

City of Newton



Setti D. Warren
Mayor

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

PRE-PROPOSAL

PROPOSAL

Form last revised January 2013.

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

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

(For staff use)
date rec'd:
orig.
15 November
2013,
revised
20 December
2013

Project TITLE	City Hall Historic Rehabilitation – Access and Acoustic Improvements		
Project LOCATION	Full street address (with zip code), or other precise location. Newton City Hall, 1000 Commonwealth Avenue, Newton, MA 02459		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Theodore J. Callahan Project Manager Public Buildings Dept	tcallahan@newtonma.gov	617-796-1600
Other Contacts	Joshua Morse Public Buildings Commissioner	jmorse@newtonma.gov	617-796-1600
Project FUNDING	CPA funds requested: \$749,950	Other funds to be used: \$80,000 CDBG	Total project cost: \$829,950
Project SUMMARY	Explain the project's community benefits, including those that make the project CPA-eligible, and why CPA funds are needed. You may provide more information in attachments, but your SUMMARY MUST FIT IN THIS SPACE.		
<p>This project proposes rehabilitation and improvements to historically significant spaces within City Hall, a major historical City building. The goal of this work is to comprehensively improve access to both the War Memorial Auditorium and the Aldermanic Chamber in order to optimize the use and function of both spaces. The work is to be performed in a manner that protects and maintains the historic building material and significant features while providing for efficient contemporary use.</p> <p>The overall project as proposed is to be developed in two Phases. Phase One as proposed will contain two tasks designated 1a and 1b. Phase 1a will address acoustics in the War Memorial Auditorium and the Aldermanic Chamber. Acoustics is an ongoing issue for public meetings and public events in both of these spaces. Phase 1a has developed sensitive solutions that respect the historic building fabric and provide proper accommodations for the hearing challenged and the range of activities that take place in these spaces. Acoustic engineering specialists will address the placement of proposed acoustical absorbent materials that will be located to meet their intended function while maintaining the historical integrity of the classical architecture within each space.</p> <p>Phase 1b will address physical accessibility to the War Memorial Auditorium from the first floor entry level. Presently, access to the space is currently served by a ramp that does not meet the requirements of the accessibility code. The ramp is located between the Chamber and the Auditorium at the second floor level. The intent of this proposal was to find a solution that complies with accessibility requirements in an appropriate and historically sensitive way. The elevator will have three separated stops with the entry level designated at the first floor. Although its primary purpose is to serve the War Memorial Hall at the second floor the elevator will also serve the basement level.</p> <p>Although the work of Phase 2 is not to be included in this proposal it remains an important part of the overall accessibility program initiated in Phase One. Phase Two will address the restoration of the exterior War Memorial stairs at the west side entry portico. It will also contain provisions for a feasibility study to review code required accessibility upgrades such as a more convenient entrance to the War Memorial that would be in close proximity to the elevator proposed in Phase One. Phase 2 will be brought forward as a separate proposal later in 2014.</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						City Hall Veteran's Wing - Access and Acoustic Improvements					
USE of CPA FUNDS		HISTORIC RESOURCES		OPEN SPACE		or		RECREATION LAND		COMMUNITY HOUSING	
Check all that apply.	acquire									Contact staff for separate form.	
	create	not allowed									
	preserve										
	rehabilitate/restore	X									
COMMUNITY NEEDS		Cite 1 or more recognized community needs this project will address from at least 2 community plans listed on the <i>Guidelines & Forms</i> page of www.newtonma.gov/cpa , (give plan title, year, pages & a brief quote).									
<p>City of Newton FY2014-FY2018 Five-Year Capital Improvement Plan and 20-Year Projection, Updated 05/17/2013</p> <p>*City Hall Elevator and Access Improvements – Priority 59— Risk Factor 45.6 *City Hall Chamber Improvements – Priority 151 – Risk Factor 45.6 *City Hall War Memorial Auditorium Improvements – Priority 246 – Risk Factor 45.6 *[See attachment "FY2014-2018 CIP by Priority" for additional detail]</p> <p>City of Newton Historic Building Assessment, May 1, 2012</p>											
COMMUNITY CONTACTS		List 3 Newton residents or organizations that can comment on the project and its manager's qualifications. No more than 1 of these contacts should be a Board member, supervisor, employee or current work colleague of the project manager. Formal letters of support may also be attached but are not required.									
Name & title or organization				Email			Phone		Mailing address		
Larry Bauer Architect, Solomon Bauer				lbauer@solomonbauer.com			617-924-8200		42 Eliot Memorial Road Newton, MA 02458		
Jay Walter, AIA Entasis Architects PC Director- Newton Eco-project				entasis@rcn.com			617 527-8383				
David Olson City Clerk, City of Newton				dolson@newtonma.gov			617-796-1200		1000 Commonwealth Ave., Newton, MA 02459		
Girad A. Plante, Co-Chair Newton Commission on Disability				robpcaruso@yahoo.com							
NON-CPA FUNDING		Source of funds				Amount requested		Date of funding decision (confirmed or expected)			
		Community Development Block Grant (CDBG) for lift/elevator				\$80,000		Confirmed 9/2012			

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page of your project. Full proposals must also include a full, detailed budget in addition to this page.

