



City of Newton, Massachusetts
Community Preservation Committee



MEMORANDUM

David B. Cohen
 Mayor

TO: Honorable Board of Aldermen
 FROM: Community Preservation Committee
 DATE: 8 February 2005
 RE: **CPC Recommendation For CPA Funding**

PROJECT TITLE: The Park at the Newton Senior Center
CPA PROJECT ID: CPA-FY05-21
CPA CATEGORY: Recreation

PROJECT DESCRIPTION

The applicants, The Senior Citizens Fund of Newton, Inc., and The Department of Human Services-Newton Senior Center, are proposing to redevelop the Senior Center's front yard into a new pocket park. The Senior Center, established in 1993, is located at 345 Walnut Street in Newtonville in a building that was constructed as a library in the early 20th century. The applicant requests \$271,210 of CPA funds to restore the original path to the front entrance of the building (which will re-open for public use); install tables, seating, and benches; relocate the existing chess table; and install landscaping, lighting, and irrigation.

The CPC requested a clarification regarding bidding and construction management aspects of this project through its review process. In response, the City has designated the Parks and Recreation Department to head a project management team that also includes the Engineering Division and the Department of Public Works. In addition, the CPC requested a revised budget that decreases the contingency from 20% to the more typical 10% (see revised budget, dated 2/9/05, attached).

FINDINGS

Community Preservation Act (MGL c.44B)

Recreation

The Park at the Newton Senior Center complies with the definition of **recreational use** under §2 which includes, but is not limited to “. . . the use of land as a park . . .”. The project also complies with §5(b)(2) which allows the CPA to fund the **creation** of land for recreational use. This project would transform the existing front yard of the Senior Center into a new neighborhood pocket park for the public to enjoy passive recreation.

Newton Community Preservation Plan

Overarching Goals

1. Contribute to the preservation of Newton's unique character, boost the vitality of the community and enhance the quality of life for its residents.	Yes
2. Serve more than one CPA category.	No
3. Demonstrate the highest cost/benefit value relative to other proposals.	See below
4. Leverage other public and/or private funds.	Yes, see below

6. Create incentives for other private projects to occur.	No
7. Show that a project is the most reasonable available option to achieve the objective.	Yes
8. Demonstrate strong community support.	Yes
9. Serve to equitably distribute CPA funds throughout the City.	See below

Additional comments on selected goals:

Goal 3: Projects received during the October funding round included a high CPA cost of \$1,000,000 and a low CPA cost of \$19,250. The CPA cost for this project is \$271,210. The relative benefit for this project is creating a new public park which will serve the Senior Center, as well as the Newtonville commercial center, nearby neighborhoods, and students at Newton North High School and nearby Cabot Elementary School.

In terms of CPA cost related to all other recreation projects, both past and proposed, this project is the most costly out of 10 total. The following table illustrates the comparative costs of recreation projects.

TABLE 2: CPA Project Costs (Recreation)

<i>Project Name</i>	<i>Fiscal Year</i>	<i>Total CPA Funds</i>
Senior Center Park	05	\$271,210
Forte Park*	03	\$250,000
Albemarle Community Classroom	03	\$99,931
Cabot Outdoor Classroom	04	\$68,270
West Newton Common Irrigation	04	\$65,968
Wellington Park Improvements	05	\$64,000
Thompsonville/Bowen Ballfield	03	\$56,805
Houghton Garden *	04	\$50,000
Stearns/Pellegrini Park Renovation**	04	\$30,000
Kayla's Garden	03	\$23,718

* The Forte Park project was awarded a total of \$500K under the condition that \$250K be returned to the CP Fund after reimbursement through a state/federal grant. Therefore, this table represents that \$250K of CP funds was awarded to this project.

Likewise, the Houghton Garden project was awarded a total of \$90K under the condition that \$40K be returned to the CP Fund after reimbursement through a state grant. Therefore, this table represents that \$50K of CP funds was awarded to this project. However, the CPC is recommending to the Board that this loan be converted to a grant due to denial of other state funding.

**Denotes projects requesting CPA funds to conduct a study in preparation for a larger recreation project.

Goal 4: The table below shows how this project compares to the other FY05 CPA requests in terms of leveraging funds.

TABLE 1: Leveraging

<i>Total project cost</i>	<i>CPA funds requested</i>	<i>Leveraging (CPA as % of total project cost)</i>	<i>Ranking (as compared to other FY05 projects)</i>	<i>Average for all FY05 projects</i>
\$329,210	\$271,210	82.4%	5	85.7%

The project has leveraged private funds from the Senior Center Fund of Newton (SCFN) in addition to over 100 hours of volunteer time. SCFN has also pledged to provide \$6K per year for ongoing maintenance of the new park facility.

Goal 9: The FY05 applications include funding requests for projects in Nonantum, Newton Corner, West Newton, Newtonville, Newton Upper Falls, Newton Center, Newton Highlands, Waban as well as city-wide projects. The Senior Center is located in Newtonville.

