

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

 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 or contact us:

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:

18 February
2016

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			
Project LOCATION	Full street address (with zip code), or other precise location. 70 Crescent Street, Auburndale, MA 02466			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Alex Valcarce, Newton Public Buildings Dept.	Avalcarce@newtonma.gov	617-796-1600	52 Elliot Street, Newton Upper Falls, MA 02464
Other Contacts	Joshua Morse, Newton Public Buildings Commissioner	jmorse@newtonma.gov	617-796-1600	52 Elliot Street, Newton Upper Falls, MA 02464
Project FUNDING	A. CPA funds requested: \$100,000 for this phase \$3,300,000 total	B. Other funds to be used: \$10,000 for this phase \$2,000,000 total	C. Total project cost (A+B): \$110,000 for this phase \$5,300,000 total	
Project SUMMARY	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.			

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.

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.

Specifically, this proposal includes:

- Environmental assessment (phase 1, phase 2 if needed.)
- Site Geotech/Civil report
- Drainage/civil engineering assessment??
- Site Survey

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.

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.

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
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Check all that apply.	create	✓	✓			
	rehabilitate/ restore	✓				
	for housing using CDBG or HOME funds:	<table border="1"> <tr> <td>new construction</td> <td>✓</td> </tr> </table>	new construction	✓	<table border="1"> <tr> <td>site preparation/ remediation</td> <td>✓</td> </tr> </table>	site preparation/ remediation
new construction	✓					
site preparation/ remediation	✓					

COMMUNITY NEEDS From each of at least 2 plans linked to [Guidelines & Forms](#) from 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, EArruda@Lasell.edu	617.243.2242	1921 Commonwealth Ave., Auburndale 02466
Shule Aksan	aksansul@hotmail.com	617.460.1151	98 Crescent St., Auburndale 02466
Beth Wilkinson, on behalf 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.

Project TITLE	Crescent Street - Affordable Housing & Community Park, Site Assessment
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HOUSING TARGET POPULATION & SPECIAL FEATURES <i>Check all that apply.</i>
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✓ Individual/Family

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

HOUSING TYPE <i>Check all that apply.</i>
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<input type="checkbox"/> Homeownership	<input checked="" type="checkbox"/> Rental	Combination or other (identify):
<input type="checkbox"/> Condominium	<input type="checkbox"/> Cooperative	

HOUSING UNIT COMPOSITION <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/+						

SUMMARY CAPITAL/DEVELOPMENT BUDGET

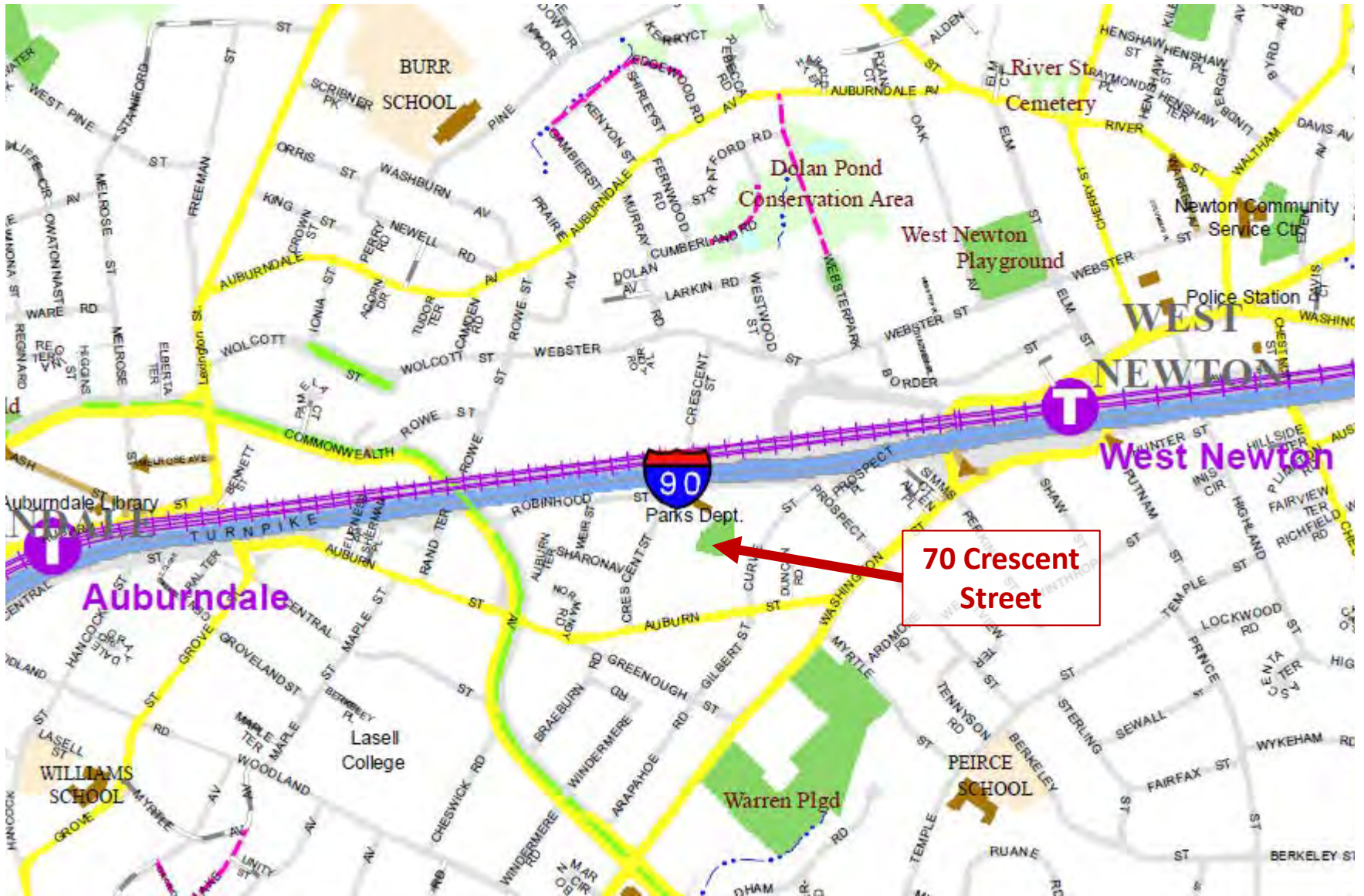
Uses of Funds		
Site assessment (\$100,000 total), including:		
Phase 1 Environmental Study (Environmental Site Assessment)		\$15,000
Phase 2 Environmental Study (if required)		\$40,000
Site Civil Survey		\$15,000
Geotechnical Survey		\$25,000
Contingency		\$5,000
Project management (bidding, contracting,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

