

FLOWED MEADOW IMPROVEMENT PROJECT – PHASE 3

LIST OF EXHIBITS

- 1. Area Map**
- 2. Flowed Meadow Map**
- 3. Phasing Plan**
- 4. Recommendation from FMPG Report**
- 5. Proposed Project Layout**
- 6. Budget**
- 7. Letters of Support and Petition**
- 8. DPW Permission Letter**
- 9. Board of Aldermen Action**

Newton/ Waltham Municipal Boundary

Lexington Avenue DPW Land

Rumford Avenue Landfill

Flowed Meadow Conservation Area

Auburndale Park

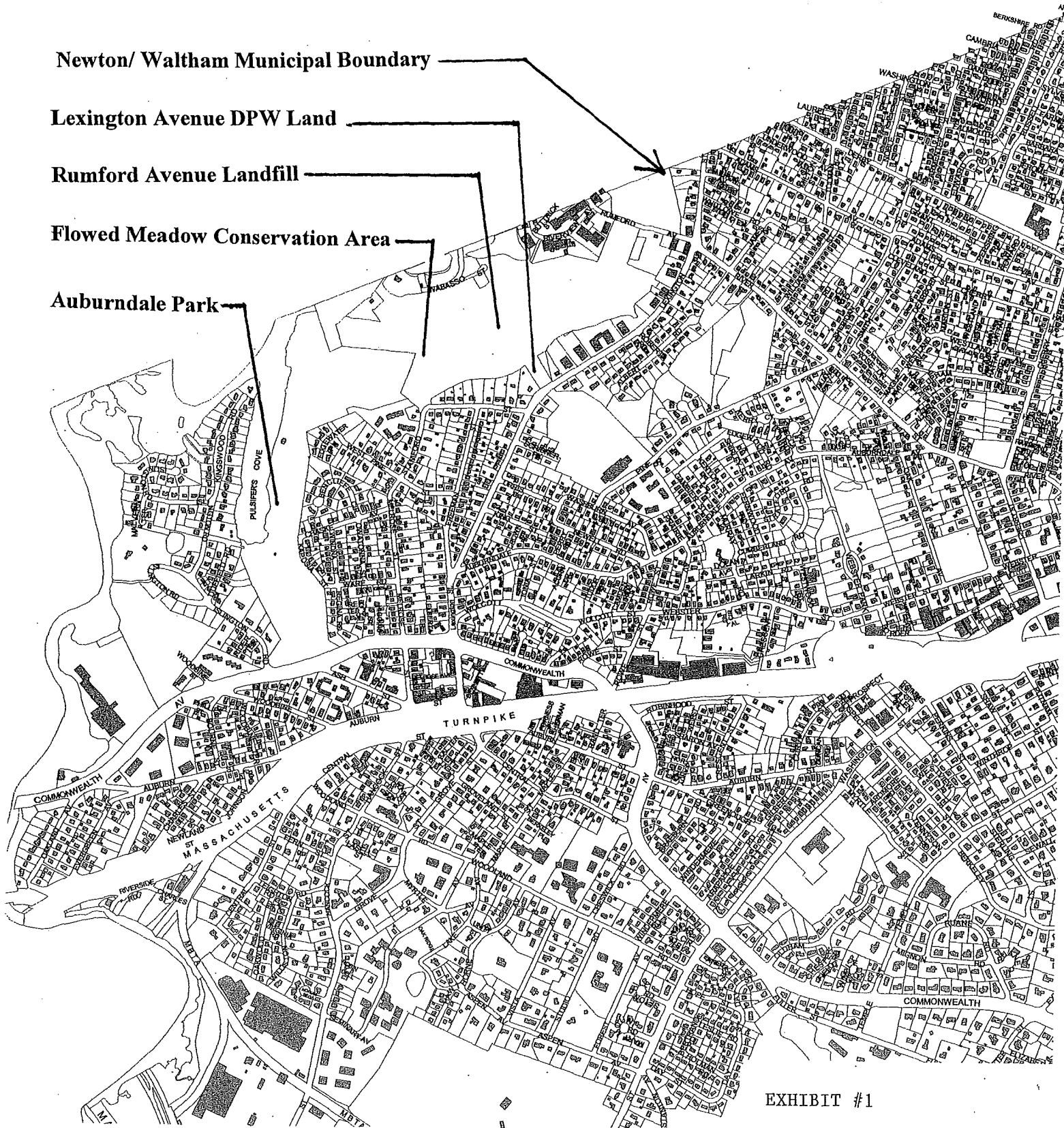


EXHIBIT #1








AREA MAP

NEWTON GIS DATA



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user is responsible for determining the data's suitability for its intended purpose.

