Newton City Council

Committee of the Whole Agenda

Wednesday, March 23, 2016

Council Chamber
7:00 PM

The City Council will meet in a Committee of the Whole with the Finance Committee presiding on Wednesday, March 23, 2016 at 7:00 pm in the Council Chamber to discuss the following items.

Referred to Programs & Services, Public Facilities and Finance Committees

#90-16 **Statement of Interest for Lincoln Eliot Elementary School**
SUPERINTENDENT FLEISHMAN is requesting a vote of the City Council to complement the vote of the School Committee to authorize the Superintendent of Schools to submit to the Massachusetts School Building Authority (MSBA) they FY 16 Statement of Interest no later than April 8, 2016 for the consideration of Lincoln-Eliot Elementary School as a major school Building project after Cabot Elementary School. [02/29/16 @ 4:45 PM]

Referred to Programs & Serv., Public Facil., Land Use and Finance Committees

#119-16 **$100,000 in CPA funding for technical assessments of 70 Crescent Street**
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of one hundred thousand ($100,000) from the Community Preservation Fund to the Public Buildings Department for technical assessments of 70 Crescent Street as a site for the CPA eligible affordable housing and park uses described in Board Order #384-11(4) and in the department's February 2016 proposal to the CPC. [03/10/16 @ 11:33 AM]

Newton Public Schools
100 Walnut Street
Newton, MA 02460

Telephone
(617) 559-6100

Fax
(617) 559-6101

David Fleishman
Superintendent of Schools

TO: DAVID OLSON, CITY CLERK
FROM: DAVID FLEISHMAN
SUBJECT: **MSBA STATEMENT OF INTEREST FOR LINCOLN-ELIOT**
DATE: FEBRUARY 29, 2016

I am requesting authorization by the City Council for the submission of a Statement of Interest (SOI) for Lincoln-Eliot Elementary School to the Massachusetts School Building Authority (MSBA) in FY16, due April 8, 2016.

The SOI requests consideration of MSBA support for an addition/renovation for Lincoln-Eliot, Newton Public Schools' first priority after Cabot School. The SOI is attached for review in the format required by the MSBA.

The purpose of the SOI is to document the needs for a renovation/addition of Lincoln-Eliot. The SOI details: 1) the deficits in the building due to its age and condition, 2) how the facility constrains the educational program, and 3) the overcrowded conditions that exist.

The SOI is also required to explain the actions that Newton has taken to mitigate these problems up to and including the acquisition of the Aquinas site, and further explains that Aquinas is the preferred alternative site for both Lincoln-Eliot Elementary School and Newton's integrated preschool program.

David Fleishman
Superintendent of Schools

CITY COUNCIL # #90-16

CITY OF NEWTON

DOCKET REQUEST FORM

DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING.

To: Clerk of the City Council **Date: 2/26/16**

From (Docketer): David Fleishman, Superintendent

Address: Newton Public Schools, 100 Walnut Street, Newton

Phone: 617-559-6100 **E-mail: david_fleishman@newton.k12.ma.us**

Additional sponsors:

1. **Please docket the following item (it will be edited for length if necessary):**

Superintendent Fleishman is requesting a vote of the City Council to complement the vote of the School Committee to authorize the Superintendent of Schools to submit to the Massachusetts School Building Authority (MSBA) the FY16 Statement of Interest no later than April 8, 2016 for the consideration of Lincoln-Eliot Elementary School as a major school building project after Cabot.

2. **The purpose and intended outcome of this item is:**

- ☐ Fact-finding & discussion
- ☐ Appropriation, transfer,
- ☐ Expenditure, or bond authorization
- ☐ Special permit, site plan approval,
- ☐ Zone change (public hearing required)
- ☐ Ordinance change
- ☐ Resolution
- ☐ License or renewal
- ☐ Appointment confirmation
- ☒ Other: Authorization to Submit MSBA FY16 SOI

3. **I recommend that this item be assigned to the following committees:**

- ☒ Programs & Services
- ☐ Zoning & Planning
- ☒ Public Facilities
- ☐ Finance
- ☐ Public Safety
- ☐ Land Use
- ☐ Real Property
- ☐ Special Committee
- ☐ No Opinion

4. **This item should be taken up in committee:**

- ☒ Immediately (Emergency only, please). Please state nature of emergency:

Statement of Interest must be submitted by April 8, 2016; needs committee review (March 9, 2016) and City Council Authorization (March 21, 2016).

- ☐ As soon as possible, preferably within a month
- ☐ In due course, at discretion of Committee Chair
- ☐ When certain materials are made available, as noted in 7 & 8 on reverse
- ☐ Following public hearing

PLEASE FILL OUT BOTH SIDES

5. **I estimate that consideration of this item will require approximately:** **#90-16**

- ☒ One half hour or less
- ☐ More than one hour
- ☐ More than one meeting
- ☐ Up to one hour
- ☐ An entire meeting
- ☐ Extended deliberation by subcommittee

6. **The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, *especially relevant Department Heads*):**

City personnel	Citizens (include telephone numbers/*email please*)
☒ Sandy Guryan, Schools x9025	☐
☒ Maureen Lemieux, Exec. x1100	☐
☒ Josh Morse, Pub. Builings x1600	☐
☒ Michael Cronin, Schools x9000	☐
☐ Julie Kirrane, Schools x9025	☐

7. **The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion:**

1. School Committee Vote, February 25, 2016 designating Lincoln-Eliot as highest priority after Cabot
2. Statement of Interest for Lincoln-Eliot provided to School Committee on February 25, 2016

8. **I ☐ have or ☒ intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. ***

School Committee Vote, March 14, 2016 authorizing submission of the SOI . (Committee discussion of this item is requested immediately to facilitate completion of process by deadline.)

(*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Friday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councilors have a chance to review all relevant materials before a scheduled discussion.)

Please check the following:

9. ☐ **I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.**

10. ☐ **I would like the Clerk's office to contact me to confirm that this item has been docketed. My daytime phone number is:**

11. ☒ **I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.**

Thank you.

Signature of person docketing the item

[Please retain a copy for your own records]

#90-16

Newton School Committee
100 Walnut Street
Newtonville, MA 02460
Tel (617) 559-6110
Fax (617) 559-6101
www.newton.k12.ma.us
schoolcommittee@newton.k12.ma.us

February 26, 2016

To whom it may concern:

A vote of the School Committee was taken to designate, after Cabot School, Lincoln-Eliot Elementary School as the district's highest priority major school building project for submission in the MSBA's FY16 Statement of Interest process.

Sincerely,

Matt Hills
Chairperson, Newton School Committee

MH/lam

Massachusetts School Building Authority

#90-16

Next Steps to Finalize Submission of your FY 2016 Statement of Interest

Thank you for submitting your FY 2016 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete**. The District is required to print and mail a hard copy of the SOI to the MSBA along with the required supporting documentation, which is described below.

Each SOI has two Certification pages that must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer*. Please make sure that **both** certifications contained in the SOI have been signed and dated by each of the specified parties and that the hardcopy SOI is submitted to the MSBA with **original signatures**.

SIGNATURES: Each SOI has two (2) Certification pages that must be signed by the District.

In some Districts, two of the required signatures may be that of the same person. If this is the case, please have that person sign in both locations. Please do not leave any of the signature lines blank or submit photocopied signatures, as your SOI will be incomplete.

**Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated as the chief executive office under the provisions of a local charter.*

VOTES: Each SOI must be submitted with the proper vote documentation. This means that (1) the required governing bodies have voted to submit each SOI, (2) the specific vote language required by the MSBA has been used, and (3) the District has submitted a record of the vote in the format required by the MSBA.

- **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
  - For documentation of the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken must be submitted with the original signature of the Committee Chairperson. The Minutes must contain the actual text of the vote taken which should be substantially the same as the MSBA's SOI vote language.
- **Municipal Body Vote:** SOIs that are submitted by cities and towns must be approved by a vote of the appropriate municipal body (e.g., City Council/ Aldermen/Board of Selectmen) in addition to a vote of the School Committee.
  - Regional School Districts do not need to submit a vote of the municipal body.
  - For the vote of the municipal governing body, a copy of the text of the vote, which shall be substantially the same as the MSBA's SOI vote language, must be submitted with a certification of the City/Town Clerk that the vote was taken and duly recorded, and the date of the vote must be provided.

CLOSED SCHOOLS: Districts must download the report from the "Closed School" tab, which can be found on the District Main page. Please print this report, which then must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer. A signed report, with original signatures must be included with the District's hard copy SOI submittal. **If a District submits multiple SOIs, only one copy of the Closed School information is required.**

ADDITIONAL DOCUMENTATION FOR SOI PRIORITIES #1 AND #3: If a District selects Priority #1 and/or Priority #3, the District is required to submit additional documentation with its SOI.

#90-16

- If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must submit photographs of the problematic building area or system to the MSBA.
- If a District selects Priority #3, Prevention of a loss of accreditation, the MSBA requires the full accreditation report(s) and any supporting correspondence between the District and the accrediting entity.

ADDITIONAL INFORMATION: In addition to the information required with the SOI hard copy submittal, the District may also provide any reports, pictures, or other information they feel will give the MSBA a better understanding of the issues identified at a facility.

If you have any questions about the SOI process please contact Diane Sullivan at 617-720-4466 or Diane.Sullivan@massschoolbuildings.org.

Massachusetts School Building Authority

#90-16

School District Newton

District Contact

Name of School Lincoln-Eliot

Submission Date 2/29/2016

SOI CERTIFICATION

To be eligible to submit a Statement of Interest (SOI), a district must certify the following:

- The district hereby acknowledges and agrees that this SOI is NOT an application for funding and that submission of this SOI in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation on the MSBA.
- The district hereby acknowledges that no district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00.
- The district hereby acknowledges that the provisions of 963 CMR 2.00 shall apply to the district and all projects for which the district is seeking and/or receiving funds for any portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.
- The district hereby acknowledges that this SOI is for one existing municipally-owned or regionally-owned public school facility in the district that is currently used or will be used to educate public PreK-12 students and that the facility for which the SOI is being submitted does not serve a solely early childhood or Pre-K student population.
- After the district completes and submits this SOI electronically, the district must sign the required certifications and submit one signed original hard copy of the SOI to the MSBA, with all of the required documentation described under the "Vote" tab, on or before the deadline.
- The district will schedule and hold a meeting at which the School Committee will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is required for cities, towns, and regional school districts.
- Prior to the submission of the hard copy of the SOI, the district will schedule and hold a meeting at which the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is not required for regional school districts.
- On or before the SOI deadline, the district will submit the minutes of the meeting at which the School Committee votes to authorize the Superintendent to submit this SOI. The District will use the MSBA's vote template and the vote will specifically reference the school and the priorities for which the SOI is being submitted. The minutes will be signed by the School Committee Chair. This is required for cities, towns, and regional school districts.
- The district has arranged with the City/Town Clerk to certify the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body to authorize the Superintendent to submit this SOI. The district will use the MSBA's vote template and submit the full text of this vote, which will specifically reference the school and the priorities for which the SOI is being submitted, to the MSBA on or before the SOI deadline. This is not required for regional school districts.
- The district hereby acknowledges that this SOI submission will not be complete until the MSBA has received all of the required vote documentation and certification signatures in a format acceptable to the MSBA. If Priority 1 is selected, your Statement of Interest will not be considered complete unless and until you provide the required engineering (or other) report, a professional opinion regarding the problem, and photographs of the problematic area or system.

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Chief Executive Officer *	**School Committee Chair**	**Superintendent of Schools**
(signature)	(signature)	(signature)
Date	Date	Date

* Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice. Please do not leave any signature lines blank.

Massachusetts School Building Authority

#90-16

School District Newton

District Contact

Name of School Lincoln-Eliot

Submission Date 2/29/2016

Note

The following Priorities have been included in the Statement of Interest:

1. ☐ Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
2. ☒ Elimination of existing severe overcrowding.
3. ☐ Prevention of the loss of accreditation.
4. ☐ Prevention of severe overcrowding expected to result from increased enrollments.
5. ☒ Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
6. ☐ Short term enrollment growth.
7. ☒ Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.
8. ☐ Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts.

SOI Vote Requirement

☒ I acknowledge that I have reviewed the MSBA's vote requirements for submitting an SOI which are set forth in the Vote Tab of this SOI. I understand that the MSBA requires votes from specific parties/governing bodies, in a specific format using the language provided by the MSBA. Further, I understand that the MSBA requires certified and signed vote documentation to be submitted with the SOI. I acknowledge that my SOI will not be considered complete and, therefore, will not be reviewed by the MSBA unless the required accompanying vote documentation is submitted to the satisfaction of the MSBA.

Potential Project Scope: Renovation/ Addition

Is this SOI the District Priority SOI? NO

School name of the District Priority SOI: Cabot

Is this part of a larger facilities plan? YES

If "YES", please provide the following:

Facilities Plan Date: 6/1/2007

Planning Firm: HMFH ARCHITECTS INC (2007, 2011); Self-prepared 2012-present

Please provide an overview of the plan including as much detail as necessary to describe the plan, its goals and how the school facility that is the subject of this SOI fits into that plan:

