



City of Newton, Massachusetts
Community Preservation Committee

DOCKET
ITEM NO.

83-10

Setti D. Warren
 Mayor

MEMORANDUM*DATE:* 12 March 2010*TO:* The Honorable Board of Aldermen*FROM:* Community Preservation Committee

RE: **recommended supplemental funding for
 NEWTON HISTORY MUSEUM ARCHIVES – Design**

PROJECT GOALS & ELIGIBILITY

Through its 14 April 2008 recommendation for docket item 147-08, the Community Preservation Committee supported appropriating \$359,400 to rehabilitate and expand the research library/ archives at the Jackson Homestead, to preserve existing collections, provide space for future additions, and enhance public access, including access for users with limited mobility. This supplemental recommendation relies on the detailed goals and evaluation in that original recommendation.

On 21 July 2008, the Board of Aldermen appropriated \$37,500 of the recommended total funding, to be used for design only. Once the resulting design had been approved by all required City bodies, including the Board's Public Facilities Committee, the Board then planned to consider appropriating the remainder of the recommended funding for construction.

Over the past two years, the Public Buildings Department has worked closely with the staff and Board of Historic Newton to hire and supervise a qualified historic preservation architect, and to refine the project's scope of work. As a result of this process, the Public Buildings Department and Historic Newton submitted in January 2010 the attached revised proposal requesting additional funds to complete the design phase of the project. They plan to submit a separate proposal for construction funding once the design has been completed and approved as required by the Board and the "other recommendations" below.

FUNDING RECOMMENDATION**& Requested Vote of "No Action Necessary" on Docket Item 147-08**

On 24 February 2010 the Community Preservation Committee recommended by a vote of 9-0 the requested supplemental design funding of **\$63,845**, to be appropriated from the fiscal 2010 historic and general reserves of the Community Preservation Fund, and allocated 100% to historic resources. The CPC respectfully requests that the Board now vote "no action necessary" on all remaining, unappropriated funds from its previous docket item 147-08.

The following, condensed budget is provided as background information only.

26-Jan-10

Jackson Homestead Museum Archives - Revised Design Funding Request			
	Original Estimate/ Request	Revised Total	Supplemental Request
Design & contract administration	\$ 37,500	\$ 77,780	\$ 40,280
Hazardous material testing & specification writing	-	\$ 3,000	\$ 3,000
Geotechnical/archaeological services & site survey	-	\$ 8,852	\$ 8,852
Printing	-	\$ 2,500	\$ 2,500
Contingency - 10%	-	\$ 9,213	\$ 9,213
Total	\$ 37,500	\$ 101,345	\$ 63,845

Additional recommendations follow on page 2.

OTHER RECOMMENDATIONS

The Community Preservation Committee further recommends that:

1. Funds for this project be appropriated to the spending authority of the Public Buildings Dept., to be used for any of the purposes described in the January 2010 proposal & budget.
2. The final design resulting from this project:
 - ◆ be subject to review and approval by Newton's Design Review Committee, the Mayor's Committee for People with Disabilities, the Newton Historical Commission, the Board of Aldermen's Public Facilities Committee, and the Massachusetts Historical Commission (MHC)

This process reflects City of Newton requirements for all public building projects, Newton ordinance 22-76 ("preservation of city-owned properties subject to funding under the Community Preservation Act"), and the preservation restriction held by MHC as a result of prior state-funded work at the Jackson Homestead.
 - ◆ follow the *Secretary of the Interior's Standards and Guidelines for the Rehabilitation of Historic Properties*, as required by the CPC's original April 2008 recommendation
 - ◆ include final estimates by a professional cost estimator, to be used as the basis for a construction funding request
3. The project manager designated by the Public Buildings Dept.:
 - ◆ provide regular updates and assistance in publicizing the project as requested by the CPC, its staff, or the Board of Aldermen; updates should include any additional funding requested or committed for the project, such as the Community Development Block Grant funds recently recommended for accessibility improvements
 - ◆ before releasing the final payment for architectural or other services, submit to the CPC a report of how all funds were spent, comparing actual expenditures with the budget outlined in the attached January 2010 proposal
4. The project (design phase) be completed no later than 31 December 2010, or any later deadlines approved in writing by the Director of Planning and Development.
5. Any portion of the Community Preservation Fund grant not used for the purposes stated herein be returned to the Newton Community Preservation Fund.

