Memorandum

To: Community Preservation Committee

From: Carol Schein, Open Space Coordinator

Newton Parks and Recreation

Re: City Hall Historic Landscape Preservation, Phase One: Ponds and Parkland

Follow-up to CPC Working Session

Date: January 23, 2007

As a follow-up to the questions that came out of the 12/20/06 working session, I am attaching two updated spreadsheets, both are dated January 16, 2007 and are intended to supersede all other Phase One related spreadsheets provided by me to date: (1) Hard Costs and Soft Costs; and (2) Proposed Schedule.

Survey Work

The possibility of having the survey done in-house was discussed separately with Pressley Associates and the City's Chief of Survey. Both thought that the detailed plant survey required for Phase One of this project would require far too many hours on the part of the City's small crew to be cost effective--this is not the level of survey work the City ever performs in-house.

Priorities and Phasing

Once DPW removes the pond sediment and stabilizes all impacted areas, the key priorities for Phase One would be: site preparation, ADA accessibility (including the rolled stone paths) and all work at the pond edges: plantings, lawns and boulder placement. In addition, the removal of dead or damaged trees--a public safety issue—is a high priority. Potentially, work that could follow at a later time could be all improvements outside of the pond edges: site preparation, plantings at the perimeter of the site, benches, signage, wall and bridge repair.

As is true with any large park improvements project, the designer cautions that to divide this phase into smaller ones affects the proposed schedule and design fees per year (4%) and construction costs per year (5%-10%). With construction costs escalating each year it is more efficient to do general contractor setup once rather than several times. It is also less expensive to do the design within one set of contract documents rather than under several smaller bids.

If current CPC funds are insufficient to cover the design and construction costs as currently proposed, one approach could be to fund the design phase using FY07 funds and the bid and construction phase with FY08 funds. Although actual construction would likely not begin before April 2008, the full amount of bid and construction phase funds would need to be approved and available for use in the project account by the proposed start of the bid phase, January 2008.

FY07 funding request = \$112,400 (design phase)

FY08 funding request = \$987,000 (bid/construction phases)

Total funding request = \$1,099,000

Revisions

The contingency on the total construction cost has been reduced from the standard 25% to the suggested 15%. On the other hand, as a result of discussions with the Public Works Department and the Conservation Commission, Pressley Associates has added the services of LEC (environmental engineers) for \$5000 to fulfill Phase One's permitting requirements outside of those required for DPW's pond work. Overall, the request for CPA funding has been reduced by \$55,000.

If you have any questions at all, please don't hesitate to contact me.

Newton Parks and Recreation Department CPA Project City Hall Historic Landscape Preservation Master Plan, Phase One: Ponds and Parkland

Proposed Schedule Revised 1/16/07

Design Phase: \$12,400 Bid/Construction Phase: \$10,009,400 Total CPA funds request: \$1,009,400 2007	=eb Mar =UNDING	Apr May Jun	_ + _ 1 _ 1 _ 1 _ <u>_ 1 _ 1 _ </u>	Sept	Nov Dec 1	<u>Jan</u> Feb	Mar Apr	unr AeM	Jul Aug	Sept Oct	Nov Dec
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Newton Parks and Recreation Department CPA Project City Hall Historic Landscape Preservation, Phase One: Ponds and Parkland

Hard Costs and Soft Costs

December 20, 2006

Hard	Costs:

	total hard costs.	2
Contingency (25%)	\$ 201,217	
Construction:	\$ 804,868	
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Soft Costs:				
Bryant Associates, Inc.				
Topographic Survey (incl. expenses)	\$	11,180		
	В	ryant sub-total:	\$	11,180
LEC				,
Permitting (incl. expenses)	\$	5,000		
		LEC subtotal:	\$	5,000
Pressley Associates				
Base Map preparation, plant ID	\$	7,500		
Schematic Design Phase (30% design)	\$	15,090		
Design Development Phase (60% design)	\$	20,120		
Bid Document Phase (90%, 100% design)	\$	40,240	_	
		design fee:	\$	82,950
		expenses:	\$	10,940
	Pre	ssley sub-total:	\$	93,890
	t	otal soft costs:	\$	110,070

total hard and soft costs: _\$___ 1,116,155

1,006,085

City Hall Historic Landscape Preservation Master Plan, Phase One: Ponds and Parkland Newton Parks and Recreation Department CPA Project

Proposed Implementation Schedule

December 20, 2006

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Newton City Hall and War Memorial Grounds Historic Landscape Preservation Master Plan Recommended Treatment Plan

6/15/2006 revised 12/18/2006 Prepared by Pressley Associates, Inc.