Recreation Goals

1. Address the needs targeted in the <i>Recreation and Open Space Plan</i> and take advantage of other opportunities to meet the recreation needs of the residents of the City.	No
2. Meet the recreation needs of the greatest number of residents possible.	Yes, see below
3. Meet the greatest variety of recreation needs possible.	Yes, see below
4. Serve passive as well as active uses. Finding ways to balance the range of recreational opportunities and serve the diverse recreation needs of the community is a priority of the CPC.	No, see below
5. Preserve sight lines consistent with open space. . . . Decisions about scale and placement should be made with the objective of enhancing or enabling open views.	NA
6. Access for disabled residents should be included in plans wherever possible.	Yes

Additional comments on selected goals:

Goal 2: This proposed new park would meet the recreation needs of a high number of residents due to its location in the commercial center of Newtonville and its close proximity to Newton North High School and Cabot Elementary School.

Goal 3: The new park would meet a variety of recreation needs by providing different types of facilities (benches, tables, chess tables, gardens, and lawn).

Goal 4: Due to the small size of the area, only passive recreation uses are practical to include in this project.

Past Performance Rating

Applicants who are prior recipients of CPA funds are rated on past performance. Ratings are based on adherence to project timelines, meeting deadlines for quarterly reports, and remaining within budget constraints. An overall ratio is assigned to each applicant, with 1.0 being the highest. A rating of 1.0 indicates an applicant has met all requirements in a timely fashion; a rating of 0.8 indicates a compliance rate of 80%, etc. The table below represents a summary of the ranking for the project applicants:

TABLE 4: Past Performance Rating

<i>Applicant</i>	<i>Prior Projects</i>	<i>Rating</i>	<i>Missed Criteria</i>
The Senior Citizens Fund of Newton, Inc.	0	n/a	n/a
The Dept. of Human Services	0	n/a	n/a

CPC Recommendation

The proposal is consistent with the CPA criteria and many of the Plan's goals, as described above. Therefore, the Community Preservation Committee voted unanimously to recommend funding this application to create new park at the Senior Center, 345 Walnut Street, Newtonville, by appropriating and transferring the requested \$271,210 to be expended under the direction and control of the Director of Human Services for purposes of this project as detailed in the application (dated 15 October 2004), subject to the following conditions:

1. Work shall commence no later than 31 December 2006 and shall be completed no later than 31 December 2007 or such other date(s) as may be approved in writing by the Director of Planning and Development. In the event of failure to meet the project start or completion dates as stated herein or as approved by the Director of Planning and Development, any remaining funds in the project account shall be returned to the Newton Community Preservation Fund.
2. Promptly after substantial completion of the project, the applicant shall submit to the Community Preservation Committee a final project development cost statement. If such final development costs are less than the development budget on which the CPC based its funding recommendation, then the CPC reserves the right to require the applicant to remit to the Newton Community Preservation Fund a share of such surplus.
3. Any portion of the grant not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

-DRAFT BOARD ORDER-

CITY OF NEWTON

IN BOARD OF ALDERMEN

February 25, 2005

ORDERED:

That in accordance with the recommendations of the Community Preservation Committee, through its Chairman, Doug Dickson; the Board of Aldermen Committee on Community Preservation, through its Chairman, Alderman Stephen Linsky; and the Finance Committee through its Chairman, Alderman Paul Coletti: the sum of Two Hundred Seventy-One Thousand, Two Hundred Ten Dollars (\$271,210) is hereby appropriated and transferred from the Community Preservation Current Year Reserve, to be expended under the direction and control of the Director of Human Services for purposes of funding a grant for \$271,210 to create a new park at the Newton Senior Center, 345 Walnut Street, as described in the Community Preservation Committee Recommendation (dated 8 February 2005) and the application (submitted on 15 October 2004).

FROM: Community Preservation Current Year Reserve	
21-5790	\$271,210
TO: Recreation Projects	
The Park at Newton Senior Center	\$271,210
21D502A-581502	

