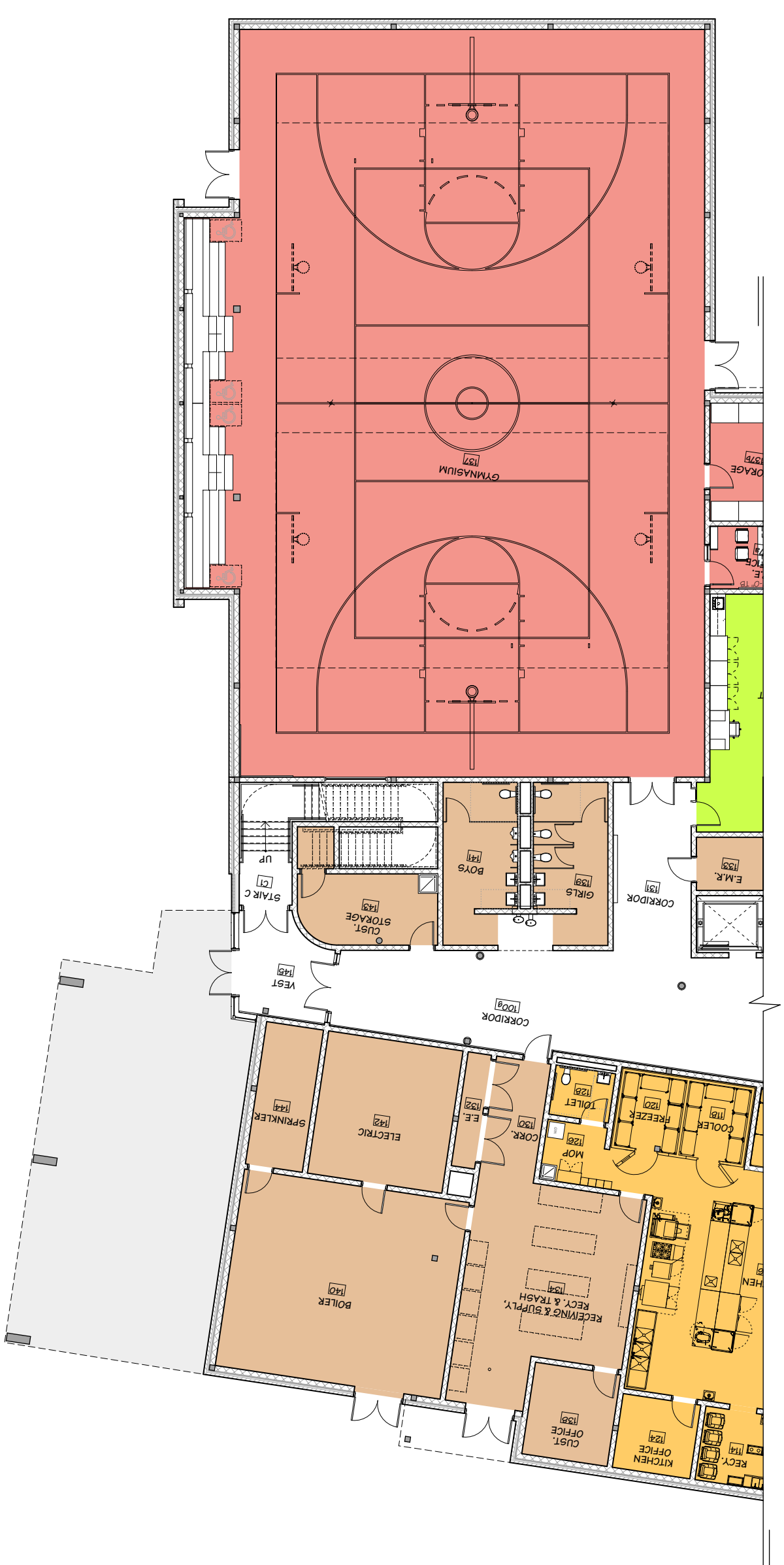
Exterior Elevations

West Elevation



Exterior Elevations

North Elevation



Exterior Elevations



Enlarged East Elevation • Plaza & Main Entrance

Exterior Elevations



Enlarged South Elevation • Library at Beacon Street

Construction Management Plan

- Address Construction Activities
- Community Outreach
- Community Liaison Group
- Waban Neighborhood Area Council (May 2014)



Construction Management Plan

Safety, mitigation and logistics

OUR GOAL:

- Assure the health and safety of the community and workforce while minimizing disruption to the community and enabling cost-effective progression of the work

KEY STRATEGIES:

- Frequent, consistent, two-way Communication
- Safety plan
- Construction Mitigation
- Neighborhood Management

- Mandatory safety orientations
- Barricades & work area isolation
- Signage
- Project sign with contact information
- 24 x 7 emergency access hotline
- Dust control and air quality
- Noise control
- Egress and access to playfields and church
- Off-shift work procedures
- No smoking
- Parking
- Construction traffic
- And more...