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

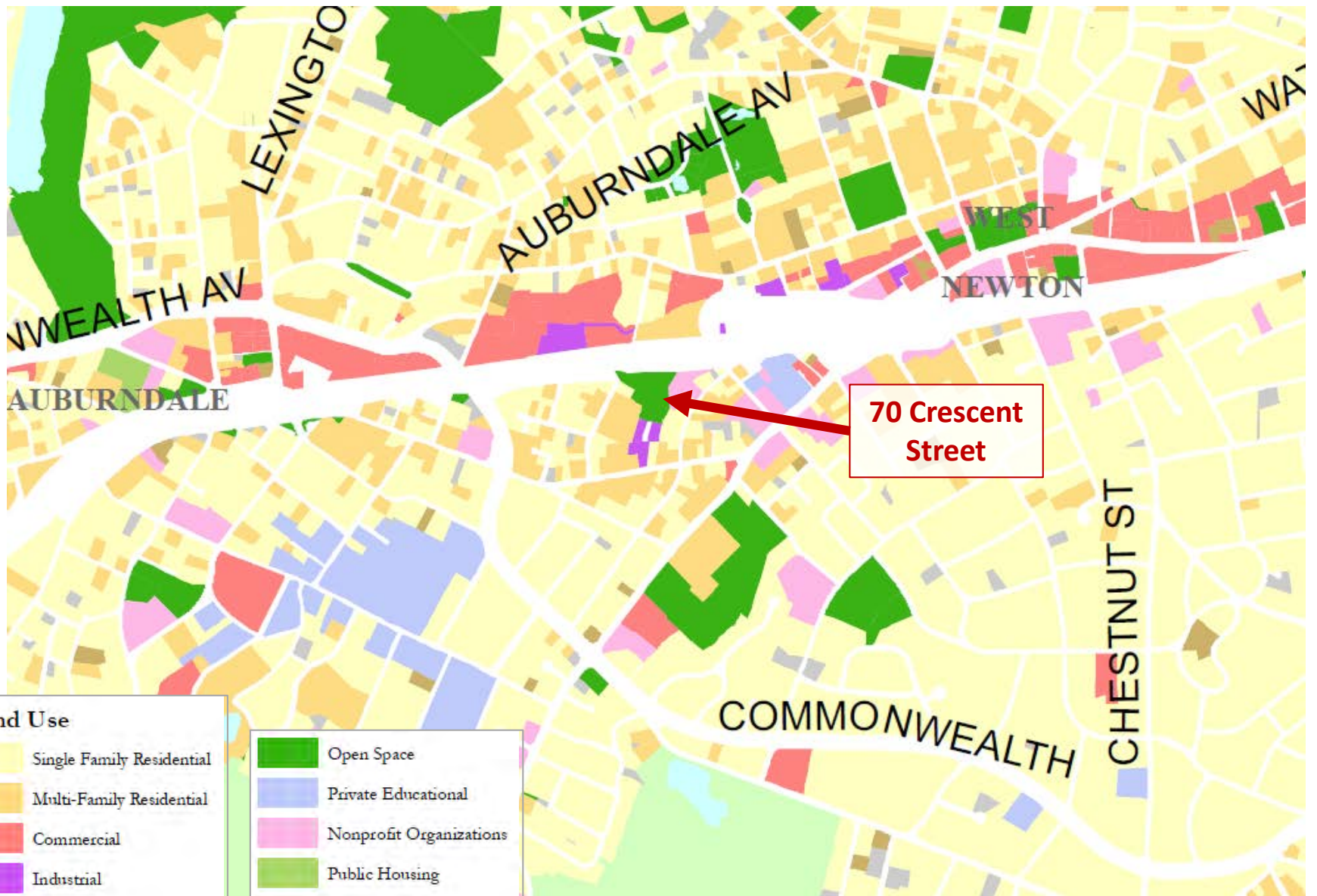
Project TITLE		Crescent Street - Affordable Housing & Community Park, Site Assessment		
ATTACHMENTS CHECKLIST				
↓ Check off submitted attachments here.				
REQUIRED	✓	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)	
	✓	MAP	of site in relation to nearest major roads	
REQUIRED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

