

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

TUESDAY, OCTOBER 30, 2012

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

#301-12 DESIGN REVIEW COMMITTEE in accordance with §5-58 of the City of Newton Ordinances petitioning for site plan approval for the Carr School Renovation Project. [09/24/12 @ 9:20 AM]

ACTION: **APPROVED 8-0**

NOTE: The Committee previously met on the site plan approval for the Carr School Renovation Project on October 17, 2012. The site plan was held for further discussion and further information. Since that time, the Public Buildings Department has supplied the missing floor plans, which are available on the City's website on the Public Facilities Committee's webpage. Members of the Public Buildings Department, the architects, and the City's transportation team have met twice since the last Committee meeting to discuss the blue zone, bus loading area and parking off site.

Bonnie DeSouza from T2 Architects began the discussion with a PowerPoint presentation, which is attached. She reviewed the floor plans for the school. There is a library and gym located in the basement of the addition, which can be reached by stairs or the proposed elevator. The first floor is comprised of an accessible entryway, classrooms and a cafeteria. The Third floor is made up of classrooms and a music room.

The City's Project Manager Miriam Tuchman addressed the concerns raised at the last meeting related to the parent pick-up and drop-off (blue zone) in the rear of the building. The drop-off area has been removed from the rear of the school. She provided a number of alternate plans for the parent pick up and drop-off. The first was to have parents dropping off children park in the neighborhood and walk the children to the entrance to the school. The pick up would be more difficult, as the parent's would pick up the children at a location where the children would be dropped off by the bus. Both Pellegrine Park and Albermarle Field were considered potential spots for the bus drop-off, as there is available parking for parents. The Committee was not in favor of this alternative.

The second alternative is to put a bus lane along the side of the school closest to Nevada Street. The addition of the bus lane would require the reconfiguration of the rear parking lot and adjustments to the right of way from the rear parking lot to Linwood Avenue to accommodate the busses. The right of way would need to be widened, the neighbor's fence along the right of way moved back a few feet, two trees removed and sidewalks added along one side of the right of way. The blue zone would then be moved to the front of the school. This plan also maintains

emergency vehicle access to the rear of the school. Some Committee members voiced concern that there would be busses idling very close to three houses on Linwood Avenue that abut the school property.

The Committee asked to see the previously presented plan that showed a cut out on school property for a bus lane at the front of the school. This option would allow the blue zone to be placed at the front of the school on Nevada Street. There would be a loss of parking spaces in the front parking lot. There was concern that children would be crossing in front of busses. Ald. Lennon suggested a fence along the property line in order to funnel children to a walkway at the front entrance of the school, where school staff could safely cross the children at bus lane. Ald. Albright requested that the architect and Public Buildings Department investigate the possibility of reducing the size of the parking spaces on site in order to allow more cars to park.

Committee members were also concerned with the off-site parking for school staff. Police Sergeant Jay Babcock suggested that the City look at a parking program for the teachers similar to the Tiger Permit Program. There is also an office building in the vicinity with a large under-utilized lot. The City may want to talk to the property owner to see if it is feasible to rent parking spaces.

Committee members constructed draft Board Order language for six conditions. Condition #1 is a requirement for study of an appropriate location (not in the rear of the school) for a mandatory blue zone for parent-pick-up and drop-off adjacent to the site. Condition #2 is a requirement to investigate the location of the bus loading zone either on site or adjacent to the site, with appropriate buffering. Condition #3 is related to the maximization of on-site parking as safely appropriate by reducing the size of parking spaces. Condition #4 is the requirement of a parking management plan that considers safety and does not unduly burden the neighbors. Condition #5 is related to the exploration of alternative off-site parking. Condition #6 is to investigate with the Parks and Recreation Commission a potential of the rear parking lot into the adjacent playground area.