Site Construction Logistics

- **Construction Noise**
 - Equipment with proper muffler systems
 - Work during proper construction hours
 - Proper operation and maintenance of equipment idling
 - Implement proper traffic management techniques
 - Install project safety fencing
- **Community Outreach**
 - Monthly Meetings with Waban Group
 - (Every 4th Thursday of the month)
 - Neighborhood Liaisons
 - (City, W.T. Rich and JLA representatives)
- **Construction Hours**
 - 7:00 AM – 7:00 PM during weekdays
 - 7:00 AM – 5:00 PM during Saturdays
 - No Exterior Work during Sundays or Federal Holidays
- **Air Quality Emissions**
 - Onsite - Controlled by spraying with water
 - Exit Points – Wheel wash stations
 - Offsite – Periodical sweeping around project site
 - Proper Equipment Maintenance
- **Construction Access**
 - Traffic Control – Police Details (If needed)
 - Trucking Routes – Vehicle Traffic via Route 128 down Beacon Street
 - No Construction traffic on local Newton or Wellesley Roads
- **Onsite and Offsite Parking**
 - Contractor Parking Onsite Only (1 car per 5 employees)
 - Required to use Public Transportation and Surrounding Parking areas
- **MBTA Impacts** (Bus & Transit Services)
 - Coordination & Pre-Construction Meeting
- **Erosion & Sedimentation Control**
 - Silt Fences & Hay Bails
 - Catch Basin Inlet Protection
- **Construction Work Limits**
 - Site Lighting
 - Site Signage and Barriers
 - Security (If Required)
 - Overhead Protection (If Needed)
 - W.T. Rich Construction Management Plans



Construction Routing & Parking



Alternate Provisions for Parking and Access to Project Site (Riverside Station)

Alternate Provisions for Parking and Access to Project Site (Woodland Station)

Truck Routes

Project Site

Alternate Provisions for Parking and Access to Project Site (Waban Station)



Construction Phasing

Foundations
November 2014



Construction Phasing

Steel
January 2015



Construction Phasing



Project Completion
January 2016

Angjier Elementary School



Public Comments



W.T. RICH COMPANY, INC.



DiNisco Design

ANGIER ELEMENTARY SCHOOL - NEWTON, MA

9/11/2013

SCHEMATIC DESIGN TOTAL PROJECT BUDGET SUMMARY

	Estimated Cost
Feasibility Study (currently funded)	\$ 717,659
Administration (includes OPM fees for DD through Closeout)	\$ 970,000
Architecture and Engineering (DD through Closeout)	\$ 2,491,100
CM at Risk Pre-Construction Services (DD through Closeout)	\$ 123,600
Construction Costs	\$ 26,231,698
Off-Site Improvements (MSBA Excluded)	\$ 3,948,259
Miscellaneous Project Costs (Utility Fees, Testing, Moving)	\$ 230,000
Furnishings and Educational Technology	\$ 1,116,000
Potentially Eligible Construction Contingency	\$ 1,311,474
Potentially Eligible Owner's (soft cost) Contingency	\$ 360,210
Total Project Budget	\$ 37,500,000
Mininum Anticipated MSBA Grant	\$ 10,000,000
Maximum Local Share	\$ 27,500,000
Key Project Metrics	
Design Enrollment (Planned Number of Students)	465
Total Building Gross Floor Area (Square Feet)	74,960
Construction Cost per Gross Square Foot	\$ 349.94



Setti D. Warren
Mayor

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

Commission on Disability

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Candace Havens
Director

September 10, 2013

The Honorable Anthony Salvucci
Chair, Public Facilities Committee
Members, Public Facilities Committee
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Dear Alderman Salvucci and Members of the Public Facilities Committee:

On behalf of the Commission on Disability, we are voicing our support for approval of the additional requested Community Preservation Act funding for the Jackson Homestead/Newton History Museum Archives, Accessibility, and Fire Suppression project.

