

City of Newton



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

RE: CPA Proposal for 70 Crescent Street

Community Preservation Committee,

An interdepartmental effort between Planning, Public Buildings, and Parks and Recreation on a housing and park revitalization project at 70 Crescent Street was recently presented to the CPC on 2/11/16. The committee expressed a desire to move forward with the site assessment, prior to committing to the larger project. To that end, a full proposal has been written and submitted to the CPC outlining this first phase of the project. The request is for \$100,000 from CPA funds, and this will be utilized for the following:

Phase 1 Environmental Study (Environmental Site Assessment): \$15,000

Phase 2 Environmental Study (if required): \$40,000

Site Civil Survey: \$15,000

Geotechnical Survey: \$25,000

Contingency: \$5,000

Total: \$100,000

The above costs a budgetary based on the costs of recent projects such as the Angier, Zervas, and Cabot School Projects, as well as the Fire Station #10, Fire Station #3, and Fire HQ's Projects. We are currently working with our consultants to provide full proposals for each of the aforementioned surveys and studies.

As I mentioned in the last CPC meeting, to address the concerns of financial exposure on a project like this, it is important to explore site issues beyond the environmental concerns and this proposal will give everyone a clear understanding of all of the site challenges we'll be faced with.

We really appreciate the opportunity to work with the CPC on this very exciting project. We really hope that this can be a model going forward, and we look forward to working with the community to help shape what becomes of the property at 70 Crescent Street.

Josh Morse  
Building Commissioner  
City Of Newton



## Newton, Massachusetts Community Preservation Program FUNDING REQUEST

*(For staff use)*  
date rec'd:  
  
**18 February**  
**2016**

**PRE-PROPOSAL**

**PROPOSAL**

Last updated December 2014.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact us:

Community Preservation Program Manager,  
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459  
[aingerson@newtonma.gov](mailto:aingerson@newtonma.gov)      617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

|  |   |   |  |  |
|--|---|---|--|--|
| <b>Project TITLE</b>   | <b>Crescent Street - Affordable Housing &amp; Community Park, Site Assessment</b>   |   |  |  |
| <b>Project LOCATION</b>  | Full street address (with zip code), or other precise location.<br>70 Crescent Street, Auburndale, MA 02466   |   |  |  |
| <b>Project CONTACTS</b>  | Name & title or organization  | Email   | Phone  | Mailing address                                |
| <b>Project Manager</b>   | Alex Valcarce,<br>Newton Public Buildings Dept.   | <a href="mailto:Avalcarce@newtonma.gov">Avalcarce@newtonma.gov</a>                | 617-796-1600   | 52 Elliot Street, Newton Upper Falls, MA 02464 |
| <b>Other Contacts</b>  | Joshua Morse, Newton Public Buildings Commissioner  | <a href="mailto:jmorse@newtonma.gov">jmorse@newtonma.gov</a>                      | 617-796-1600   | 52 Elliot Street, Newton Upper Falls, MA 02464 |
| <b>Project FUNDING</b>   | <b>A. CPA funds requested:</b><br>\$100,000 for this phase<br>\$3,300,000 total   | <b>B. Other funds to be used:</b><br>\$10,000 for this phase<br>\$2,000,000 total | <b>C. Total project cost (A+B):</b><br>\$110,000 for this phase<br>\$5,300,000 total |  |
| <b>Project SUMMARY</b>   | Explain as concretely as possible how the project will use the requested CPA funds (use a cover letter rather than this space for general information about the sponsoring organization's accomplishments). You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. |   |  |  |
| <p>Newton is in the final stages of completing a Housing Strategy with the goal of expanding housing affordability and diversity in the City. In order to accomplish this task, the City will need to employ a variety of approaches. The City-owned property on Crescent Street represents an opportunity to try an approach in which the City acts as the developer. The City proposes to build 8 units on this site with half of those deed restricted as affordable units. The proposed project will also expand and enhance access to the adjacent public park, in a densely developed neighborhood with an identified need for additional public open space.</p> <p>As a prerequisite for refining the project's design and construction cost estimates, this proposal requests funds to conduct a thorough site assessment and produce professional cost estimates for any environmental remediation required for either of the site's intended CPA-eligible final uses: affordable housing and public park.</p> <p>Specifically, this proposal includes:</p> <ul style="list-style-type: none"> <li>Environmental assessment (phase 1, phase 2 if needed.)</li> <li>Site Geotech/Civil report</li> <li>Drainage/civil engineering assessment??</li> <li>Site Survey</li> </ul> <p>Attachments for this request include a summary of costs and scope for similar recent assessments of other sites. Backup for anticipated assessment costs at this specific site will be submitted as soon as possible, and at least 1 week prior to the CPC's public hearing on this proposal.</p> <p>If the currently requested funds are appropriated, the City anticipates submitting a full proposal for all remaining phases of the project, by the September 30 deadline for the fy17 annual cycle.</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** **Crescent Street - Affordable Housing & Community Park, Site Assessment**

| USES of FUNDS |  | RECREATION LAND | COMMUNITY HOUSING |
|---------------|--|-----------------|-------------------|
|---------------|--|-----------------|-------------------|

|                       |                                       |                    |                                 |
|-----------------------|---------------------------------------|--------------------|---------------------------------|
| Check all that apply. | create                                | ✓                  | ✓                               |
|                       | rehabilitate/ restore                 | ✓                  |                                 |
|                       | for housing using CDBG or HOME funds: | new construction ✓ | site preparation/ remediation ✓ |

**COMMUNITY NEEDS** From each of at least 2 plans linked to [Guidelines & Forms](#) from [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa), provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.

Recreation and Open Space Plan Update – 2013-2019

Section 1, Plan Summary, page 1 of 2:

- Ongoing need to preserve, protect and provide additional open space including pocket parks in the more densely populated neighborhoods of Newton.
- Need to continue expanding accessibility for persons with disabilities [on] active and passive recreation sites.

Newton Comprehensive Plan, November 19, 2007

Section 7: Open Space and Recreation, Page 7-3:

- Goal #2: ensure an adequate amount, variety and distribution of open space for ... public benefit

Section 3: Land Use, Page 3-17

- By providing 4-8 affordable units, this project contributes to the City’s housing goals of maintaining economic diversity of housing and helps to ensure all citizens have access to housing. “Maintaining access to Newton housing for a broad range of households is a long-held basic community value.” Page 3-17.

Section 5: Housing, Page 5-13

- “Newton’s housing concerns can’t be wholly resolved until the region’s housing crisis is mitigated, which more than anything else requires additional housing production. Our intention is to accommodate a responsible share of the region’s overall housing need without overdevelopment.”

**COMMUNITY OUTREACH** *Summarize efforts to communicate with abutters, neighborhood & City Councilors.*

The proposed project has gone through a long process of consideration through the reuse process with multiple meetings with Councilors, abutters and the neighborhood. This process culminated in a reuse board order directing the Mayor to advance this project and with recommendations related to the ultimate design. The master planning and design process will include significant additional community engagement.

**COMMUNITY CONTACTS** List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.

| Name & title or organization                            | Email   | Phone        | Mailing address                             |
|---|---|--------------|---|
| Elaine Rush Arruda                                      | rusharruda@verizon.net,<br>EArruda@Lasell.edu | 617.243.2242 | 1921 Commonwealth Ave., Auburndale<br>02466 |
| Shule Aksan   | aksansul@hotmail.com                          | 617.460.1151 | 98 Crescent St., Auburndale 02466           |
| Beth Wilkinson, on behalf<br>of the Newton Conservators | Bethwilkinson@mac.com                         | 617-969-4443 | 14 Trowbridge St., Newton Centre 02459      |

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

|                      |   |
|----------------------|---|
| <b>Project TITLE</b> | <b>Crescent Street - Affordable Housing &amp; Community Park, Site Assessment</b> |
|----------------------|---|

|  |
|--|
| <b>HOUSING TARGET POPULATION &amp; SPECIAL FEATURES</b> <i>Check all that apply.</i> |
|--|

Individual/Family

Special features (historic preservation, sustainability, etc.):  
 For future proposals: Summarize “net zero energy” goals for housing, “community history features” of park here.

|  |
|--|
| <b>HOUSING TYPE</b> <i>Check all that apply.</i> |
|--|

|  |  |                                  |
|--|--|----------------------------------|
| <input type="checkbox"/> Homeownership | <input checked="" type="checkbox"/> Rental | Combination or other (identify): |
| <input type="checkbox"/> Condominium   | <input type="checkbox"/> Cooperative       |                                  |

|   |
|---|
| <b>HOUSING UNIT COMPOSITION</b> <i>List the development’s number of units in each category.</i> |
|---|

|  | Total | ≤ 30% AMI                  | ≤ 50% AMI | ≤ 80% AMI | >80 %, < 100% AMI | Market-rate |
|--|-------|----------------------------|-----------|-----------|-------------------|-------------|
| Unit composition & target incomes will be finalized in the design & development phase. |       |                            |           |           |                   |             |
| SRO  |       |                            |           |           |                   |             |
| Studio   |       |                            |           |           |                   |             |
| 1 BR   | 2     | 1 (% AMI to be determined) |           |           |                   | 1           |
| 2 BR   | 4     | 2 (% AMI to be determined) |           |           |                   | 2           |
| 3 BR   | 2     | 1 (% AMI to be determined) |           |           |                   | 1           |
| 4 BR/+   |       |                            |           |           |                   |             |