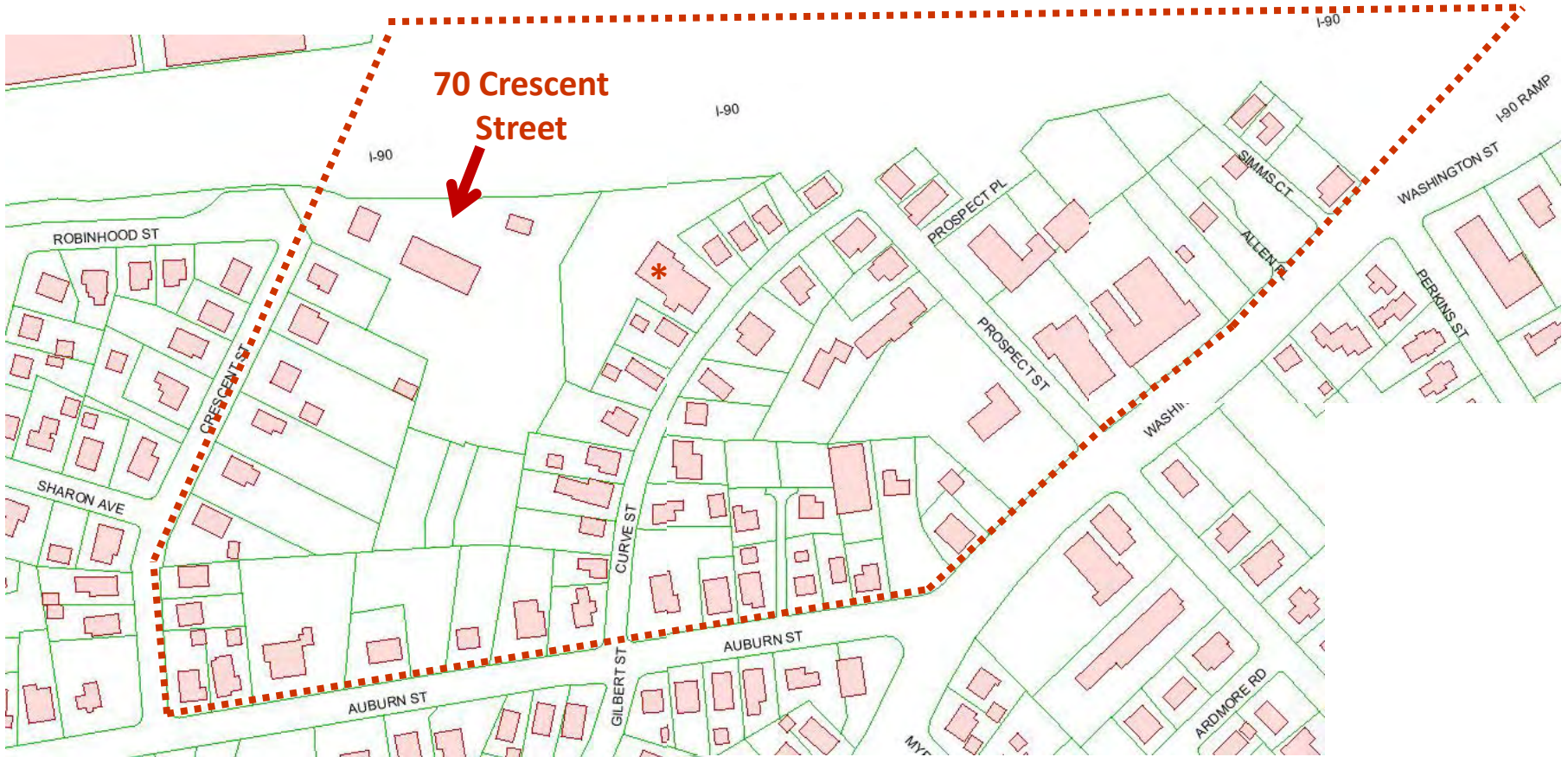


Land Use

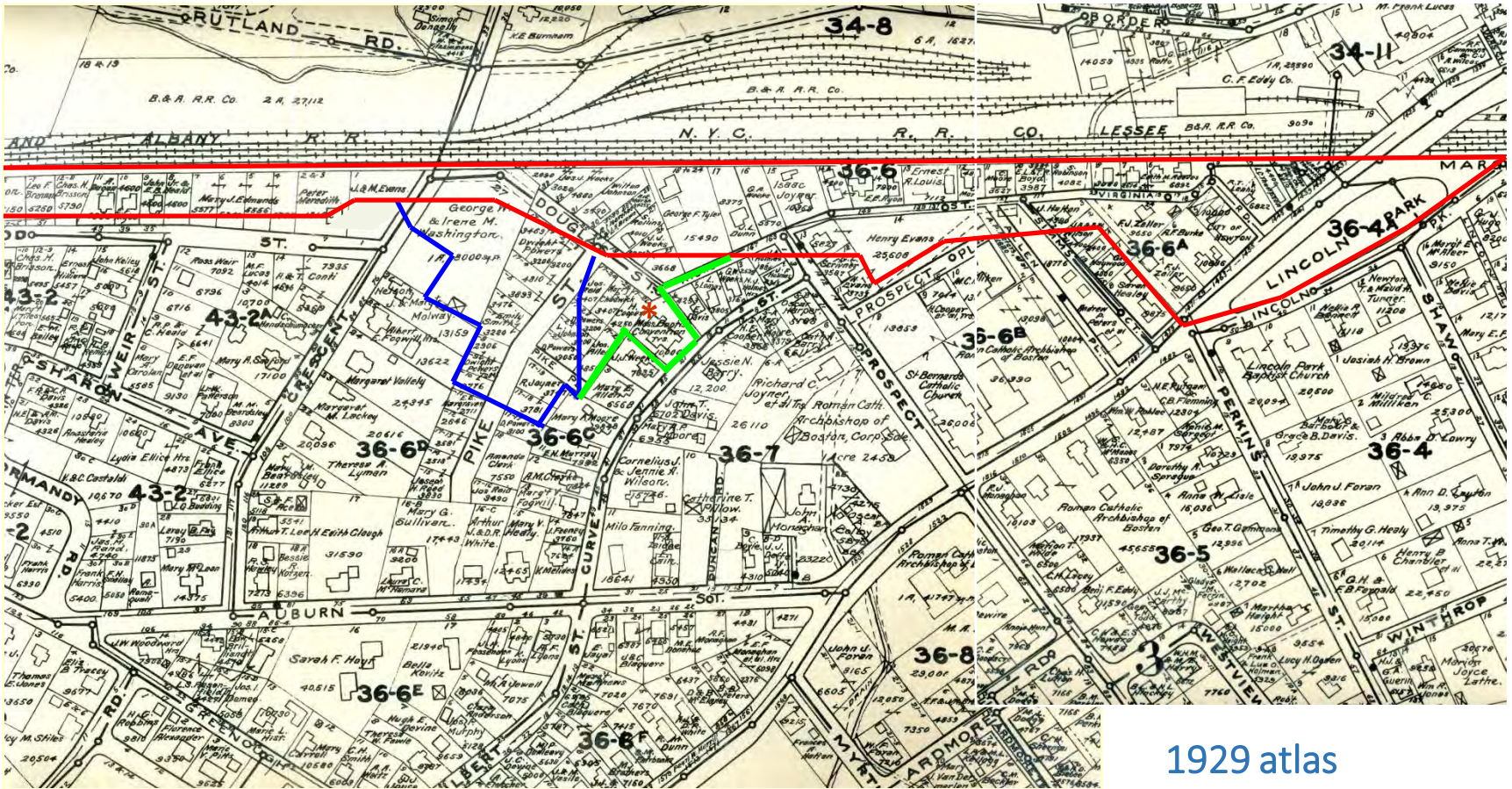
Single Family Residential
Multi-Family Residential
Commercial
Industrial
Mixed Use
Golf Course

