

DRAFT final report to Newton  
Community Preservation Committee,  
presented 8 May 2018

Final project costs & funding sources  
to be submitted summer. 2018

NEWTON PARKS AND RECREATION DEPARTMENT

# **NEWTON HIGHLANDS PLAYGROUND REHABILITATION**

## **CONSTRUCTION PHASE**

PROJECT FUNDED BY THE COMMUNITY PRESERVATION ACT

- **Newton Highlands Playground (construction phase):** 13-acre run-down neighborhood park: 60% open, 40% wooded. Ranked by the Department as park most in need of improvement.
  - **Existing issues:** unusable flooded fields: heavy, compacted soils, high water table, broken drainage and underdrainage systems; inaccessible: no pathways; no park amenities, dilapidated basketball and tennis courts, tot lot devoid of play equipment, outdated field lights and little parking.
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- **Fall 2015:** Parks and Recreation granted \$2.5M CPA funds, plus \$99K CDBG funds for access-related items.
  - **Fall 2016:** David W. White and Son (DWWS), construction contractor. Weston & Sampson, park designers and construction administrators.
  - **October 2016-December 2016:** mobilization, demolition, layout and excavation, culvert and drainage connections, rough grading, field lights erected, parking lot and courts base-paved.
  - **April 2017-November 2017 (substantial completion):** irrigation, drainage, field underdrainage, final grading, well pump, water and electrical lines, ballfield infield/backstop, final paving/sealcoating courts, base-pave walkways, stairs and railings, stone piers, pavers, seat wall, fencing, hydro-seed, sod, play structures, safety surfacing, curbing, site furniture, pathways through the woods and tree planting.
  - **December 1, 2017:** park's parking lot, tennis courts, basketball court and dual-age playground opened for public use. Both sodded athletic fields closed off to team use until Fall 2018.
  - **April-May 2018 (final completion expected) – final pave (top coat) walkways and parking lot, vehicular gates, final grade and hydro-seed remaining bare/disturbed areas; punch list.**
  - **Phase II (future): pre-fab support building with restrooms: obtain funding, put out to bid; install.**
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- **Issues affecting cost and schedule:** problem soil and subsoil conditions more widespread than indicated in feasibility study; below-grade discrepancies in existing culvert alignment and drainage pipe connections; Eversource coordination delays; below-grade discoveries led to City-deemed drainage and sewer system upgrades; upgrade of athletic field lights to LEDs; upgrade of irrigation system to Weathermatic. Contractor unable to complete final paving and lawn areas, delays project completion until spring 2018..



Before...

# 2016 construction begins...



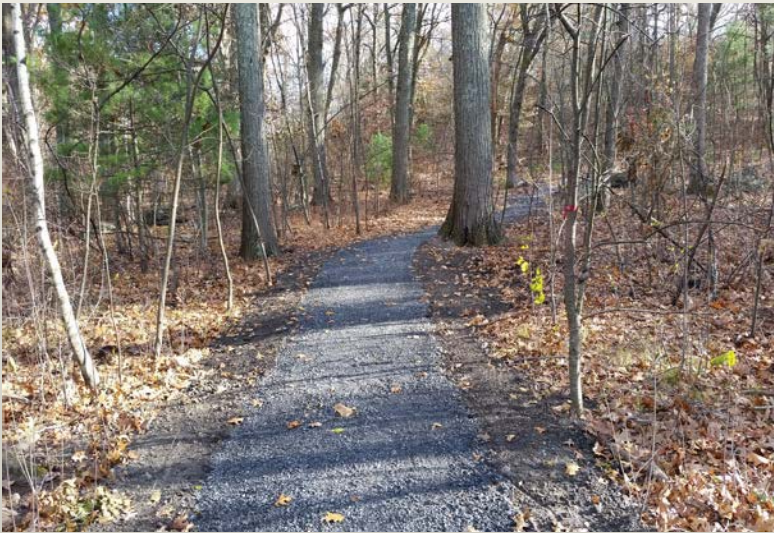
# 2017 construction continues...