|   |
|---|
| <b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b> |
|---|

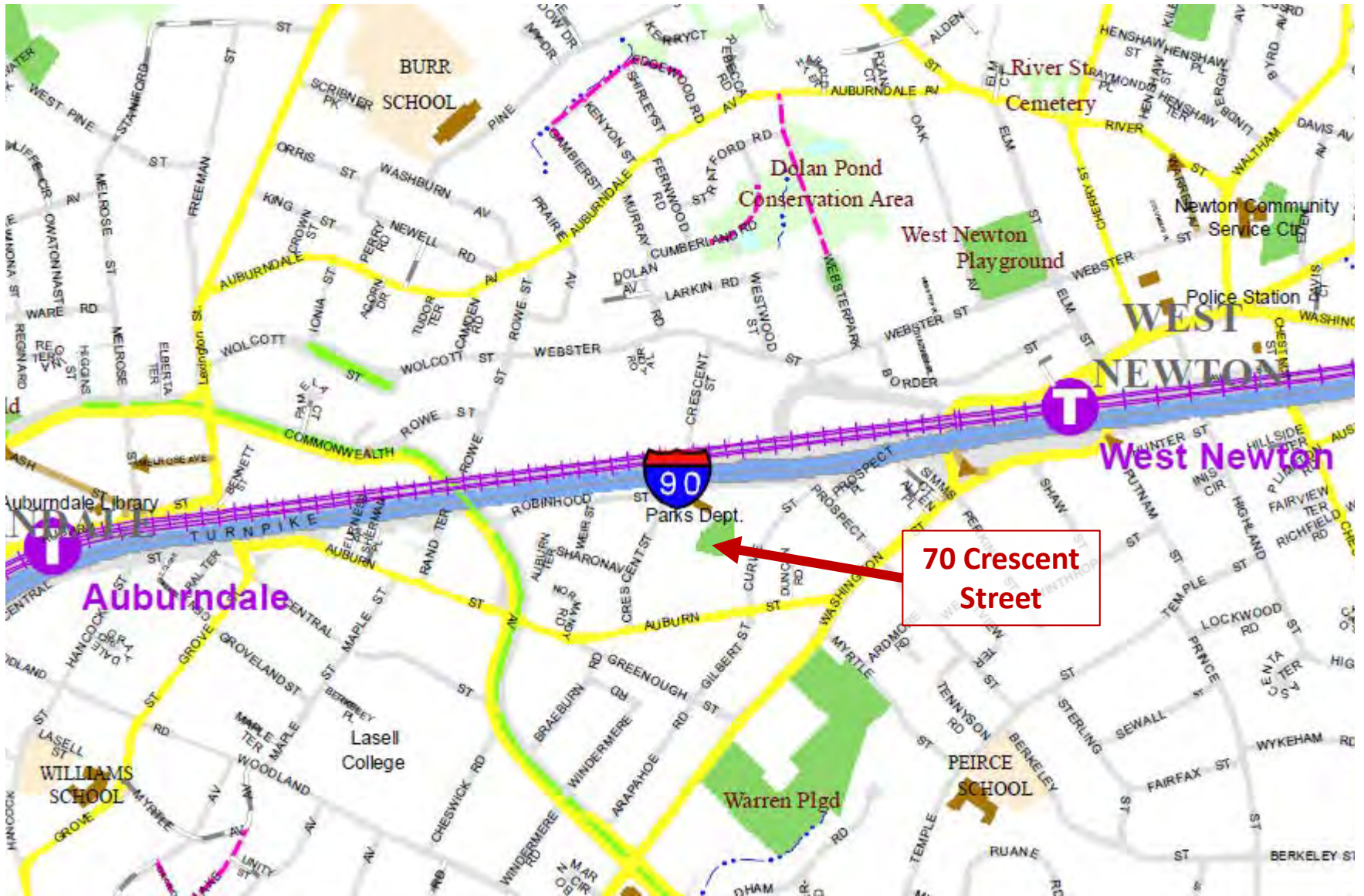
| Uses of Funds   |                                  |                  |
|---|----------------------------------|------------------|
| Site assessment (\$100,000 total), including:                                   |                                  |                  |
| Phase 1 Environmental Study (Environmental Site Assessment)                     |                                  | \$15,000         |
| Phase 2 Environmental Study (if required)                                       |                                  | \$40,000         |
| Site Civil Survey   |                                  | \$15,000         |
| Geotechnical Survey   |                                  | \$25,000         |
| Contingency   |                                  | \$5,000          |
| Project management (bidding, contracting, oversight)                            |                                  | \$10,000         |
| <b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)                   |                                  | <b>\$110,000</b> |
| Sources of Funds  | Status                           |                  |
|   | (requested, expected, confirmed) |                  |
| CPA funding   | Requested                        | \$100,00         |
| City General Fund Budget – Public Buildings Dept. (staff time for project mgmt) | Committed                        | \$10,000         |
| <b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)                |                                  | <b>\$110,000</b> |

| Project TIMELINE | Phase or Task                    | Season & Year               |
|------------------|----------------------------------|-----------------------------|
|                  | Site assessment                  | Spring ‘16                  |
|                  | Design through Master/Site Plans | Spring/Summer ‘16           |
|                  | Final Design/Permitting          | Fall/Winter ‘16, Spring ‘17 |
|                  | Site Prep                        | Summer ‘17                  |
|                  | Construction                     | Summer/Fall ‘17, Spring ‘18 |

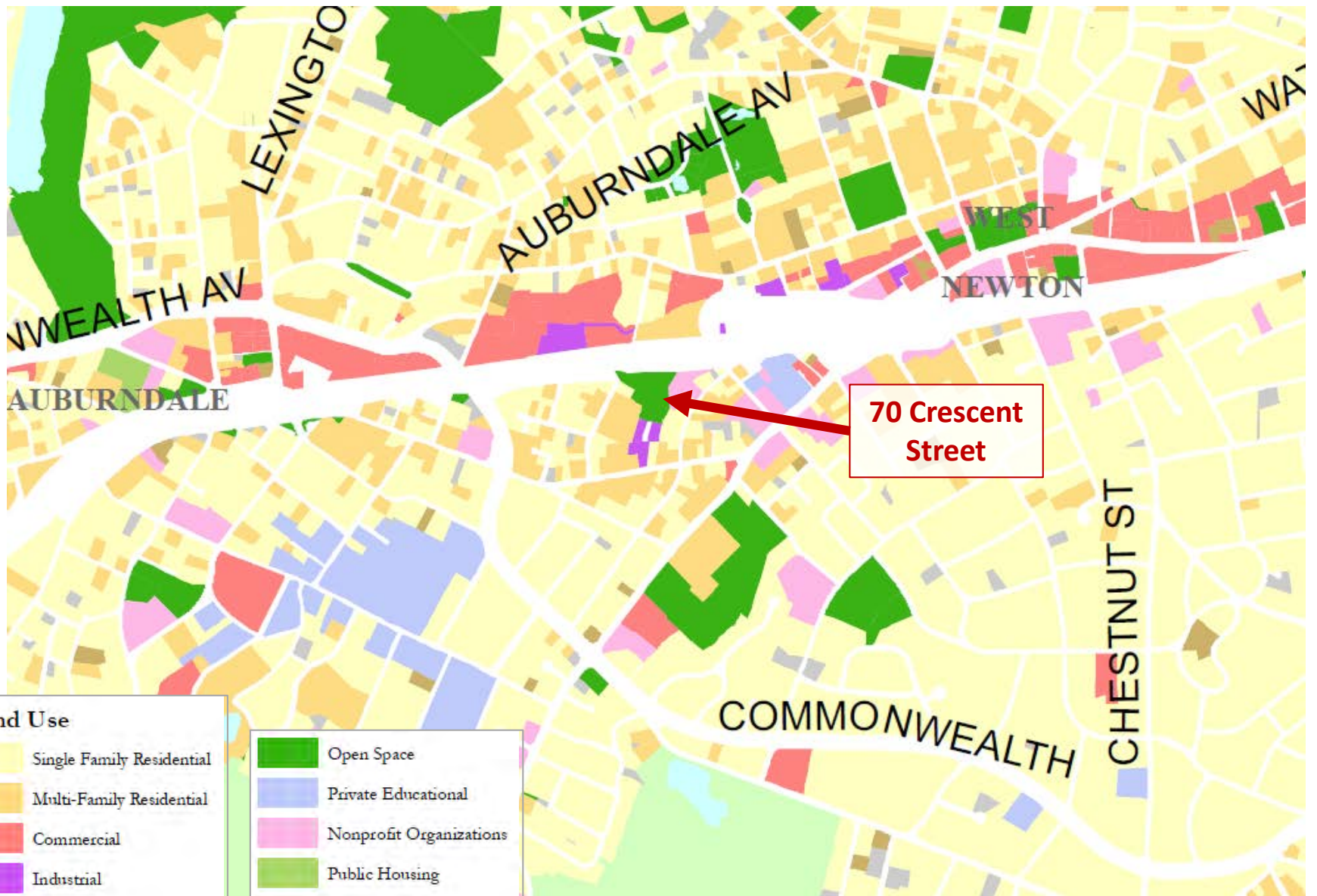
| Project TITLE   |  | Crescent Street - Affordable Housing & Community Park, Site Assessment   |  |  |
|---|--|--|--|--|
| <b>ATTACHMENTS CHECKLIST</b>  |  |  |  |  |
| ↓ Check off submitted attachments here.   |  |  |  |  |
| REQUIRED  | ✓  | <b>PHOTOS</b>  | of existing site or resource conditions (2-3 photos may be enough)   |  |
|   | ✓  | <b>MAP</b>   | of site in relation to nearest major roads   |  |
| REQUIRED  | ✓  | <b>CAPITAL IMPROVEMENT PLAN</b>  | current listing/ranking & risk factors for this project  |  |
|   | ✓  | <b>COVER LETTER</b>  | from head(s) of City dept.(s) etc. confirming current custody, or willingness to accept custody, of the site & commitment of staff time for project management |  |
| <b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds |  |  |  |  |
| REQUIRED  | See<br>cover<br>letter.  | <b>development pro forma/capital budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) |  |  |
|   |  | <b>non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions   |  |  |
| <b>SPONSOR FINANCES &amp; QUALIFICATIONS</b>  |  |  |  |  |
| REQUIRED  | ✓  | <b>for sponsoring/owning department, most recent annual operating budget;</b> include both public (City) and private resources (“friends” organizations, fundraising, etc.)  |  |  |
|   | ✓  | <b>resumés for project manager/development team</b>  |  |  |
|   | <b>ZONING &amp; PERMITTING</b>   |  |  |  |
|   | ✓  | <b>brief property history:</b> at least the last 30 years of ownership & use (ask CPC staff for assistance with sources)   |  |  |
|   | <b>DESIGN &amp; CONSTRUCTION</b>   |  |  |  |
| ✓   | generic scope of work based past site assessments, will be adapted for this site |  |  |  |
| OPTIONAL  |  | <b>LETTERS of SUPPORT</b>  | from Newton residents, organizations, or businesses  |  |

**Additional attachment provided:**

Board order #384-11(4), 16 November 2015,  
committing to CPA-eligible uses for this site: affordable housing and public park.