Lincoln-Eliot, constructed in 1939, is Newton's first major priority after Cabot. Newton has been actively planning to address facilities condition and capacity needs since 2007. Starting in 2004, Newton has had rapid enrollment growth and a 17% increase in elementary students. Many schools, already aging with outmoded designs, had become severely overcrowded. Adding the needed classrooms to accommodate the growth resulted in extensive use of re-purposed and substandard spaces within buildings to deliver the full inclusive educational program, and drove significant reliance upon modular classrooms. Newton's use of temporary additions by 2013 included 30 modular units, comprising 11% of its total stock of elementary full-sized classrooms. In FY12, Newton launched the current long-range plan to correct deficiencies in aging and crowded elementary schools. Joint meetings with school and city leadership were convened to explain the 30-year plan for large and mid-size capital projects that would result in critically needed modernization of school buildings and capacity expansion. Detailed enrollment projections and cost data underlay the FY12 long-range plan; the plan depicted how many classrooms were added each year to ameliorate classroom shortages for both regular education as well as the needs of special populations. Consensus grew around the plan that was believed to be achievable within the city's bonding capacity as long as participation could also be leveraged from the MSBA. The plan sequenced projects at Newton's 15 elementary schools, which at that time included two of the oldest schools in the state in the worst condition. The FY12 plan built upon capital facilities analysis including the 2007 HMFH study of comprehensive facility conditions and an update done in 2011. The HMFH facilities master plan provided facility conditions assessment, space needs, and long-range utilization plans for elementary and middle schools. The study used both engineering/facility and educational standards for its evaluation and documented system wide options. Newton's approach in using data and analytic methods to inform planning has produced strong results by focusing resources strategically, on a shared vision. Since 2011, Newton has updated and revised facilities plans annually, based on detailed enrollment projections and cost data. Newton's Capital Improvement Plan (CIP) is fully coordinated with the schools' facilities plan and provides multi-year financial support. A successful vote occurred in 2013 for both an operational override and a debt exclusion that funded three school buildings, ten modular classrooms to address severe crowding in the short-term, and also funded other critical city capital projects. Today, a new Angier Elementary School, constructed in partnership with the MSBA and finished on time and within budget, opened in January 2016 to serve students on Newton's south side. A new 24-classroom Zervas, funded by the City of Newton, has just begun construction and will increase capacity by more than 100 students in the center of Newton. A successful redistricting effort for Angier and Zervas was approved in September 2016 that eases crowding at six other schools. The Cabot School building project, in partnership with the MSBA, located in Newtonville on the north side, will correct deficiencies and overcrowding at Newton's second oldest and most needy school. A student assignment review for Cabot is planned to begin in 2016-17 with the goal of easing crowding in that neighborhood and on Newton's north side where density is highest and growth has been concentrated. Since 2004, Lincoln-Eliot has had growth of 47%, the largest increase citywide. A comprehensive review of the long-range plan was done during the summer of 2015 following the city's acquisition of a large school building in good condition on a 7-acre site (former Aquinas College); a unique and strategic opportunity for the city. Newton was able to negotiate a purchase agreement that would allow for a cost effective renovation/addition to the building for elementary use with space remaining for Newton's integrated preschool that has been in need of remediation for severe space deficits. The preschool is located at both Lincoln-Eliot and at the Ed Center and serves 150 children in 12 classrooms, with another 100 students receiving services for needs related to autism spectrum disorder, speech/language delay, developmental delay, and other needs. There has been significant growth in the special education needs of this population, especially for children with ASD. Preschool parents, teachers and district administrators have been concerned about the preschool program space constraints, but until the purchase of Aquinas, it had not yet been possible to begin to address those needs in a comprehensive manner.

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 20 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 20 students per teacher

Does the District have a Master Educational Plan that includes facility goals for this building and all school

buildings in District? YES

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If "YES", please provide the author and date of the District's Master Educational Plan.

The Angier (2012) and Cabot Educational Plans (2015), written by NPS with DiNisco Design Partnership, document Newton's educational master plan for modern school buildings that support standards for teaching and learning in the 21st century. Standards promote the education, health and well being of all students; highly effective teaching environments, efficient operations, and anticipate future programmatic change while maintaining standards of performance and reliability.

Is there overcrowding at the school facility? YES

If "YES", please describe in detail, including specific examples of the overcrowding.

Lincoln-Eliot is overcrowded based on its current enrollment of 340 students in a building without adequate program space and undersized ancillary spaces. The building is 51,074 gross square feet and has the most inefficient building layout in the school system with a net-to-gross area ratio of 1.95. This is the result of three eras of construction being joined together with the original small 1939 school building, an addition in 1965 and another in 1975. Today, the main office and 9 classrooms remain in the orginal building. The school has 83 net square feet per pupil, also indicative of the lack of space. The HMFH study rated the school fair (in need of renovation or replacement) both for total facility condition and its suitability to deliver the educational program due to the lack of other educational spaces.

Using the standard of 40SF per pupil classroom size (the metric used in the HMFH study), Lincoln-Eliot should have a maximum of 290 students, excluding classrooms devoted to the preschool program. Lincoln-Eliot exceeds the state average for students defined as high needs due to their special education needs, low income status or limited English proficiency, and has the greatest concentration of these populations in Newton. The needs of these students are not fully provided for within the regular classroom. Enrollment growth during the past 3 years has pushed out one class each year of the four original preschool rooms to the basement of the Ed Center. The final preschool class will need to be relocated next year. The district has maximized space at the Ed Center for preschool where all the classroom and support spaces are undersized. A measure involving many office moves was needed to relocate a third preschool class this year from Lincoln-Eliot to the Ed Center's 3rd floor increasing problems of access, toileting and teacher collaboration.

Of Lincoln-Eliot's 18 full-sized classroom spaces, 8 classrooms (45%) are deficient in size, function or basic suitability for education: six are less than 800nsf; two basement rooms are isolated from main classroom corridors. These classrooms are accessed from stair landings and lack even hallway areas for small group instruction. The spaces are below grade without natural light or ventilation due to inadequate and difficult access to windows located at ceiling height; one of the two classrooms has only a single window. These spaces do not have typical layouts and were not intended for use as core classrooms.

Overcrowding has a direct impact on learning and instructional best practices. The ancillary spaces are undersized, poorly lit and located in the basement. There is an undersized cafeteria with circulation challenges in that an addition rendered it a thoroughfare and it is difficult to access for students with mobility/visual needs (requires both elevator and stair lift). Supplemental chairs are required at lunch periods for larger grade cohorts. The cafeteria is also used for 1:1 or small group instruction – a white board is available in a corner. Both the art and music rooms are subdivided to share with after school, which is in high demand with a waitlist. The gym is the largest space in the building and is undersized; all-school assemblies are limited because the gym can accommodate only three grades at a time. The library has an L-shape and the front portion is used for instruction while library classes are in session in the back. The library front area is also used for meetings and as a workspace for teachers who share rooms. The instructional technology specialist works out of this area. The under-sized health room includes one resting cot and an inadequate toilet room. The Psychologist's office is unheated and windowless. Each classroom corridor is lined with small tables used for small group instruction. Teachers must carry materials to these areas and lose instructional time. There is storage in hallways due to storage rooms being converted to instructional use. The main office is not near a building entrance and recently has been further subdivided to add a small instructional space.

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Education of high needs students is not fully provided for within the regular classroom and students receive targeted instruction in small groups. Small group instruction in literacy, math, reading, and sheltered English occur in substandard former storage, office or alcove spaces lacking windows and ventilation. Aides use a former storage room divided with three partitions for 1:1 pull outs for students with medical/nutrition needs or ASD students requiring stimulation breaks. Title I support and supplemental small group instruction for needy children is provided in a blind corridor by a mechanical room with no heat source. Literacy materials are stored in the same blind corridor. Title I math instruction occurs in a hallway. Language support for English learners is housed in a small room, divided by a partition, and shared by two teachers.

Has the district had any recent teacher layoffs or reductions? NO

If "YES", how many teaching positions were affected? 0
At which schools in the district?
Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).

Has the district had any recent staff layoffs or reductions? NO

If "YES", how many staff positions were affected? 0
At which schools in the district?
Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).

Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.

DOES NOT APPLY

Please provide a detailed description of your most recent budget approval process including a description of any budget reductions and the impact of those reductions on the district's school facilities, class sizes, and educational program.

