

City of Newton



THE PUBLIC BUILDINGS DEPARTMENT

Stephanie Kane Gilman, Commissioner

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52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461

Setti D. Warren
Mayor

Final version of this letter and
attached proposal received by
CPC staff on 21 September 2012.

August 24, 2012

Alice Ingerson
Community Preservation Program Manager
Newton Planning and Development Department
1000 Commonwealth Ave.
Newton, MA 02459

Re: Angino Farm Supplemental Funding Request

Dear Ms. Ingerson;

Please find attached the application requesting supplemental funding for the Newton Community Farm Barn Rehabilitation project that the City hopes can be considered for off-cycle approval by the Community Preservation Committee.

This request for \$180,000 will allow the City to complete the renovation project while maintaining the intended programming as described in the original submission. During the design of the project, it became evident that structural and code issues would dictate improvements not previously envisioned. If approved, this funding will assure that the project can maintain its core vision while providing a safe and functional building.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

Stephanie Kane Gilman
Commissioner



Setti D. Warren
Mayor

**Newton, Massachusetts Community Preservation Program
Fy12-13 FUNDING REQUEST**

(For staff use)
date rec'd:

PRE-PROPOSAL PROPOSAL

For full instructions, see www.newtonma.gov/cpa or contact:

Community Preservation Program Manager
Newton Planning and Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

You may adjust the space for each question, but do not use more than 1 page to answer all questions on this page.

Project CONTACTS		<i>Name, title, mailing address, email, phone, fax, & website if there is one.</i>	
<p><i>MANAGER - will be responsible for budgets, deadlines & reports</i> Maciej Konieczny Sustainability Project Manager Public Buildings Department 52 Elliot St. Newton, MA 02464 617-796-1605 (P) mkonieczny@newtonma.gov</p>		<p><i>OTHER CONTACT</i> Alexandra Ananth Sr. Planner, Staff to Farm Commission Planning and Development Department 1000 Commonwealth Avenue Newton, MA 02459 617-796-1121 (P) aananth@newtonma.gov</p>	
Project TITLE	Newton Community Farm Barn Rehabilitation		
Project LOCATION	<i>Full street address (with zip code) or other precise location.</i> Newton Community Farm, 303 Nahanton St. Newton, MA 02459		
Project BUDGET	<p>CP FUNDS TO BE REQUESTED: \$180,000</p>	<p>OTHER FUNDS TO BE USED: \$568,000 (previously approved CP funds) + \$120,000 (privately raised funds)</p>	<p>TOTAL PROJECT COST: \$878,000</p>
SUMMARY	<p><i>Explain project goals & why funds are needed. For multi-project "programs," describe how individual projects were chosen & prioritized.</i></p> <p>This CPP proposal is to request additional funding to allow the City to complete the Newton Community Farm Barn Renovation Project approved and funded by the CP in 2010. This supplemental request for \$180,000 is to accommodate an increase in costs due to unanticipated structural and code scope items. It also includes cost inflation due to delay of the project by thirty months.</p> <p>To keep this supplemental CPP request as low as possible the project team has reduced the scope of the project to include only the most vital components that will allow the building to remain true to the core intent of the original request: a heated, accessible, public use facility that supports the growing open space and recreation activities of the Community Farm. The Farm organization will match this additional CPP investment with additional privately raised funds to complete the building to its full potential.</p> <p>Supplemental funding is being requested in response to the Architect's estimate of construction cost which greatly exceeded the original CPP grant. The current plan reduces the CPP project scope and cost by shifting portions of the funding responsibility to Newton Community Farm after the CPP construction is finished.</p> <p>In addition, the Public Building Department is requesting an additional 30,000 in project management funds.</p>		

HOW WILL CP FUNDS BE USED?		HISTORIC RESOURCES	OPEN SPACE	RECREATION LAND	COMMUNITY HOUSING
Check all that apply.	acquire				Contact staff for separate form..
	create	not allowed			
	preserve		PRESERVATION	PRESERVATION	
	support	not allowed	not allowed	not allowed	
	rehabilitate/restore		allowed only if the resource was originally acquired or created with CP funds		

You may adjust the space for each question, but do not use more than 1 page to answer all questions on this page.

CITYWIDE PLANS: List plans by title, year & page(s) where each plan identifies this specific project or its general goals as a priority. See links to plans from: www.newtonma.gov/cpa/program.htm.