Project TITLE	City Hall Veteran's Wing - Access and Acoustic Improvements		
Project BUDGET	USES of Funds (major expense categories)	SOURCES of Funds (CPA & others)	
CAPITAL/DEVELOPMENT COSTS			
Acoustic Consultant – Model/Evaluation of Chamber and Auditorium	\$ 7,100	CDBG	\$7,100
Architect – Feasibility of Lift/Elevator	\$26,500	CDBG	\$26,500
Architect – Final Design for Elevator	\$46,400	CDBG	\$46,400
Architect- Construction for Elevator	\$6,210	CPA	\$6,210
Construction of Lift/Elevator	\$ 463,000	CPA	\$ 463,000
Acoustic Treatment and installation	\$80,000	CPA	\$ 80,000
Project Costs, Tests and Equipment	\$72,000	CPA	\$72,000
Contingency	\$ 60,740	CPA	\$ 60,740
Project Administration	\$68,000	CPA	\$68,000
TOTAL	\$ 829,950	TOTAL	\$829,950
ANNUAL OPERATIONS & MAINTENANCE (cannot use CPA funds)	\$7,000/year	City of Newton (See Attachment IV)	\$7,000/year
TOTAL	\$ 7.000/year	TOTAL	\$7,000/year
Project TIMELINE			
Phase or Task	Phase no.	Notes (required steps. Incl. fundraising, permits,	Season & Year
Lift/Elevator Feasibility	1b		Spring /Summer 2013
Acoustic Evaluation and Design	1a		Spring/Summer 2013
Revised Acoustic Evaluation and Design	1a		Fall/Winter 2013/2014
Lift/Elevator Final Design	1b		Fall/Winter 2013/2014
ADA and Mass Architectural Access Review	1a/b		Fall/Winter 2013/2014
Newton Historic Review and Mass Historic Submission	1a/1b		Fall /Winter 2013/2014
Acoustical Phase/Elevator Construction Combined Documents - Bidding/ Procurement	1a/1b		Winter/Spring 2013/2014
General Contract Awarded	1a/1b		Late Spring 2014
Construction Begins	1a/1b		Early Summer 2014

PHOTOS



Figure 1: view of Memorial Hall, looking east. The light blue half-dome was originally painted with gold stars.



Figure 2: view of Aldermanic Chamber, looking west



Figure 3: Portico at the main entrance to the War Memorial.

Public Buildings

Mission Statement

To plan, construct, renovate, repair and maintain all public buildings; provide safe, secure, accessible and sustainable facilities in approximately 2.5 million square feet of space in 80 municipal and school buildings.

Fiscal Year 2013 Major Accomplishments

Capital Planning - Updated the prioritized Capital Improvement Plan (CIP) for FY14-18 to include Energy Consequence Factor and 20 year long range capital needs projection for all City assets.

Project Management - Completed NSHS Field House, Secure Police Lobby, City Hall Veteran's Wing renovation, Sprinklers in 3 Elementary Schools, and School Security project.

Maintenance and Operations - Completed over 7500 repair and maintenance work orders as well as 190 summer projects.

Energy Efficiency & Sustainability – Completed energy efficiency improvements using NSTAR preferred vendor program; met Green Community goal; replaced 8000 light bulbs with energy efficient bulbs; procured 100% green energy; signed Solar Power Purchase Agreement.