## CDBG-funded access improvements...



# Fall 2017 substantial completion ...







ITEM		USES		NOTES
		BUDGETED (Sept 2015 proposal to CPC)	ACTUAL (February 2019)	
Newton Parks and Recreation Dept.		Summary of Budgeted Costs from Weston & Sampson (designer) estimate, November 11, 2015		
Newton Highlands Playground Rehabilitation		Actuals from David White & Son (contractor) Schedule of Values		
Construction Phase - Uses and Sources		Sources updated by Parks & Rec and CPC staff March 6, 2019		
SITE PREPARATION AND DEMOLITION	\$150,000	\$120,000	Demolition of existing buildings and structures, courts and pavements, tree and invasive species removal, stripping and stockpiling existing topsoil.	
EARTHWORK AND DRAINAGE	\$590,000	\$715,000	Cut/fill, rough and fine grading, field under drainage, overall site storm water drainage systems and structures.	
SITE IMPROVEMENTS	\$610,000	\$791,900	Concrete and asphalt paving, paving base material, curbing, color sealcoat, site furniture, fencing, stairs and handrails, play equipment and play surfacing, masonry piers and walls	
PLANTING	\$270,000	\$228,500	Tree planting, loam and seed, root zone mix for playing fields.	
FIELD AND COURT AMENITIES	\$283,000	\$145,000	Backstop, spectator bleachers and player benches, basketball and tennis court appurtenances, scoreboards, irrigation systems.	
PARK SUPPORT BUILDING	\$312,000	\$0	<i>Prefabricated restroom and storage building, utility services and connections removed from project construction bid due to lack of funds. Not included in actuals. This building will be project's Phase II.</i>	
ELECTRICAL	\$360,000	\$496,500	Electrical service and connections, athletic field lighting.	
CONSTRUCTION SOFT COSTS (excluding constr. admin.)	\$645,000	\$147,500	Budget assumed 15% overhead and profit, general conditions + 10% construction contingency.	
Change Orders #1, #2, #3		\$115,964	paid out of separate contingency fund (\$120,500)	
Pay Applications #18 & #19		\$15,060	<i>Retainage pending 2019 final acceptance. Parks &amp; Rec is hiring independent consultant to diagnose &amp; recommend solutions for remaining baseball field drainage issues.</i>	
<b>TOTAL excl. retainage and constr. admin.</b>	<b>\$3,220,000</b>	<b>\$2,760,364</b>	Final construction bid price includes alternates 1-4	
<i><b>TOTAL incl. retainage, excl. constr. admin.</b></i>		<b>\$2,775,424</b>		
CONSULTANT CONSTRUCTION ADMINISTRATION COSTS	\$110,000	\$80,000	Weekly construction meetings, submittal and change order review, part-time inspection, coordination. Construction administration paid from separate acct. <i>\$30,000 of oversight costs removed pre-bid when building was removed from construction scope.</i>	
<b>PHASE I PROJECT TOTAL (Projected, including retainage &amp; constr. admin.)</b>	<b>\$3,330,000</b>	<b>\$2,855,424</b>	<i>Actual total excludes anticipated Phase II costs for building: \$312,000 for pre-fab building construction + \$30,000 for construction admin.</i>	

TOTAL PROJECT SOURCES for Construction Only				NOTES
SOURCE	PROJECTED (in Nov 2013 design proposal to CPC)	REQUESTED / BUDGETED (in Sept 2015 construction proposal to CPC)	ACTUAL (March 2019)	
CPA	\$1,960,000	\$3,320,000	\$2,500,000	2013 proposal projected a \$1,960,000 CPA construction request. Actual construction funding shown as recommended by CPC June 2016 and appropriated by City Council July 2016.
CDBG	\$0	TBD	\$123,750	Accessibility only.
Private donations/neighborhood fundraising	\$1,302,500	\$10,000	\$0	2013 projected \$122,500 of design costs, \$1,020,000 for artificial turf (later changed to natural turf, seeded), \$160,000 for play structure.
CIP (City General Fund)		\$12,500	\$200,500	Actual includes \$7,282 held toward retainage and \$80,000 for construction administration.
Parks & Recreation Dept. General Fund Budget	\$8,600	\$0	\$31,174	2013 projected only for staff project management time. Actual includes \$1590.5 held toward retainage.
<b>TOTAL</b>	<b>\$3,271,100</b>	<b>\$3,342,500</b>	<b>\$2,855,424</b>	

Newton Highlands Playground TOTAL SOURCES for All Phases							
Source	Master Planning (2006)		Design (2013-14)		Construction (2013-19)		
	Proposed	Actual	Proposed	Actual	Proposed (2013 design proposal)	Proposed (2015 construction proposal)	Actual
CPA	\$50,125	\$38,610	\$240,000	\$200,000	\$1,960,000	\$3,320,000	\$2,500,000
CDBG	\$0	\$0	\$0	\$0	TBD	TBD	\$123,750
Private donations/ neighborhood fundraising	\$0	\$0	\$122,500	\$0	\$1,180,000	\$10,000	\$0
CIP (City General Fund)	\$0	\$0	\$0	\$0	\$0	\$0	\$200,500
Parks & Recreation Dept. General Fund Budget	\$0	\$0	\$0	\$0	\$8,600	\$12,500	\$31,174
<b>TOTALS</b>	<b>\$50,125</b>	<b>\$38,610</b>	<b>\$362,500</b>	<b>\$200,000</b>	<b>\$3,148,600</b>	<b>\$3,342,500</b>	<b>\$2,855,423</b>