A number of neighbors to the site were present. Peter Richmond, 219 Linwood Avenue, stated that he is the owner of the house on the corner of Linwood Avenue and Nevada Street and his home would abut the bus zone if it were put in on the side of the school. He does not believe that there is enough clearance for the bus lane due to overhanging tree limbs from his property. Although, he did not live in the neighborhood the last time the school was used for swing space, he does not understand the need to incorporate bus lanes but if they must be incorporated, he would prefer to see them in the front of the school. Jen Kaplan, 218 Linwood Avenue, stated that the City could not put a large enough buffer between a bus lane on the side of the school and the neighbor to minimize the impact of the busses. Bill Ferguson, 233 Linwood Avenue, asked what the footage is in between the school and the abutting property lines on the side of the school where the bus lane may be added. Ms. Tuchman responded that it is 25' at its narrowest point. Linda Ross, 224 Linwood Avenue, stated that she is a teacher at the Underwood Elementary School, which has no parking on site but somehow the staff makes it work. She has lived on Linwood Avenue through both uses of the Carr School as swing space and never experienced a problem. Ouida Young will provide a new draft board orders with the proposed conditions.

School Committee Member Jonathan Yeo stated that he is happy with the conditions but wanted to inform the Committee of his experience as a parent whose child went to the Carr School during the Williams Elementary School renovations. Mr. Yeo never had a problem dropping his child off every day. Ald. Laredo suggested that the Public Buildings Department look for input from other parents whose children went to Carr School in the past during renovations of their school.

The Committee reviewed the value-engineering list and add alternates contained in the attached cost summary of the project. Miriam Tuchman explained that some of the items that were value engineered were due to a difference in the drawings of the architect and what the City actually wanted. There was concern that there was a change from granite curbing to concrete curbing, as granite curbing has a much longer life than concrete curbing. Ms. Tuchman responded that many of the value engineering items could be done at a later date, if they are necessary. There are also masonry repairs that were included in the estimate that are not necessary at this time. There is asbestos tile throughout the building and there is approximately 5,000 square feet of tile that is in perfect condition that does not need to be replaced. The flooring in the gym and the gymnasium and library walls are in decent condition and does not need to be replaced.

Ald. Albright felt that the City is spending the money to renovate the school and it would be appropriate to spend the extra money at this time to fix all issues with the school. Ald. Gentile pointed out that the Aldermen have been told that the estimate is conservative and there may be enough money to do all the alternatives. The Aldermen will have a better idea of the actual cost at the 100% construction drawings point.

The Committee would like to remain informed regarding the project. It was suggested that the Committee docket the below item to receive updates on the project. With that, Ald. Laredo moved approval, which carried unanimously.

#301-12(2) PUBLIC FACILITIES COMMITTEE requesting updates on the progress of the Carr School Renovation Project.

Respectfully submitted,

Anthony J. Salvucci, Chairman



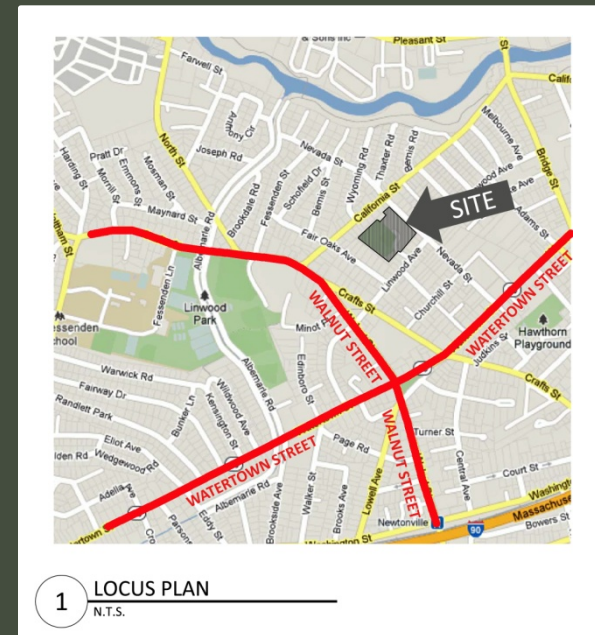
Presentation to Public Facilities Committee:
UPDATED SITE PLAN REVIEW