70 Crescent Street

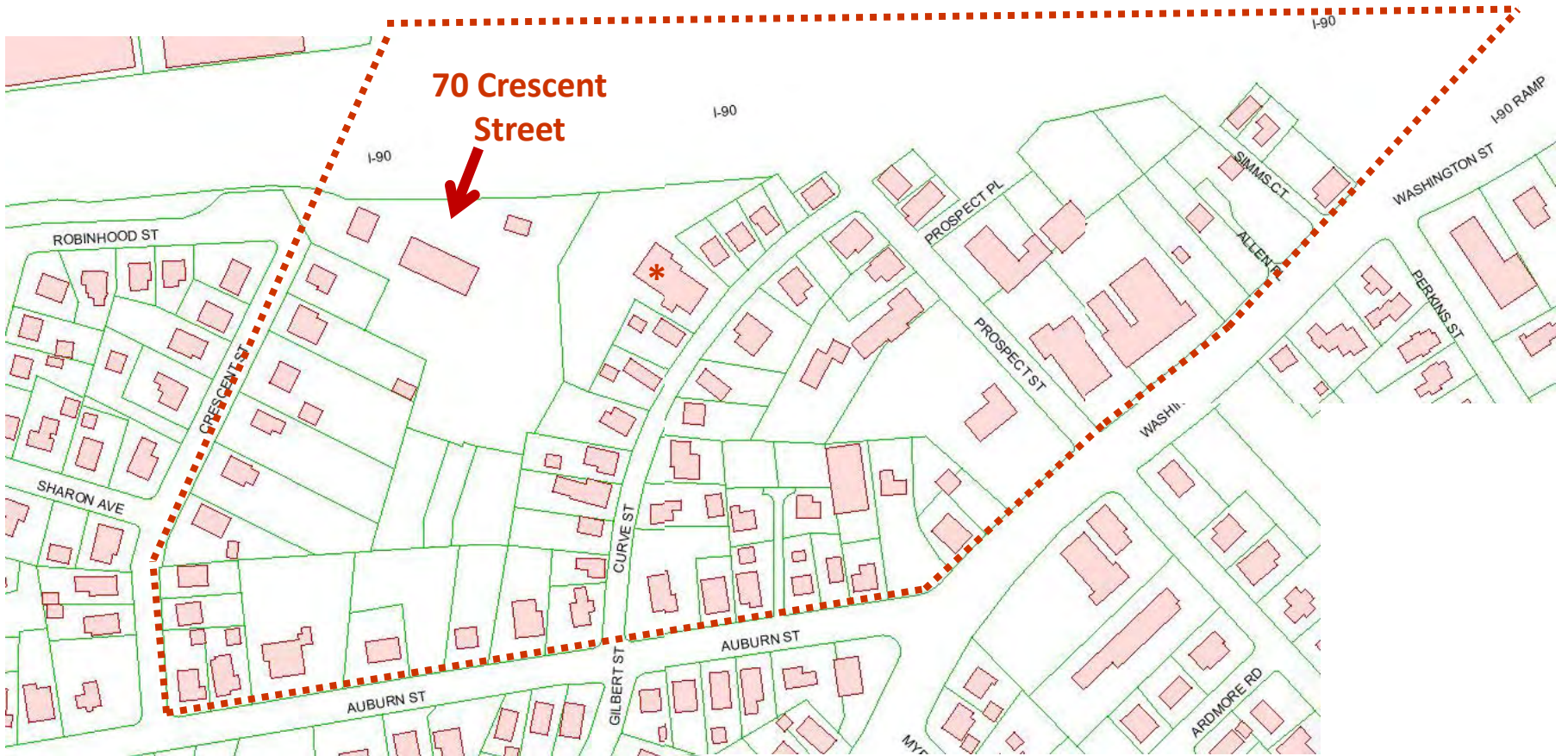


**Land Use**

|                           |
|---------------------------|
| Single Family Residential |
| Multi-Family Residential  |
| Commercial                |
| Industrial                |
| Mixed Use                 |
| Golf Course               |

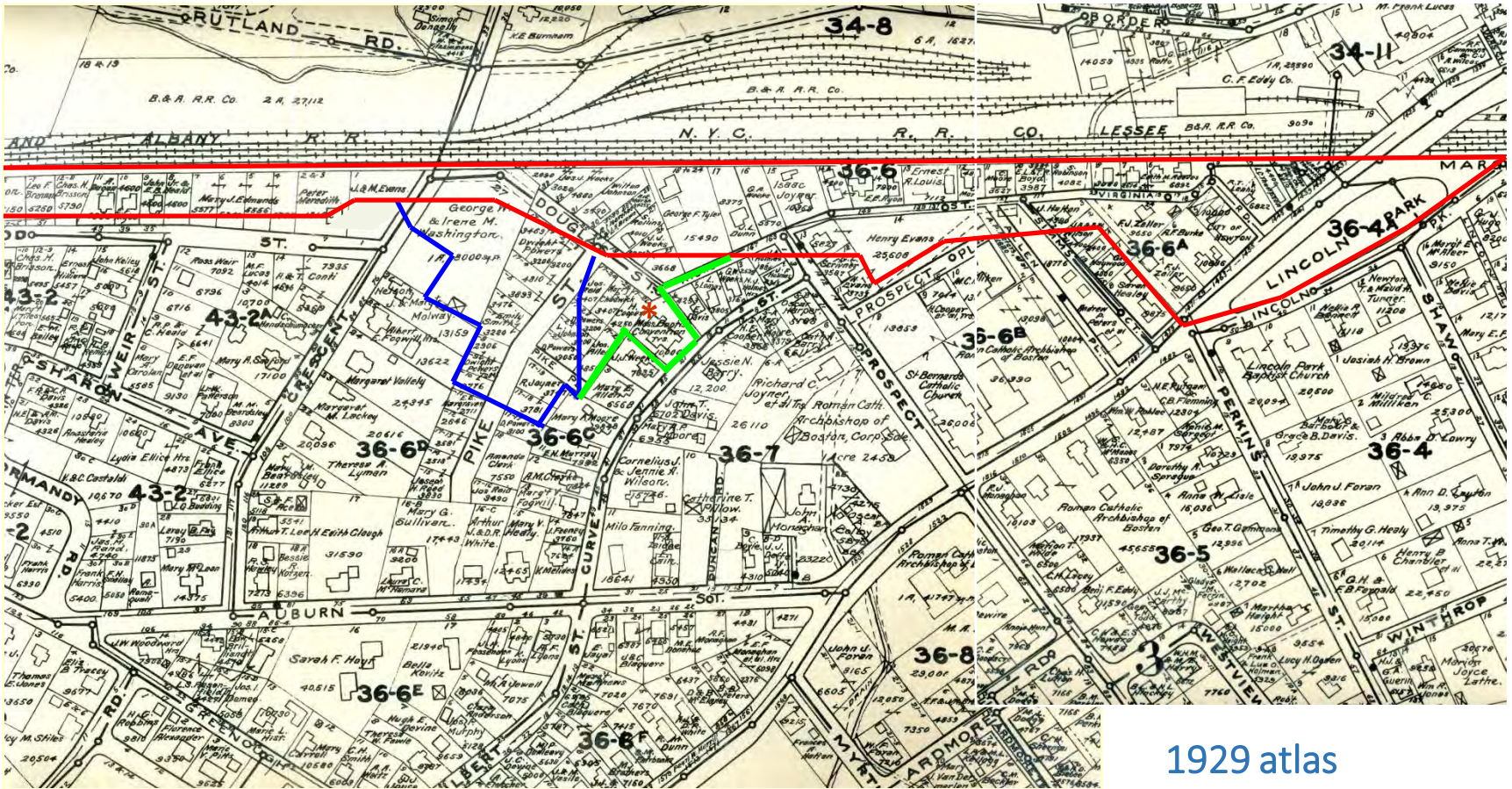
|                         |
|-------------------------|
| Open Space              |
| Private Educational     |
| Nonprofit Organizations |
| Public Housing          |
| Vacant Land             |
| Tax Exempt              |
| Lakes & Rivers          |

map provided by CPC staff





# “The Village,” West Newton streets & houses taken by eminent domain for the Turnpike Extension, 1962



1929 atlas

post-1962  
ownership:

Massachusetts  
Turnpike  
Authority

70 Crescent Street – land  
taken by Turnpike Authority,  
then transferred to City of Newton

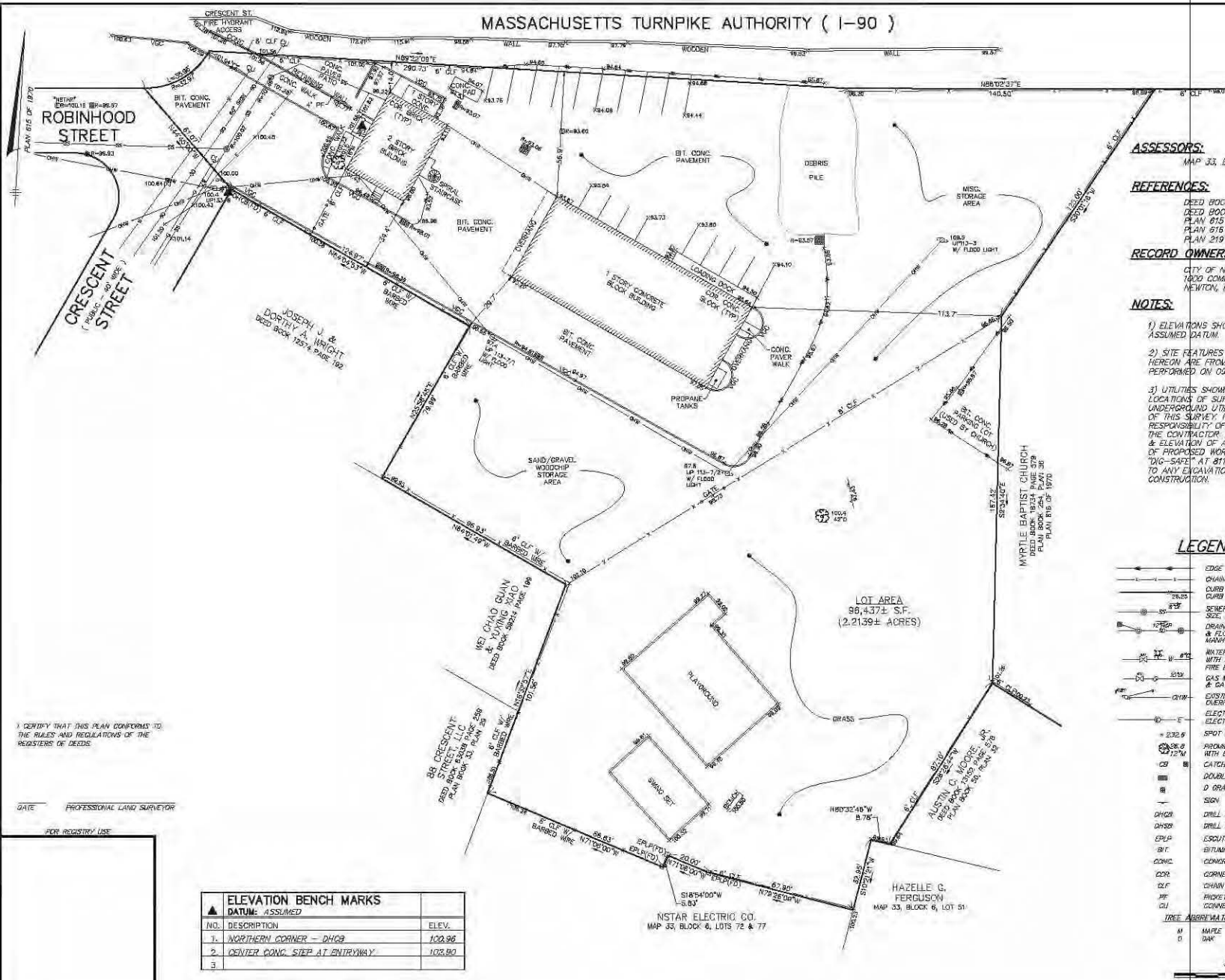
Myrtle  
Baptist  
Church



MASSACHUSETTS TURNPIKE AUTHORITY ( I-90 )

70 CRESCENT STREET

Newton, Massachusetts 02465



**ASSESSORS:**

MAP 33, BLOCK 6, LOT 61

**REFERENCES:**

DEED BOOK 11848, PAGE 402  
DEED BOOK 21968, PAGE 463 (LOT A)  
PLAN 616 OF 1970  
PLAN 219 OF 1971 (LOT A)

**RECORD OWNER:**

CITY OF NEWTON  
1800 COMMONWEALTH AVENUE  
NEWTON, MASSACHUSETTS 02459

**NOTES:**

- ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.
- SITE FEATURES AND ELEVATIONS SHOWN HEREON ARE FROM AN INSTRUMENT SURVEY PERFORMED ON 03/22/14 & 03/25/14.
- UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

**LEGEND**

- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- CURB WITH BOTTOM CURB ELEVATION
- SCREWLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN, MANHOLE & ROUND CATCHBASIN
- WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH SIZE & GATE VALVE
- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- SPOT ELEVATION
- PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- CATCH BASIN
- DOUBLE GRATE CATCHBASIN
- D GRATE CATCHBASIN
- SIGN
- DRILL HOLE IN CONCRETE BOUND
- DRILL HOLE IN STONE BOUND
- EPLP ESCUTCHEON PIN IN A LEAD PLUG
- BIT CONC BITUMINOUS
- CONC CONCRETE
- CORR CORNER
- CLF CHAIN LINK FENCE
- JPF PICKET FENCE
- CU CONNECTION DAMPENING

**TREE ABBREVIATIONS**

- M MAPLE
- O OAK

SCALE: 1" = 20'



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

GATE PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

| ELEVATION BENCH MARKS |                               |        |
|-----------------------|-------------------------------|--------|
| DATUM: ASSUMED        |                               |        |
| NO.                   | DESCRIPTION                   | ELEV.  |
| 1.                    | NORTHERN CORNER - DHCB        | 102.96 |
| 2.                    | CENTER CONC. STEP AT ENTRYWAY | 102.80 |
| 3.                    |                               |        |

NSTAR ELECTRIC CO.  
MAP 33, BLOCK 6, LOTS 72 & 77

HAZELLE G. FERGUSON  
MAP 33, BLOCK 6, LOT 51

PREPARED FOR  
**CITY OF NEWTON**

1000 Commonwealth Avenue  
Newton, Massachusetts 02459

**HANCOCK ASSOCIATES**

Civil Engineers  
Land Surveyors  
Wetland Scientists

105 CENTRE STREET, DANVERS, MA 01923  
VOICE (978) 777-3000, FAX (978) 774-7896  
WWW.HANCOCKASSOCIATES.COM

|     |         |          |                            |
|-----|---------|----------|----------------------------|
| 1   | MAP NO. | 12/26/14 | ADD 65' IRON MAIN LINE     |
| NO. | BY      | DATE     | ISSUE/REVISION DESCRIPTION |

DATE: 10/29/14 DRAWN BY: JHR  
SCALE: 1" = 20' CHECK BY: JSE/JCU

**EXISTING CONDITIONS  
PLAN OF LAND  
IN  
NEWTON, MA**

Plan Date: 10/29/14 10:02 am  
Title: 70 Crescent Street (Survey Drawing)

DWG: 1877EC.dwg  
LAYOUT: EC  
SHEET: 1 OF 1

1

PROJECT NO.: 18774

MASSACHUSETTS TURNPIKE AUTHORITY ( I-90 )

70 CRESCENT STREET

Newton, Massachusetts 02465

PREPARED FOR  
**CITY OF NEWTON**

1000 Commonwealth Avenue  
Newton, Massachusetts 02459

**HANCOCK ASSOCIATES**

Civil Engineers  
Land Surveyors  
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
VOICE (978) 777-3026, FAX (978) 771-7816  
WWW.HANCOCKASSOCIATES.COM

**ASSESSORS:**  
MAP 33, BLOCK 6, LOT 61

**REFERENCES:**  
DEED BOOK 11849, PAGE 402  
DEED BOOK 11968, PAGE 483 (LOT A)  
PLAN 615 OF 1970  
PLAN 616 OF 1970  
PLAN 219 OF 1971 (LOT A)

**RECORD OWNER:**  
CITY OF NEWTON  
1000 COMMONWEALTH AVENUE  
NEWTON, MASSACHUSETTS 02459

**NOTES:**  
1) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.  
2) SITE FEATURES AND ELEVATIONS SHOWN HEREON ARE FROM AN INSTRUMENT SURVEY PERFORMED ON 09/22/14 & 09/25/14.  
3) UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