Newton’s FY16 School Committee Approved Budget is $204,095,912 million, or $8.3 million (4%) greater than FY15, and includes a supplemental budget of $385,000 for the retroactive portion of the Newton Teachers Association (NTA) settlement; the new three-year contract will be in effect through FY18. The budget process began in November 2014 with the approval by the School Committee of the FY16 Budget Guidelines. As suggested by the budget guidelines, the budget process involves a comprehensive review by district and school administrators of existing and proposed school functions, planning for adjusted costs and future changes or new educational initiatives. The budget process culminates in a public presentation by the Superintendent, public meetings for review specific areas of the budget, public hearings, a school committee straw vote and a final vote of approval. Following the Newton Public Schools' process, the budget is presented to the City Council, reviewed and voted by that body in conjunction with the approval of Newton's operating and capital annual budgets. The FY16 budget contained no reductions to teacher positions or other staff at any grade level. Key challenges as stated in the Newton School Committee’s FY16 Approved Budget Guidelines (November 24, 2014) included meeting the diverse educational, social and emotional needs of all students while narrowing the achievement gap, promoting critical thinking skills, providing mental health supports, and sustaining teacher professional development and collaboration. FY16 budget priorities included mid and long-range facilities planning, the acquisition, implementation and training for a new student data system, the on-going maintenance of buildings, and expanding in-district special education services.

General Description

#90-16

BRIEF BUILDING HISTORY: Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

Lincoln-Eliot is 51,074 gross square feet with 3 floors. The school, built in 1939, is located on 4 acres. The first of two additions of took place in 1965 (9600 g.s.f) and included 4 classrooms, a large kindergarten, and an all-purpose indoor play area. A second addition of 15,674 g.s.f. was added in 1975 when a larger gym was built with 5 classrooms above, replacing the former indoor play area with a cafeteria. The HVAC system is steam and hot water by natural gas, with one original oil boiler and one new boiler. The original oil boiler is 51 years old and no longer functions. The building houses the integrated preschool program in addition to the elementary school students, but that program has been reduced to one classroom at Lincoln-Eliot, due to enrollment growth. Lincoln-Eliot is overcrowded and, as a result of the disparate construction methodologies, has the most inefficient building layout in the school system with a net-to-gross area ratio of 1.95. The mechanical system components original to the building have exceeded their useful life and are failing at a rate that consistently require repairs. Plumbing fixtures are original and are not water conserving.

A school building security project was implemented in 2009, funded through a Homeland Security Grant. Electronic access card readers and integrated intercom access control exterior doors. All appropriate staff persons have electronic access via photo badge identification. Access to the building is secure and records of access on a dedicated network server.

TOTAL BUILDING SQUARE FOOTAGE: Please provide the original building square footage PLUS the square footage of any additions.

51074

SITE DESCRIPTION: Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

The school, built in 1939, is located on 4 acres and bounded on three sides by Pearl Street, Jackson Road and, at a higher elevation, Waban Street. Boyd Park on Jackson Road serves as the northern boundary of the site. Additions/renovations took place in 1965 and 1975. The parking area is bituminous concrete, with granite and concrete curbs in fair condition. There is moderate deterioration of the surface in this area. Concrete sidewalks are on perimeter and there is a concrete walk and granite stairs at the main entrance. This entrance is not ADA compliant. Stair concrete is in fair condition. The path from the school to the playground is in fair condition, but is not ADA compliant. Fields are turf with a skinned base area servicing both baseball and soccer. There are mature trees at the front of the school and on the slope by the play area and turf. The steel play structure is in good condition; steel swings are in fair condition. The structure is ADA compliant, but the swings are not. There is a bituminous concrete paved area by the play area and basketball court. Recycled composite benches are located by the play area, but are not accessible in some locations. A chain link fence is at the perimeter, and there is a basketball court, and parking area. There are floodlights on utility poles in the parking area, newer floodlights on the building, but exterior door lights are in poor condition. The original 1939 building with two separate additions creates a large footprint on the site and there are no options for further expansion or space upgrades to the building.

ADDRESS OF FACILITY: Please type address, including number, street name and city/town, if available, or describe the location of the site. (Maximum of 300 characters)

Lincoln-Eliot Elementary School is located at 191 Pearl Street, Newton MA , 02458 The site is located in the village of Newton Corner, located in the northeast corner of Newton, sharing boundaries with Watertown and Brighton.

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BUILDING ENVELOPE: Please provide a detailed description of the building envelope, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters).

There are three types of roofing on Lincoln-Eliot. A slate pitched roof with a wooden cupola is in good condition. The two flat roofs associated with the above stated additions are tar and gravel, and ballasted EPDM. Gutters and leaders are 1975 vintage. The flat roofs have no considerable active leaks, and the flashing and curbs are in good condition. Exterior walls are load-bearing masonry with concrete sills and stone detailing. There are some minor cracks and staining at the masonry, and rusting at the original lintels. The brick veneer has concrete at floor elevations; slate sills were added in 1965; and the painted CMU wall was added in 1975. Windows replaced in 1989 in the original structure are aluminum with thermal break and thermal glazing, both fixed and single-hung operable. Many balances have failed and are hard to operate. Windows at the 1965 building are steel-frame, single-pane casement windows with metal louvers. They are in poor condition with aging Lexan replacement glazing that has become opaque. Doors are aluminum with pebble fiberglass panels and are in good condition, but the hardware is not ADA compliant. Exterior steps are granite and concrete with a concrete ramp that is deteriorating. Railings are painted, steel pipe with rusted rail supports and are not code compliant. There are no structural concerns.

Has there been a Major Repair or Replacement of the EXTERIOR WALLS? YES
Year of Last Major Repair or Replacement:(YYYY) 2006
Description of Last Major Repair or Replacement:
Repairs have been made, as required, particularly masonry and repointing work was done to 1975 addition.

Roof Section A
Is the District seeking replacement of the Roof Section? YES
Area of Section (square feet) 9536
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Section A is the original 1939 building. Roof type is slate. The roof is a four-sided hip style slate roof. There is a wood cupola at the center of the hip that is similarly roofed with slate. Flashing and drip edge are copper.
Age of Section (number of years since the Roof was installed or replaced) 79
Description of repairs, if applicable, in the last three years. Include year of repair:
No repairs have been made in the last three years.

Roof Section B
Is the District seeking replacement of the Roof Section? YES
Area of Section (square feet) 5700
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Section B is the 1965 addition. Type of roof is ballasted EPDM. This is a flat roof with exhaust fan penetrations by curb, interior building drain system, and sloped at the roof edge.
Age of Section (number of years since the Roof was installed or replaced) 51
Description of repairs, if applicable, in the last three years. Include year of repair:
No repairs have been made in the last three years.

Roof Section C
Is the District seeking replacement of the Roof Section? YES
Area of Section (square feet) 8625
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Section C is the 1975 addition. Type of roof is: hot mopped asphalt, ballasted. This is a flat roof with exhaust fan curb penetrations, lead flashing at building intersections, interior building drain system, and sloped at the roof edge.
Age of Section (number of years since the Roof was installed or replaced) 43
Description of repairs, if applicable, in the last three years. Include year of repair:
No repairs have been made in the last three years.

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Roof Section D
Is the District seeking replacement of the Roof Section?
Area of Section (square feet)
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Age of Section (number of years since the Roof was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Roof Section E
Is the District seeking replacement of the Roof Section?
Area of Section (square feet)
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Age of Section (number of years since the Roof was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Roof Section F
Is the District seeking replacement of the Roof Section?
Area of Section (square feet)
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Age of Section (number of years since the Roof was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Roof Section G
Is the District seeking replacement of the Roof Section?
Area of Section (square feet)
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Age of Section (number of years since the Roof was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Roof Section H
Is the District seeking replacement of the Roof Section?
Area of Section (square feet)
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Age of Section (number of years since the Roof was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Roof Section I
Is the District seeking replacement of the Roof Section?
Area of Section (square feet)
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Age of Section (number of years since the Roof was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Roof Section J
Is the District seeking replacement of the Roof Section?
Area of Section (square feet)
Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe)
Age of Section (number of years since the Roof was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Window Section A
Is the District seeking replacement of the Windows Section? YES
Windows in Section (count) 82

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Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))
Section A is the original main building and the type is: double hung, thermopane
Age of Section (number of years since the Windows were installed or replaced) 30
Description of repairs, if applicable, in the last three years. Include year of repair:
A few windows were replaced in 2012, but none in the last three years beyond glazing repairs for broken glass.