Newton, MA | City of Newton Public Buildings Department

October 30, 2012



AERIAL & LOCUS PLAN | Carr School Reconstruction



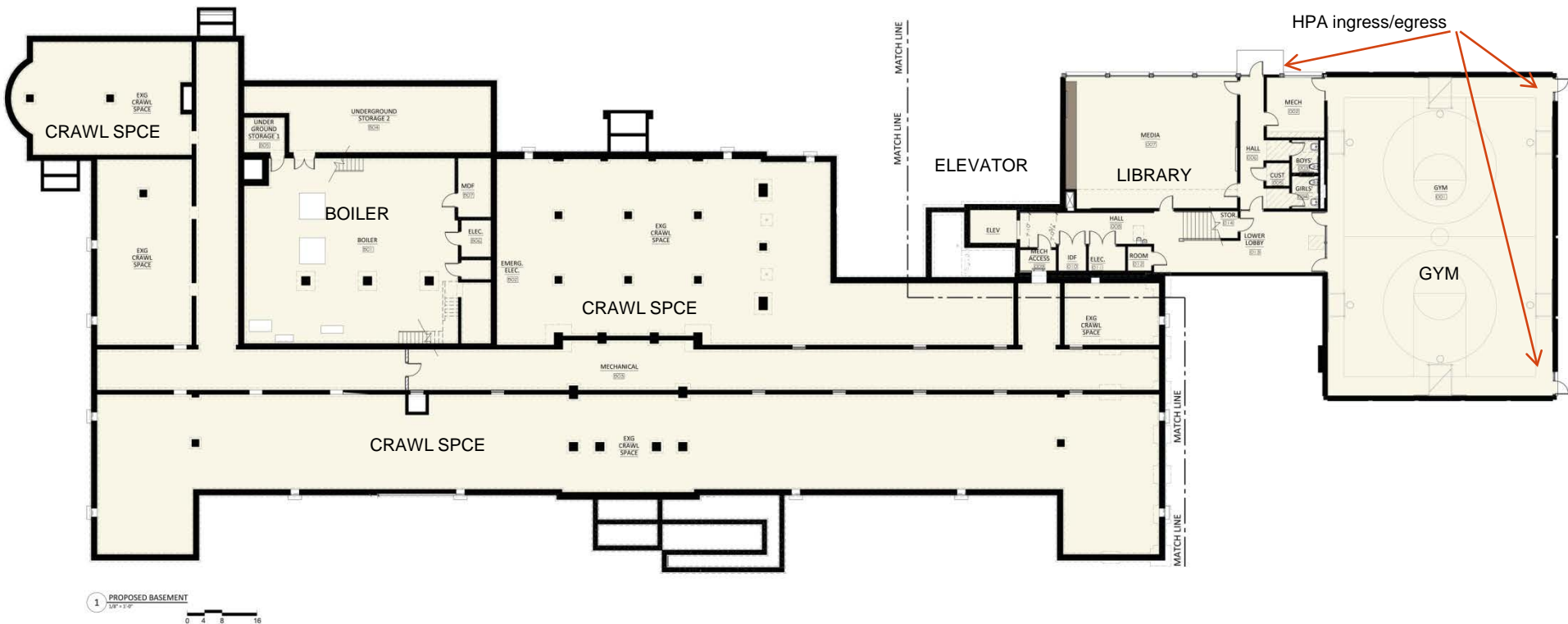