The Commission on Disability has invested significant funding and time into this important project, and believes that the project must proceed. We are the primary advisory committee on Community Development Block Grant (CDBG) funding for architectural access projects. We supported this project and recommended that \$40,000 in CDBG funds go toward building an accessible ramp into the Jackson Homestead/Newton History Museum building. Mayor Warren approved the use of funds for the ramp, which is one of the many accessibility upgrades that are included in the Archives, Accessibility, and Fire Suppression project scope. We then worked with the Public Buildings Department in their request for several variances from the regulations of the Massachusetts Architectural Access Board related to the project, finding appropriate solutions to ensure accessibility within an historic property.

The additional funds the Public Buildings Department is requesting will allow the necessary Jackson Homestead/Newton History Museum Archives, Accessibility, and Fire Suppression project to be completed. We hope that you will support the request and agree with the Commission on Disability that this project is critical to ensuring that all people can visit the Museum and learn about our City's proud history.

Please do not hesitate to contact us if you have any questions or concerns about the contents in this letter.

Sincerely,



Robert Caruso, Co-Chair
Commission on Disability



Girard A. Plante, Co-Chair
Commission on Disability

Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project

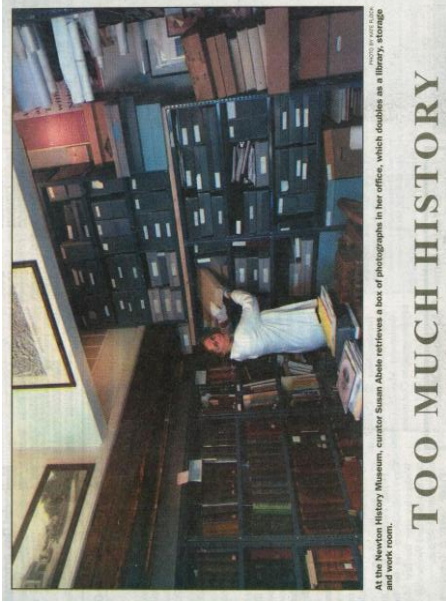
FY'14 Newton Community Preservation Proposal

Date: September 11, 2013



The Jackson Homestead and Museum

The Museum's Archival Collections are presently crammed into the 19th century post-and-beam wing of the Jackson Homestead, which lacks effective storage, handicapped access, climate control and fire protection.



Public Buildings with support from the Museum has requested **\$640,552** from the CPA funds to:

- 1) Provide building wide fire suppression
- 2) Make the building handicapped accessible
- 3) Renovate/Expand the Homestead wing to create a climate controlled, fire protected storage area for the preservation of the Museum's archival collections

Why are the Museum's Collections important?

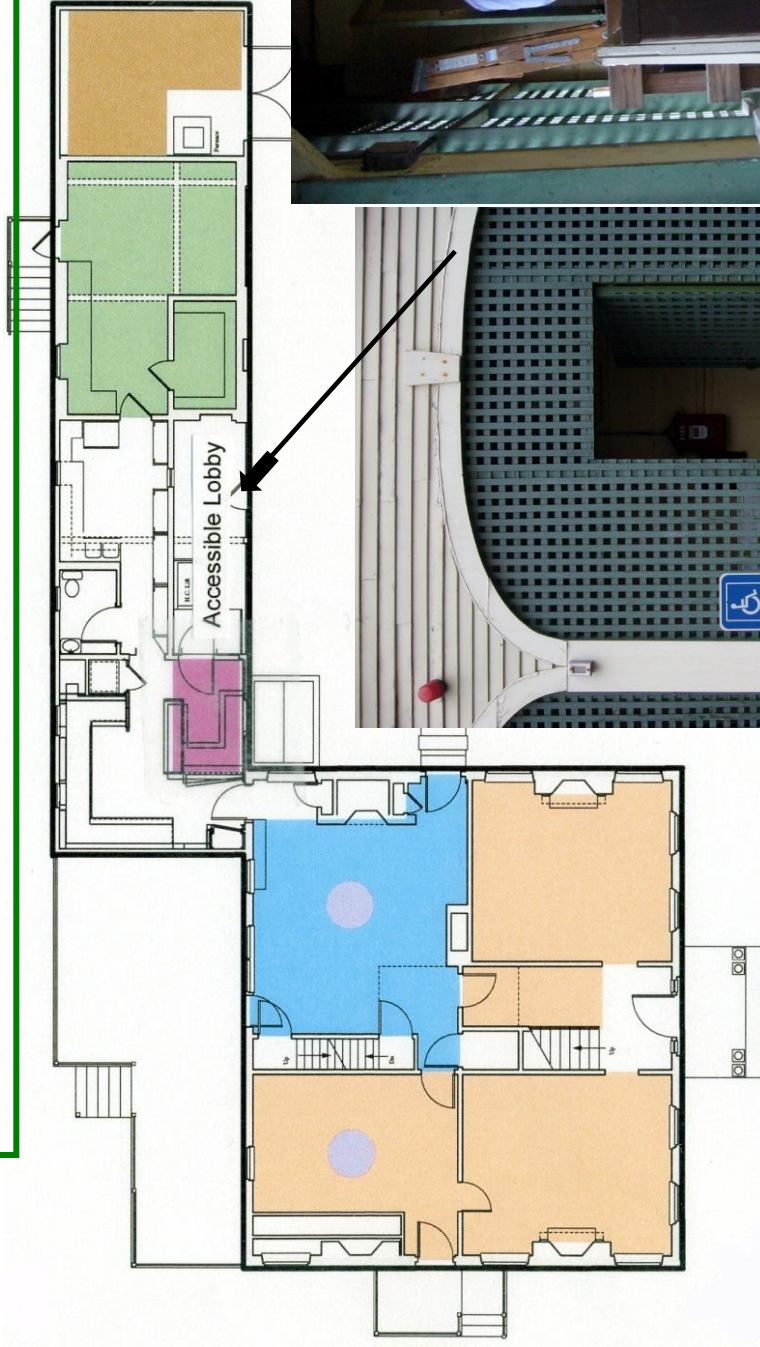
The Museum's Collections include public and private materials relating to the development of the City and its social, cultural, economic, and political life and used by a variety of citizens such as:

- Educators, scholars, high school students and genealogists
- Architects, builders, and real estate professionals
- Researchers working on exhibitions and academic, popular and news publications

The Collections include but are not limited to...

- 8,000 Historic Property Survey Files
- A complete collection of 19th- and early 20th-century Newton maps and atlases
- More than 5,000 photographs and over 10,000 slides including images of streetscapes, landscapes and historic locations
- Extensive post card and ephemera collection
- Family and business papers
- Genealogical records

Existing Conditions



Existing space use:

Green - Archives

Brown - Storage Garage

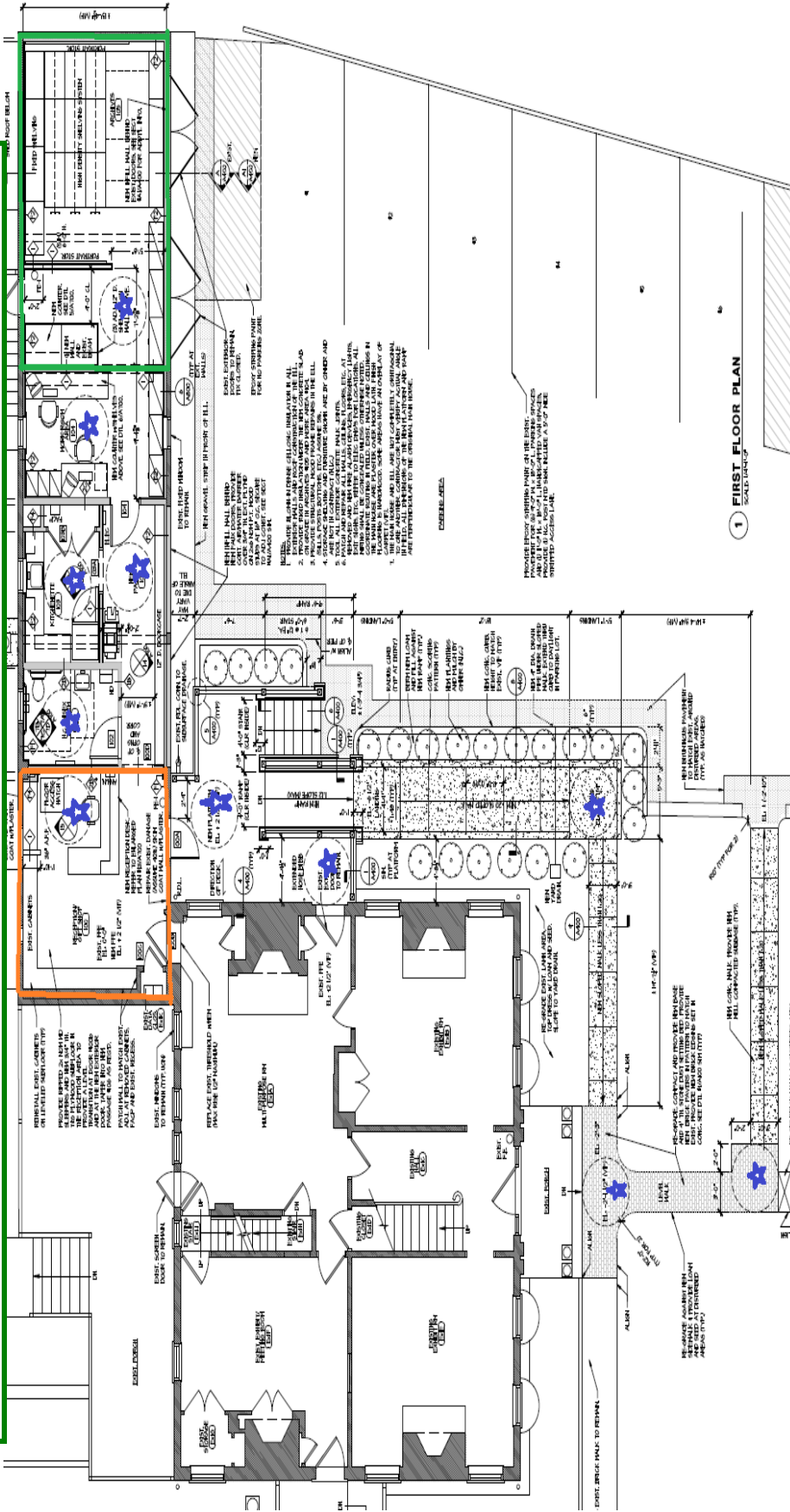
Pink- Exterior Accessible Lobby



Blue - Multipurpose Room
Tan - Exhibit/Meeting Rms

The current accessible lobby will be enclosed to provide a clean, well-lit, welcoming entrance to the Museum and to the Archives.

Proposed Changes



Rehabilitation of the Museum will:
 Expand the Archives storage
 Insulate for Climate Control
 Deliver Full Building Fire Suppression
 Install Compact Shelving
 Provide Accessibility to the Handicapped

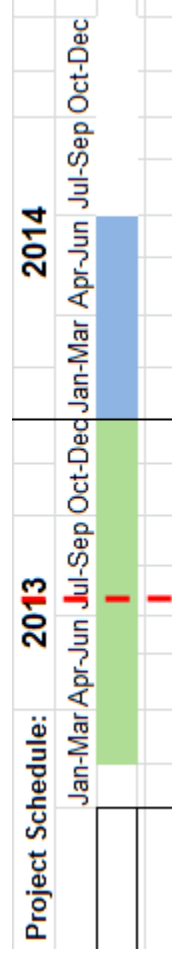
Proposed/Updated space use:
 Green – Expanded Archive
 Orange- Enclosed Accessible Lobby
 Blue- Handicapped Accessible Ramp, Entry,
 Gift Shop, Bathrooms, Etc.

#83-10(2)

Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project

CPA funds: previously approved-	\$101,345