Fiscal Year 2014 Desired Outcomes

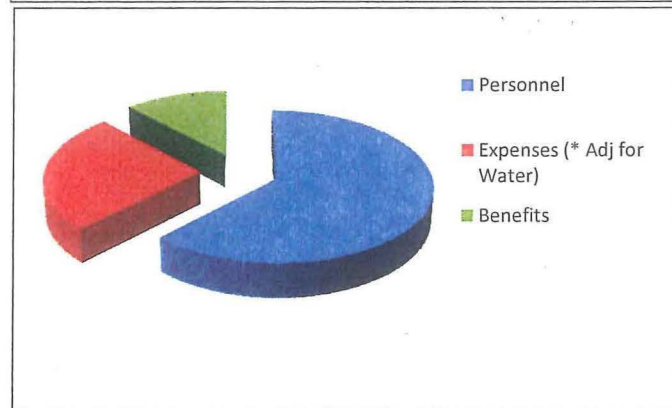
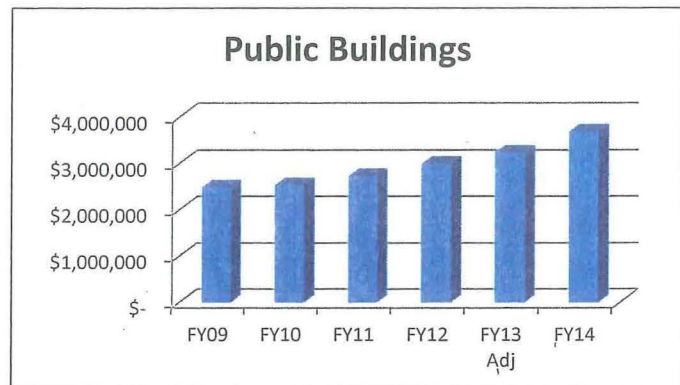
Project Management – Achieve 90% on time and on budget for capital projects scheduled to be completed in FY14, including F.A.Day addition, Carr School renovation, and modular classrooms.

Capital Planning – To improve transparency, create Citywide CIP Project Status Report and post quarterly updates on City website by the 1st of February, May, August and Nov.

Operations & Maintenance – Improve customer response time and reduce backlog. Conduct annual walk-thru for 80 buildings.

Energy Efficiency & Sustainability – Achieve 20% energy reduction from 2008 baseline. Create Citywide Energy Report; post quarterly updates on City website by 1st of February, May, August and Nov.

Designer Selection/Design Review – Create and implement improved efficient and effective Design Review Process.



Department Detail

	Actual				<-Adj Budget-> FY2013	<-Proposed-> FY2014
	FY2009	FY2010	FY2011	FY2012		
Expenditure by Core Function						
Personnel	\$ 1,391,714	\$ 1,502,868	\$ 1,657,352	\$ 1,777,587	\$ 1,997,383	\$ 2,293,298
Expenses (* Adj for Water)	\$ 824,700	\$ 736,970	\$ 722,122	\$ 822,059	\$ 866,521	\$ 947,604
Benefits	\$ 263,050	\$ 289,231	\$ 340,500	\$ 382,796	\$ 369,207	\$ 441,973
Total	\$ 2,479,464	\$ 2,529,069	\$ 2,719,974	\$ 2,982,442	\$ 3,233,111	\$ 3,682,875
% Incr		2.00%	7.55%	9.65%	8.40%	13.91%
Personnel						
Full-Time	24	24	30	30	32	34
Part-Time	0	0	0	2	1	1
Total	24	24	30	32	33	35

Public Buildings Department

Mayor's Outcomes

Outcome #1 - Efficient Project Management **Current** **Target** **#1** **#2** **#3** **#4** **#5** **#6** **#7** **#8**

Strategy #1. Docket priority projects with Budget in April										
Strategy #2. Establish and maintain realistic project budgets										
Percentage of projects on budget: Municipal Buildings	86%	100%				X				X
Percentage of projects on budget: School Buildings	90%	100%	X			X				X
Strategy #3. Establish and maintain realistic project schedules										
Percentage of projects on schedule: Municipal Buildings	76%	100%				X				X
Percentage of projects on schedule: School Buildings	82%	100%	X							X
Strategy #4. Integrated process for clear, well-coordinated construction documents										
Strategy #5. Time bidding for best market conditions										
Evaluate bid structures and time conditions	N/A	Ongoing								X

Outcome #2: Citywide Capital Improvement Plan **Current** **Target** **#1** **#2** **#3** **#4** **#5** **#6** **#7** **#8**

Strategy #1. Update Capital Improvement Plan										
Publish FY2015 - FY2019 C.I.P.	N/A	Oct 2013	X			X				X
Strategy #2. Website Improvements										
Create Citywide CIP Status Report	N/A	Aug 2013				X				X
Number of quarterly updates posted on tiem	2	4				X				X
Strategy #3. Individual Project Data for FY14 Projects										
Develop project descriptions, location map, budget, schedule	N/A	Oct 2013	X			X				X
Provide first annual update	N/A	Dec 2013								X

Outcome #3: Effective Maintenance & Operations **Current** **Target** **#1** **#2** **#3** **#4** **#5** **#6** **#7** **#8**