Window Section B
Is the District seeking replacement of the Windows Section? YES
Windows in Section (count) 66
Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))
Section B is the 1965 addition. Type is : single glass, steel casement windows w/cranks, 1/8" single pane glass. Over earlier years, glass has been replaced in many windows with Lexan.
Age of Section (number of years since the Windows were installed or replaced) 51
Description of repairs, if applicable, in the last three years. Include year of repair:
Since 2012, a moderate amount of glass has been replaced in these windows.

Window Section C
Is the District seeking replacement of the Windows Section? YES
Windows in Section (count) 192
Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))
Section C is the 1975 addition. Type is: (100) are fixed ¼", (71) are fixed 1/8" glass single pane glass windows, (21) are 1/8" glass Hopper Style single pane glass windows.
Age of Section (number of years since the Windows were installed or replaced) 43
Description of repairs, if applicable, in the last three years. Include year of repair:
Many windows have been replaced since 2012. Over earlier years glass has been replaced in many window frames with Lexan.

Window Section D
Is the District seeking replacement of the Windows Section?
Windows in Section (count)
Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))
Age of Section (number of years since the Windows were installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Window Section E
Is the District seeking replacement of the Windows Section?
Windows in Section (count)
Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))
Age of Section (number of years since the Windows were installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Window Section F
Is the District seeking replacement of the Windows Section?
Windows in Section (count)
Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))
Age of Section (number of years since the Windows were installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Window Section G
Is the District seeking replacement of the Windows Section?
Windows in Section (count)
Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))

Age of Section (number of years since the Windows were installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair: **#90-16**

Window Section H
Is the District seeking replacement of the Windows Section?
Windows in Section (count)
Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))
Age of Section (number of years since the Windows were installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Window Section I
Is the District seeking replacement of the Windows Section?
Windows in Section (count)
Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))
Age of Section (number of years since the Windows were installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Window Section J
Is the District seeking replacement of the Windows Section?
Windows in Section (count)
Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))
Age of Section (number of years since the Windows were installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

MECHANICAL and ELECTRICAL SYSTEMS: Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).

The heating system is a combination of steam and hot water fueled by natural gas. One new steam boiler was installed in 2013. A remaining steam boiler is non-functional. The waterside distribution system components and piping (c. 1975) are compromised, requiring constant monitoring and repair. New electronically controlled unit ventilators were installed in most classrooms in 2014. No upgrades to pneumatic controls, piping supply/return, or steam to water conversion were performed. As constituted, the heating system is a hybrid of systems that requires substantial resources to maintain. Plumbing is original and in generally poor condition. The majority of fixtures are not ADA compliant. Supply and drain piping is deteriorating and reaching its useful life expectancy. There is no fire suppression system. Electrical service is 800A, 3 phase, 4 wire, 120/280V and is nearing forty years old, as are the circuit breaker panel boards and conduit with wire feeders. There is an indoor gas generator in the boiler room that serves corridor and stair lighting. There are insufficient working clearances, and it is located in a room that is not 2 hour fire rated. Minor repairs have been made to exhaust units and boiler room plumbing.

Boiler Section 1
Is the District seeking replacement of the Boiler? YES
Is there more than one boiler room in the School? YES
What percentage of the School is heated by the Boiler? 100
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
natural gas
Age of Boiler (number of years since the Boiler was installed or replaced) 3
Description of repairs, if applicable, in the last three years. Include year of repair:
This boiler is only three years old, so no repairs have been needed during that time. This boiler was installed in 2013 as part of the City's Capital Improvement Plan. This is currently the only operating boiler. It was installed in accordance with accepted engineering principals and the regulations set forth by the Commonwealth of Massachusetts Department of Public Safety.

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Boiler Section 2
Is the District seeking replacement of the Boiler? NO
Is there more than one boiler room in the School? YES
What percentage of the School is heated by the Boiler? 0
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
oil
Age of Boiler (number of years since the Boiler was installed or replaced) 3
Description of repairs, if applicable, in the last three years. Include year of repair:
This boiler was installed in 1965 and is no longer operational and requires replacement.

Boiler Section 3
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 4
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 5
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 6
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 7
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 8
Is the District seeking replacement of the Boiler?

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Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 9
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 10
Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?
Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Has there been a Major Repair or Replacement of the HVAC SYSTEM? YES
Year of Last Major Repair or Replacement:(YYYY) 2014
Description of Last Major Repair or Replacement:
Twenty-six new stand-alone DDC unit ventilators were installed in classrooms. These are both steam and hot water units with electronic controls, valves, and dampers.

Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM? YES
Year of Last Major Repair or Replacement:(YYYY) 1978
Description of Last Major Repair or Replacement:
Replacement and upgrades were made when the 1975 addition was built. And some additional equipment was replaced between 1976 and 1978.

BUILDING INTERIOR: Please provide a detailed description of the current building interior including a description of the flooring systems, finishes, ceilings, lighting, etc. (maximum of 5000 characters).

Partitions are glazed CMU with painted plaster above at the corridors. Other walls are painted plaster in the 1939 building. At least 1/3 of the door surrounds are not accessible. In the 1965/1975 building there is painted CMU, painted gypsum wallboard with vinyl base, and operable classroom walls in the 1975 building. Floors are VAT, carpet, and VCT in fair condition. Ceilings are 2x4 ACT, 2x2 ACT and 1x1 ACT. The 1x1 is in poor condition. Doors are solid wood core with wire glass in painted metal frames, in good condition in the newer buildings, but in poor condition in the 1939 building. At the 1965 stair, the door swings open into the path of travel. Hardware throughout is not accessible. Interior built-in furnishings, in fair to poor condition, are wood, metal, and plastic laminate. No hardware, sinks, or fixtures are accessible. There are coat hooks and open wood cubbies in corridors; wooden cubbies present a flammability risk. Student storage closets are in classrooms in the 1939 building, some doors are inoperable or removed. Window treatments are rolling shades with curtains at the clerestory windows in the 1975 building. Adult bathrooms are glazed CMU, painted CMU and ceramic tile with metal partitions. They are in fair condition and are not accessible. Student bathrooms are glazed CMU, painted CMU, and ceramic tile, with metal partitions. They are also in fair condition and are not accessible. The elevator in the 1939 building is sized too small, is worn, and does not meet code. Other elevators are in good condition. There are 1/2 flight lifts in good condition. Signage is paper, or none and does not meet AAB standards. The gymnasium has a wood

athletic floor and wood backstops. Walls are painted CMU with a 2x2 ceiling. There is minimal natural light in the gym. The fire alarm system is multi-zone, and not ADA compliant. There are smoke detectors and door holders in classrooms, library, and corridors. There is a master box. Mounting height and location of some pull stations are not code compliant. There are multiple outside telephone lines and the system is currently being updated. Lighting is generally 2x2 and 2x4 recessed fluorescent and surface wrap around. The utility company has provided new energy efficient lamps and ballasts. Receptacles, in fair to good condition, are generally duplex type and are 45 years old or newer. There are keypads at specific doors. Motion detectors are in corridors and stairs. Monitor switches are on most exterior doors and there is an interior alarm, the system notifies UL Central Station. There is a push button at the front entrance with a buzzer in the main office; there is no visual of the front entry. The sound and intercom system is being upgraded. Classroom and office clocks are battery operated. Corridor and classroom speakers have bell tones. Data is present in classrooms and offices with minimal wireless coverage. Cable television outlets are located in the main office, library, and most classrooms. New bathroom flooring was installed in 2010.

