

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 =	<u>\$987,000</u>	(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, Phase One: Ponds and Parkland

Hard Costs and Soft Costs

December 20, 2006

Hard Costs:

Construction:	\$	804,868	
Contingency (25%)	\$	201,217	
total hard costs:	\$	1,006,085	

Soft Costs:

Bryant Associates, Inc.

Topographic Survey (incl. expenses)	\$	11,180	
Bryant 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	
Pressley sub-total:	\$	93,890	

total soft costs: \$ 110,070

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

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

Proposed Implementation Schedule

December 20, 2006

20 07		20 08		20 09		20 10		20 11															
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<p>DPW performs pond sediment removal (City funds) sediment sampling & analytic report permitting: Water Quality Certification, Best Use Determination and NOI fall 2007: sediment removal and transport bank stabilization, restoration of disturbed areas</p>																							
<p>Phase One: Ponds and Parkland (CPA funds)</p>																							
<p>topo survey; plant ID; base map</p>																							
<p>permitting, wild life habitat eval and NOI</p>																							
<p>schematic design/ design development/ bid documents</p>																							
<p>bidding</p>																							
<p>construction</p>																							

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

Item/Description	Quantity	Unit	Unit Price	Total	Total with 25% Contingency	Designer Fee
Site Preparation						
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	\$56,344	\$5,634
Remove non-historic shrubs	1	LS	\$8,000.00	\$8,000	\$10,000	\$1,000
Remove poor and non-historic trees	57	EA	\$300.00	\$17,100	\$21,375	\$2,138
Remove goose fence	1,860	LF	\$5.00	\$9,300	\$11,625	\$1,163
Remove stone dust path and bit. surfacing on bridges	7,726	SF	\$0.50	\$3,863	\$4,829	\$483
Remove bench and concrete bench pad, stockpile bench for re-use	4	EA	\$600.00	\$2,400	\$3,000	\$300
			SUBTOTAL	\$95,738	\$119,673	\$11,967
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	\$4,500	\$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	\$6,250	\$625
General tree pruning	1	LS	\$10,000.00	\$10,000	\$12,500	\$1,250
			SUBTOTAL	\$75,720	\$94,649	\$9,465
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	\$5,000	\$500
New shrubs and underplanting	48,240	SF	\$10.00	\$482,400	\$603,000	\$60,300
			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
			SUBTOTAL	\$75,660	\$94,575	\$9,458

PONDS AND PARKLAND SUBTOTAL \$804,868 \$1,006,084 \$100,608

181,550 SF unit price (\$/SF) \$5.54

Item/Description	Quantity	Unit	Unit Price	Total	Total with 25% Contingency	Designer Fee
Pond Silt Removal- by DPW, not included in Project Costs Estimates						
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
				\$114,000	\$142,500	

**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	Total with 25% Contingency	Designer Fee
\$804,868		
\$812,181		
\$591,597		
\$2,208,645	\$2,760,806	\$276,081

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