City departments will not approve applications based solely on GIS data. City staff correct errors as they are identified.

-  Property Boundaries
-  Easements
-  10 ft Contours
-  2 ft Contours
-  Wetlands
-  Floodplains
-  Rivers Protection Areas

Property Location:

16 TRAVERSE ST

Property ID:

14001 0029

Land Use: Lot Size:

101

7607 Sq. Ft.

1 inch = Approximately 393 Feet

MAP DATE: October 08, 2004

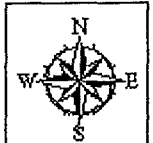


EXHIBIT #2

FLOWED MEADOW AND RUMFORD AVENUE LANDFILL AERIAL

FLOWED MEADOW IMPROVEMENT PROJECT
(from recommendations of the
Flowed Meadow Planning Group)

PHASING PLAN

RECOMMENDED PROJECTS:

COMPLETED/SCHEDULED/FUTURE

Wabasso Street surface improvements

Routine maintenance by DPW – ongoing to ensure emergency access for current resident + landscape maintenance crew

PHASE 1:

Wabasso Street roadway relocation away from Purgatory Cove

Completed (Capasso Realty)

Wabasso Street wetland restoration area

Completed (Capasso Realty)

Bridges across streams (2)

Completed (CPA Project + Eagle Scout project)

Tree removal/cleanup

Completed (CPA Project)

PHASE 2:

Kiosks at entrances (Pine St., DCR)

Scheduled for spring 2005 (CPA project)

Birding/observation area at former car dump hillside- bench

Scheduled for spring 2005 (CPA project)

Side trail to the Knob

Scheduled for spring 2005 (CPA project + volunteers)

Auburndale Park trail improvements and close up river trail

Scheduled for spring 2005 (CPA project)

Educational and Directional Signage throughout the area

Partially completed as an Eagle Scout project; remainder scheduled for spring 2005 (CPA project)

RECOMMENDED PROJECTS:

COMPLETED/SCHEDULED/FUTURE

PHASE 3: -- PENDING APPLICATION

Access to Wabasso Street from
Lexington Street for Burr School and
residents; pathway & boardwalk

Planning funds requested from CPA fall '04
funding round (this application);
construction funding to be requested after
completion of planning phase.

PHASE 4:

Staniford Street entrance and trail
improvements, including widening
swamp trail

Future Eagle Scout project

Loop trail benches

Future Eagle Scout project

Bench at the Knob

Future Eagle Scout project

Turtle platforms in Purgatory Cove

Future Eagle Scout project

Paint pump house + educational
signage

Future project

Boundary signage at abutters

Future project

PHASE 5:

Acquisition of remaining house on
Wabasso Street

Future CPA project (after current resident
leaves – date unknown)

Gate at Wabasso Street to secure
the area

Future CPA project (after current resident
leaves – date unknown)

Screening plantings along Wabasso
St. to screen landfill from view

Future CPA project (after current resident
leaves – date unknown)

Excerpt from “Recommendations for the Future Use of the Flowed Meadow Area”

Flowed Meadow Wetland Area:

Longer-term Projects:

- Flowed Meadow has the potential to be an outdoor classroom for the Burr School students as well as an open space getaway for its urban neighbors, but, at present, no access exists from Lexington Street. An entry gate and a footpath would allow passage between Lexington Street and the toe of the landfill slope. To connect the Lexington Street side of the property with the Wabasso Street side, around the landfill slope, a boardwalk would be required as the land is wet for a good part of the year. If such a boardwalk were to be installed, an observation deck out into the marsh might provide a new experience for visitors. The detention basin and the Brunnen Brook outfall are in continuous operation and could pose liability problems for the City. Consultation with a professional is recommended during the design phase as there are numerous factors to consider.

PROPOSED BOARDWALK

WABASSO ST.

RIPRAP SWALE

HAYBALES AND SILT FENCE

HAYBALES AND SILT FENCE

EXISTING COMPOST PILES AND MATERIAL STOCKPILES

OUTFALL STRUCTURE

DETENTION BASIN NO. 1

DPW C DROP

DISCHARGE BASIN FOR RELOCATED FLOW FROM 60" DRAIN PIPE AND DETENTION BASIN NO. 2 (DESIGNED BY CITY).