Strategy #1. Implement Life Safety Code upgrades.										
Percentage of outstanding code-related work orders in schools completed or scheduled	100%	100%	X	X		X				
Percentage of outstanding code-related work orders in municipal bldgs completed/scheduled	100%	100%		X		X				
Strategy #2. Improve Average Workorder Turn-Around Time										
Percentage of emergencies responded to within one hour	87%	90%	X	X		X				
Percentage of routine workorders completed within five working days: School Buildings	71%	75%	X			X				
Percentage of routine workorders completed within five working days: Municipal Buildings	64%	75%				X				
Strategy #3. Implement a preventative maintenance plan										
Percentage of scheduled preventive maintenance tasks completed	100%	100%				X				X
Percentage of work-orders that are preventive maintenance	41%	50%								

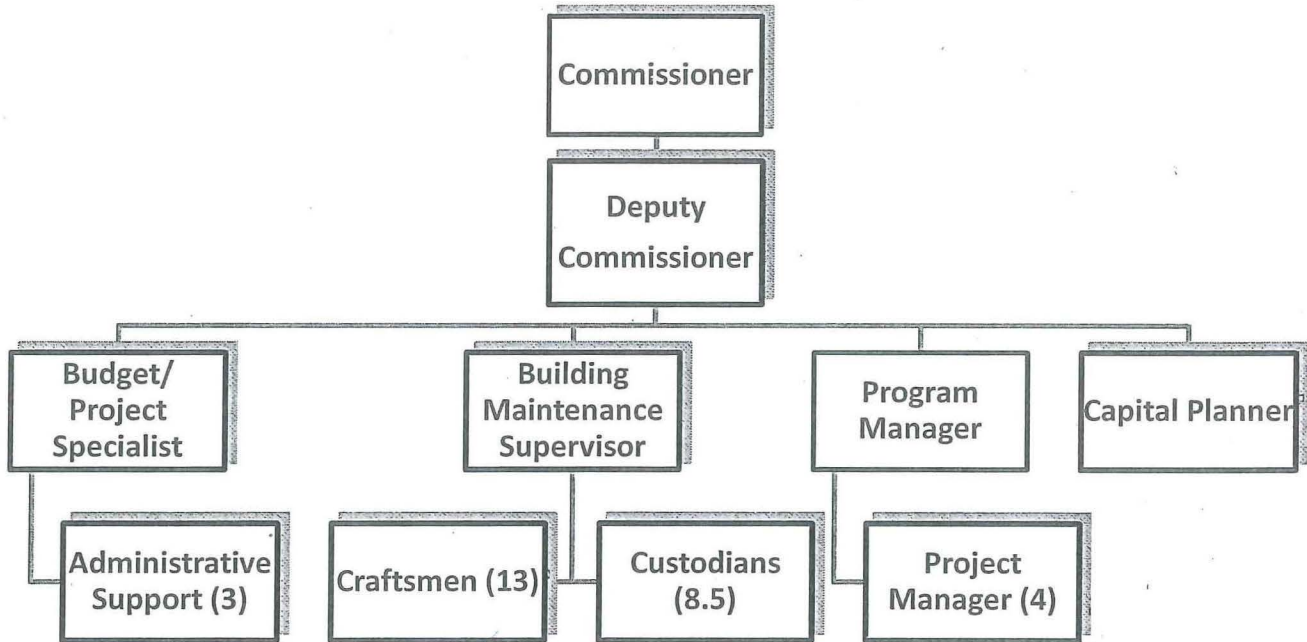
Outcome #4: Achieve 20% Improved energy efficiency from 2008 Baseline **Current** **Target** **#1** **#2** **#3** **#4** **#5** **#6** **#7** **#8**

Strategy #1. Implement solar panels and power purchase agreement										
Identify additional installation locations	N/A	Mar 2013				X	X			X
Number of planned solar panel projects implemented	4	5				X	X			X
Strategy #2. Install Pulse Meters to monitor electricity consumption										
Percentage reduction	0.25	50%					X			X
Strategy #3. Assist implementation of LED streetlights										
Submit Green Communities grant application	N/A	Mar 2013				X				X
Percentage of streetlight costs funded through grants/rebates	N/A	50%				X				X
Amount of annual savings generated through project	N/A	\$300,000				X				X
Percentage of project completed by June 30, 2014	N/A	100%				X				X
Strategy #4. NSTAR Preferred Vendor Program										
Substantial Completion	N/A	Dec 2013				X				X
Strategy #5. Citywide Energy Report										
Post quarterly report on website	N/A	Sep 2013								
Annual Summary Report	N/A	Dec 2013								

Outcome #5: Revised Designer Selection/Designer Review Process **Current** **Target** **#1** **#2** **#3** **#4** **#5** **#6** **#7** **#8**

