

Newton Parks, Recreation and Culture Department

**Heartbreak Hill Park @ Waban Hill  
Reservoir Phase 1 Improvements  
Project Update**

Project funded by the Community Preservation Act



**Heartbreak Hill Park @ Waban Hill Reservoir:** 5-acre decommissioned open reservoir: 45% open water, 10% granite block wall, 10% walking path, 15% Steep grassy slope, and 15% somewhat-level area. 25% is usable space for recreational activity.

Before...



After!



Before...



After!



Before...



After!



# Fall 2019 construction begins...



Clockwise from left to right: Construction sign; Excavation for new path; Stockpiled timbers for path edge; New stair cheek wall foundation; reclaimed existing granite steps and cheek walls; stockpile and construction access

# Winter/Spring 2020 construction continues...



Clockwise from left to right: Timber edge and steel brackets; New stair cheek wall form work and poured concrete; Newly poured and curing concrete stairs; Stabilized stone dust, aggregate base, timber curb and erosion control matting; new granite curbing at accessible parking space

# Summer 2020 substantial completion ...



Left to right: Etched and painted reclaimed granite block park signage @ Corner of Ward and Manet; Finished path with recently seeded disturbed area; etched reclaimed granite seat wall and stabilized slope



# Minor hiccups and wildlife encounters...



Clockwise from left to right: Fence damage by unoccupied contractor vehicle; unexpected subsurface structures; live or abandoned gas line?; Construction zone trespassing wildlife and concerned residents

HEARTBREAK HILL PARK

at  
WABAN HILL RESERVOIR

# Heartbreak Hill Park @ Waban Hill Reservoir Project Summary

- **Projected Cost:**
  - Constructability Challenges:
    - 70% of the site is steeply sloped as a result of the reservoir dam
    - Restrictions set forth by CMR 302-10 Dam Safety Regulations
    - Construction access limited due to extreme slopes
    - Limited space for heavy construction equipment
    - Most of the project limited to smaller construction equipment

<b>Waban Hill Reservoir Park Development Project Planning + Construction Summary</b>	
Stantec Dam Safety Study	\$31,000.00
Weston & Sampson Master Plan, Design, Construction Documentation, Construction Oversight	\$102,000.00
<b>Total Planning Cost</b>	<b>\$133,000.00</b>
<b>Engineer's Probable Construction Cost Estimate @ BID</b>	<b>\$322,979.00</b>
<b>Total Actual Construction Cost</b>	<b>\$368,500.00</b>
<b>Total Land purchase + Misc. Improvements</b>	<b>\$531,532.53</b>
<b>Total CPA Funds Expended</b>	<b>\$980,000.00</b>
<b>Approximate Total Staff Time (for duration of project)*</b>	<b>\$15,071.00</b>
<b>Total Matching Funds**</b>	<b>\$67,103.53</b>

\*Staff time calculated @ 60 hours per year for duration of project (7 Fiscal Years)

\*\*Includes staff time and other funding source = 7% city & private funding match