Carr Elementary School

Newton, MA



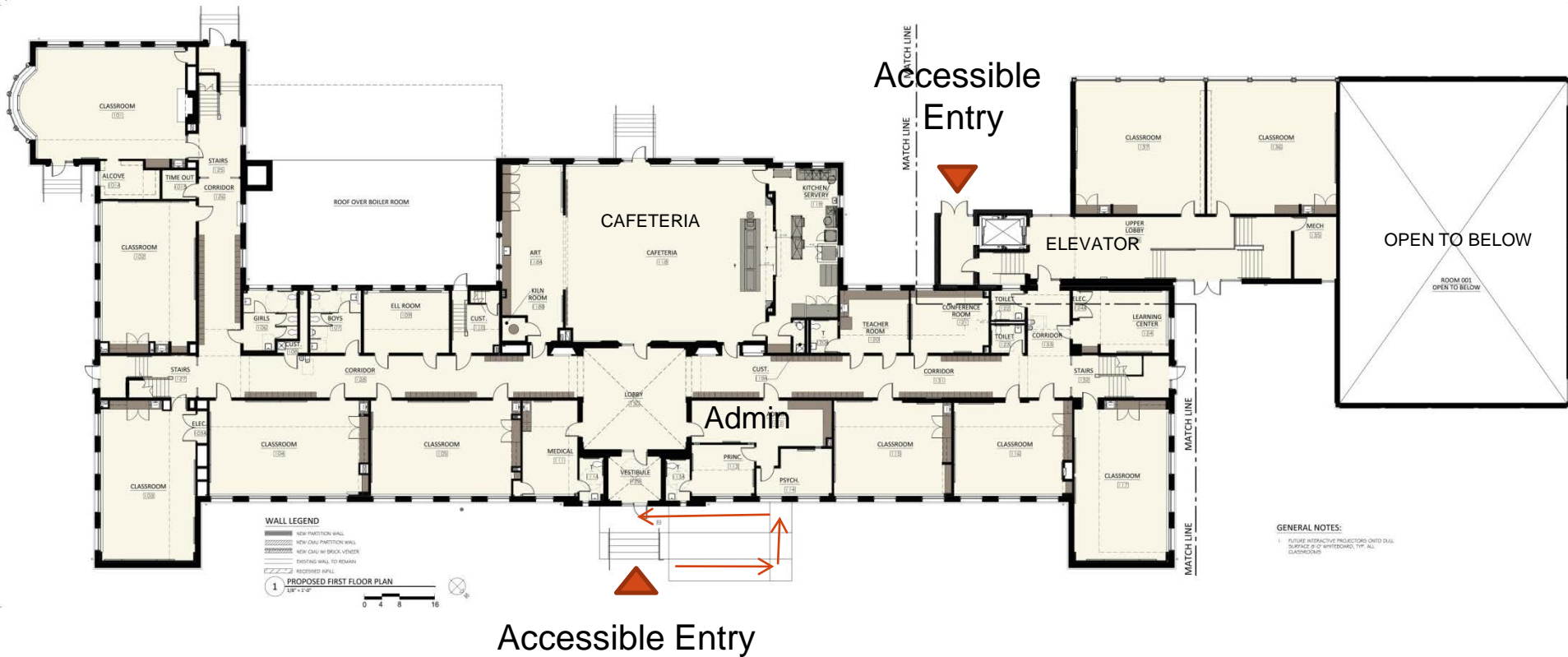


BASEMENT



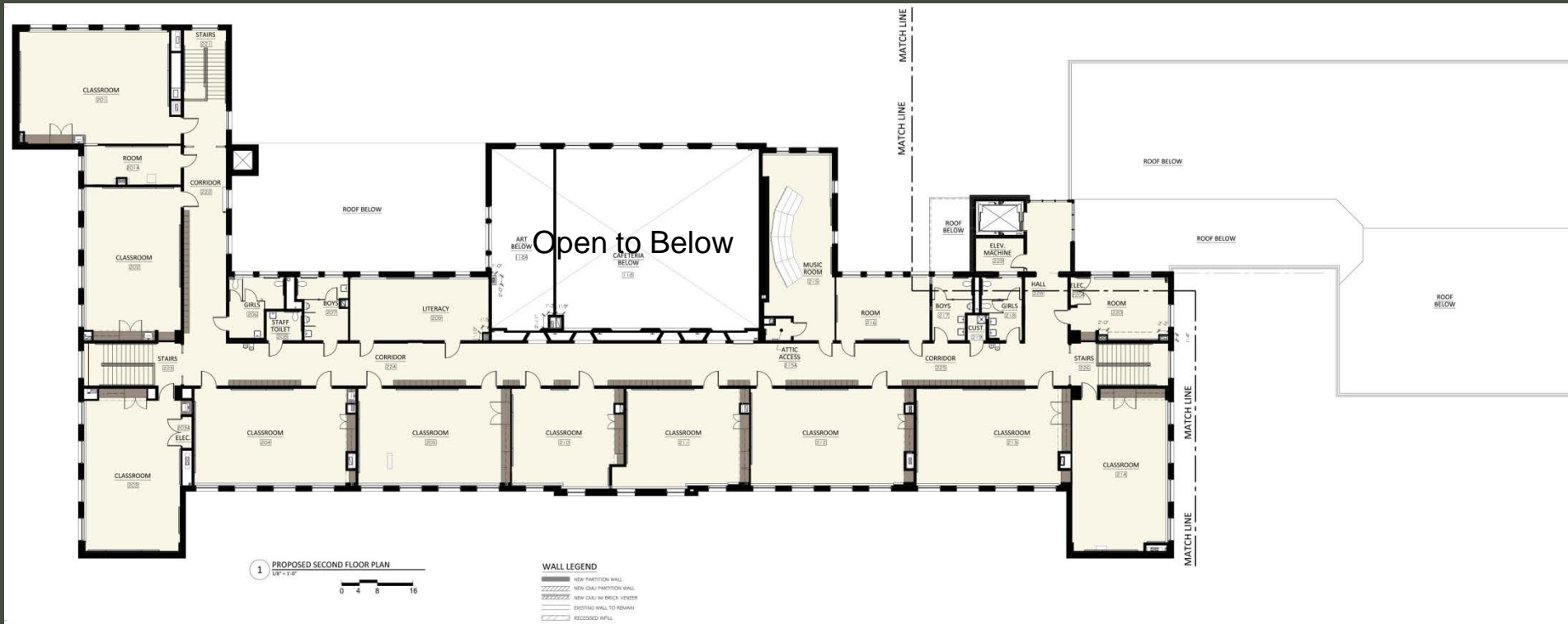
PROPOSED FLOOR PLANS | Carr School Reconstruction