Strategy #1. Fill 2 Current Vacancies on Design Review Committee										
Identify potential candidates	N/A	Jun 2013				X				
Docket appointments	N/A	Jul 2013				X				
Fully Staffed	N/A	Aug 2013								
Strategy #2. 5-58 Site Plan Review Working Group										
Propose New Process	N/A	Jun 2013				X	X			
Docket Revised Ordinance	N/A	Sep 2013					X			

PUBLIC BUILDINGS



FUND: 01 - GENERAL FUND
DEPARTMENT: 115 - PUBLIC BLDG DEPARTMENT

CITY OF NEWTON BUDGET
DEPARTMENTAL DETAIL

	ACTUAL FY2011	ACTUAL FY2012	AMENDED 2013	YTD 03/31/2013	RECOMMENDED 2014	CHANGE 2013 to 2014
115 - PUBLIC BLDG DEPARTMENT						
0111501 - PUBL BLDG ADMIN.						
PERSONAL SERVICES						
511001 FULL TIME SALARIES	525,998	570,144	728,619	488,553	950,871	222,253
512001 SEASONAL WAGES	0	0	7,950	8,150	0	-7,950
513001 REGULAR OVERTIME	4,814	1,178	6,000	414	3,000	-3,000
514001 LONGEVITY	7,277	3,850	3,550	1,075	3,550	0
515003 SPECIAL LEAVE BUY BAC	8,765	0	0	0	0	0
515005 BONUSES	1,500	6,000	0	0	0	0
515006 VACATION BUY BACK	12,321	0	6,912	6,912	0	-6,912
515101 CLOTHING ALLOWANCE	1,350	450	450	450	450	0
515102 CLEANING ALLOWANCE	2,000	1,000	1,500	1,000	1,000	-500
5197 CURRENT YEAR WAGE RE	0	0	0	0	46,636	46,636
TOTAL PERSONAL SERVICES	564,025	582,622	754,981	506,554	1,005,507	250,527
EXPENSES						
52401 OFFICE EQUIPMENT R-M	258	270	375	0	375	0
52403 MOTOR VEHICLE R-M	279	107	1,770	0	2,500	730
52408 DEPARTMENTAL EQUIP R-	0	0	224	0	375	151
52410 SOFTWARE MAINTENANC	0	10,043	10,151	6,345	10,500	349
5274 RENTAL - EQUIPMENT	0	609	1,829	1,370	1,829	0
5301 CONSULTANTS	6,788	11,677	16,945	15,725	15,000	-1,945
530202 ARCHITECTURAL SERVIC	3,095	9,990	20,950	15,960	20,000	-950
530208 LSP SERVICES	0	800	0	0	1,250	1,250
5304 DOCUMENT PRESERVATI	0	39	1,000	1,000	1,000	0
5308 BLUEPRINTING	1,221	5,214	4,155	1,491	2,500	-1,655
5314 REGIST/RECORDING FEES	0	0	550	75	1,500	950
5319 TRAINING EXPENSES	0	0	50	0	1,000	950
53401 TELEPHONE	1,875	1,877	1,875	1,228	1,875	0
53402 CELLULAR TELEPHONES	7,778	11,447	8,500	6,370	15,000	6,500
5341 POSTAGE	257	187	300	271	200	-100
5342 PRINTING	99	414	250	250	250	0
5420 OFFICE SUPPLIES	1,227	1,904	1,500	974	1,500	0
5480 GASOLINE	24,873	33,699	28,750	18,800	28,750	0
5482 TIRES & TIRE SUPPLIES	1,022	496	1,000	0	1,000	0
5484 VEHICLE REPAIR PARTS	5,509	6,196	3,950	554	5,000	1,050
5581 UNIFORMS/PROTECTIVE	32	0	125	0	125	0
5585 COMPUTER SUPPLIES	244	1,322	995	487	1,500	505
5592 BOOKS/MANUALS/PERIOD	928	898	1,000	32	1,000	0
5710 VEHICLE USE REIMBURSE	3	36	8	8	50	43
5711 IN-STATE CONFERENCES	75	130	875	675	1,000	125
5730 DUES & SUBSCRIPTIONS	52	92	1,123	0	2,500	1,378
TOTAL EXPENSES	55,614	97,446	108,249	71,615	117,579	9,330
FRINGE BENEFITS						
57DENTAL DENTAL INSURANCE	1,854	2,414	2,542	1,857	2,646	104
57HLTH HEALTH INSURANCE	82,464	84,857	92,292	67,444	151,697	59,405
57LIFE BASIC LIFE INSURANCE	236	283	284	189	284	0
57MEDA MEDICARE PAYROLL TAX	4,918	6,216	6,864	5,392	11,604	4,739

