

| Project TITLE   | Rehabilitation Design of Newton Highlands Playground       |  |                         |
|---|--|--|-------------------------|
| Project BUDGET  | USES of Funds<br>(major expense categories)                | SOURCES of Funds<br>(CPA & others)   |                         |
| <b>CAPITAL/DEVELOPMENT COSTS</b>                                  |  |  |                         |
| Design/Bid Phase  | \$350,000  | CPA fund request:  | \$200,000               |
|   |  | Private donations:   | \$150,000               |
| Construction Phases (future application)                          | \$3,416,800  | CPA fund request:  | \$2,147,400             |
|   |  | Private donations - Syn turf.  | \$1,097,400             |
|   |  | Private donation –Play eqpmt.  | \$172,000               |
| In-house Project Management                                       | \$ 25,000  | Parks & Recreation Dept. (\$12,500<br>dsgn+\$12,500 const constr.)                 | \$ 25,000               |
|   | \$ 000   |  | \$ 000                  |
|   | \$ 000   |  | \$ 000                  |
|   | \$ 000   |  | \$ 000                  |
|   | \$ 000   |  | \$ 000                  |
|   | \$ 000   |  | \$ 000                  |
| <b>TOTAL</b>  | <b>\$3,791,800</b>   | <b>TOTAL</b>   | <b>\$3,791,800</b>      |
| <b>ANNUAL OPERATIONS &amp; MAINTENANCE</b> (cannot use CPA funds) |  |  |                         |
| Park operations and maintenance                                   | \$33,255   | P&R operating budget + league support<br>for fields maintenance of athletic fields | \$33,255                |
|   | \$ 000   |  | \$ 000                  |
| <b>TOTAL</b>  | <b>\$33,255</b>  | <b>TOTAL</b>   | <b>\$33,255</b>         |
| Project<br>TIMELINE   | Phase or Task  | Notes<br>(required<br>fundraising, permits,<br>etc.)                               | Season & Year           |
|   | RFP/Contract with Engineering-Landscape Architectural firm | Bidding  | Spring 2014             |
|   | Public Informational Meeting – Project Update              |  | Summer 2014             |
|   | Final Design Construction Documents                        |  | Summer 2014-Winter 2015 |
|   | CPC Funding Request for Construction                       | Fundraising  | Winter/Spring 2015      |
|   |  |  |                         |
|   |  |  |                         |
|   |  |  |                         |
|   |  |  |                         |

Memorandum

Date: March 7, 2014

To: Alice Ingerson, Program Manager and the Community Preservation  
Committee

From: Carol Schein, Open Space Coordinator

Re: Newton Highlands Playground Project – Updated Cost Estimate

-----  
Enclosed is the revised cost estimate (dated March 7, 2014) for the proposed  
Newton Highlands Playground project.

1. As requested by the CPC at their 1/22/14 meeting, the project cost estimate has been updated to reflect today's prices. All line items have been increased by 7.5%.
2. After further review and analysis, the cost related to construction administration has been separated from the design phase, and, as well, a supplemental task not pertinent to the project was eliminated. The design and engineering fee is now 9.5% of the construction cost.

As a result, our funding request for the final design/construction document phase has been reduced from \$240,000 to \$200,000.

REVISED

Newton Highlands CPC Final Cost Estimate Summary - Updated March 7, 2014

1. CPA Funding Request - current and future

| Item Description             | 2014 Est. Cost | 2011 Est. Cost | Hard Cost    | Soft Cost  | CPA Funding Request   |
|------------------------------|----------------|----------------|--------------|------------|-----------------------|
| athletic field lights        | \$ 322,500     | \$ 300,000     |              |            |                       |
| little league field w/lights | \$ 565,000     | \$ 525,568     |              |            |                       |
| open area/practice field     | \$ 169,300     | \$ 157,500     |              |            |                       |
| tennis courts                | \$ 129,800     | \$ 120,698     |              |            |                       |
| basketball court             | \$ 74,800      | \$ 69,595      |              |            |                       |
| parking lot                  | \$ 63,100      | \$ 58,690      |              |            |                       |
| amenities building           | \$ 365,500     | \$ 340,000     |              |            |                       |
| playground subbase           | \$ 64,500      | \$ 60,000      |              |            |                       |
| subtotal:                    | \$ 1,754,500   | \$ 1,632,051   |              |            |                       |
| contractor o&p (10%)         | \$ 175,450     | \$ 163,205     |              |            |                       |
| contingency (10%)            | \$ 175,450     | \$ 163,205     |              |            |                       |
| total construction cost:     | \$ 2,105,400   | \$ 1,958,461   | \$ 2,105,400 |            |                       |
| construction administration  |                |                |              | \$ 42,000  |                       |
| total construction phase     |                |                |              |            | \$ 2,147,400 (Future) |
| engineering & design fee     |                |                |              | \$ 200,000 | \$ 200,000 (Current)  |

