



# CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

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David B. Cohen  
Mayor

April 14, 2006

Community Preservation Committee  
City Hall – 1000 Commonwealth Avenue  
Newton, Massachusetts 02459

**RE: Request for Emergency CPA Funding  
De-Leading Project at Angino Farm**

**Dear Committee Members:**

**The Newton Farm Commission and the Newton Public Buildings Department have worked together since last summer to make the dream of Angino Farm a reality for the City of Newton. We are well on our way to achieving the City's goals as noted in the attachment.**

**We write to request emergency CPA funding to de-lead the premises at Angino Farm. De-leading was not included on the original financial checklist because de-leading is only required by state regulations when residential property is occupied by a child under the age of six and that wasn't the case at the time. Recently a farmer was employed to operate Angino Farm and his family includes two children under the age of six. It is our goal to complete the de-leading project in time for the older child to attend school in the fall.**

**Because of the tight timeline necessitated by the approval process and the public bidding process, we respectfully request that you hold the public hearing and working session on the same night.**

**We will continue to refine the specifications in order to reduce costs to the greatest extent possible and still meet all of the historic preservation criteria. The attached request has tried to answer all of your questions, but if you require additional information, we will be happy to provide it. Your consideration of this emergency request is much appreciated.**

Sincerely,

**Peter K. Lewenberg  
Chairman, Newton Farm Commission**

**A. Nicholas Parnell, AIA  
Commissioner of Public Buildings**

## **CPA EMERGENCY FUNDING APPLICATION**

### **ANGINO FARM DE-LEADING PROJECT**

(Historic Preservation)

#### **PROJECT DESCRIPTION**

**1. Goals: What are the goals of the proposed project?**

The goal of this project is to de-lead the premises at Angino Farm so that the farmer and his family may occupy the premises by the end of August 2006, and to do the work in an historically appropriate way so that the woodwork, doors and windows retain their historic appearance.

**2. Community Need: Why is this project needed? Does it address needs identified in existing City plans?**

The Farm Commission is committed to ensuring that Angino Farm meets all of the requirements of the ordinance establishing it as a City project, including the creation of numerous educational and volunteer programs for Newton residents of all ages. Having a resident farmer is critically important to achieving these goals. The farmer chosen to run the farm has a young family. This project is needed in order to comply with state regulations requiring landlords to de-lead premises when they are to be occupied by a child under the age of six years. An additional benefit will accrue to the students visiting the farm as well.

**3. Community Support: What is the nature and level of support for this project?**

The Farm Commission voted at its April 6, 2006, meeting to seek funding for this project in order to comply with state law and to allow the farmer's son to enter Memorial Spaulding School in September 2006 as scheduled. At the request of the Farm Commission and the Law Department, the Public Buildings Department has sought preliminary estimates for the work.

An application has been presented to the Historical Commission for its April 27, 2006, meeting. Since the windows chosen comply with their requirements, the Commission anticipates a favorable recommendation. The Community Development Department has offered a \$15,000 grant for the de-leading and their representatives have been involved in an advisory capacity during the estimating process.

Newton Community Farm, Inc., the designated farm operator, fully supports this project and is in the process of applying for a grant from a paint company to defray a portion of the costs. Because of the uncertainty regarding this application, we have not included it in the mathematical calculation.

**4. *Timeline:* What is the schedule for project implementation, including a timeline for all critical milestones?**

The schedule seeks to complete all of the work by the end of August to allow occupancy by the farmer's family in time for school. You will note from the attached timeline that occupancy will be possible by the end of August only if CPA and BOA committees are able to hold joint meetings to address this emergency request.

**5. *Credentials:* How will the experience of the applicant contribute to the success of this project?**

The Public Buildings Department and the Farm Commission have been acting as a team to accomplish the much-needed renovations at Angino Farm with the goal of securing the public buildings and making them safe for occupancy while respecting the historic aspects of the property. Of the original \$40,000 CPA grant, approximately \$37,000 has been spent (or committed in the near future) for new house roofing, patching existing barn roofing, masonry pointing, boiler repairs, asbestos removal, updating the electrical system in the house, structural repairs and plumbing. The Farm Commission voted to hold the remaining \$3,000 as an emergency fund to be used in the event of unforeseen expenses as it is likely that something will break and need repair or replacement in the future. Please see the attached "Building Improvements List" for a full accounting to date. Lead abatement was not included in the original \$40,000 CPA grant.