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

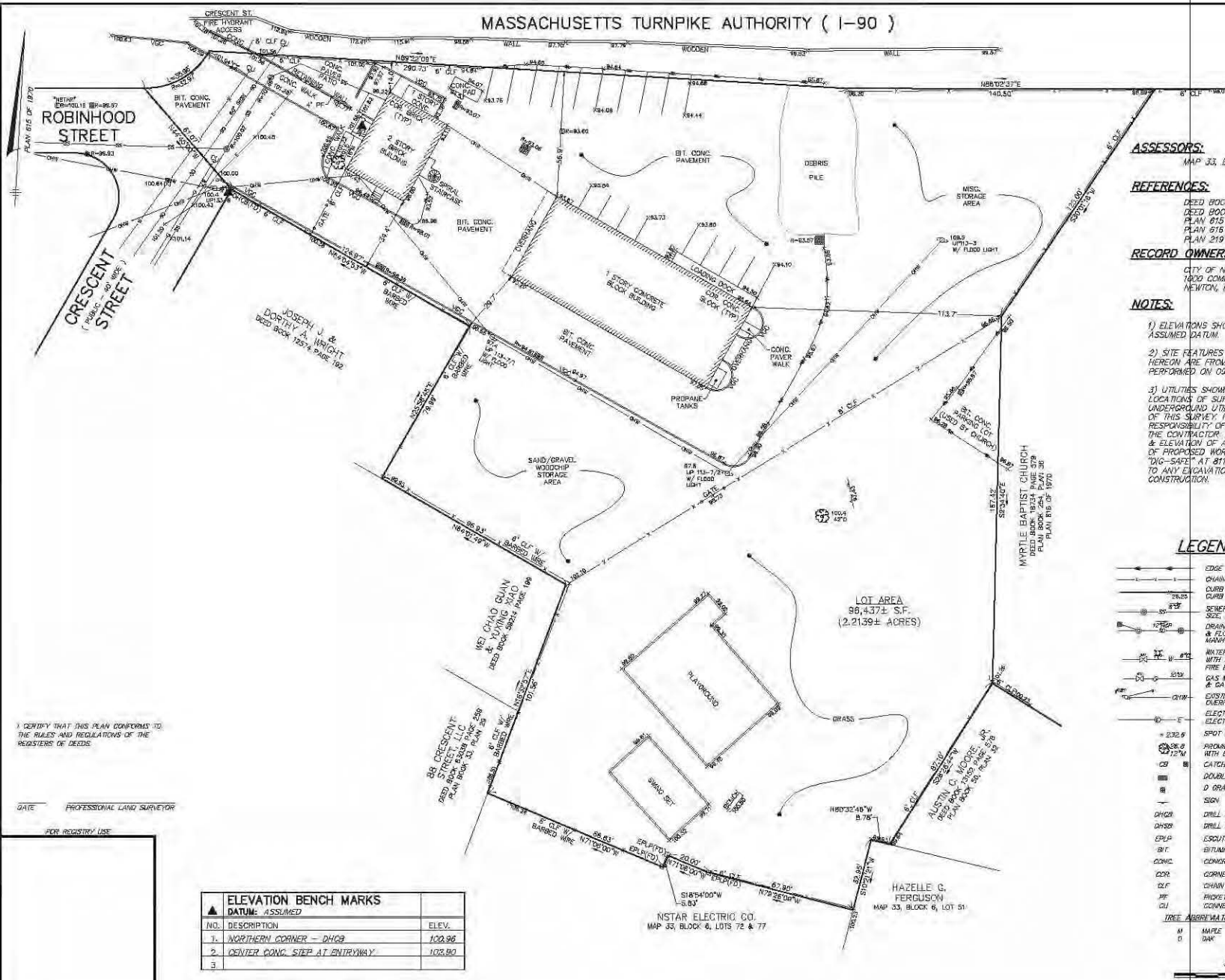
Myrtle
Baptist
Church



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 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
- BITUMINOUS
- CONCRETE
- CORNER
- CHAIN LINK FENCE
- PICKET FENCE
- 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.