PROGRAMS and OPERATIONS: Please provide a detailed description of the current programs offered and grades served, and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).

Programs offered include:
Regular classrooms for grades K-5
Two co-taught classes taught jointly by regular and special education teachers.
Special Education programs including, ABA, occupational/physical therapy, speech,
English Language Learners programs/sheltered English instruction
Title I grant academic assistance programs for schools serving low income students
Integrated preschool program
Before school program
After school program

The district has been required to take measures so that every available space within each building can be utilized to support teaching and learning and to meet the needs of students. The Lincoln-Eliot building does not accommodate small group instruction associated with an inclusive education program required by Newton and federal and state authorities. The intensive instructional demands in serving this high need student population bring even more pressure to provide the small group instruction spaces lacking at Lincoln-Eliot for special education, ELL, Title I. Because teachers work with students in substandard and overcrowded locations, the teaching and learning process can be less effective and may not fully meet the needs of students. Despite severe facility deficiencies, the full educational program, including small group instruction, is offered because of the dedication of the highly qualified Lincoln-Eliot teachers who continue to serve some of Newton's most needy students well, in a challenging physical environment.

The following aspects of Newton's educational program are fully precluded from being offered:

1) Current educational best practices involve professional collaboration across disciplines and especially within grade levels. Grade level groupings of classrooms and teachers have been achieved only for one grade because of building layout and the two isolated classrooms.
2) Students with mobility or vision issues have been diverted to different schools because of the building's difficult access issues cause by its layout and reliance upon several elevators and staircase lift systems.
3) The aftercare program is limited and cannot accept all students in need.
4) The preschool program is limited and has been forced to relocate. The program is a district-wide program that typically has included a large percentage of children from the high need Lincoln-Eliot district.
5) The building is less accessible to community education programming available in Newton's elementary schools.
6) Due to the undersized gym and cafeteria, all school assemblies and school events for students with parents are not available.

CORE EDUCATIONAL SPACES: Please provide a detailed description of the Core Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, a description of the cafeteria, gym and/or auditorium and a description of the media center/library (maximum of 5000 characters).

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Lincoln Eliot has 18 regular classroom spaces including one system-wide integrated preschool program, with an average size of 884 nsf:
1@ 727 nsf
4@ 768 nsf
1@ 802 nsf
6@ 932 nsf
5@ 944 nsf
1@ 993 nsf

Lincoln-Eliot is using two non-traditional classroom spaces, one for a kindergarten and the other for a 2nd grade class. Utilization of these spaces as classrooms was a product of one of the building's two additions. The classrooms are accessed from the middle of a stair landing to the lower level and at the bottom of a stair landing. These spaces are below grade without natural light or ventilation due to inadequate transom style windows located at ceiling height that are difficult to access. One classroom has a single window two-stories overhead, due to the site grade. These spaces do not have typical layouts and were not intended for use as core classrooms. Incorporating space from an adjacent storage room enlarged one of the classrooms. This created an alcove that has limited functionality. Both rooms lack adjacent or nearby space for small group instruction (even a hallway).

Basement level ancillary spaces (below grade lacking ventilation and natural light) include:
Library: 1,410 nsf library shared with special education and Title I instruction.
Music room: 1,000 nsf former auditorium space shared with after school
Art room: 628 nsf
Gymnasium: 3,535 nsf
Cafeteria: 2,436 nsf located in middle of the basement; also serves as a main thoroughfare.

CAPACITY and UTILIZATION: Please provide a detailed description of the current capacity and utilization of the school facility. If the school is overcrowded, please describe steps taken by the administration to address capacity issues. Please also describe in detail any spaces that have been converted from their intended use to be used as classroom space (maximum of 5000 characters).

The facility constraints at Lincoln-Eliot to deliver the full educational program have been addressed to the extent possible by adapting spaces within the building to maximize space available for the program. Spaces have been used in non-traditional ways and programs have been put into substandard spaces including hallways, storage and basement areas. Spaces have been sub-divided enabling teachers and programs to share them. The district has further mitigated facility issues and lack of space for the program by relocating three integrated preschool classrooms from Lincoln-Eliot to the Education Center where conditions are also substandard and overcrowded with only 11,414 nsf available for preschool programming for 250 children. The original 1939 building with two separate additions creates a large footprint on the site and there are no options for further expansion or space upgrades to the building.

Lincoln-Eliot is seriously overcrowded based on the specific educational needs of its special education (17%), low income (28%) and ELL students (18%) who require educational support and specialized instruction. All of these supports are provided outside of regular education classrooms and in substandard spaces that are severely limited at Lincoln-Eliot. Small group instruction for high need students in literacy, math, reading, and sheltered English occur in substandard former storage, office or alcove spaces lacking windows and ventilation. The population of low income and ELL students at Lincoln-Eliot is above the state average, and the population of special education students is above the average for Newton.

Lincoln-Eliot is overcrowded based on its current enrollment of 340 students in a building without adequate program space and undersized ancillary spaces. Today, the main office plus 9 of the 18 classrooms remain in the original building. The school has 83 net square feet per pupil, also indicative of the lack of space. The HMFH study rated the school fair (in need of renovation or replacement) for both its building condition and its suitability to deliver the educational program due to the lack of other educational spaces.

Using the standard of 40SF per pupil classroom size (the metric used in the HMFH study), Lincoln-Eliot should have a maximum of 290 students, excluding classrooms devoted to the preschool program. Enrollment growth during the past 3 years has pushed out one class each year of the four original preschool rooms to the basement of the Ed Center. The final preschool class will need to be relocated next year.

Of Lincoln-Eliot's 18 full-sized classroom spaces, 8 classrooms (45%) are seriously deficient in size, function or basic suitability for education. The ancillary spaces are undersized, poorly lit and located in the basement level. There is an undersized cafeteria with circulation challenges in that it also serves as a main thoroughfare and is difficult to access for students with mobility or visual needs (requires both elevator and staircase lift). The addition of supplemental chairs to seat all children is necessary for larger grade cohorts. The cafeteria is also used for 1:1 or small group instruction – a white board is available in a corner. Both the art and music rooms are subdivided to share with after school, which is in high demand with a waitlist. The gym is the largest space in the building and is undersized; all-school assemblies are limited because the gym can accommodate only three grades at a time. The library has insufficient light and ventilation, and is substantially below grade. The small health room includes one resting cot and an inadequate toilet room. The medical needs of the current student population are far in excess of those considered between 1939 and 1975. The Psychologist's office is unheated and windowless. There is storage in hallways due to storage rooms being converted to instructional use.

The main office is located in the original building on the opposite end from the Pearl Street entrance. The building has three other major entrances making security and access control difficult. Newton's standards for safety, evacuation and supervision of students are difficult to maintain due to the building's layout and the resulting zones that are difficult to oversee. Newton's well-developed protocols are not sufficient at Lincoln-Eliot; the administration has had to devise complicated management systems to ensure safety and security throughout the building.