Newton Community Farm, Inc., the designated farm operator, tilled and planted the field with a cover crop last fall. They recently employed the farmer, paid for insurance and met all other requirements of its lease with the City. The crop plan has been prepared and the bed layout plan is in process. Seeds have been ordered for a wide variety of vegetables. Bed preparation and planting will begin soon. In addition, they have undertaken significant work outdoors, including: trimming fruit trees and grape vines, removing saplings and dead trees and starting a wood pile, cutting brush, erecting a plastic film greenhouse and drilling an irrigation well. They have contracted with the DPW to buy compost for use in the fields. In addition, they will be making upgrades to the farmhouse in terms of redecorating the interior, installing new kitchen cabinets and appliances, adding insulation and new lighting fixtures, and making minor repairs to all of the structures on the property. Two elementary schools have expressed an interest in educational programs this fall. NCF has an intern from Williams College who will be working 32 hours per week with a focus on educational programming. Donations have been received in the form of cash, loan of a pickup truck, used refrigerator and kitchen cabinets. They had an energy audit completed and now have a list of recommendations

for energy improvements to the buildings. NCF is currently working on the Master Plan, signage, pathway systems, farmstand and future HP access.

The City DPW recommended replacement of existing outdated utilities and has nearly completed that work.

**6. *Success Factors: How will the success of this project be measured?***

When a premises is de-lead, a professional re-testing and review is performed by the Health Department. If all of the testing comes back negative for lead, the City will allow the buildings to be occupied by the family.

If the woodwork is still in good condition following the de-leading process, and the new windows meet the Historical Commission's standards, the historic preservation aspects will be judged a success.

**7. *Budget: What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies.***

The following preliminary cost estimates were obtained by Public Buildings for review purposes. They represent the worst-case scenario and it is anticipated that as the specifications are refined and the project is bid as an advertised public bid, the costs will be lower. The Farm Commission and Public Buildings are committed to doing a quality preservation job at the least cost possible to the City.

De-leading involves removing the lead paint from all 'mouthable' surfaces, i.e., woodwork and doors where a child could bite or lick them. Since the painted woodwork and doors are part of the historic aspect of the house, and it was not possible to remove them for dipping without destroying much of their historic value, the woodwork and doors need to be de-lead in place.

Lead-painted windows which slide up and down against lead-painted surfaces produce lead dust. According to our advisors, removing lead paint from windows is always more expensive than replacing the windows, so historically correct replacement windows are being proposed. The architect-member of the Farm Commission has volunteered to work with the window replacement vendors to work out a less expensive alternative than shown in the price below.

The lower barn doors (4 sets of double doors) have lead paint. Replacement doors turned out to be extremely expensive and we are now looking into removing the doors, dipping them and re-installing them as we believe it will be significantly cheaper to do so. As of this writing, those figures are not available, so the price below represents replacement doors.

PRELIMINARY ESTIMATES:

De-leading in compliance w/state law:	
House woodwork less windows + shed	\$ 47,040
Window replacement - house	30,000
Barn doors – new (lower)	<u>37,226</u>
Total:	\$114,266
Contingency: 10% on all	11,426
Design Fee:* 10% of window amount	<u>3,000</u>
TOTAL:	\$128,692
Less: CDBG grant	\$ 15,000
Potential offset:	
Benjamin Moore grant	unknown

*\*Design fees are sometimes necessary to write specifications.*

Re-painting of the house woodwork and doors, and repair and painting of the barn doors will be accomplished by Newton Community Farm, Inc., at no cost to the City.

The Commission expects to refine these figures in the next 2 – 3 weeks, but since the timeline is so compressed, they decided not to wait for new estimates for this application, but to proceed with the worst-case estimates.