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**

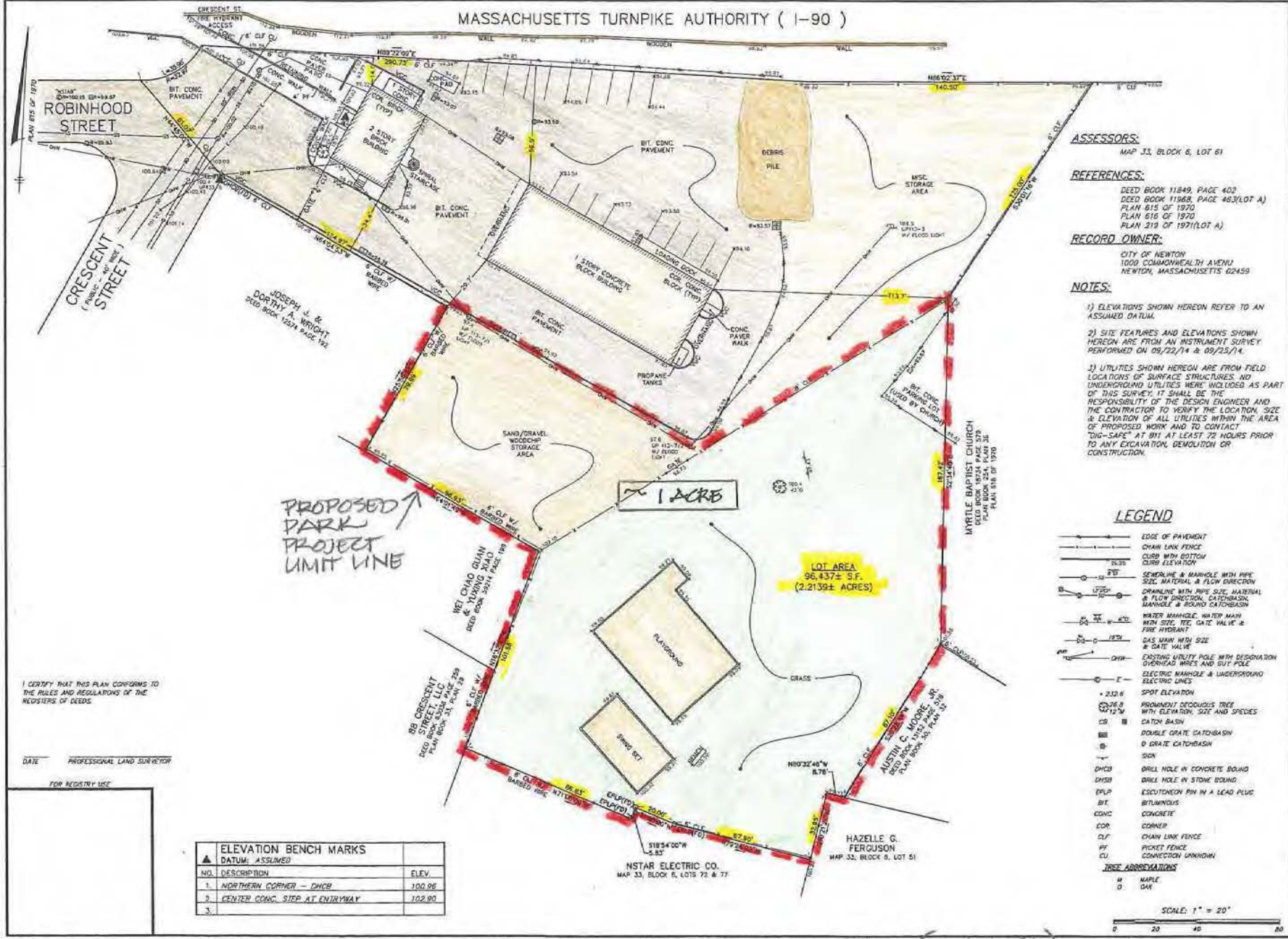
Plan Date: 10/29/14 10:02 am
Title: 70 Crescent Street (Survey Drawing)

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) 772-3026, 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:
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2) SITE FEATURES AND ELEVATIONS SHOWN HEREON ARE FROM AN INSTRUMENT SURVEY PERFORMED ON 09/22/14 & 09/25/14.
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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

EXISTING CONDITIONS
PLAN OF LAND
IN
NEWTON, MA

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

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

Photos of 70 Crescent Street, 2015



Photos of 70 Crescent Street, 2015



Public Buildings

Mission Statement

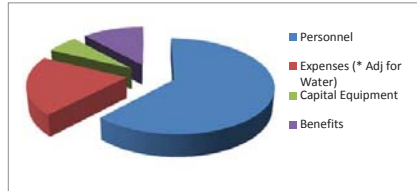
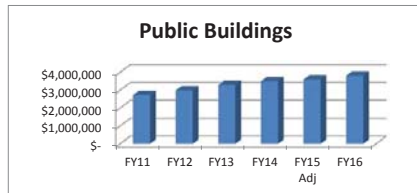
To plan, construct, renovate, repair and maintain all public buildings; provide safe, secure, accessible and sustainable facilities in approximately 2.7 million square feet of space in 78 municipal and school buildings.

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.



