

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated October 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

lkritzer@newtonma.gov

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Louise Levingston Cove Improvements Project		
Project LOCATION	Lake Avenue, Newton Highlands, MA 02459. Lakefront Land across from 183,193 and 203 Lake Avenue		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture	lpdemorizi@newtonma.gov	617-796-1507
Other Contacts	Nicole Banks, Commissioner Parks, Recreation & Culture	nbanks@newtonma.gov	617-796-1502
Project FUNDING	A. CPA funds requested: \$ 1,440,344	B. Other funds to be used: \$189,428	C. Total project cost (A+B): \$1,629,772
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		

Levingston Cove is one of the 4 public open space parcels set along the shore of Crystal Lake in Newton. Crystal Lake is designated as one of the state’s Great Ponds; it is a 33-acre glacial kettle pond (actual pond area is 27.5 acres), roughly 10 miles west of Boston. The crescent-shaped Levingston Cove is roughly one-half of an acre; it sits on the shore of Crystal Lake at the intersections of Lake Avenue and Lakewood and Berwick Roads in the Newton Highlands neighborhood. The existing grassy slope and its mostly inaccessible shoreline pathway have eroded severely. There are mature trees and a sparse shrub buffer on the shoreline. The park provides opportunities for sitting and viewing, fishing, nature study, sunbathing, picnicking, and walking. The park also serves as habitat for land- and water-based wildlife. Located further south along the shore is Newton’s only supervised, natural area for public swimming known as Crystal Lake Park and Bath house. Crystal Lake currently suffers from extreme stress and overuse within its watershed. Expanded use of the lake for swimming, demand for fishing and boating, increased on-street parking, the encroachment of invasive plants on the natural habitat, and cyanobacteria algal blooms in the water are the primary stressors on the health of the great pond.

Given the parks location within an ecologically sensitive area, this small, well-used area will be receiving improvements that are packed with environmental performance innovation. The current improvements plan will enhance accessibility, slow and redirect stormwater surface run-off, protect and enhance wildlife habitat, overall recreational value and ensure public safety. The conceptual design and current plan has been conducted and produced by Weston & Sampson Inc. and approved by the Newton Parks and Recreation Commission along with many other stake holders, including members of the public. Public meetings were held to request input from the public. Public comment has been considered and incorporated into the preferred plan where feasible within the park’s current program.

The plan is in the construction documentation phase and moving toward a shovel-ready project. With CPC funding, the city will be able to move forward with construction. The PRC department has and will continue commitment expend staff time and other resources to manage the project through construction completion.

Luis Perez Demorizi, Open Space Coordinator, has 7 years of experience as a landscape designer 5 of which were spent designing parks, playground, streetscape and inspecting post-construction contractor work in the private sector. He helped manage an 11-million-dollar contract with the City of New York’s Department of Environmental Protection’s green infrastructure program retrofitting sidewalks, schools, and parks to manage stormwater. For PRC, Luis has managed and supervised the construction of Heartbreak Hill Park at Waban Hill Reservoir (368K value), the design and construction of the athletic field lights at Newton South High School (~450K value), structural field and court lighting assessment at Albemarle Park, Forte Park and Newton South High School tennis courts, retaining wall assessment at Burr Park, Life course trail renovation at Cold Spring Park, and landscape improvements at the Newton Corner traffic islands. He is currently overseeing the design and engineering of the Improvements to Levingston Cove. He is also in the process of developing trail improvements plan at the Marty Sender greenway. Under his oversight, Luis has been able to deliver quality open space projects to the city of Newton. He puts extra focus on minimizing project unknowns when possible. He is also able to connect effectively with other departments, various city commissions and the public.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Louise Levingston Cove Improvements Project	
USE of CPA FUNDS	RECREATION	
	Preservation	X
	Rehabilitate/ Restore	X
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.	