FUND: 01 - GENERAL FUND
 DEPARTMENT: 115 - PUBLIC BLDG DEPARTMENT

CITY OF NEWTON BUDGET
 PERSONAL SERVICES SUMMARY

ACCOUNT	POSITION TITLE	2013			2014		
		RANGE	FTE	SALARY	RANGE	FTE	SALARY
511001	ADMINISTRATIVE ASSISTAN	S06	1.0	51,468	S06	1.00	52,957
	BUDGET & PROJ SPEC	H10	1.0	96,635	H10	1.00	99,484
	BUILDING CUSTODIAN	S01	6.0	267,458	S01	6.00	275,192
	BUILDING MAINTANCE SUPR	C11	1.0	81,453	C11	1.00	83,400
	CAPITAL PLANNER	H10	1.0	75,169	H10	1.00	77,344
	DEPUTY COMMISSIONER	H14	1.0	102,835	H13	1.00	102,952
	PRINCIPAL BOOKKEEPER	S06	1.0	51,468	S06	1.00	52,957
	PROGRAM MANAGER	XXX	0.0	0	H10	1.00	77,344
	PROJECT MANAGER	H09	2.0	215,119	H09	3.00	219,175
	PROJECT MANAGER PT	H09	1.0	78,000	H09	0.99	80,258
	PUBLIC BUILDINGS COMM	H14	1.0	99,837	XXX	1.00	105,000
	SR BUILDING CUSTODIAN	S05	1.0	53,327	S05	1.00	54,869
	SUPERVISOR-CUSTODIANS	S07	1.0	55,731	S07	1.00	57,344
	Account Totals:		18.0	1,228,500		19.99	1,338,276
511002	CARPENTER - 2	R09	2.0	100,774	R09	2.00	107,833
	ELECTRICIAN	R09	4.0	220,552	R09	4.00	215,472
	OIL BURNER TECHNICIAN	R09	3.0	148,225	R09	3.00	153,475
	PAINTER	R08	1.0	50,791	R08	1.00	54,559
	PLUMBER	R09	3.0	146,493	R09	3.00	150,666
	STOREKEEPER	R07	1.0	52,035	R07	1.00	53,014
	Account Totals:		14.0	718,870		14.00	735,021
511101	BUILDING CUSTODIAN	S05	0.5	21,036	S05	0.47	21,402
	Account Totals:		0.5	21,036		0.47	21,402
	Report Totals:		32.5	1,968,406		34.46	2,094,698

Newton, Massachusetts Community Preservation Program
Funding Request Proposal for City Hall Rehabilitation
Access and Acoustic Improvements

Project Manager Qualifications

Name: Theodore J. Callahan

Reg. Data: Registered Architect – Mass No 7729

Experience: Over 40 years of experience in the Architectural/Engineering field

Relative Exp: Projects by contract with National Park Service HABS program.
Project Architect for the reclamation of the Great Point Light on Nantucket. The original was destroyed in a storm in 1983.
Project Architect for the Thoreau Archives Center.
Project to strengthen the steeple of the St. George R.C. Church. Formerly in Norwood, Mass.

Education: Many courses at Northeastern University and at the Boston Architectural College.
Graduated with Honors from the Boston Museum School
Master Diploma for the Boston Museum School - Invitational Program for Painting.