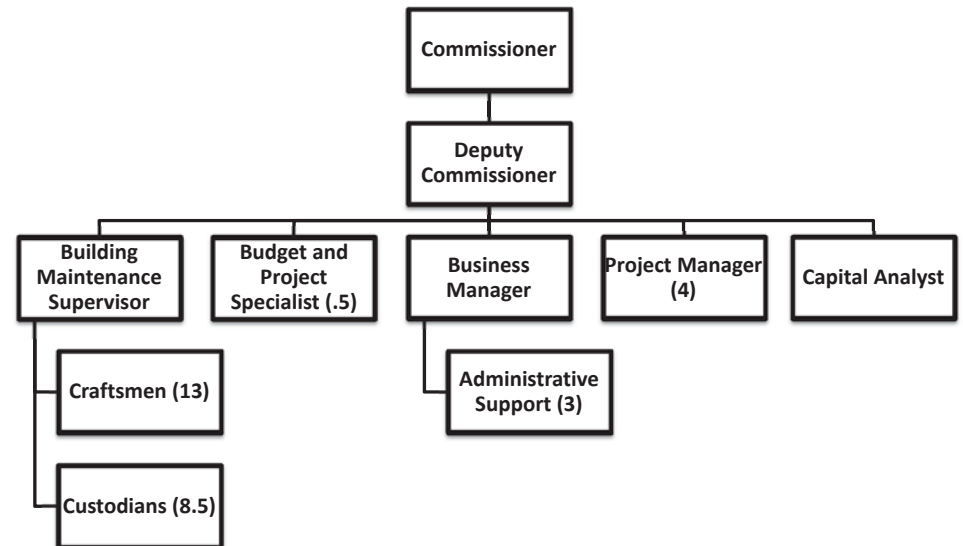
Department Detail	Actual				<-Adj Budget-> FY2015	<-Proposed-> FY2016
	FY2011	FY2012	FY2013	FY2014		
Expenditure by Core Function						
Personnel	\$ 1,657,352	\$ 1,777,587	\$ 1,868,498	\$ 2,042,040	\$ 2,325,872	\$ 2,366,357
Expenses (* Adj for Water)	\$ 721,264	\$ 817,417	\$ 911,740	\$ 919,930	\$ 765,805	\$ 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
Total	\$ 2,719,974	\$ 2,982,442	\$ 3,290,486	\$ 3,495,262	\$ 3,598,129	\$ 3,811,645
% Incr		9.65%	10.33%	6.22%	2.94%	5.93%
Personnel						
Full-Time	30	30	32	34	34	33
Part-Time	0	2	1	1	1	2
Total	30	32	33	35	35	35

FY2015 Accomplishments - Public Buildings Department

Outcome #1: Efficient Project Management	Target	Result
Strategy #1: Station 10 and Wires Division		
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
Strategy #2: Carr as Swing Space and Angier Elementary School		
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
Strategy #3: Zervas Elementary School		
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
Strategy #4: Cabot Elementary School		
Complete the Cabot School Feasibility Study	Mar 2015	Jun 2015
Strategy #5: Station 3 and Headquarters		
Complete Fire Station #3/HQ feasibility study through schematic design	Oct 2014	Completed on schedule
Outcome #2: Citywide Capital Improvement Plan	Target	Result
Strategy #1: Long Range Strategic Planning		
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
Strategy #2: Website Improvements		
Project pages available and up to date	Aug 2014	Completed on schedule
Number of quarterly updates posted on time	4	4
Strategy #3: Individual Project Data for FY15 Projects		
Develop project descriptions, location map, budget, schedule	Oct 2014	Completed on schedule
Provide annual update	Dec 2014	Completed on schedule
Outcome #3: Effective Maintenance & Operations	Target	Result
Strategy #1: Implement Life Safety Code upgrades		
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%
Strategy #2: Improve Average Workorder Turn-Around Time		
% 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%
Strategy #3: Implement a preventive maintenance plan		
Percentage of scheduled preventive maintenance tasks completed - Currently 100%	100%	100%
Percentage of work-orders that are preventive maintenance - Currently 40%	50%	43%
Outcome #4: Achieve 25% Improved Energy Efficiency from 2008 Baseline	Target	Result
Strategy #1: Implement solar panels and power purchase agreement		
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
Strategy #2: Complete energy retrofits on >30 bldgs w/Preferred Vendor Program		
Complete modeling and receive proposals	Jul 2014	Completed on schedule
Complete energy retrofits	Jul 2015	Jul 2015
Outcome #5: Training and Staff Development		
Strategy #1: Utilize other city depts to help train new and existing employees		
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
Strategy #2: Implement a craftsmen training program		
Conduct monthly training sessions to improve on all areas of building maintenance	Jul 2014	Completed on schedule
Strategy #3: Cross train existing and new employees		
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
Strategy #1: Fire Station #10	
Complete the Fire Station #10 Project	July 2015
Strategy #2: Fire Station #3 and Headquarters Project	
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
Strategy #3: Angier School Project	
Certificate of Occupancy	Dec 2015
Project Complete and Students move in	Jan 2016
Strategy #4: Zervas School Project	
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
Strategy #5: Cabot School Project	
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
Strategy #1: Updated Capital Improvement Plan	
Department submissions due	Jul 2015
C.I.P. Steering Committee Evaluations	Sep 2015
Strategy #2: Website Improvements	
Project pages available and up to date	Aug 2015
Number of quarterly updates posted on time	4
Strategy #3: Individual Project Data for FY16 Projects	
Develop project descriptions, location map, budget, schedule	Oct 2015
Provide annual update	Dec 2015
Outcome #3: Effective Maintenance & Operations	Target
Strategy #1: Implement Life Safety Code upgrades	
Percentage of outstanding code-related work orders in schools completed or scheduled	100%
Percentage of outstanding code-related work orders in municipal buildings	100%
Strategy #2: Improve Average Workorder Turn-Around Time	
% 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%
Strategy #3: Expand preventive maintenance plan	
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
Strategy #1: Implement solar panels and power purchase agreement	
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
Strategy #2: Complete energy retrofits on 14 bldgs w/Preferred Vendor Program	
Complete energy retrofits on 30 buildings	July 2016
Outcome #5: Improve Day to Day Customer Experience	Target
Strategy #1: Obtain Qualitative Survey Data	
Complete customer satisfaction survey in areas like building cleanliness	Jul 2015
Strategy #2: Determine Corrective Actions and Resources Needed and Establish New Goals	
Apply new strategy and resources as appropriate to meet the desired goals	Aug 2015
Strategy #3: Obtain Updated Qualitative Survey Data to Ensure Desired Goals are Reached	
Complete a followup customer satisfaction survey in areas like building cleanliness	Oct 2015