# Heartbreak Hill Park @ Waban Hill Reservoir Detailed Expenditure Breakdown

Waban Hill Reservoir Park Development Itemized Project Cost			
Board order # 15-15			\$349,234.99
Board order # 15-15			\$630,765.01
<b>Total CPA Funds</b>			<b>\$980,000.00</b>
Project Timeline + Vendor	Task Total	FY Total Expenditures	Notes
			<b>\$434,800.00</b>
<b>FISCAL YEAR 2015</b>			
Conservation Restriction	\$30,000.00		Conservation Restrictions
Commonwealth of Massachusetts	\$404,800.00		and purchased from Commonwealth of Massachusetts
			<b>\$114,232.53</b>
<b>FISCAL YEAR 2016</b>			
Startec Consulting Services	\$15,500.00		Dam Safety - Evaluation & Report
Northern Tree Service	\$2,080.00		Brush & Tree removal from Granite block dam wall
Northern Tree Service	\$6,240.00		Brush & Tree removal from Granite block dam wall
Newton North Print Shop	\$24.00		Printing at Newton North - 4 signs
Northern Tree Service	\$4,160.00		Brush & Tree removal from Granite block dam wall
Signal Graphics	\$161.63		Banner printing
Shelco Fence Co.	\$44,467.00		Installation of 1345' of 4" black vinyl fence
Shelco Fence Co.	\$1,300.00		Removal of 650' of existing fence & posts
Vasata & Sons	\$2,000.00		Sounds work at Waban Hill
Vasata & Sons	\$2,000.00		Sounds work at Waban Hill - ribbon cutting
Startec Consulting Services	\$14,137.84		Dam Safety - Evaluation & Report
Wester Contracting	\$16,800.00		Remove wrought iron fencing etc
Weston & Sampson - Master Plan	\$2,000.00		\$30,000 Master Plan Contract
Startec Consulting Services	\$1,183.00		Dam Safety - Evaluation & Report
Weston & Sampson - Master Plan	\$2,000.00		\$30,000 Master Plan Contract
Startec Consulting Services	\$179.00		Dam Safety - Evaluation & Report
			<b>\$45,000.00</b>
<b>FISCAL YEAR 2017</b>			
Weston & Sampson - Master Plan	\$8,000.00		\$30,000 Master Plan Contract
Weston & Sampson - Master Plan	\$12,000.00		\$30,000 Master Plan Contract
Weston & Sampson - Master Plan	\$2,000.00		\$30,000 Master Plan Contract
Weston & Sampson - Phase 1 Improvements	\$5,000.00		Contract - \$48,000
Weston & Sampson - Phase 1 Improvements	\$18,000.00		Contract - \$48,000
			<b>\$19,000.00</b>
<b>FISCAL YEAR 2018</b>			
Weston & Sampson - Phase 1 Improvements	\$8,800.00		Contract - \$48,000
Weston & Sampson - Master Plan	\$4,000.00		\$30,000 Master Plan Contract - Carryover from FY 2017
Weston & Sampson - Phase 1 Improvements	\$2,000.00		Contract - \$48,000
Weston & Sampson - Phase 1 Improvements	\$2,200.00		Contract - \$48,000
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$2,000.00		1/4/19 exam mark additional \$ 10,000 for Weston & Sampson - revised total of \$58,000 for Phase 1 contract
			<b>\$29,000.00</b>
<b>FISCAL YEAR 2019</b>			
Northern Tree Service	\$16,000.00		Brush & Tree removal from Granite block dam wall
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$4,000.00		Revised total of \$58,000 for Phase 1 contract
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$4,000.00		Revised total of \$58,000 for Phase 1 contract
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$2,000.00		Revised total of \$58,000 for Phase 1 contract
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$3,000.00		Revised total of \$58,000 for Phase 1 contract
			<b>\$352,500.00</b>
<b>FISCAL YEAR 2020</b>			
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$14,000.00		Available balance for bid \$ 364,467.47
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$2,000.00		1/24/19 exam mark additional \$ 14,000 for Weston & Sampson - revised total of \$72,000 for Phase 1 contract
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$1,000.00		Revised total of \$72,000 for Phase 1 contract
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$1,000.00		Revised total of \$72,000 for Phase 1 contract
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$1,000.00		Revised total of \$72,000 for Phase 1 contract
Weston & Sampson - Phase 1 Improvements Contract + Amendment	\$1,000.00		Revised total of \$72,000 for Phase 1 contract
HAVEN Contracting Corp. Construction Contract	\$66,500.00		Payment Requisition 1 - 11/8/2019
HAVEN Contracting Corp. Construction Contract	\$70,300.00		Payment Requisition 2 - 1/8/2020
HAVEN Contracting Corp. Construction Contract	\$28,500.00		Payment Requisition 3 - 2/18/2020
HAVEN Contracting Corp. Construction Contract	\$29,300.00		Payment Requisition 4 - 3/27/2020
HAVEN Contracting Corp. Construction Contract	\$36,375.00		Payment Requisition 5 - 4/29/2020
HAVEN Contracting Corp. Construction Contract	\$45,800.00		Payment Requisition 6 - 5/27/2020
HAVEN Contracting Corp. Construction Contract	\$52,725.00		Payment Requisition 7 - 6/11/2020
			<b>\$37,500.00</b>
<b>FISCAL YEAR 2021</b>			
HAVEN Contracting Corp. Construction Contract	\$15,675.00		Payment Requisition 8 - 7/29/2020
HAVEN Contracting Corp. Construction Contract	\$20,325.00		Payment Requisition 9 - 11/12/2020, \$4,032.53 From Operating Budget
Friends of Heartbreak Hill Park @ Waban Hill Reservoir	\$1,500.00		Gate House scaffolding & Door Painting paid for by friends of the park
<b>Total Park Development Cost</b>			<b>\$1,032,032.53</b>