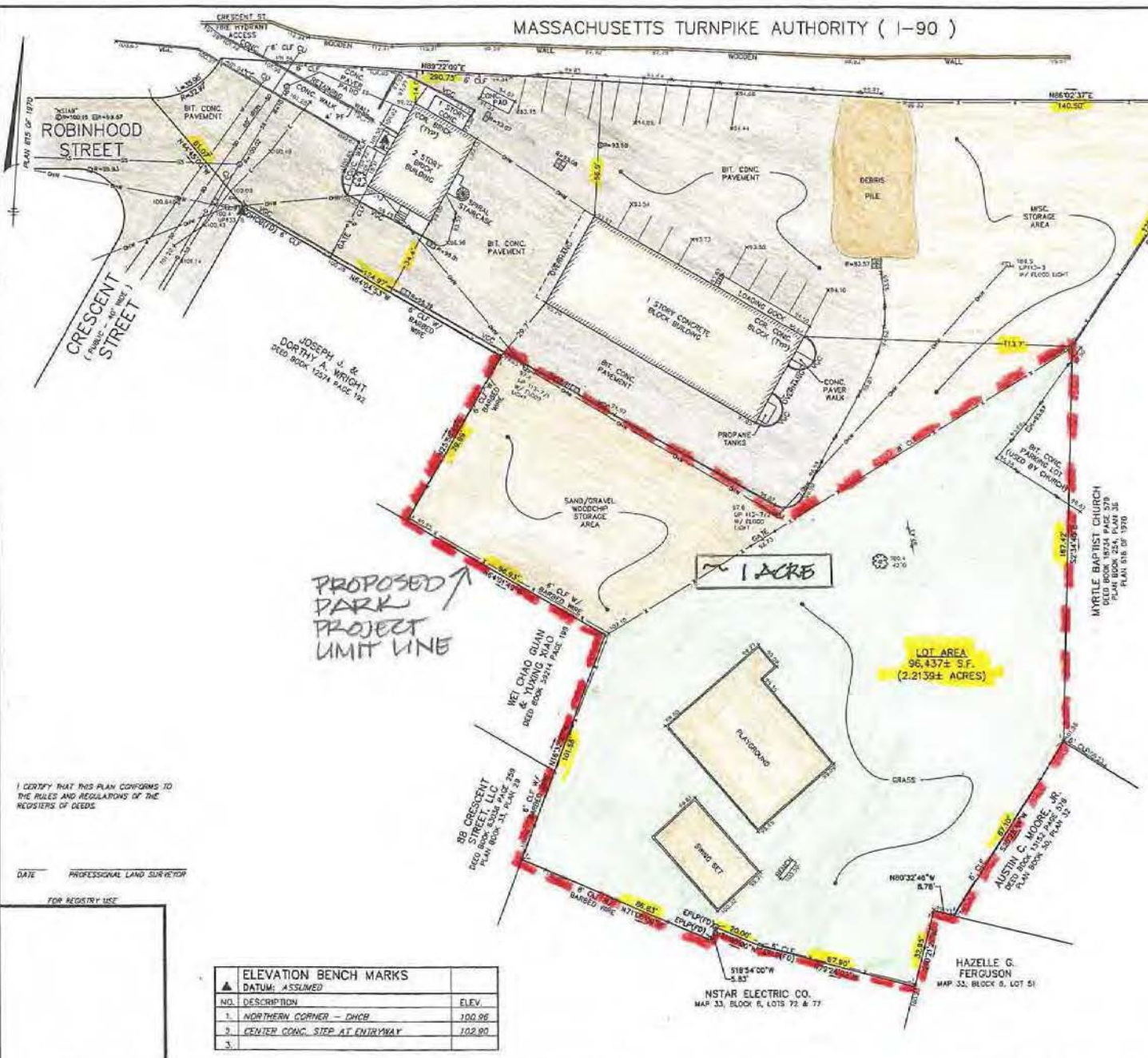
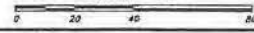
**LEGEND**

- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- CURB WITH BOTTOM CURB ELEVATION
- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & BOUND CATCHBASIN
- WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH SIZE & GATE VALVE
- CASTING UTILITY HOLE WITH DESIGNATION OVERHEAD WIRES AND DIT POLE
- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- SPOT ELEVATION
- PROMINENT DEODOROUS TREE WITH ELEVATION, SIZE AND SPECIES
- CATCH BASIN
- DOUBLE GRATE CATCHBASIN
- GRATE CATCHBASIN
- SIGN
- DRILL HOLE IN CONCRETE BOUND
- DRILL HOLE IN STONE BOUND
- ESCUTCHEON RIM IN A LEAD PLUG
- BITUMINOUS
- CONCRETE
- CORNER
- CLP CHAIN LINK FENCE
- PF PICKET FENCE
- CU CONNECTION UNKNOWN

**TREE ABBREVIATIONS**

- MAPLE
- OAK

SCALE: 1" = 20'



| ELEVATION BENCH MARKS |                               |        |
|-----------------------|-------------------------------|--------|
| DATUM: ASSUMED        |                               |        |
| NO.                   | DESCRIPTION                   | ELEV.  |
| 1.                    | NORTHERN CORNER - DMCB        | 100.96 |
| 2.                    | CENTER CONC. STEP AT ENTRYWAY | 102.90 |
| 3.                    |                               |        |

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

CRESCENT STREET COMMUNITY PARK - PROPOSED PROJECT AREA (~1 ACRE)  
JANUARY 27, 2014

**EXISTING CONDITIONS**  
**PLAN OF LAND**  
**IN**  
**NEWTON, MA**

DWG: 18774EC.dwg  
LAYOUT: EC  
SHEET: 1 OF 1  
PROJECT NO.: 18774

# Photos of 70 Crescent Street, 2015



Photos of 70 Crescent Street, 2015





**Public Buildings**

**Mission Statement**

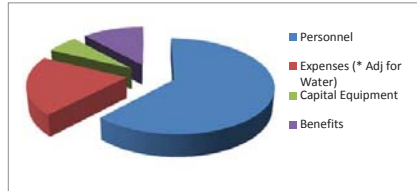
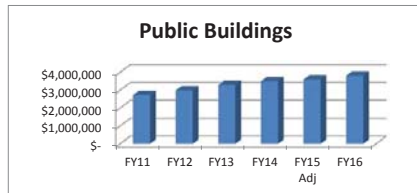
To plan, construct, renovate, repair and maintain all public buildings; provide safe, secure, accessible and sustainable facilities in approximately 2.7 million square feet of space in 78 municipal and school buildings.

**Fiscal Year 2015 Major Accomplishments**

**Project Management** – All capital projects scheduled to be completed in FY15 were completed on time and on budget. Angier, Cabot, Zervas, Fire Station #10, and the Fire Station #3 and Headquarters Projects are all on time and on budget.  
**Capital Planning** – Continued updating and refinement of the CIP, and routine updates on capital projects have been very effective in maintaining transparency, solid lines of communication.  
**Operations & Maintenance** – Expanded preventive maintenance programs to include additional backup generators, security systems, fuel storage tanks and associated monitoring systems.  
**Energy Efficiency & Sustainability** – Completed the energy retrofit of 16 buildings reducing energy consumption by 6% compared to FY14. Also completed RFP for solar photovoltaic installations at various locations throughout the city.  
**Training and Staff Development** - Completed the training of all new staff on procurement, legal, ordinance, and legislative processes. We now have all staff well versed in these areas.

**Fiscal Year 2016 Desired Outcomes**

**Project Management** - Achieve 100% on time and on budget for all capital projects, such as, Angier, Cabot, Zervas, Fire Station #10, and the Fire Station #3 and Fire Headquarters Projects.  
**Capital Planning** - Continue to update and refine the CIP, and utilize long range strategic planning with various departments and stakeholders to ensure sustainable plans for all buildings.  
**Operations and Maintenance:** Expand preventive maintenance programs to reduce reactive requests.  
**Energy Efficiency & Sustainability** - Complete energy retrofits of at least 14 buildings and reduce overall building energy consumption by 4% compared to FY15. Complete the installation of 750KW of solar panels at various locations around the city.  
**Day to Day Customer Experience** - Improve cleanliness and functionality to improve experience for visitors and staff.



| Department Detail                   | Actual       |              |              |              | <-Adj Budget-><br>FY2015 | <-Proposed-><br>FY2016 |
|-------------------------------------|--------------|--------------|--------------|--------------|--------------------------|------------------------|
|                                     | FY2011       | FY2012       | FY2013       | FY2014       |                          |                        |
| <b>Expenditure by Core Function</b> |              |              |              |              |                          |                        |
| Personnel                           | \$ 1,657,352 | \$ 1,777,587 | \$ 1,868,498 | \$ 2,042,040 | \$ 2,325,872             | \$ 2,366,357           |
| Expenses (* Adj for Water)          | \$ 721,264   | \$ 817,417   | \$ 911,740   | \$ 919,930   | \$ 765,805               | \$ 769,848             |
| Capital Equipment                   | \$ 858       | \$ 4,642     | \$ 162,989   | \$ 173,142   | \$ 77,375                | \$ 229,375             |
| Benefits                            | \$ 340,500   | \$ 382,796   | \$ 347,259   | \$ 360,150   | \$ 429,077               | \$ 446,065             |
| <b>Total</b>                        | \$ 2,719,974 | \$ 2,982,442 | \$ 3,290,486 | \$ 3,495,262 | \$ 3,598,129             | \$ 3,811,645           |
| <b>% Incr</b>                       |              | 9.65%        | 10.33%       | 6.22%        | 2.94%                    | 5.93%                  |
| <b>Personnel</b>                    |              |              |              |              |                          |                        |
| Full-Time                           | 30           | 30           | 32           | 34           | 34                       | 33                     |
| Part-Time                           | 0            | 2            | 1            | 1            | 1                        | 2                      |
| <b>Total</b>                        | 30           | 32           | 33           | 35           | 35                       | 35                     |

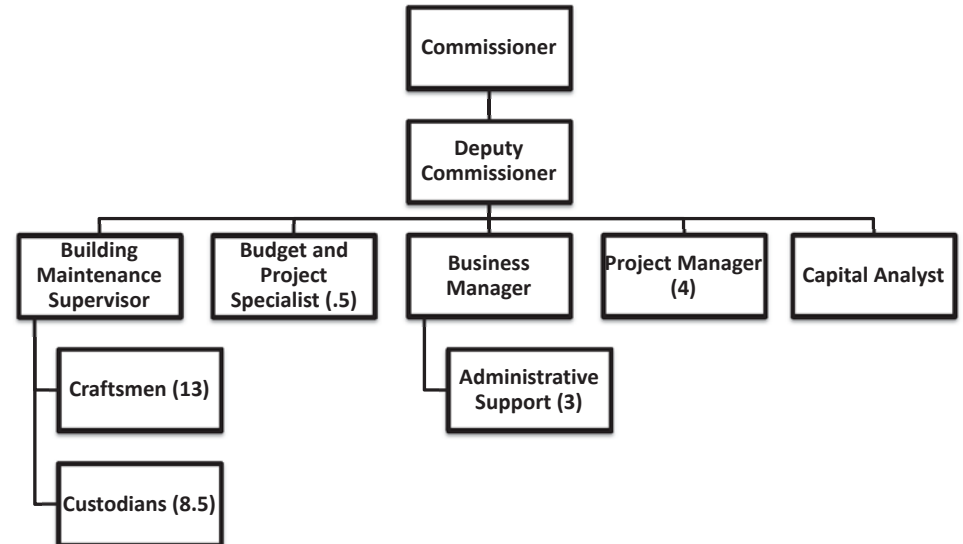
**FY2015 Accomplishments - Public Buildings Department**