Newton Senior Center

Cost Estimate 2/9/05

Preliminary

Item	Qty.	Unit	Unit Price	Total
SITE PREPARATION				
Prune trees to remain(three)	1	LS	\$ 3,000.00	\$ 3,000.00
Remove & dispose of existing Bradford Pear	2	lf	\$ 2,000.00	\$ 4,000.00
Remove & dispose of existing Privet Hedge	82	lf	\$ 3.00	\$ 246.00
Remove & dispose of Yew hedge Section.	1	ls	\$ 250.00	\$ 250.00
Remove & dispose of Euonymus	3	ea	\$ 50.00	\$ 150.00
Remove & dispose of Hemlock and Stumps	1	ea	\$ 3,000.00	\$ 3,000.00
Remove & dispose of Shrubs	625	sf	\$ 5.00	\$ 3,125.00
Remove & dispose of Existing Concrete Pavers	935	sf	\$ 2.00	\$ 1,870.00
Remove & dispose of Existing Curb	103	lf	\$ 4.00	\$ 412.00
Remove & dispose of Existing Concrete	283	sf	\$ 2.50	\$ 707.50
Remove & dispose of Kiosk	1	ls	\$ 500.00	\$ 500.00
Remove & relocate Bike Rack	1	ls	\$ 200.00	\$ 200.00
Remove & stockpile Ex. Bench	3	ea	\$ 150.00	\$ 450.00
Remove & relocate Ex. Bench	1	ea	\$ 300.00	\$ 300.00
Remove and relocate existing public telephone	1	ea	\$ 2,500.00	\$ 2,500.00
Remove and relocate games table	1	ea	\$ 1,000.00	\$ 1,000.00
SITE PREPARATION SUBTOTAL				\$ 21,710.50
PAVING AND SURFACING				
Concrete Sidewalk	3,269	sf	\$ 5.50	\$ 17,979.50
Granite curb under fence	293	lf	\$ 50.00	\$ 14,650.00
Granite curb	218	lf	\$ 35.00	\$ 7,630.00
Brick Pavers on Concrete subbase	1,906	sf	\$ 27.00	\$ 51,462.00
PAVING AND SURFACES SUBTOTAL				\$ 91,721.50
SITE IMPROVEMENTS				
Fencing and Signage				
Steel fence 4' high	293	lf	\$ 100.00	\$ 29,300.00
Stone Entry Columns 5' high x 18'	11	ea	\$ 3,500.00	\$ 38,500.00
43" Round Teak Game Tables	3	ea	\$ 1,200.00	\$ 3,600.00
Teak Chair	12	ea	\$ 500.00	\$ 6,000.00
Teak Bench	6	ea	\$ 2,000.00	\$ 12,000.00
Chairs for game table	2	ea	\$ 600.00	\$ 1,200.00
Metal sign on radius	2	ea	\$ 3,000.00	\$ 6,000.00
Lighting				
Black Metal Overhead Light Fixtures w/ Wiring	2	ea	\$ 4,500.00	\$ 9,000.00
Down Lights	4	ea	\$ 1,200.00	\$ 4,800.00
SITE IMPROVEMENTS TOTAL				\$ 110,400.00
PLANTING AND IRRIGATION				
Irrigation	4600	ea	\$ 1.25	\$ 5,750.00
Shrubs				
Chamaecyparis obtusa 'Fraxilis Compacta'/ Hinoki Falsecypress (5'-6' B&B)	2	ea	\$ 650.00	\$ 1,300.00
Deutzia gracilis 'Nikko'/ Compact White Deutzia (3 gal)	24	ea	\$ 45.00	\$ 1,080.00
Hydrangea macrophylla 'Endless Summer' (3 gal)	5	ea	\$ 45.00	\$ 225.00
Ilex pedunculosa - female/ Longstalk Holly (3'-4' B&B)	2	ea	\$ 170.00	\$ 340.00
Ilex pedunculosa - male/ Longstalk Holly (7 gal)	1	ea	\$ 119.00	\$ 119.00
Pieris x Brouwer's Beauty/ Brouwer's Beauty Andromeda (20"-30" B&B)	8	ea	\$ 155.00	\$ 1,240.00
Spiraea japonica 'Gold Mound' (3 gal)	38	ea	\$ 50.00	\$ 1,900.00
Taxus cuspidata 'Nana Pyramidalis'/ Upright Nana Yew (4'-5' B&B)	2	ea	\$ 250.00	\$ 500.00
Taxus media 'Viridis'/ Upright Yew (3' B&B)	5	ea	\$ 112.00	\$ 560.00
Vaccinium corymbosum Blue-ray/ Blue-ray Highbush Blueberry (3' gal)	2	ea	\$ 50.00	\$ 100.00
Vaccinium corymbosum Northland/ Northland Highbush Blueberry (3 gal)	2	ea	\$ 50.00	\$ 100.00
Trees				
Canopy Tree 3 1/2"-4" caliper	1	ea	\$ 1,400.00	\$ 1,400.00
Hamamelis x intermedia 'Arnold Promise'/ Witch Hazel (5'-6' B&B)	1	ea	\$ 300.00	\$ 300.00
Magnolia acuminata 'Elizabeth'/ Magnolia Elizabeth (2"-2.5" cal.)	2	ea	\$ 500.00	\$ 1,000.00
Perennials				
Iris siberica 'Yankee Doodle Boy'/ Siberian iris (triple fan or greater) (1 gal)	14	ea	\$ 20.00	\$ 280.00
Hosta 'Sum and Substance' (1 gal)	33	ea	\$ 20.00	\$ 660.00
Groundcover				
Pachysandra 'Green Sheen'	1,549	ea	\$ 1.10	\$ 1,703.90
Spring Bulbs				
Scilla/ Scilla siberica Spring Beauty	1,000	ea	\$ 0.29	\$ 290.00
Giant Snowdrops/ Galanthus elwesii	1,000	ea	\$ 0.30	\$ 300.00
Fine Grade & Sod	2,043	sf	\$ 1.75	\$ 3,575.25
PLANTING TOTAL				\$ 22,723.15
Subtotal				\$ 246,555.15
Contingency @ 10%				\$ 24,655.52
Total with Contingency				\$ 271,210.67