PONDS AND PARKLAND-181,550 SF					T-1-1-10-050	
Item/Description	Quantity	Unit	Unit Price	Total	Total with 25% Contingency	Designer Fe
Site Preparation		0	0.111.7100	10141		Designer
Mobilization & Demobilization	1	LS	\$10,000.00	\$10,000	\$12,500	\$1,250
Remove lawn and strip, stockpile topsoil for re-use.	90,150	SF	\$0.50	\$45,075		\$5,634
Remove non-historic shrubs	1	LS	\$8,000.00	\$8,000		\$1,000
Remove poor and non-historic trees	57	EA	\$300.00	\$17,100		\$2,138
Remove goose fence	1,860	LF	\$5.00	\$9,300		
Remove stone dust path and bit. surfacing on bridges	7,726	SF	\$0.50	\$3,863		\$483
Remove bench and concrete bench pad, stockpile bench for re-use		EA	\$600.00	\$2,400		\$300
pany violation for to do	· · ·	_	SUBTOTAL	\$95,738		\$11,967
1				7-0,100	7110,010	4.1,00.
Site Improvements						
Rolled stone path	7,146	SF	\$6.50	\$46,449	\$58,061	\$5,806
Bridge bituminous path and bridge repair	1.	LS	\$6,000.00	\$6,000	\$7,500	\$750
Stone retaining wall repair	183	LF	\$13.50	\$2,471	\$3,088	\$309
Reuse existing bench/new concrete footing	4	EA	\$900.00	\$3,600		\$450
Remove ex. bench and install new bench	1	EA	\$2,200.00	\$2,200	\$2,750	\$275
Signage	1	LS	\$5,000.00	\$5,000		\$625
General tree prunning	<u>i</u>	LS	\$10,000.00	\$10,000		\$1,250
	·		SUBTOTAL	\$75,720	\$94,649	\$9,465
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Planting						
New loam and seeding	67,800	SF	\$0.75	\$50,850	\$63,563	\$6,356
Prune and cable specimen tree	5	EA	\$1,000.00	\$5,000	\$6,250	\$625
New Tree-5" caliper	7	EA	\$2,000.00	\$14,000	\$17,500	\$1,750
New Tree-3" caliper	4	EA	\$1,000.00	\$4,000		\$500
New shrubs and underplanting	48,240	SF	\$10.00	\$482,400	\$603,000	\$60,300
	10,210		SUBTOTAL	\$556,250	\$695,313	\$69,531

Memorial and Flag Pole Improvement						
Lights for flag	1	LS	\$1,500.00	\$1,500	\$1,875	\$188
				\$1,500	\$1,875	\$188
Pond Improvements						
Remove non-historic shrubs along the ponds	1,860	LF	\$6.00	\$11,160	\$13,950	\$1,395
Reset boulders and stabilize bank	1,860	LF	\$25.00	\$46,500	\$58,125	\$5,813
Bank stabilization at stone bridges and maintenance access area	1,800	SF	\$10.00	\$18,000	\$22,500	\$2,250
•	, , , , , ,	- T.	SUBTOTAL	\$75,660	\$94,575	\$9,458
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PONDS	AND PARK	CLANE	SUBTOTAL	\$804.868	\$1,006,084	\$100,608
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	404 550	0.				
	181,550	SF	unit price (\$/SF	.)	\$5.54	
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Item/Description	Quantity	Unit	Unit Price	Total	Total with 25% Contingency	Designer Fee
Pond Silt Removal- by DPW, not included in Project Costs Estir						
Reroute drainage pipe	1	LS	\$4,000.00	\$4,000	\$5,000	\$500
Pond silt removal (44,500 SF, remove 10" silt)	1,375	CY	\$20.00	\$27,500	\$34,375	N/A
Pond silt hauling and dumping	1,375	CY	\$60.00	\$82,500	\$103,125	N/A
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Newton City Hall and War Memorial Grounds Historic Landscape Preservation Master Plan Recommended Treatment Plan-Summary

Treatment Area
PONDS AND PARKLAND
CITY HALL AND MEMORIAL DRIVES AND CITY SIDEWALKS
CITY HALL GROUNDS AND WEST MEMORIAL LAWN
COMPLETE SITE TREATMENT

Total with 25%
Total Contingency Designer Fee
\$804,868
\$812,181

\$591,597

\$2,208,645 \$2,760,806 \$276,081

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