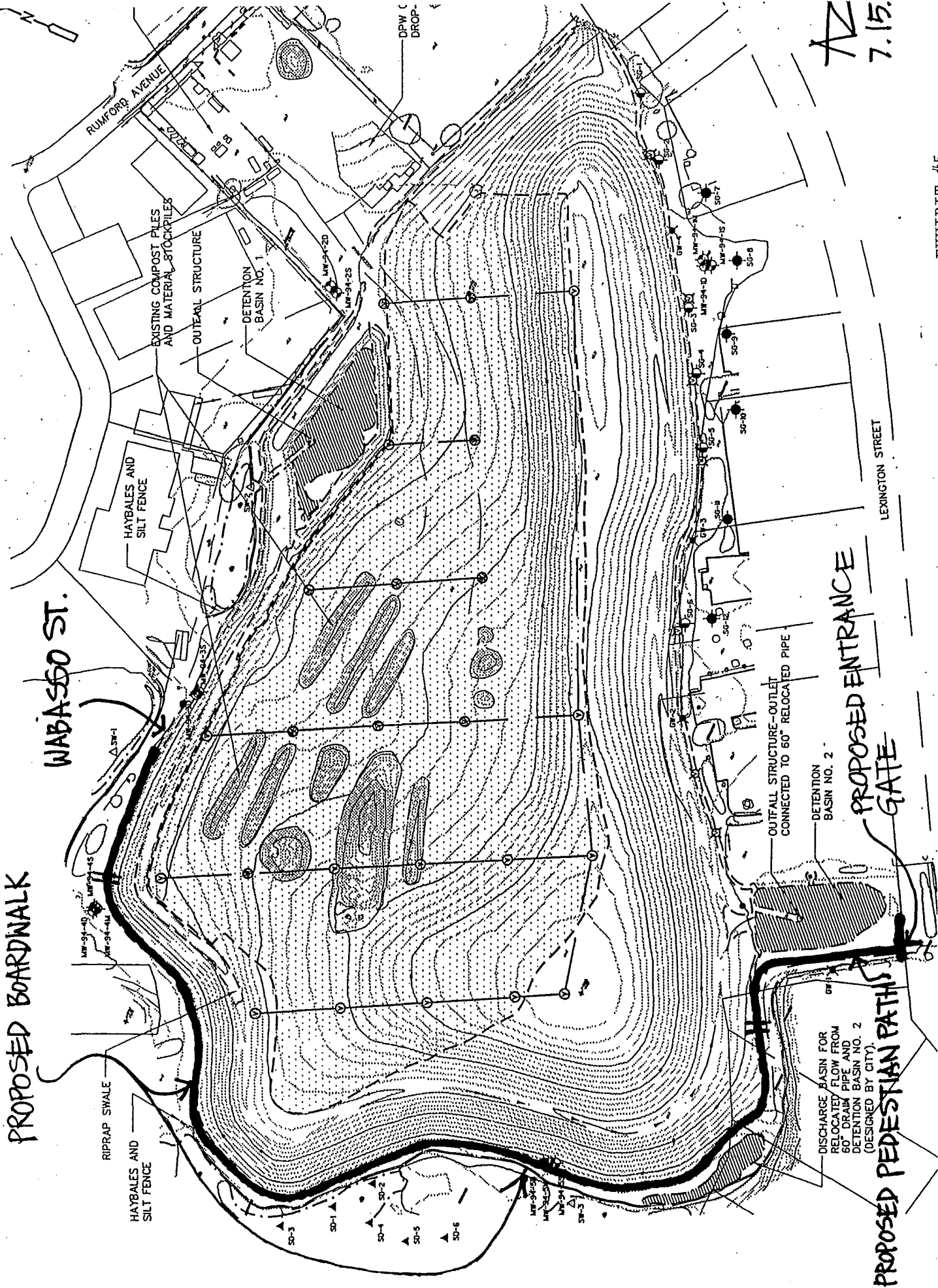
OUTFALL STRUCTURE-OUTLET CONNECTED TO 60" RELOCATED PIPE

DETENTION BASIN NO. 2

PROPOSED ENTRANCE GATE

PROPOSED PEDESTIAN PATHS

LEXINGTON STREET



AZ 7.15.

EXHIBIT #5

PROPOSED PROJECT LAYOUT

FLOWED MEADOW IMPROVEMENT PROJECT – PHASE 3 -- BOARDWALK

LIST OF TASKS AND COSTS

Wetland delineation	\$ 400
Survey – topographic incl. bathymetry – and plan preparation (base and final)	\$ 3,600
Bidding costs	none
Geo-technical engineer to select boring locations and number; 10 geo-technical borings over 3-day period	\$ 9,500
Structural engineer to design boardwalk foundations	\$ 3,500
Design professional (landscape architect/architect/engineer) for the following work: project design/neighborhood meeting(s)/City department meeting(s)/revisions – final construction drawings and cost estimates for construction of the following items: entry gates, signage, fencing, pathway construction, boardwalk, benches, other as may be identified during study (\$6,000 estimate does not include public or City department meetings)	\$ 6,000 – 10,000
Review of plans by CDM; letter report	\$ none
Permitting – Conservation Commission (Notice of Intent), Engineering (Sidewalk Crossing)	\$ 400
TOTAL	\$27,400
Contingency 12%	\$ 3,288
TOTAL	\$30,688
TOTAL REQUESTED	\$30,700.00