Of the multipurpose room/classroom addition mentioned in the original, December 2007 proposal, the Community Preservation Committee further notes:

- ◆ As this was always intended to be funded privately, its eligibility for CP funds was never reviewed.
- ◆ It was removed from the final plan for the revised, January 2010 proposal, partly because design changes eliminated the need for this new space, and partly because such an addition would require meeting more demanding and significantly more expensive standards for accessibility.

The CPC has informed the Museum and Public Buildings Dept. that it will not consider a request for funding of construction costs or accessibility improvements required by this addition, should the plan for it be revived in the future.

ATTACHMENTS

(delivered to the clerks of the Committee on Community Preservation and Finance Committee)

- ◆ Original plan, submitted December 2007 – annotated to show changes in January 2010
- ◆ Revised proposal, budget and plans, submitted January 2010
- ◆ The following web page is linked to all major proposal & project documents, including the original December 2007 & revised January 2010 proposals, letters of support, CPC recommendations, and Board orders:

www.ci.newton.ma.us/cpa/projects/museum/museum.htm



Plan from Dec 2007 proposal; spaces numbered by A. Ingerson for black & white copying.

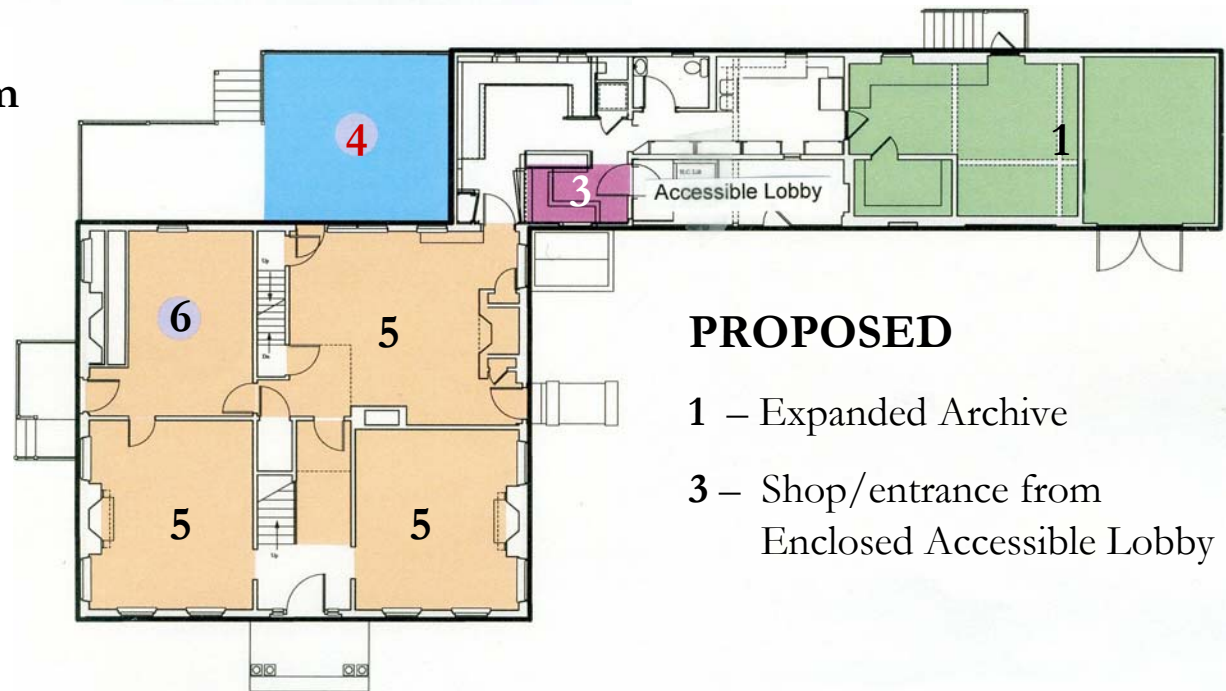
Addition 4, always intended to be funded privately, was removed completely from Jan 2010 revised proposal.

EXISTING

- 1 – Archives
- 2 – Storage Garage
- 3 – Shop/entrance from Exposed Accessible Lobby
- 4 – Programs space
- 5 – Exhibit space
- 6 – Exhibit/mtg space

Rehabilitation of the Museum wing will:

- Expand the Archives storage
- Insulate for Climate Control
- Install Fire Suppression
- Install Compact Shelving
- Upgrade the Accessible Lobby



PROPOSED

- 1 – Expanded Archive
- 3 – Shop/entrance from Enclosed Accessible Lobby