Total CPA Request for Rehabilitation project-	\$641,000
Matching funds:	
Newton History Fundraising Initiative-	\$40,000
CDBG funds toward Accessibility(ramp)-	\$40,000
<u>Anonymous contribution-</u>	<u>\$24,000</u>
Total Project Cost	\$845,897

If approved, the Museum’s Archives and Access Project would begin in Jan’14 and will be completed in the early summer of 2014.



CAPITAL REQUEST (additional breakdown)

Historic Newton/Jackson Homestead Accessibility, Archives Storage & Fire Suppression					
Funding Sources					
	Totals:	CPA	CDBG	OTHER (private donations & grants)	NOTES
Design Costs	\$155,632			♦	
Accessibility	\$65,316	\$65,316			
Archives	\$65,316	\$65,316			
Fire Suppression	\$25,000	\$25,000			
Construction inc. Contingency	\$612,765			♦	
Accessibility	\$256,769	\$216,769	\$40,000		<i>Committed</i>
Archives	\$225,996	\$225,996			
Fire Suppression	\$130,000	\$130,000		♦	
Other	\$77,500			\$24,000	<i>Committed</i>
Collections storage & moving	\$27,500	\$3,500			
FFE- Furniture, Fixtures & Equipment	\$50,000	\$10,448		\$39,552	<i>raised by JH</i>
Project Totals:	\$845,897	\$742,345	\$40,000	\$63,552	
Funds Previously Appropriated:		(\$101,345)			
Funding Recommendation:		\$641,000			

JULY 11, 2013 RECOMMENDATION:

By a vote of 6-0, the Community Preservation Committee recommended appropriating \$641,000 from the Community Preservation Fund to the Public Buildings Department for the purposes described in the above budget summary. #83-10(2)