EVERETT M BROOKS CO.
 49 Lexington Street
 West Newton, MA 02465
 (617)527-8750 Fax:(617)332-1578
 embrooks@embrooks.com

PROJECT CONFIRMATION

August 31, 2004

Client	Anatol Zukerman Archiart Associates 17 Noble St Newton MA 02165	Phone number 617-527-1501 617-964-3740
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Project Address **Proposed Boardwalk, Lexington St to Wabasso St**

Estimated Completion Date **3 weeks after receipt of signed confirmation**

Project Manager Bruce Bradford

Project Type	Estimated Project Fee
Existing conditions topographic survey approx. 50' route centered on proposed boardwalk Plan showing proposed boardwalk	\$3,600.00

Thank you for the opportunity to provide you with Engineering and Surveying services. If you have any questions about the proposed scope of services, please contact us immediately.

This proposal is based on the following assumptions:

- ξ The estimated project fees are valid for projects completed within six months of August 31, 2004.
- ξ No Special Permits or Variances for the proposed construction will be required.
- ξ All permit and application fees are to be paid by the client.
- ξ Wetland resources areas to flagged by others.
- ξ Alterations to final plans, calculations, reports and other data requested by the client or any regulatory agency may entail an additional fee.
- ξ Additional as-builts and inspections requested may entail an additional fee.
- ξ Changes subsequent to August 31, 2004 of any codes, standards, regulations or laws may require an adjustment to the stated fee.
- ξ Surveys for building permits do not include marking of property lines. This service can be provided for an additional fee, please contact us for details.
- ξ Surveys are done without benefit of a title report and may not reflect items contained therein.
- ξ New utility connections will not be required.
- ξ Project completion dates are estimates based on current workload and may vary due to inclement weather and other unforeseen circumstances.
- ξ If a project is canceled, the client will be responsible for any costs that have been incurred prior to the cancellation.
- ξ Drawings, sketches, field books, field notes, electronic field data, computer files and other similar documents are instruments of service, and as such are to remain the property of Everett Brooks Company.
- ξ This estimate is valid for thirty days.
- ξ **It is our policy to require payment for our services before plans are released.**
You may pay by cash, check, Mastercard or Visa.

Signing and returning this form will serve as your authorization to proceed.

I agree to the above terms and conditions:

_____ date _____

Geotechnical Partnership, Inc.



Since 1987

Geotechnical & Environmental Engineering

Lisa R. Casselli, PE Principal - A WBE Firm

Subsurface Exploration
Environmental Site Assessments

Laboratory Soil Testing
Geo-Engineering Studies

Foundation Engineering
Construction Testing

14 October 2004

TO: Anatol Zukerman, Architect
17 Noble Street
West Newton, MA 02465

FROM: Lisa R. Casselli, PE
Geotechnical Partnership, Inc.

SUBJECT: Geotechnical Engineering Evaluation
Proposed Flowed Meadow Boardwalk Foundations
W. Newton & Auburndale, MA

The scope of work for this project with associated budget is as follows. Please note our engineering fee has been reduced by 25% as an acknowledgement that this is a public lands betterment project.

Basic Geotechnical Engineering Program: (see attachment) ≈\$9500.00
Test Borings with Special ATV Drill-Rig: 8-10 borings, crew, mobilization and equipment

(ATV Rig: if drilling in wet Spring, will need to place mats to traverse some areas)

Engineering: Dig Safe; Geotechnical field crew, field testing and logging; engineering analysis; digital test boring logs and photos; recommendations and report

Laboratory Testing: (only if warranted and with permission of the Architect)

Fill or Granular Soil Testing: Soil Gradation Tests @ \$125/test (bearing data)
Atterberg Limits: For Cohesive Soils @ \$100/test (soft soil characterization testing)
Water Content: \$35/test (for wet soft, organic or marine soils; index test)
Chemical Testing: Phosphates, Chlorides, pH @ \$100/test set (foundation deterioration issues)

Schedule: Drilling will take approximately three 8 hour rig-days. Verbal results will be available to the Design Team during and upon completion of drilling. Written geo-engineering report with full boring logs will be available within 2 weeks of completion of field work.

Please note that payment for services is due upon report receipt.