1st FLOOR



PROPOSED FLOOR PLANS | Carr School Reconstruction

2nd FLOOR



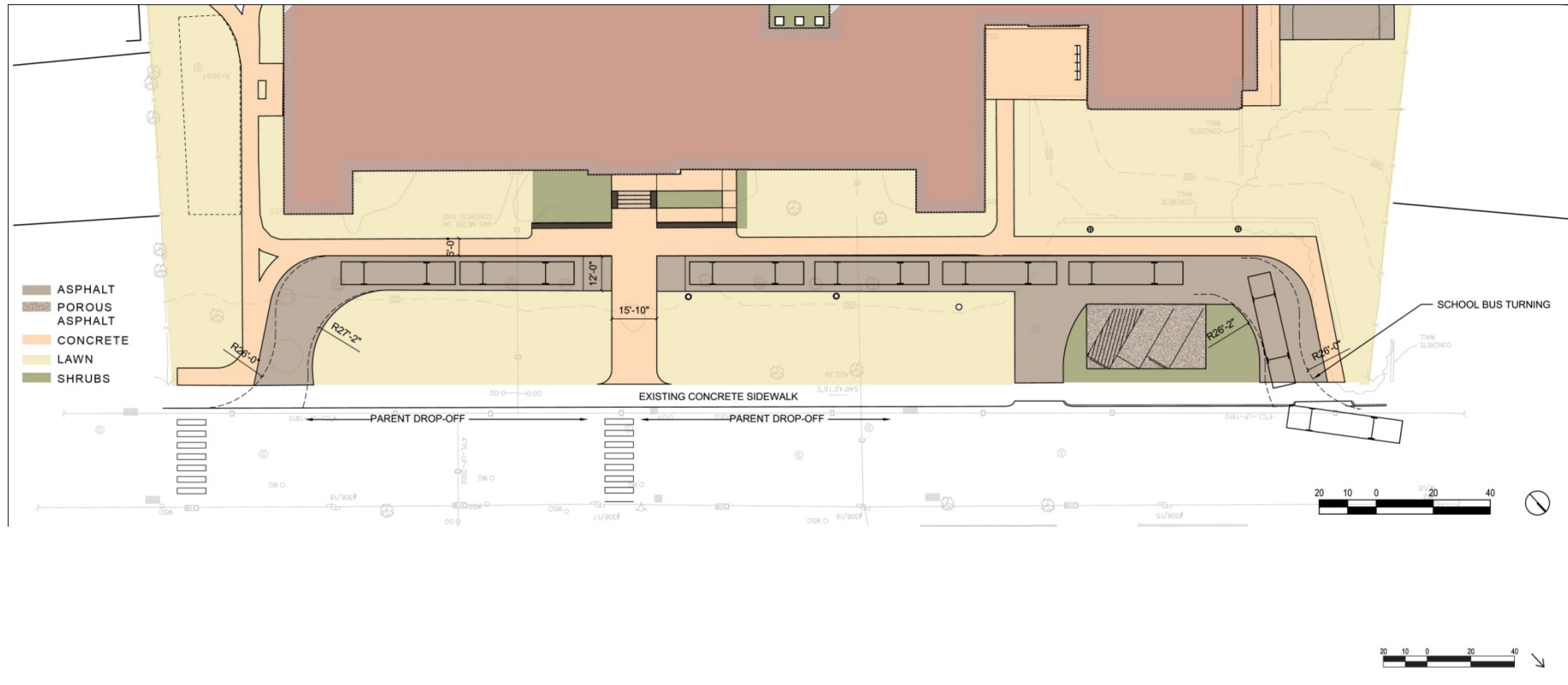
SITE PLAN

(October 17 revised to omit "parent drop off" at rear)



ALTERNATIVE PRELIMINARY SITE PLAN | Carr School Reconstruction

TAG Comments incorporated



Carr Elementary School

Newton, MA



Carr Renovation Estimate

Updated 10/19/2012

SEA Building Assesment		<u>Adjustments</u>		SD Estimate 10/8/2012		Delta
<i>Exterior</i> (Roof, Masonry, Windows, Doors, Ramps, Stairs)						
	Subtotal	\$ 2,030,428	\$ (1,000,000)	\$ 1,000,000	\$ 1,785,082	\$ 600,000
		*new value with only roof repairs				
<i>Interior</i> (Mechanical, Electrical, Plumbing, Fire, Interior, Accessibility)						
				700,000		
		\$ 2,113,137	\$ 300,000	<u>\$ 2,500,000</u>	\$ 3,081,019	\$ 600,000
			*new value with new systems			
Interior Finishes		\$ 903,026		<u>\$ 1,000,000</u>	\$ 1,478,113	\$ 600,000
Accessibility		\$ 482,030		<u>\$ 500,000</u>	\$ 256,565	\$ (200,000)
					*moved to Interior Finishes	
Hazardous Materials			\$ 300,000		\$ 799,850	\$ 500,000
	Subtotal	\$ 3,498,193	\$ 600,000	\$ 4,700,000	\$ 5,615,547	
<i>Site</i> (Parking striping, Walks, Entry)						
	Subtotal	\$ 114,321		\$ 200,000	\$ 645,003	\$ 500,000
<i>Other Project</i> (Soft Costs, GC, Contingency)						