2. Anticipated Private Donations

| Item Description                | 2014 Est. Cost | 2011 Est. Cost | Hard Cost    | Soft Cost  | Total Private Donations |
|---------------------------------|----------------|----------------|--------------|------------|-------------------------|
| synthetic athletic field        | \$ 1,097,400   | \$ 1,020,845   |              |            |                         |
| play equipment/safety surfacing | \$ 172,000     | \$ 160,000     |              |            |                         |
| total construction cost:        | \$ 1,269,400   | \$ 1,180,845   | \$ 1,269,400 |            |                         |
| engineering & design fee        | \$ 152,328     |                |              | \$ 150,000 |                         |
|                                 |                |                |              |            | \$ 1,419,400            |

3. In-house Project Management (Parks & Recreation)

| Item Description   | 2014 Est. Cost | 2011 Est. Cost | Hard Cost | Soft Cost | Total In-house Contribution |
|--------------------|----------------|----------------|-----------|-----------|-----------------------------|
| Design Phase/Bid   | \$ 12,500      | \$ 3,540       |           |           |                             |
| Construction Phase | \$ 12,500      | \$ 5,060       |           |           |                             |
|                    | \$ 25,000      | \$ 8,600       |           | \$ 25,000 |                             |
|                    |                |                |           |           | \$ 25,000                   |

| Total Hard   | Total Soft | Total Project |
|--------------|------------|---------------|
| \$ 3,374,800 | \$ 417,000 | \$ 3,791,800  |

February 27, 2014

Parks and Recreation's Responses (*in red italics*) to Questions from the Newton League of Women Voters (NLWV) on the Final Proposal to the Community Preservation Committee entitled: Rehabilitation Design of Newton Highlands Playground

**NLWV questions dated 1.22.14:**

Is commercial parking another major benefit of this project? *No. The parking area is actually the northern end of Upland Avenue. It is a 50'-wide private right-of way. The City controls from the edge of the park up to the centerline and the abutting businesses control the other side up to the centerline.*

Have the proponents explored permeable pavement treatments for the parking lot & the tennis courts—especially as this is a wet area? *Permeable paving has been considered; it is to be explored in final design.*

We note there is \$220,000 allocated for playground equipment. *Refer to the proposal's Project Budget. Roughly one third of the total playground cost has been allocated to the sub-base/under drainage of the area's footprint. Roughly two-thirds is estimated for the actual play equipment and resilient safety surfacing.*

- Is it designed for a specific age group e.g. Tot lot, preschool, or elementary? *It is designed as two contiguous areas: one for pre-school-age children and one for school-age (5-12 year old) children. Is the primary target the nearby preschool, younger siblings of children playing the organized sports, neighbors? All of the above.*
- Is this part of the proposal? It appears to be, based on the submitted materials. *Yes.*
- Is it CPC policy to fund playground equipment? *No.*
- Would funding this set a precedent? *No.*

Is the City committed to funding this project after the plans are done? Or is the CPA on the hook for the bulk of the remaining \$3.5 million? *Refer to the proposal's Project BUDGET.*

Will the final project address the flooding here? *Yes.*

The proponents indicate that local businesses have expressed willingness to help fund the project. Where is the plan to show this funding and how it will be used? Where is the list of those businesses committed to help? *The project has been and will continue to be under discussion with abutting businesses as the project moves forward. For one, Chapman Construction/Design, an abutting business, is very interested in working with us.*

The application also appears to reference other privately funded improvements. What are they? How will the projects be jointly managed (if indeed they will be)? *Refer to the proposal's Project BUDGET. Parks and Recreation will manage all the projects.*

How long is the "walking trail"/loop path in the woods? Where does the tail end go and why? *The length and alignment are to be determined in final design.*

What are the materials of that path and where is it reflected in the budget? *Stone dust was proposed in the master plan and \$15,000 allocated.*

Bleachers are proposed on only one side of the soccer/football field- why not both sides (abutting the back sides of the houses on Wade Street) as usual for both home and away spectators? *The width of the proposed soccer field makes it tight.*

Which Little League uses this field? Will they be using the concessions/amenity building also? *The park's existing field is a baseball field. Newton South-East Little League will use the proposed Little League field & building.*

Will the 10' PVC coated Chain link around tennis courts to be black (hopefully)? *Yes.*

**Recommendation:** Wait until neighbors' support is secured.

Comments by Newton League of Women Voters on Fy14 Proposals to the Newton CPC, summarized at 22 January 2014 public hearing, received in writing 23 January 2014

From: Carol Schein <cschein@newtonma.gov>  
To: Ingerson Alice, Derubeis Bob  
Subject: Prop. NHighlnd Plygnd CPC Project - ConCom  
Date sent: Mon, 24 Feb 2014 11:51:15 -0500  
Send reply to: cschein@newtonma.gov

---

Alice and Bob,

As suggested at the 1.22.14 CPC public hearing, I met with Jennifer Steel, Sr. Environmental Planner, in order to confirm whether or not the proposed Newton Highlands Playground project would fall under the jurisdiction of the Conservation Commission. Not perfectly obvious to her, she took the question to DEP. They said "yes," the project would require a Notice of Intent (NOI).

The reason is the state requires its stormwater management standards be met at the point of discharge. Specifically, the water quality and quantity need to be compliant where discharged into the storm water system (culverted Stearns Brook), as that water eventually empties into an open stream (South Meadow Brook).

--Carol

---

Carol Schein  
Open Space Coordinator  
Newton Parks and Recreation  
124 Vernon Street  
Newton, MA 02458  
617-796-1507