Please acknowledge authorization of Notice to Proceed work on this project by signing below:

SIGNATURE: _____
NAME: _____ TITLE: _____
COMPANY: _____ ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____ DATE: _____
TELEPHONE: _____ FAX: _____

350 Massachusetts Avenue #149
Arlington, MA 02474
Tel. 781/646-6982
Fax 781/641-0132

4 Kilby Street
Sanford, ME 04073
Tel. 207/459-7800
Fax 207/459-7200

Geotechnical Engineering Work Items:

Field Work Items:

Site Reconnaissance: (to be done as soon as receipt of Notice to Proceed)

- Review of available information
- Exploration layout and drilling program
- Perform Dig Safe pre-marking and utility clearance requirements

Site Preparation:

In order to make efficient use of our time on-site during drilling of borings we would request the following aid from the Project Team **in advance of drilling:**

1. **Any tree or brush cutting for boardwalk alignment access** (10 ft. rig width)
2. **Meeting of representative of Project Team personnel during Dig Safe site marking** to be sure the alignment is properly flagged for drilling.

Subsurface Explorations:

Test boring installation, soil and groundwater monitoring and logging (8-10 borings to firm bearing)

Field soil strength testing:

- Vane shear strength testing*
- Unconfined compressive strength testing*
- Standard penetration testing*

Provide geophysical subgrade testing (if relevant to site conditions observed in borings)

Groundwater level(s) measurement in explorations (with electronic downhole water level reader)

Acquire samples for laboratory testing (if soil conditions warrant and Architect concurs)

Limited Topographic Spot Elevation Survey at exploration locations to aid in profiling if local site benchmark provided in advance by Design Team.

Geotechnical Engineering Analysis and Report:

Geotechnical Report:

- Present summary of field program including digital record photographs and digital subsurface exploration logs prepared by the geotechnical engineer.
- Present relevant soil strength recommendations for helical pile foundations or alternate system if helical pile foundation not feasible
- Provide relevant seismic recommendations
- Provide relevant construction phase recommendations

Report Figures (dependent upon site conditions help understand the site issues):

- 3D-topographic site area plan
- Site area aerial photographic plan
- Site exploration location plan
- Site subsurface soil profile(s) based upon test borings
- Geophysical Subsurface Plot(s) (if geophysical testing performed)

Report Tables (dependent upon site conditions):

- Subsurface exploration summary: soils
- Subsurface exploration summary: groundwater (if encountered)

SARKIS ZEROUNIAN
Structural Engineer

10/7/04

Anatol Zukerman, Architect
17 Noble Street
Newton, Mass 02465

Re: Structural Engineering Services.
Proposed Boardwalk, Lexington St. to Wabasso St.
Newton, Ma.

Dear Anatol,

I'm pleased to submit this proposal for providing structural engineering services for the above referenced project. The structural engineering shall be as follows:

\$ 3,500.00 through completion of construction.
Geotechnical investigation and design of helical piers is by others.

Looking forward to being of service.

Sincerely,

Sarkis Zerounian, P.E.

OCT 12 2004

Anatol Zukerman, Architect, NCARB
17 Noble Street, Newton, MA 02465; Tel.: 617/527-1501; FAX: 617/964-374
E-mail: a-zukerman@comcast.net

Martha Horn, Commissioner
Newton Conservation Commission
1000 Commonwealth Avenue
Newton MA 02459

October 7, 2004

Dear Ms. Horn:

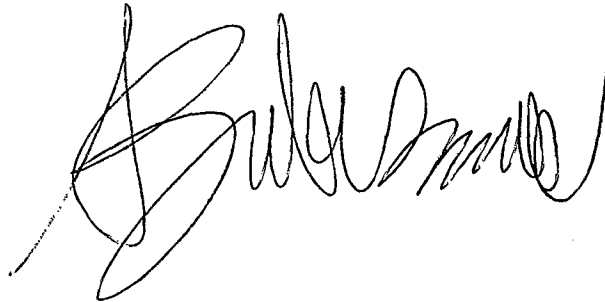
As we agreed, I am sending you the estimation of my professional services as Architect of Project for the Flowed Meadow Park project, Phase 3.

1. Conceptual design of the entrance gate, the stone wall, and the boardwalk (already produced) - \$500.00
2. Design Development of the same - \$500.00
3. Construction Documents of the same - \$2,500.00
4. Landscape plan - \$1,500.00
5. Communication with engineers and construction observation - \$1,000.00

Total fee for the above listed services - \$6,000

Sincerely,

Anatol Zukerman

A handwritten signature in black ink, appearing to read 'Anatol Zukerman', written in a cursive style.