FY2014-2018 CIP by Priority				Overall Condition input	% Life Left as input	CONSEQUENCES OF FAILURE (if not implementing program) RATINGS AND WEIGHTS -- 0 (No Impact) to 10 (High Impact)								Funding Source
				Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	
**Revised schedule of projects: Includes all new projects as of April 17, 2013				2	1	9.0	6.0	8.0	10.0	5.0	7.0	6.0	6.0	
Priority	Project Title	Project Description / Justification	Est Cost in FY2014	Overall Condition 0: Worst to 10: Best	% Life Left 0: Expired to 100: New	City Operations	Programs / Services	Costs/ Savings Ratio	Codes/ Health & Safety	Property Damage	Quality of Life	Energy	Dept. Mission or Vision	Funding Source
59	City Hall - Elevator and Accessibility Upgrades	Current elevator installed in 1976 and does not meet current ADA requirements.	\$ 700,000	1	20%	6	8	1	8	0	8	0	9	CPA Eligible
69	City Hall - Envelope - Masonry Repairs	On-going program to repair and repoint exterior masonry to preserve building envelope. Address worst areas first.	\$ 425,000	3	30%	8	6	6	6	8	6	2	8	Bonding
80	City Hall - Exterior Windows & Doors	Restore/Replace windows in phases to improve energy efficiency, functionality and comfort, and to preserve exterior wall.	\$ 1,000,000	3	10%	6	5	4	4	8	5	6	8	CPA Eligible
140	City Hall - Roof Repair/Replacement	Install new membrane roof on flat roofs. Repair/replace gutters on balcony roofs. Replace metal roofing and flashing as required.	\$ 1,226,000	4	10%	8	6	2	3	8	6	2	8	Bonding
151	City Hall - Rehabilitate Board of Alderman Chamber	Upgrade Historic Board Chamber to improve mechanical, electrical, audio/visual systems and lighting and interior finishes.	\$ 250,000	2	20%	8	6	0	4	1	6	0	10	CPA Eligible
153	City Hall - Masonry Restoration of War Memorial Steps	Implement recommendations from 2007 Study of the Memorial Stairs.	\$ 185,000	2	10%	6	6	0	6	6	4	0	6	CPA Eligible
179	City Hall - Repair Front stone entry stairs and Accessible Ramp	Rebuild accessible ramp. Repair and repoint stone cornice. Rebuild/reset main entry stairs and install code-compliant railings.	\$ 324,000	3	30%	6	6	4	8	6	4	0	4	Bonding
204	City Hall - Increase City Clerk Archive Storage	Develop plans to expand archival storage to accommodate and preserve archival collections and to comply with MGL mandated record storage requirements.	\$ 100,000	3	30%	7	8	4	0	6	6	0	10	CPA Eligible

FY2014-2018 CIP by Priority				Overall Condition input	% Life Left as input	CONSEQUENCES OF FAILURE (if not implementing program) RATINGS AND WEIGHTS -- 0 (No Impact) to 10 (High Impact)									
				Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight
**Revised schedule of projects: Includes all new projects as of April 17, 2013															
246	City Hall - War Memorial Auditorium HVAC Improvements	Restore historic hall to improve mechanical & electrical systems.	\$ 150,000	3	10%	6	8	0	2	0	7	0	10	CPA Eligible	
302	City Hall and War Memorial Historic Landscape Preservation Project	Restoration and preservation of City Hall grounds Historic Landscape	\$ 1,500,000	3	50%	2	5	1	4	1	8	0	9	CPA Eligible	



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

November 14, 2013

Re: Commitment of Staff Time for Project Management Services

Dear Community Preservation Committee Chair:

The Public Buildings Department accepts full custody of this project and will partner with the Newton City Hall War Memorial administrative staff to successfully execute the program deliverables, as set forth in the project plan and architectural documents. The department now has the resources and staff to commit the necessary time to shepherd this project toward completion.

Sincerely,

Joshua R. Morse
Public Building Commissioner

C.C. Adam Gilmore, Director of Project Management

Newton, Massachusetts Community Preservation Program
Funding Request Proposal for City Hall Rehabilitation
Access and Acoustic Improvements

Attachment 1

Part I – Analysis of Historical Significance

Building History

The Newton City Hall and War Memorial is a monumental building in the Georgian Revival style designed by the firm of Allen & Collens. The building is set within a park designed by the Olmsted Brothers landscape architects. Its present location is a triangular site in Newton Center, acquired in 1927, accepted by virtue of being the geographic center of the town and what was imagined to become the center of population. The building was dedicated as the Newton City Hall and War Memorial and it is individually listed on the National Register of Historic Places (1990). It is significant both historically and architecturally and still functions as originally intended. It possesses integrity of location, design, setting, materials, workmanship, feeling and association. Its construction in the early 1930s is a significant reflection of Newton's civic pride and growth.

The historical significance of the Newton City Hall becomes a study relationship of what was important to ancient builders with the design of their great construction projects. Their accomplishments were well understood when the City of Newton, in 1931, decided to undertake the construction of this great building. That year was part of a troubled era with memories of a devastating world war recently ended, only to be followed by the Great Depression that was to severely test the mettle of all citizens. With their resolve and livelihood so tested but motivated with a sustaining pride in the determination that the Fallen of the Great War should not be forgotten, the Aldermen voted to petition the Legislature to give the City the authority to borrow outside the debt limit to finance the building. The Mayor justified this expenditure for construction during the Depression as a way to employ Newton residents.

It is a testament to efforts of the original visionaries in 1931/1932 in constructing this great building that their concept of the dignity of their purpose was in harmony with their close attention to the historical precepts for the classical order most admired in historical architecture. The functional plan addresses the needs for administration of a great city with accommodations for two different facilities for public forums. One is designated as the Aldermanic Chamber for the deliberations of elected officials with the other to serve for public assemblies as the War Memorial Hall. The latter two facilities shall be the focus for this project.