**8. Other Funding: What additional funding sources are available, committed or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.**

See Items # 5 and 7 above. CDBG will provide \$15,000. Newton Community Farm, Inc. will repair and repaint at its own expense as noted. There is the potential for a grant from a paint company, but since we cannot know for sure an application will be successful and since the timing is critical, we are making a CPA application for the full amount \$128,692 less \$15,000 = \$113,692. If the grant comes through, we would, of course, notify CPA and return funds in the amount of the grant.

**9. Maintenance: If ongoing maintenance is required for your project, how will it be funded?**

Ongoing maintenance will not be needed.

**ATTACHMENTS:**

Building Improvements List (4/7/06)

Timeline

Executive Summary from the Lead Paint Inspection dated 10/1/04

De-leading estimate

Window estimate (to be revised)

Garage door estimate (to be revised)

angino\cra application – de-leading

**BUILDING IMPROVEMENTS LIST**

4/7/06

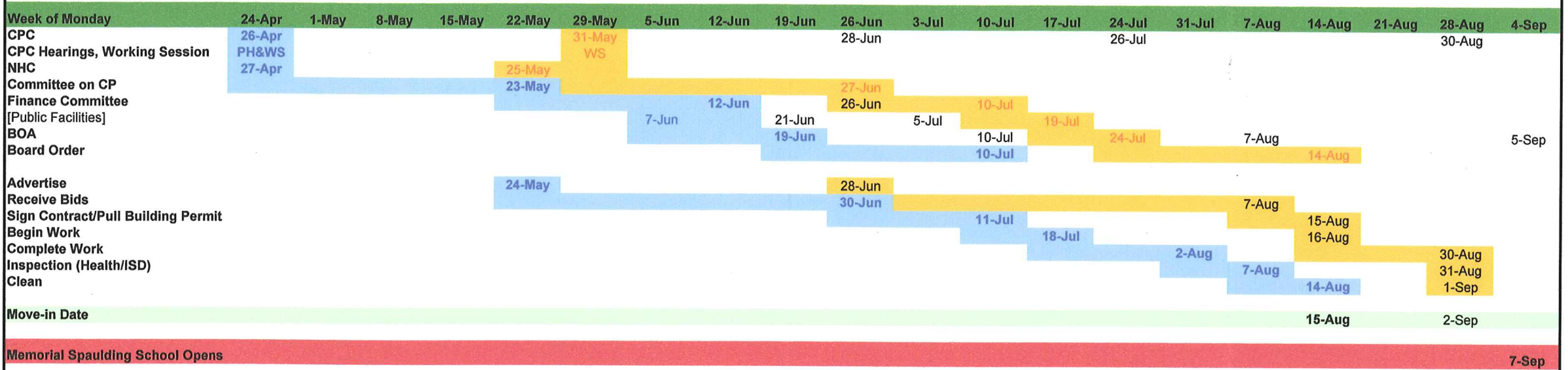
**WORK AUTHORIZED TO DATE UNDER ORIGINAL GRANT**

Available funds from CPA \$40,000

Authorized work: Estimated/Actual  
(from Public Buildings listing by number – PB#)

PB#1. Roof – house only	13,000
PB#2. Masonry pointing	7,920
PB#3. Boiler repair & maintenance	540
PB#6. Asbestos removal – boiler	3,975
PB#10. Electrical – house only	7,383
PB#12. Structural Evaluation	900
-0- Temp. roof repairs on barn	250
-0- Electrical extras	250
(re-wire floodlight so independent; outlet @rear of house)	
-0- Plumbing assoc. w/sewer hookup	500.68
-0- New 6" x 6" post in barn – structural repair req'd.	2,000
Total to date	\$36,718.68
Remaining from orig. \$40K	\$ 3,281.32
Establish Emergency Fund:	\$ 3,000.00
BALANCE REMAINING:	\$ 281.32

**CPA Funding Application  
Angino Farm De-Leading Project  
Timeline**



Best Case Senario  
 Senario "B"