| Outcome #1: Efficient Project Management  | Target   | Result                |
|---|----------|-----------------------|
| <b>Strategy #1: Station 10 and Wires Division</b>   |          |                       |
| Complete temporary fire station for Fire Station #10  | Jun 2014 | Completed on schedule |
| Start demolition of Fire Station #10  | Jul 2014 | Completed on schedule |
| Complete construction of new Fire Station #10 and Wires Building                              | Jul 2015 | On Schedule           |
| <b>Strategy #2: Carr as Swing Space and Angier Elementary School</b>                          |          |                       |
| Complete the Carr School Renovation   | Aug 2014 | Completed on schedule |
| Move Angier School to Carr School   | Jul 2014 | Completed on schedule |
| Start demolition of the Angier School   | Jul 2014 | Completed on schedule |
| Start construction of the new Angier School   | Oct 2014 | Completed on schedule |
| <b>Strategy #3: Zervas Elementary School</b>  |          |                       |
| Complete the feasibility study for the Zervas School Project                                  | Jun 2014 | Completed on schedule |
| Complete the design of the new Zervas School  | Jul 2015 | Sept 2015             |
| <b>Strategy #4: Cabot Elementary School</b>   |          |                       |
| Complete the Cabot School Feasibility Study   | Mar 2015 | Jun 2015              |
| <b>Strategy #5: Station 3 and Headquarters</b>  |          |                       |
| Complete Fire Station #3/HQ feasibility study through schematic design                        | Oct 2014 | Completed on schedule |
| <b>Outcome #2: Citywide Capital Improvement Plan</b>  |          |                       |
| <b>Strategy #1: Long Range Strategic Planning</b>   |          |                       |
| Department submissions due  | Jul 2014 | Completed on schedule |
| C.I.P. Steering Committee Evaluations   | Sep 2014 | Completed on schedule |
| Review all buildings current and future use and develop sustainable model for addressing      | Jan 2015 | Completed on schedule |
| <b>Strategy #2: Website Improvements</b>  |          |                       |
| Project pages available and up to date  | Aug 2014 | Completed on schedule |
| Number of quarterly updates posted on time  | 4        | 4                     |
| <b>Strategy #3: Individual Project Data for FY15 Projects</b>                                 |          |                       |
| Develop project descriptions, location map, budget, schedule                                  | Oct 2014 | Completed on schedule |
| Provide annual update   | Dec 2014 | Completed on schedule |
| <b>Outcome #3: Effective Maintenance &amp; Operations</b>                                     |          |                       |
| <b>Strategy #1: Implement Life Safety Code upgrades</b>                                       |          |                       |
| Percentage of outstanding code-related work orders in schools completed or scheduled          | 100%     | 100%                  |
| Percentage of outstanding code-related work orders in municipal buildings completed/scheduled | 100%     | 100%                  |
| <b>Strategy #2: Improve Average Workorder Turn-Around Time</b>                                |          |                       |
| % of emergencies responded to within one hour - Currently 100%                                | 100%     | 100%                  |
| % of routine workorders completed within 5 working days: School Bldgs - Currently 72%         | 75%      | 73%                   |
| % of routine workorders completed within 5 working days: Municipal Bldgs - Currently 70%      | 75%      | 72%                   |
| <b>Strategy #3: Implement a preventive maintenance plan</b>                                   |          |                       |
| Percentage of scheduled preventive maintenance tasks completed - Currently 100%               | 100%     | 100%                  |
| Percentage of work-orders that are preventive maintenance - Currently 40%                     | 50%      | 43%                   |
| <b>Outcome #4: Achieve 25% Improved Energy Efficiency from 2008 Baseline</b>                  |          |                       |
| <b>Strategy #1: Implement solar panels and power purchase agreement</b>                       |          |                       |
| Identify additional installation locations - to be determined                                 | Jul 2014 | Completed on schedule |
| Number of planned solar panel projects implemented  | 5        | 0                     |
| Coordinate implementation   | Sep 2014 | N/A                   |
| <b>Strategy #2: Complete energy retrofits on &gt;30 bldgs w/Preferred Vendor Program</b>      |          |                       |
| Complete modeling and receive proposals   | Jul 2014 | Completed on schedule |
| Complete energy retrofits   | Jul 2015 | Jul 2015              |
| <b>Outcome #5: Training and Staff Development</b>   |          |                       |
| <b>Strategy #1: Utilize other city depts to help train new and existing employees</b>         |          |                       |
| Complete procurement training   | Sep 2014 | Completed on schedule |
| Complete legal construction contract process training   | Oct 2014 | Completed on schedule |
| Complete financial training with FIS, IT, and Comptroller                                     | Nov 2014 | Completed on schedule |
| <b>Strategy #2: Implement a craftsmen training program</b>                                    |          |                       |
| Conduct monthly training sessions to improve on all areas of building maintenance             | Jul 2014 | Completed on schedule |
| <b>Strategy #3: Cross train existing and new employees</b>                                    |          |                       |
| Identify critical needs where redundancy is needed  | Jul 2014 | Completed on schedule |
| Have staff conduct monthly training in their area of expertise related to critical needs      | Sep 2014 | Completed on schedule |



| FY2016 Desired Outcomes - Public Buildings Department   |             |
|---|-------------|
| Outcome #1: Effective Project Management  | Target      |
| <b>Strategy #1: Fire Station #10</b>  |             |
| Complete the Fire Station #10 Project   | July 2015   |
| <b>Strategy #2: Fire Station #3 and Headquarters Project</b>  |             |
| Complete Design of Fire Station #3 and Headquarters Project   | Fall 2015   |
| Start Demo, Construction, and Renovation of Fire Station #3 and Headquarters  | Winter 2016 |
| Project Complete and Firefighters move back in  | Fall 2018   |
| <b>Strategy #3: Angier School Project</b>   |             |
| Certificate of Occupancy  | Dec 2015    |
| Project Complete and Students move in   | Jan 2016    |
| <b>Strategy #4: Zervas School Project</b>   |             |
| Complete Design of the Zervas School Project  | Fall 2015   |
| Start Demo and Construction of the Zervas School  | Jan 2016    |
| Project Complete and Students move in   | Sep 2017    |
| <b>Strategy #5: Cabot School Project</b>  |             |
| Site Plan Approval for the Cabot School   | Winter 2016 |
| Complete the Design of the Cabot School   | Winter 2017 |
| Project Complete and Students move in   | Winter 2019 |
| Outcome #2: Citywide Capital Improvement Plan   | Target      |
| <b>Strategy #1: Updated Capital Improvement Plan</b>  |             |
| Department submissions due  | Jul 2015    |
| C.I.P. Steering Committee Evaluations   | Sep 2015    |
| <b>Strategy #2: Website Improvements</b>  |             |
| Project pages available and up to date  | Aug 2015    |
| Number of quarterly updates posted on time  | 4           |
| <b>Strategy #3: Individual Project Data for FY16 Projects</b>   |             |
| Develop project descriptions, location map, budget, schedule  | Oct 2015    |
| Provide annual update   | Dec 2015    |
| Outcome #3: Effective Maintenance & Operations  | Target      |
| <b>Strategy #1: Implement Life Safety Code upgrades</b>   |             |
| Percentage of outstanding code-related work orders in schools completed or scheduled  | 100%        |
| Percentage of outstanding code-related work orders in municipal buildings   | 100%        |
| <b>Strategy #2: Improve Average Workorder Turn-Around Time</b>  |             |
| % of emergencies responded to within one hour - Currently 100%  | 100%        |
| % of routine workorders completed within 5 working days: School Bldgs - Currently 73%   | 75%         |
| % of routine workorders completed within 5 working days: Municipal Bldgs - Currently 72%  | 73%         |
| <b>Strategy #3: Expand preventive maintenance plan</b>  |             |
| Percentage of scheduled preventive maintenance tasks completed - Currently 100%   | 100%        |
| Percentage of work-orders that are preventive maintenance - Currently 40%   | 45%         |
| Outcome #4: Achieve 25% Improved Energy Efficiency from 2008 Baseline   | Target      |
| <b>Strategy #1: Implement solar panels and power purchase agreement</b>   |             |
| Number of planned solar panel projects implemented (City Hall, Library, Angier, Zervas, Cabot, Newton South High School and Rumford Avenue Recycling Depot) | 7           |
| Renewable power generated by new solar panels   | 750KW       |
| Coordinate implementation   | Sep 2015    |
| <b>Strategy #2: Complete energy retrofits on 14 bldgs w/Preferred Vendor Program</b>  |             |
| Complete energy retrofits on 30 buildings   | July 2016   |
| Outcome #5: Improve Day to Day Customer Experience  | Target      |
| <b>Strategy #1: Obtain Qualitative Survey Data</b>  |             |
| Complete customer satisfaction survey in areas like building cleanliness  | Jul 2015    |
| <b>Strategy #2: Determine Corrective Actions and Resources Needed and Establish New Goals</b>   |             |
| Apply new strategy and resources as appropriate to meet the desired goals   | Aug 2015    |
| <b>Strategy #3: Obtain Updated Qualitative Survey Data to Ensure Desired Goals are Reached</b>  |             |
| Complete a followup customer satisfaction survey in areas like building cleanliness   | Oct 2015    |