The primary purpose of the project is to render the War Memorial totally accessible to all. The proposed elevator shall allow for unimpeded access to the Hall and allow physically challenged folks there right to attend public forums and be heard. The acoustical improvements designed to be installed in both the Aldermanic Chamber and the War Memorial Hall will ensure that the discussions can be heard by all. The improvements shall be installed in ways that will be in total sympathy with maintaining the integrity of the original décor. A summary of the more prominent features will be found in Attachment II.

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Attachment II

Description of Historical Significant Features of the War Memorial Hall and the Aldermanic Chamber

The Aldermanic Chamber and the War Memorial Auditorium are both prominent architecturally and are historically significant for the exercise of freedom of speech so cherished in our great country. The Aldermanic Chamber is most reminiscent of the majesty of the early Greek temples with coffered ceilings framed by a decorative frieze supported on classical fluted columns and pilasters. Arched windows, in the colonial tradition, allow daylight to flood into the space are fixed in both chambers. The War Memorial Auditorium's greatest feature is the Barrel Vault ceiling beneath which is the main seating area. Aisles at either side are defined by colonnades of fluted columns of the Ionic order that support the barrel vault ceiling. Symmetry of balanced design establishes a direction in the space with two great arches anchoring the east and west ends of the Hall. At the east end a raised stage framed within a hemispheric domed apse defined by an arch that suggests a proscenium. The west end or entry side is dominated by floating gallery framed by a second but slightly small arch.

The work as proposed is to comprehensively improve acoustics to both the War Memorial Auditorium and the Aldermanic Chamber and accessibility compliance for War Memorial Hall. The work will favorably improve the use and function of both spaces. The work will be conducted with great sensitivity as it is to be performed in a manner that protects and maintains the historic elan of significant features while providing for efficient contemporary use.

Specific instances of Interior Visual Character for each of the subject facilities are as follows:

City Hall –Aldermanic Chamber

- Ceiling- Coffered with acoustic tiles added. Decorative panels on the beams.
- Walls- pilasters between windows: frieze with triglyphs. In the space remaining the walls have panels defined and are painted, originally pale red. At west wall, recess defined with pilasters and two columns.
- Windows – tall, arched operable sash type window.
- Floor – was upgraded to Burma teak-wood in a herringbone pattern.
- Four multi-armed chandeliers, centered in the ceiling coffers.

Memorial Building-Memorial Hall

- Barrel-vaulted, symmetrical space; Ionic colonnade, side aisles; west balcony with solid paneled wood guard rail.
- Half-dome ceiling of apse originally had gold stars painted on the field of light blue.
- Walls- flat plaster surfaces, wainscot, chair rail, two cornices.
- Original lighting concealed within vault springline; chandelier centered on each window.

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Attachment III

Summary & Justification of Proposed Treatment

The initial phase will feature two main tasks. The first shall be to address physical accessibility that is required by law. A proposed elevator will access the War Memorial Auditorium that is currently served by a non-compliant ramp between the Aldermanic Chamber and the Auditorium. The intent of the design is to provide a solution that complies with accessibility requirements in an appropriate and historically sensitive way. The proposed elevator will serve three floors. The initial entry level will be at the first floor which is accessible through corridors from the main building. A more convenient location could be achieved at the first floor entry which is located at the floor below the traditional entry point to the War Memorial. A suggested solution shall be proposed as a part of Phase Two. The elevator as designed will travel to the Hall at the second floor and to the basement level rendering both levels fully accessible and convenient to all. Its location has been carefully studied to ensure absolute minimum changes to any historical architectural features.

The second task will be to improve the acoustical properties available in both the Aldermanic Chamber and the War Memorial Hall. Acoustics is an ongoing issue for public meetings and public events in both of these spaces. The project seeks to improve the situation that shall respect the historic architectural fabric. While addressing the challenge of providing proper accommodation for the hearing impaired and the range of activities that take place in these spaces

Phase 2 will address restoration of the War Memorial Stairs as a separate proposal. Further it will be suggested that the proposal should include provisions for a feasibility study to review code required accessibility upgrades such as a more convenient exterior entrance to the War Memorial that would be in close proximity to the elevator proposed in Phase One. The location is to be at the south side of the building with its easy access to the new elevator and the existing parking areas nearby. The feasibility study shall also include provisions to study what changes may be necessary to bring the existing restroom facilities and access to the stage into accessibility compliance. An overall budget evaluation will be determined and Phase 2 will be brought forward as a separate proposal later in 2014.