Open Space and Recreation Plan Update 2020-2027

- Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.
- Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City’s park land.
- Section 9, Pages 152 Goal 2 Objective 2B #26: Crystal Lake: Implement recommendations from the Crystal Lake Management Plan by Woodard & Currant (2020), Crystal Lake Task Force Bath House Study (2010), and **Restoration of Levingston Cove, Crystal Lake, Weston & Sampson (2019)**. Consider an overall Crystal Lake Master Plan for improvements on all the publicly owned parcels:
 - Water quality improvement efforts in the lake and watershed (underway).
 - Crystal Lake Bath House, Beach and Park: Upgrade/replace the existing bath house building, curtail erosion, increase accessibility, expand utility of existing amenities and parking improvements.
 - **Levingston Cove: Implement site improvements to improve erosion, increase accessibility, and utility.**
 - Cronin’s Cove: Consider implementing an improvement and restoration plan to curtail erosion, increase accessibility and utility of existing amenities while preserving some of the site’s historic character.

Capital Improvement Plan FY2022-2026

- Page 11, *Protecting Woods and Open Spaces & Caring for our Parks and Recreational Spaces* – “...Over the next several years, the FY2022 – FY2026 CIP includes a number of important parks and recreation projects. These include shoreline improvements at Crystal Lake’s Levingston Cove...”
- CIP by Priority FY 2022-2026, Priority 26: “Renovation of entire lakefront park to include improvements to accessibility, drainage, erosion and water quality.”

COMMUNITY CONTACTS List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.

Name & title or organization	Email	Phone	Mailing address
Arthur Magni, Chairman Parks & Recreation Commission	magni@rcn.com	617-821-8351	107 Mt. Vernon Street Newton, MA 02465
Janice Bourque, Co-President Crystal Lake Conservancy	jbouque@htgc.com	617-967-0797	
Schuyler Larrabee, Co-President Crystal Lake Conservancy	schuyler.larrabee@verizon.net	617-864-3870	
Sonya Kurzweil, President Friends of Crystal Lake	sonya@skdc.org		203 Lake Ave. Newton, MA 02461

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	Louise Levingston Cove Improvements Project	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Planning, design, construction oversight and city staff time (16% of total estimated project cost)		189,428
Site Preparation / Demolition		120,532
Earthwork / Drainage and Utilities		\$142,994
Paving / Curbing		\$36,220
Decking – Cantilevered and On-Grade		\$533,325
Retaining Walls and Stairs		\$124,598
Site Amenities and Improvements		\$63,929
Planting		\$86,358
Construction year 2022 escalation (3%)		\$33,239
Mobilization, Overhead and Profit (12%)		\$132,955
Contingency (20%)		\$166,194
D. TOTAL USES (should equal C. on page 1 and E. below)		\$1,629,772
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$1,440,344
Approximate staff time for the duration of project @ 10 Hrs. a week for Duration of project (approx. 1.5 yrs)	Expected	\$24,255
Conceptual Plan development	Confirmed	\$42,878
Topographic Survey Conducted by City of Newton DPW	Confirmed	\$8,295
Design Development through Bidding	Confirmed	\$89,000
Construction Oversight -	Expected	\$25,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$1,629,772
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Tree Pruning		\$50
Site Mowing and String Trimming		\$780
Leaf Litter and Branch Removal		\$1000
Vegetation Maintenance (Shoreline)		\$75
Vegetation Maintenance (landscape plants)		\$112
Rain Garden Maintenance & Cleanup (2.3% of Total Capital Cost)		\$906
F. TOTAL ANNUAL COST (should equal G. below)		\$2,923
Sources of Funds		
Operating Budget		\$2,923
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$2,923

Project TIMELINE	Phase or Task	Season & Year
Conceptual Design		2018-2019
Construction Documents through Bidding		Winter 2021 thru Fall 2022
Expected Construction Duration		Fall 2022- Late Spring 2023

Project TITLE		Levingston Cove Preservation/Rehabilitation Project	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) For project manager: relevant training & track record of managing similar projects	
		CAPITAL IMPROVEMENT PLAN current listing/ranking & risk factors for this project COVER LETTER from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management	
REQUIRED for all full proposals involving City govt., incl. land acquisition.	ZONING & PERMITTING		
		Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit or special permits (if applicable) Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plans, landscape plans, etc. Materials & finishes; highlight “green” or sustainable features & materials	
		LETTERS of SUPPORT from Newton residents, organizations, or businesses	
OPTIONAL for all proposals.			