			<u>\$ 4,000,000</u>	<u>\$ 4,000,000</u>	<u>\$ 4,488,604</u>	<u>\$ 500,000</u>
					Escalation \$ 235,107	\$ 235,000
					VE	\$ (457,541)
Total		\$ 5,642,942	\$ 3,600,000	\$ 9,900,000	\$ 12,769,343	\$ 2,877,459

List of Add Alternates

Fiberglass Windows	\$ 57,889
Additional Masonry Repair	\$ 52,000
Masonry Cleaning	\$ 85,063
100% VAT Removal	\$ 98,670
Replace wood flooring in gym	\$ 98,332
Site Improvements	\$ 170,000
Pavers in lieu of asphalt	\$ 20,000
Refinish Gymnasium, Library walls	\$ 32,000
	\$ 613,954

List of VE

<u>Civil</u>	Remove 4' water service	\$ (14,958)
	Planter beds	\$ (19,200)
<u>Landscape</u>	Granite Curbs to Concrete	\$ (21,816)
	Asphalt in lieu of pavers	\$ (20,000)
	Eliminate raised planting beds	\$ (19,200)
<u>Exterior Walls</u>	Replace curtain wall w other	\$ (20,000)
<u>Finishes</u>	Eliminate Wall Finishes @Gym	\$ (32,000)
	Eliminate tectum panels @gym	\$ (8,000)
<u>Specialties</u>	Eliminate plaques	\$ (5,000)
	Eliminate Gym WI pads	\$ (7,200)
<u>Plumbing</u>	Water loop for POU	\$ (15,160)
<u>Electrical</u>	Remove 12KW UPS	\$ (10,000)
	Sound system at Gym	\$ (15,000)
	Gym Scoreboard	\$ (3,000)
	Motorized Gym Div	\$ (1,500)
	Reduce Lighting pkg	\$ (16,200)
<u>Technology</u>	Cat6 for plenum rated	\$ (20,000)

With Mark ups **\$ (457,541)**