## PUBLIC BUILDINGS



| FUND: 01 - GENERAL FUND<br>DEPARTMENT: 115 - PUBLIC BLDG DEPARTMENT |                  | CITY OF NEWTON BUDGET<br>DEPARTMENT LEGAL LEVEL OF CONTROL |                  |                  |                     |                        |
|---|------------------|--|------------------|------------------|---------------------|------------------------|
|   | ACTUAL<br>2013   | ACTUAL<br>2014   | AMENDED<br>2015  | YTD<br>4/15/2015 | RECOMMENDED<br>2016 | CHANGE<br>2015 to 2016 |
| <b>PUBLIC BLDG DEPARTMENT SUMMARY</b>                               |                  |  |                  |                  |                     |                        |
| 51 - PERSONAL SERVICES  | 1,868,498        | 2,042,040  | 2,325,872        | 1,737,572        | 2,366,357           | 40,485                 |
| 52 - EXPENSES   | 1,299,369        | 1,446,138  | 1,225,307        | 966,936          | 1,334,505           | 109,198                |
| 58 - DEBT AND CAPITAL   | 162,989          | 173,142  | 77,375           | 23,319           | 229,375             | 152,000                |
| 57 - FRINGE BENEFITS  | 347,259          | 360,150  | 429,077          | 289,582          | 446,065             | 16,988                 |
| <b>TOTAL DEPARTMENT</b>   | <b>3,678,115</b> | <b>4,021,470</b>   | <b>4,057,631</b> | <b>3,017,409</b> | <b>4,376,302</b>    | <b>318,671</b>         |
| <b>PUBL BLDG ADMIN.</b>   |                  |  |                  |                  |                     |                        |
| 51 - PERSONAL SERVICES  | 693,951          | 775,826  | 963,605          | 707,179          | 941,640             | -21,965                |
| 52 - EXPENSES   | 111,030          | 120,061  | 129,766          | 98,992           | 129,878             | 112                    |
| 58 - DEBT AND CAPITAL   | 12,989           | 4,492  | 63,541           | 12,005           | 76,500              | 12,959                 |
| 57 - FRINGE BENEFITS  | 97,184           | 94,064   | 154,119          | 85,901           | 132,207             | -21,912                |
| <b>TOTAL PUBL BLDG ADMIN.</b>                                       | <b>915,155</b>   | <b>994,442</b>   | <b>1,311,031</b> | <b>904,077</b>   | <b>1,280,225</b>    | <b>-30,805</b>         |
| <b>MUNICIPAL BLDG MAINT.</b>  |                  |  |                  |                  |                     |                        |
| 51 - PERSONAL SERVICES  | 760,425          | 754,040  | 828,631          | 637,634          | 880,664             | 52,033                 |
| 52 - EXPENSES   | 414,611          | 477,201  | 299,058          | 274,313          | 333,727             | 34,669                 |
| 58 - DEBT AND CAPITAL   | 150,000          | 150,000  | 10,959           | 10,959           | 150,000             | 139,041                |
| 57 - FRINGE BENEFITS  | 169,126          | 169,815  | 173,143          | 131,203          | 204,123             | 30,981                 |
| <b>TOTAL MUNICIPAL BLDG MAINT.</b>                                  | <b>1,494,162</b> | <b>1,551,055</b>   | <b>1,311,791</b> | <b>1,054,109</b> | <b>1,568,514</b>    | <b>256,724</b>         |
| <b>CUSTODY OF SURPLUS BLDG</b>                                      |                  |  |                  |                  |                     |                        |
| 51 - PERSONAL SERVICES  | 11,191           | 0  | 0                | 0                | 5,000               | 5,000                  |
| 52 - EXPENSES   | 107,106          | 38,949   | 51,976           | 37,605           | 46,320              | -5,656                 |
| 57 - FRINGE BENEFITS  | 159              | 0  | 0                | 0                | 0                   | 0                      |
| <b>TOTAL CUSTODY OF SURPLUS BLDG</b>                                | <b>118,455</b>   | <b>38,949</b>  | <b>51,976</b>    | <b>37,605</b>    | <b>51,320</b>       | <b>-656</b>            |
| <b>SCHOOL BLDG MAINT.</b>   |                  |  |                  |                  |                     |                        |
| 52 - EXPENSES   | 437,324          | 526,160  | 479,110          | 349,696          | 584,500             | 105,390                |
| <b>TOTAL SCHOOL BLDG MAINT.</b>                                     | <b>437,324</b>   | <b>526,160</b>   | <b>479,110</b>   | <b>349,696</b>   | <b>584,500</b>      | <b>105,390</b>         |
| <b>DESIGNER SELECTION</b>   |                  |  |                  |                  |                     |                        |
| 52 - EXPENSES   | 0                | 0  | 649              | 0                | 1,500               | 851                    |
| <b>TOTAL DESIGNER SELECTION</b>                                     | <b>0</b>         | <b>0</b>   | <b>649</b>       | <b>0</b>         | <b>1,500</b>        | <b>851</b>             |

| CITY OF NEWTON BUDGET<br>DEPARTMENT LEGAL LEVEL OF CONTROL |                | ACTUAL<br>2013 | ACTUAL<br>2014 | AMENDED<br>2015 | YTD<br>4/15/2015 | RECOMMENDED<br>2016 | CHANGE<br>2015 to 2016 |
|--|----------------|----------------|----------------|-----------------|------------------|---------------------|------------------------|
| <b>CITY HALL MAINT/OPERATION</b>                           |                |                |                |                 |                  |                     |                        |
| 51 - PERSONAL SERVICES                                     | 141,219        | 155,629        | 162,424        | 126,399         | 168,691          | 6,268               |                        |
| 52 - EXPENSES  | 216,919        | 253,274        | 240,454        | 192,465         | 209,380          | -31,074             |                        |
| 58 - DEBT AND CAPITAL                                      | 0              | 8,393          | 1,500          | 355             | 1,500            | 0                   |                        |
| 57 - FRINGE BENEFITS                                       | 29,413         | 24,281         | 26,108         | 19,642          | 28,130           | 2,022               |                        |
| <b>TOTAL CITY HALL MAINT/OPERATION</b>                     | <b>387,552</b> | <b>441,577</b> | <b>430,486</b> | <b>338,860</b>  | <b>407,702</b>   | <b>-22,784</b>      |                        |
| <b>LIBRARY BLDG MAINT/OPER.</b>                            |                |                |                |                 |                  |                     |                        |
| 51 - PERSONAL SERVICES                                     | 228,079        | 265,752        | 275,069        | 193,115         | 262,788          | -12,280             |                        |
| 52 - EXPENSES  | 12,379         | 16,701         | 16,700         | 11,025          | 16,700           | 0                   |                        |
| 58 - DEBT AND CAPITAL                                      | 0              | 10,257         | 1,375          | 0               | 1,375            | 0                   |                        |
| 57 - FRINGE BENEFITS                                       | 51,149         | 56,535         | 58,535         | 39,073          | 63,750           | 5,215               |                        |
| <b>TOTAL LIBRARY BLDG MAINT/OPER.</b>                      | <b>291,607</b> | <b>349,245</b> | <b>351,678</b> | <b>243,213</b>  | <b>344,613</b>   | <b>-7,066</b>       |                        |
| <b>POLICE HQ CUSTODIAL</b>                                 |                |                |                |                 |                  |                     |                        |
| 51 - PERSONAL SERVICES                                     | 20,777         | 71,255         | 76,144         | 58,631          | 77,562           | 1,419               |                        |
| 52 - EXPENSES  | 0              | 13,791         | 7,595          | 2,840           | 7,500            | -95                 |                        |
| 57 - FRINGE BENEFITS                                       | 56             | 15,252         | 16,921         | 13,565          | 17,354           | 432                 |                        |
| <b>TOTAL POLICE HQ CUSTODIAL</b>                           | <b>20,834</b>  | <b>100,298</b> | <b>100,660</b> | <b>75,035</b>   | <b>102,416</b>   | <b>1,756</b>        |                        |
| <b>PARKS/REC BLDG CUSTODIAL</b>                            |                |                |                |                 |                  |                     |                        |
| 51 - PERSONAL SERVICES                                     | 12,856         | 19,538         | 20,000         | 14,615          | 30,011           | 10,011              |                        |
| 52 - EXPENSES  | 0              | 0              | 0              | 0               | 5,000            | 5,000               |                        |
| 57 - FRINGE BENEFITS                                       | 172            | 204            | 250            | 199             | 500              | 250                 |                        |
| <b>TOTAL PARKS/REC BLDG CUSTODIA</b>                       | <b>13,028</b>  | <b>19,742</b>  | <b>20,250</b>  | <b>14,815</b>   | <b>35,511</b>    | <b>15,261</b>       |                        |

# ALEJANDRO M. VALCARCE, AIA



64 Nottinghill Road • Brighton, MA 02135 • Ph. 617-782-1326 Fax 782-0104 • E-Mail arcvisions@aol.com

## REGISTRATION & AFFILIATION

Registered Architect: MA, FL; Member AIA, NCARB Certified, LEEDAP BD+C.

## WORK EXPERIENCE



Westin Boston Waterfront



Pier 4 Waterfront Development



Chestnut Hill Square

### Arrowstreet, Inc.

Somerville, MA

Jun. 1994

Dec. 2008

**Associate Principal** – at an approximately 150-person firm providing Architecture, Urban Design, Graphic and Interior Design services working on Mixed-Use, Retail, Commercial, Office, Residential, Hospitality and Governmental Projects.

**Account Manager** – Managed the client account responsible for approximately 30% of firm's architectural work load:

- Primary contact for client relations.
- Monitored progress, work flow, budgets and schedules of multiple project teams.
- Responsible for all staff assignments within the account.
- Formed part of HR/Staffing Group reporting to firm's Management Committee.
- Reported work flow and staffing projections, provided input on hiring and staff.
- Conducted interviews and employee evaluations.

**Project Manager** – Responsible for proposals, fees, contracts, staffing models and schedules:

- Lead multi-disciplined teams and conducted consultant coordination.
- Coordinated with Owner's Consultants and Legal Team, and managed state and local approvals processes.
- Managed in-house teams producing design and documents from Pre-Design and LEED associated services through Construction Administration services.

**Senior Technical Architect** – Provided technical leadership and monitored production staff and preparation of construction documents:

- Participated in materials research and development of project specifications.
- Provided construction administration services, field observations and prepared field reports.

