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**Community Preservation Committee
Supplemental Funding Recommendation
for ANGINO FARM BARN**

**TENTATIVE
DOCKET
NUMBER
41-10(2)**

date: 22 October 2012
from: Community Preservation Committee
to: Board of Aldermen

PROJECT GOALS

This project will adapt the 19th-century barn at the City-owned Angino Farm as required for the successful operation of this site as a community-supported agriculture farm, under license from the Newton Farm Commission. Based on the Community Preservation Committee’s initial 2 February 2010 recommendation, the Board of Aldermen’s Order 41-10 appropriated \$568,000 for this project on 15 March 2010, in addition to the \$2,654,700 previously appropriated to acquire the farm and de-lead the farmhouse.

RECOMMENDED SUPPLEMENTAL FUNDING

On 11 October 2012, by a unanimous vote of 6-0 (members Wally Bernheimer and Michael Clarke absent), the Community Preservation Committee recommended the appropriation of \$180,000 in supplemental funding for this project, for the purposes outlined below (adapted from full budget in supplemental proposal):

Angino Farm Barn Supplemental Request 21 Sept 2012	
Budget Increases / (Decreases) vs. Original Proposal 9 Oct 2009	
A. Structural work	\$70,000
B. Fire protection	\$35,000
C. HVAC system costs	\$30,000
D. Lower bay doors, partitions	\$35,000
E. Construction contingency	\$75,000
F. Project Management	\$30,000
G. Construction cost inflation	\$30,000
H. Project features shifted to private fundraising	(\$120,000)
Total requested supplemental CPA funds	\$180,000

SPECIAL ISSUES CONSIDERED BY THE CPC (keyed to letters in summary budget above)

The Committee’s original February 2010 funding recommendation, based on the October 2009 proposal, included both design and construction. When the design process revealed some unanticipated and underestimated costs, the Public Buildings Dept., the Farm Commission and the City’s licensee Newton

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SPECIAL ISSUES CONSIDERED (continued)

Community Farm, Inc. (NCF) redefined the minimum scope of work to be done with public funds and deferred some previously approved project features for private fundraising by NCF.

Based on the supplemental proposal, the recommended additional CPA funds will cover these previously unanticipated or underestimated costs: **(A.)** supports for building frame, footings, concrete floor, level and strengthen floor, hurricane clips; **(B.)** code-required fire protection for a place of public assembly; **(C.)** greater-than-anticipated costs for the heating system; **(D.)** in-kind replacement of lower-bay doors (current condition did not permit the originally proposed rehabilitation). Additional construction costs will absorb both the 15% contingency built into all categories in the original proposal and the \$30,000 originally appropriated for project management. The recommended supplemental funds therefore include an additional **(E.)** \$75,000 construction contingency and **(F.)** \$30,000 for an external, contracted project manager, as well as **(H.)** \$25,000 for cost inflation, reflecting the delay of construction from the originally envisioned summer-fall 2011 to the currently anticipated spring-summer 2013. The CPC agreed to consider this supplemental request in advance of its regular fy13 funding round to minimize any further delays. Previously approved work that will now be deferred for private fundraising by NCF includes **(G.)** the outdoor terrace, 3- season screened porch, kitchen completion, and loft offices/storage for NCF staff and programs.

ADDITIONAL CPC RECOMMENDATIONS (*funding conditions*)

1. All recommended supplemental funds will be appropriated to the Public Buildings Department.
2. For CPA reporting purposes, recommended supplemental funds will be counted in the same way as those the CPC originally recommended for this project: 15% as historic resources and 85% as recreation.
3. The Public Buildings Dept.'s project manager will respond promptly to requests for project updates by the CPC, its staff, or the Board of Aldermen; collaborate with the CPC, the Farm Commission and Newton Community Farm, Inc. to publicize the project; and provide the CPC with an in-person and written final report within 1 month of project completion. The final report should include clear comparisons of actual project expenditures and features to those in both the original and supplemental proposals.
4. As usual, all CPA funds not used for the purposes described in the attached supplemental proposal must be returned to the Community Preservation Fund. However, the CPC also recognized that the scope of work for public funding covered by its previous recommendation was larger than in the supplemental proposal. The CPC therefore voted unanimously (6-0) to consider a request from Public Buildings to use CPA funds appropriated based on either of the CPC's recommendations for work listed in the supplemental proposal as deferred for private fundraising, or in the construction RFP as an add-alternate, on the condition that the department report construction bidding results to the CPC in person and obtain the Committee's formal permission prior to including such work in any executed contract.

KEY OUTCOMES

The Community Preservation Committee will evaluate this project based on these key outcomes

1. Completion of construction without further supplemental CPA funding and within 1 year after the recommended supplemental funds become available, or by any extension of that deadline granted in writing by the CPC.
2. Compliance with all provisions in the CPC's two funding recommendations for this project.
3. Adequate maintenance of the barn without further use of CPA funds.

ATTACHMENTS (delivered to the clerk of the Board of Aldermen's Public Facilities & Finance Committees)

- CPC project webpage, with project history and links to both original and supplemental proposals, budgets, plans & elevations, and CPC recommendations
- Supplemental Proposal, including updated budget, plans & elevations