Lincoln-Eliot is not fully accessible or ADA compliant, although elevators and staircase lifts have been added over time. The building has disjointed circulation caused by two different additions to the building making access issues even more difficult. Some students with wheelchairs or mobility or vision issues are placed at other schools.

MAINTENANCE and CAPITAL REPAIR: Please provide a detailed description of the district's current maintenance practices, its capital repair program, and the maintenance program in place at the facility that is the subject of this SOI. Please include specific examples of capital repair projects undertaken in the past, including any override or debt exclusion votes that were necessary (maximum of 5000 characters).

Regular maintenance and preventative maintenance programs are funded annually by the district in accordance with the City of Newton's Charter Maintenance Ordinance with a funding requirement of up to 2% of the prior fiscal year budget. The schools have followed and exceeded this requirement in order to maintain its aging building stock. In addition, capital repairs are undertaken in conjunction with funding from the City of Newton's Capital Improvement Program (CIP) with financing from bonding and/or the use of free cash for one-time expenses. No capital repair projects at the Lincoln-Eliot Elementary School have required override or debt exclusion votes.

Preventative maintenance (PM) and regular repair and maintenance work orders are processed in a web-based electronic system enabling efficiency and data gathering. Custodians receive annual training on PM procedures.

The district's PM program includes:
Asbestos inspection every 3 years
Boiler cleaning annually
Elevator inspections

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Emergency generator inspections monthly
Fire suppression testing annually
Replacing carpet with vinyl tile
HVAC maintenance including duct cleaning
Infrared roof inspection
Steam trap replacement
Unit vent filter changes 3x/year

The district's Summer Projects program tailors repairs and improvements to each building, including items as painting, flooring, bathroom upgrades and space re-organization to meet enrollment/programmatic demands.

The City's Capital Improvement Program funds larger construction or repair projects from a plan formulated jointly with the Public Buildings Department and include includes the following types of projects district-wide.

Construction/additions/renovations
Accessibility improvements
Communication system upgrades
Large-scale masonry repairs/waterproofing
Generators
HVAC system, including replacement of boilers, roof top units, univents
Energy efficient lighting installation
Roof/gutter replacements
Building-wide window/door replacements

The following capital projects were implemented at Lincoln-Eliot and funded by the City's capital improvement program: a new boiler, HVAC distribution upgrades and short-term payback energy efficiency measures, including steam trap replacements, attic insulation, and energy efficient lighting.

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Priority 2

Question 1: Please describe the existing conditions that constitute severe overcrowding.

Newton's enrollment growth trend from 2004 to 2015 has brought growth of 17% at the elementary level. An earlier period of robust elementary growth of 25% occurred between 1986 and 1992. The combined effects of these major growth periods have resulted in overcrowded conditions in Newton's elementary school buildings. Overcrowding has placed serious constraints upon the educational programs of the district. Need for additional core classrooms pushed other educational functions to second tier, less optimal spaces, many of which are substandard or created by modifying space in buildings never intended for children or teachers. In addition, the district developed significant reliance upon modular classrooms with 11% of its stock of full-sized classrooms located in modulars by 2013.

Newton has had extraordinary growth in the Lincoln-Eliot school district. Lincoln-Eliot enrolled 229 students in 2004 and has had total growth of 47%, the largest enrollment growth in the city. Over the past five years, Lincoln-Eliot has sustained 16% growth as enrollments rose from 293 to 340 students. Three nearby school districts on Newton's north side also have had very high growth since 2004 and are overcrowded: Horace Mann (34%), Burr (35%) and Franklin (7%). Just south of Lincoln-Eliot, Underwood has had 24% growth.

Lincoln-Eliot is overcrowded based on its current enrollment of 340 students in a building with 18 classrooms (almost half under-sized) without adequate program space and with undersized ancillary spaces. Lincoln-Eliot School is 51,074 gross square feet and has the most inefficient building layout in the school system with a net-to-gross area ratio of 1.95. This is the result of three eras of construction being joined together with the original school constructed in 1939, an addition in 1965 and another in 1975. The elementary school has 83 net square feet per pupil. The HMFH study rated the school fair (needing renovation or replacement) both for its building condition and for its suitability to deliver the educational program due to the lack of other educational spaces.

Lincoln-Eliot is seriously overcrowded based on the specific educational needs of its special education (17%), low income (28%) and ELL students (18%) who require educational support and specialized instruction, and are disproportionately impacted by overcrowding. All of these supports are provided outside of regular education classrooms and in substandard spaces that are severely limited at Lincoln-Eliot. The population of low income and ELL students at Lincoln-Eliot is above the state average, and the population of special education students is above the average for Newton.

When using the standard of 40SF per pupil classroom size (the metric used in the HMFH study), Lincoln-Eliot should have a maximum of 290 elementary students, excluding classrooms devoted to the pre-school program. Enrollment growth during the past three years has pushed out one class each year of the four original integrated preschool classrooms to the basement of the Education Center. The final preschool classroom at Lincoln-Eliot will need to be relocated next year. The district has maximized space at the Ed Center for the integrated preschool program where all the classroom and support spaces are undersized. An extreme measure was needed relocate a third preschool class from Lincoln-Eliot this year that presents serious operational difficulties including access, toileting and teacher collaboration: a classroom had to be placed on the Ed Center's third floor next to administrative offices. The group size regulations for integrated preschool classes, together with the number of preschool students with special education needs in Newton, result in the current need for 12 preschool classrooms. The Lincoln-Eliot preschool population's needs are higher than average in Newton. The forced relocation of the preschool program caused by the growth of the elementary population has disproportionately impacted Lincoln-Eliot students who would otherwise benefit from a direct continuum of services in elementary school.

Of Lincoln-Eliot's 18 full-sized classroom spaces, 8 classrooms (45%) are seriously deficient in size, function or basic suitability for education: six classrooms are less than 800nsf; two basement classrooms are isolated from each other and from main classroom corridors. These classrooms are accessed from stair landings and lack even hallway areas for small group instruction. These spaces are below grade without natural light or ventilation due to inadequate and difficult access to windows located at ceiling height; one of the two classrooms has only a single window. These spaces do not have typical layouts and were not intended for use as a core classroom.

#90-16

Priority 2

Question 2: Please describe the measures the School District has taken to mitigate the problem(s) described above.

Newton, a city of 18.1 square miles, the 8th largest district, and the 11th most populous city in the state, has taken numerous significant actions to mitigate problems in its substandard elementary buildings and to relieve overcrowding in the district. By engaging in a city-wide long-range planning process including a full capital risk assessment of all city buildings including schools, the schools and city embarked in 2011 upon a strategic and effective plan spanning thirty years. Financial partnership with the MSBA is of critical importance for Newton to continue to make progress on the long-range plan that has been locally funded to the greatest extent possible within the limits of the city's bonding capacity. MSBA partnership has been and will continue to be essential in finding solutions for the city's worst three school buildings - Angier, Cabot and Lincoln-Eliot – and to ease overcrowding in the district.