PUBLIC BUILDINGS



FUND: 01 - GENERAL FUND DEPARTMENT: 115 - PUBLIC BLDG DEPARTMENT		CITY OF NEWTON BUDGET DEPARTMENT LEGAL LEVEL OF CONTROL				
	ACTUAL 2013	ACTUAL 2014	AMENDED 2015	YTD 4/15/2015	RECOMMENDED 2016	CHANGE 2015 to 2016
PUBLIC BLDG DEPARTMENT SUMMARY						
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
TOTAL DEPARTMENT	3,678,115	4,021,470	4,057,631	3,017,409	4,376,302	318,671
PUBL BLDG ADMIN.						
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
TOTAL PUBL BLDG ADMIN.	915,155	994,442	1,311,031	904,077	1,280,225	-30,805
MUNICIPAL BLDG MAINT.						
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
TOTAL MUNICIPAL BLDG MAINT.	1,494,162	1,551,055	1,311,791	1,054,109	1,568,514	256,724
CUSTODY OF SURPLUS BLDG						
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
TOTAL CUSTODY OF SURPLUS BLDG	118,455	38,949	51,976	37,605	51,320	-656
SCHOOL BLDG MAINT.						
52 - EXPENSES	437,324	526,160	479,110	349,696	584,500	105,390
TOTAL SCHOOL BLDG MAINT.	437,324	526,160	479,110	349,696	584,500	105,390
DESIGNER SELECTION						
52 - EXPENSES	0	0	649	0	1,500	851
TOTAL DESIGNER SELECTION	0	0	649	0	1,500	851

CITY OF NEWTON BUDGET DEPARTMENT LEGAL LEVEL OF CONTROL						
	ACTUAL 2013	ACTUAL 2014	AMENDED 2015	YTD 4/15/2015	RECOMMENDED 2016	CHANGE 2015 to 2016
CITY HALL MAINT/OPERATION						
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
TOTAL CITY HALL MAINT/OPERATION	387,552	441,577	430,486	338,860	407,702	-22,784
LIBRARY BLDG MAINT/OPER.						
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
TOTAL LIBRARY BLDG MAINT/OPER.	291,607	349,245	351,678	243,213	344,613	-7,066
POLICE HQ CUSTODIAL						
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
TOTAL POLICE HQ CUSTODIAL	20,834	100,298	100,660	75,035	102,416	1,756
PARKS/REC BLDG CUSTODIAL						
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
TOTAL PARKS/REC BLDG CUSTODIA	13,028	19,742	20,250	14,815	35,511	15,261

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

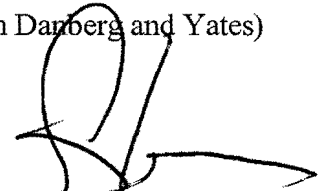
Readings Waived and Approved

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