### N.K. Bhandari Consulting Engineers, PC

Syracuse, NY

Feb. 1990

Jun. 1994

**Architect** – Responsible for programming, design, construction documents, specifications and construction phase services for Governmental, Industrial and Commercial Projects:

- Opened and managed operations for Boston branch office.
- Participated in marketing, interviews, and developed proposals/presentations for public agency clients.
- Provided cost estimating and field services for affiliated construction company.

## PROJECT EXPERIENCE



Parcel 7 Mixed-Use Vent Bldg.



Exchange Conference Center

- White Elephant Hotel Residences, Nantucket, MA, NE Development; \$46 M.
- Westin Boston Waterfront Hotel, S. Boston, MA, The Fallon Co. / NE Development; \$132 M.
- Pier 4 Waterfront Mixed-Use Development, S. Boston, MA, NE Development; est. \$500 M.
- Chestnut Hill Square Mixed-Use Development, Newton, MA; NE Development; est. \$600 M.
- CambridgeSide Galleria, various base building modifications, Cambridge, MA; NE Development.
- Galleria Long Wharf, New Haven, CT; New England Development; est. \$100 M.
- Southdale Center Additions and Renovations, Edina, MN, The O'Connor Group.
- Hoyts Cinemas Multiplexes, Mexico & Argentina, Hoyts Cinema Corp.
- Parcel 7 Mixed-Use Vent Building, Boston, MA, Massachusetts Highway Department; \$107 M.
- Exchange Conference Center, S. Boston, MA, Massachusetts Port Authority; \$5.2 M.
- Medical/Professional Office Building, Burlington, MA; \$2 M.
- Planned Unit Development, Raymond, NH; \$7.5 M.
- Office Facility, St. Albans, VT, Dept of Immigration & Naturalization; est. \$6 M.
- Addition & Modifications to Fire Station No. 1, Fort Drum, NY, USACOE; \$500,000
- Building Modifications US Army Reserve Centers, various, Upstate NY, USACOE; \$1.75 M.
- Variety of Custom Residential Projects, MA, CT and FL; \$100,000 - \$1 M.

## EDUCATION

### University of Florida

Gainesville, FL

- Master of Architecture, Structures Option
- Bachelor of Design

May 1986

May 1983

## OTHER

**Computer:** MS Word, Excel, and Project; AutoCAD 2010

**Languages:** Fluent in Spanish

## HISTORY OF NEWTON RECREATION DEPARTMENT BUILDING LOCATED AT

70 Crescent Street, Auburndale

The Newton Recreation Department moved from the Newton City Hall to the present brick, Dutch Colonial building located at 70 Crescent Street in the Auburndale section of Newton during February of 1970; after minor renovations were completed. The maintenance division of the department moved shortly thereafter, to this same location behind the office building.

On or about August 1969, the Board of Aldermen voted to purchase the land and building from the Massachusetts Turnpike Authority. The final purchase was not completed until 1970 and 1971. According to the City of Newton Assessor's records, 2 parcels of land were purchased. The first with an area of 103,363 square feet at a cost of \$77,500.00 on June 23, 1970, and the second area of 24,137 square feet, at a cost of \$1,600.00, on March 17, 1971, for a total cost of \$79,100.00. Of interest is the fact that the Assessor's record does not show that the area contained a building.

The building was constructed by the Richard White Construction Company, for their own use in 1947 and continued to be occupied by them until March 1963, when it was taken by the Turnpike Authority through Eminent Domain (price still restricted information at this present time) Originally they had planned to construct an interchange in this general area - finally constructed just East of this area. White's building was not completed and it is believed that they were allowed to remain until 1964 when it was completed almost diagonally across the "pike".

At this time, State Police "Troop E" (uniquely supported entirely by the Mass. Turnpike Authority) moved into this building, where they remained until 1967. At this point they were able to move into brand new quarters which had been specially constructed for them at the Brighton/Allston interchange. Turnpike maintenance then moved into both building in 1967 and remained until August 1969. Direct access onto the "Pike" was available for Police & maintenance, was cut off after Recreation moved in to prevent unauthorized travel from this area (motorists were aware of this access from here and would drive down beside the building and through the yard - in fact, many still try after 7 years) A fence was constructed by the Turnpike Authority.

Information obtained from:  
Richard White Construction  
Jack Francis of Mass. Turnpike Authority  
Assessor's office of Newton  
& my own knowledge - M. Lesbirel

### **Phase One Environmental Study Scope**

- Performance of an on-site visit to view present conditions (chemical spill residue, die-back of [vegetation](#), etc.); hazardous substances or petroleum products usage (presence of above ground or [underground storage tanks](#), storage of [acids](#), etc.); and evaluate any likely environmentally hazardous site history.
- Evaluation of risks of neighboring properties upon the subject property
- Review of Federal, State, Local and Tribal Records out to distances specified by the ASTM 1528 and AAI Standards (ranging from 1/8 to 1 mile depending on the database)
- Interview of persons knowledgeable regarding the property history (past owners, present owner, key site manager, present tenants, neighbors).
- Examine municipal or county planning files to check prior land usage and permits granted
- Conduct file searches with public agencies (State water board, [fire department](#), county health department, etc.) having oversight relative to [water quality](#) and [soil contamination](#) issues.
- Examine historic [aerial photography](#) of the vicinity.
- Examine current [USGS](#) maps to scrutinize drainage patterns and [topography](#).
- Examine chain-of-title for Environmental Liens and/or Activity and Land Use Limitations (AULs).

### **Phase Two Environmental Study Scope**

The Phase II ESA includes sampling and laboratory analysis to confirm the presence of hazardous materials. Some of the tests that may be performed include:

- surficial soil and water samples
- subsurface soil borings
- groundwater monitoring well installation, sampling, and analysis (may be appropriate on neighboring properties as well to determine the presence of contamination)
- drum sampling (if any were left on the property)
- sampling of dry wells, floor drains and catch basins
- transformer/capacitor sampling for Polychlorinated Biphenyls (PCBs)
- geophysical testing for buried tanks and drums
- testing of underground storage tanks

Depending on the results of the samples, the Phase II ESA should outline additional site investigation needs, and potential remedial actions that may be required to clean up the property.

### **Geotechnical Study Scope**

A Geotechnical Study will utilize borings throughout the property to provide information on the following:

- General soil conditions
- Groundwater depth and management
- Site drainage
- Foundation types, depth, allowable loading
- Subsoil stabilization
- Foundations and risk
- Vegetation control
- Structural fill type, earthwork, compaction, etc
- Evaluation of zone of constant soil suction when deeper borings are drilled

In the event that a basement is built the recommendations will include:

- Lateral earth pressures on the basement walls
- Groundwater control, including dewatering
- Subgrade soil stabilization.

### **Site Survey Scope**

Property records research at Newton Assessors, Engineering, Middlesex County Registry of Deeds, and the Massachusetts Land Court.

Field boundary survey to locate existing record monumentation referenced in the record deeds, plans, or city filed notes discovered during the research phase.

Reconcile the monuments and prepare an accurate metes and bounds boundary plan.

Existing Conditions plan will provide planimetric and topographic features such as:

- Buildings
- Walks
- Walls
- Curbs
- Signs
- Trees
- Fences
- Steps
- Paved areas
- Utility poles with overhead wires
- Spot grades
- Contours
- Surface utility structures
- Inverts of the sewer and drain structures
- Available record underground utility information

CITY OF NEWTON

IN BOARD OF ALDERMEN

November 16, 2015

That, pursuant to Section 2-7 of the Revised Ordinances of 2012, as amended, after a public hearing and upon recommendation of the Real Property Reuse Committee through its Chair Susan Albright, it is hereby

ORDERED:

That the property located at 70 Crescent Street (hereinafter referred to as “the Site”), containing approximately 60,000 square feet of land, identified as a portion of Section 33, Block 06, Lot 061, and containing the former Parks and Recreation administrative offices as well as the current Parks and Recreation maintenance facility, be transferred to the temporary custody of the Public Buildings Department for the purpose of developing and constructing a mixed-income residential rental project (the “Housing Project”), and to enlarge the adjacent Reverend Ford Playground to the maximum extent possible; and,

Following development of the Site as recommended in this Board Order, the Housing Project shall be transferred to the custody of the Newton Community Development Authority (NCDA), and any land not needed for the Housing Project shall be transferred back to the Parks and Recreation Department to be combined with the adjacent Reverend Ford Playground.

FURTHER BE IT RESOLVED:

1. That NCDA, the Parks and Recreation Department, and the Public Buildings Department work collaboratively with input from the community on plans for the Housing Project and the Reverend Ford Playground as a whole, including the Myrtle Baptist Church.
2. That the Housing Project have a minimum of 50% affordable units and that such units represent a range of affordability.
3. That the Housing Project include a context sensitive design that has a compact footprint and modest sized units so that the adjacent Reverend Ford Playground will be expanded to the maximum extent possible with the addition of land from the Site not needed for the Housing Project. The final site plan shall include a minimum of 20,000 square feet of open space to be used to enlarge the playground/open space area.
4. That the Housing Project be limited to eight units.
5. That the Housing Project demonstrates high performance energy efficiency and best building practices.

6. That the integrated site plan for the Housing Project and the Reverend Ford Playground improve public access to the Reverend Ford Playground. The City shall continue to pursue the acquisition of the adjacent Eversource property for further expansion or access to the playground/open space area.
7. That the City shall continue to work with the Myrtle Baptist Church regarding its needs for additional parking and additional means of egress and ingress to the church property.

Under Suspension of Rules

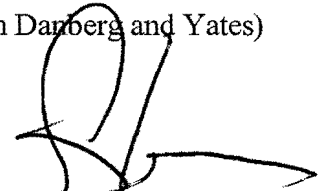
Readings Waived and Approved

20 yeas 2 nays (Aldermen Brousal-Glaser and Norton) 2 absent (Aldermen Danberg and Yates)



(SGD) DAVID A. OLSON

City Clerk



(SGD) SETTI D. WARREN

Mayor