See previous application

OTHER FUNDING: What non-CP funds will you use or are you pursuing? List names of other funders, amounts requested, & expected dates of funding decisions.

As described in the original CPC proposal, Newton Community Farm, Inc. (NCF) has thus far contributed \$230,000 for the overall barn rehabilitation. Following completion of the CPC funded phase of the renovation, NCF will contribute an additional \$120,000 for the kitchen installation including appliances, food storage cooler in the lower bay, produce washing station in the lower bay, and completion of the remaining portions of the lower bay level.

On an annual basis NCF continues to raise funds privately from Newton residents and other individuals with personal connections to the historic property. Funds for the \$120,000 completion of the project will be raised from the same donor base, in a capital campaign. This will bring NCF's contribution to the overall Barn project to \$350,000.

A subsequent phase of the capital campaign, raising an additional \$100,000, will enable the construction of the front terrace, the enclosed porch and the loft office.

The ongoing operating and maintenance budget of the Barn once renovated will be the sole responsibility of NCF.

STEWARDSHIP: How will the project be maintained and funded once CP funds have been spent? (Hint for City-owned resources: "through the regular operating budget" is seldom a persuasive answer.)

See previous application

COMMUNITY CONTACTS: List email addresses and/or phone numbers for at least 3 Newton residents or organizations that can provide feedback on the proposal and its manager's qualifications. No more than 1 should be a Board member, supervisor, or employee of the project manager.

See previous application

TIMELINE				
Project or Program Title:				
Steps (for a project) or Projects (for a multi-project program) <i>For requests over \$300,000, show how funding could be phased over multiple years.</i>	Assistance Required <i>(fundraising, permits, etc.)</i>	Start <i>season/ year</i>	Finish <i>season/ year</i>	Cost <i>estimate</i>
1. Design Completed to date	Public Buildings Department	2010	Fall 2012	\$43,265
2. Current status: 90% design complete	Public Buildings Department	Fall 2012	Fall 2012	\$0
3. Complete Design, Bid Assistance, Construction Administration	Public Buildings Department	Fall 2013	Winter 2013	\$28,000
4. Bidding Period	Public Buildings Department Purchasing Department	Spring 2013	Spring 2013	\$0
5. Construction of CPC funded work	Public Buildings Department	Spring 2013	Fall 2013	\$646,735
6. Fundraising by NCF: \$120,000 goal		Spring 2013	Winter 2013	\$ 5,000
7. Construction of NCF funded work		Summer 2014	Winter 2014	\$120,000
8. Project Management	Public Buildings Department	Spring 2013	Winter 2014	\$30,000
9				\$
10				\$

Budget - Specific cost changes and scope changes

Structural: strengthen lower level rubble wall, footings, concrete floor, timber frame, hurricane clips	\$70,000
Sprinklers were not anticipated to be required. Fire alarm was much more expensive than anticipated	\$35,000
HVAC system costs greater than anticipated	\$30,000
Extra costs for doors, partitions, finishes, etc.	\$35,000
Design and Bid contingency	\$75,000
Project delay – inflation ¹	\$25,000
Costs shifted to Newton Community Farm	(\$120,000)
Project Management	\$30,000
Total supplemental request	\$180,000

¹ According to Engineering News-Record [*http://enr.construction.com/economics/](http://enr.construction.com/economics/) construction cost inflation has been running around 2.9% per year. By this measure the delay of the \$568,000 original project by two years would cost \$32,944. In the original application completion of the project was scheduled for Dec 2011. In the new supplemental application, completion of the entire project (including the portion funded by the Farm) is Winter 2014, and completion of the proportion funded by the CPC is Fall 2013. This is therefore believed to be a conservative but realistic estimate.

As requested by the CPC, here is an updated operating budget for the completed barn.

• **Annual Operating Budget for Renovated Barn.**

Annual Operating Costs	Cost	Notes
Heating	\$1,400	
Electric	\$1,600	
Maintenance	\$2,000	
Cleaning	\$2,600	\$50/week
Less portapotty rental fee	<i>(\$1,050)</i>	Will not be needed
Total Operating Cost	\$6,550	
Annual Operating Income		
Additional Workshops (net)	\$3,000	~20 more workshops per year
Community events	\$2,500	5 rental events per year
Fundraising Event	\$4,000	One donor event per year
Total Income	\$8,500	
Net Income	\$1,950	