After the completion of a Lincoln-Eliot school building project, Newton will have achieved the significant result of adding two renovated or new modern school buildings on Newton's north and south sides: Angier and Zervas to the south and Cabot and Lincoln-Eliot to the north. This planned approach will significantly mitigate district-wide enrollment problems and potentially will allow the focus of future projects to become modernization, replacement of temporary modular additions and system upgrades. Newton's long-range plan identifies several needy schools to follow Lincoln-Eliot in the next 6 to 10 years including schools that are notable for their age, condition, reliance on modular additions, and outmoded or unsuitable design including Countryside, Ward and Franklin.

The district has had limited ability to mitigate the growth of 16% sustained by Lincoln-Eliot as enrollments rose from 293 to 340 students in the past five years. Crowding in Newton's most dense area (north of the Mass Pike) is universal, with few options for shifting enrollment among north-side schools even though buffer zones exist. The other nearby school districts on Newton's north side also have had very high growth since 2004 and are overcrowded: Horace Mann (34%), Burr (35%) and Franklin (7%), and just south of Lincoln-Eliot, Underwood has had 24% growth. The completion of the Cabot school building project will help will ease some crowding in this area.

Capacity issues have also been addressed through the major renovation of the Carr School building in 2013-14 that resulted in a modernized school building equipped with cafeteria, art, music, gymnasium, media center and special educational spaces close to MSBA standards. The building has effectively housed Angier students and now Zervas students during construction of those schools, to be followed by students from Cabot.

Capacity issues have been addressed at Lincoln-Eliot to the extent possible by adapting spaces within the building to maximize space available for the full educational program. Spaces have been used in non-traditional ways and programs have been put into substandard spaces including hallways, storage and basement areas. Spaces have been sub-divided so that the rooms can be shared among teachers and programs.

The district has further mitigated overcrowding issues by relocating three integrated preschool classrooms from Lincoln-Eliot to the Education Center. Space at the Ed Center has been reconfigured to house 11 preschool classrooms, primarily by adding toilets and three classrooms. The final preschool class will be moved out of Lincoln-Eliot by September 2016. Approximately 150 preschoolers attend integrated classes and one sub-separate class; an additional 100 students receive related services only.

Conditions at the Ed Center are substandard and crowded and include 3 rooms under 500SF, 6 rooms under 800SF, 2 rooms under 900SF, and 1 room at 1000SF. The number of toilets meets the bare minimum for children; adult toilets are only available one level up. Related ABA, speech/hearing, OT/PT, and other services for an additional 100 preschool children (beyond those enrolled the preschool classrooms) are scheduled in classrooms after morning classes end, and in very limited spaces suitable for individual or small group treatment or instruction including: 3 small group instruction spaces for ABA, SLP and OT of under 600SF total, and a PT motor room of 355SF. There is a 460SF main office/conference area plus a teacher workspace of 900SF. One classroom is located on the third floor of the Ed Center next to administrative offices; access, toileting and providing teaching supports are difficult. Total building net floor area for the integrated preschool program at the Ed Center is currently 11,414nsf.

The district is currently preparing the main academic wing of the recently acquired Aquinas building as a temporary location for the preschool in 2016-17 while Newton continues to work on advancing plans, as described in the main goals section, to renovate the

Aquinas building for an elementary school and permanent preschool.

#90-16

Newton has also taken the critical step of elementary redistricting to address capacity issues. School boundary lines around Angier and Zervas, in anticipation of new school openings in January 2016 and September 2017, were modified following a year long student assignment review process conducted last year. A working group studied options and sought public input during the 2014-15 school year and proposed new boundary lines that would begin to ease crowding in six schools in Newton's west, south and central areas. The new student assignment policies were approved and adopted by School Committee in September 2015, effective immediately for all new students.

Capacity issues have been addressed district-wide through the use of modular classrooms. Since 2004 and the arrival of the recent growth trend, sixteen modular classrooms have been added at elementary schools to alleviate crowding, where allowed by site constraints. Four modulars were added in 2007 (Peirce and Zervas). Three modular units were added in 2011-12 (Burr, Horace Mann, Zervas). Another nine modular units were added in 2013-14 (Burr, Bowen, Horace Mann and Mason-Rice). This expansion helped ameliorate large class sizes that were well over Newton's School Committee guidelines. In total, Newton's use of temporary additions by 2013 included 30 modular units, comprising 11% of its total stock of elementary full-sized classrooms.

#90-16

Priority 2

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Lincoln-Eliot continues to deliver its educational program to the extent possible within its inadequate building; this has a direct impact teaching and learning time. Teachers must relocate students to alternate locations that are usually substandard, crowded, and noisy and lacking in privacy; teachers must transport instructional materials. Instructional time and effectiveness can be reduced; outcomes for students can be impacted. Lincoln-Eliot has a high percentage of low-income students and is a Title I grant school. There is a small concentration of homeless students at Lincoln-Eliot. The needs of these students are not fully provided for within the regular education classroom, so these students and their teachers are affected disproportionately by facilities constraints. Lincoln-Eliot has not been able to continue to provide preschool programming due to enrollment growth and facility limitations. The preschool program at Lincoln-Eliot that formerly served 60 children has been relocated to undersized and substandard space in the lower level of the Education Center.

Lincoln-Eliot is seriously overcrowded based on the specific educational needs of its special education (17%), low income (28%) and ELL students (18%) who require educational support and specialized instruction. All of these supports are provided outside of regular education classrooms and in substandard spaces that are severely limited at Lincoln-Eliot. Lincoln-Eliot has the highest special populations in Newton and exceeds the state average for high needs students.

Overcrowding has a direct impact on student learning and instructional best practices. The ancillary spaces are undersized, poorly lit and located in the basement level. There is an undersized cafeteria with circulation challenges in that it also serves as a main thoroughfare and is difficult to access for students with mobility or visual needs (requires both elevator and staircase lift). The cafeteria is also used for 1:1 or small group instruction – a white board is available in a corner. Both the art and music rooms are subdivided to share with after school, which is in high demand with a wait list. There is insufficient space for instrumental music instruction. The gym is the largest space in the building and is undersized; all-school assemblies are limited because the gym can accommodate only three grades at a time. The library has an L-shape and the front portion is used for instruction while library classes are in session in the back. The library front is also used for meetings and as a workspace for teachers who share rooms. The instructional technology specialist works out of this area/has no other workspace.The small health room includes one resting cot and an inadequate toilet room. The Psychologist's office is unheated and windowless. Each classroom corridor is lined with small tables used for small group instruction. There is storage in hallways due to storage rooms being converted to instructional use. The main office has been subdivided to add a small instructional space.

Small group instruction for high need students in literacy, math, reading, and sheltered English occur in substandard former storage, office or alcove spaces lacking windows and ventilation. Aides supporting high needs students use a former storage room divided with three partitions for 1:1 pull outs for students (e.g. student with medical/ nutrition needs, ASD students requiring stimulation breaks). Title I literacy aides share a blind corridor end by a mechanical room with no heat source. Literacy materials are stored in the same blind corridor. Title I math instruction occurs in a hallway. Language support for English learners is housed in a small room, divided by a partition, and shared by two teachers. The learning center teacher supports students in a small room shared with the inclusion facilitator.

Please also provide the following:

Cafeteria Seating Capacity:	132

Number of lunch seatings per day: 3

~~#90-16~~

Are modular units currently present on-site and being used for classroom space?: NO

If "YES", indicate the number of years that the modular units have been in use:

Number of Modular Units:

Classroom count in Modular Units:

Seating Capacity of Modular classrooms:

What was the original anticipated useful life in years of the modular units when they were installed?:

Have non-traditional classroom spaces been converted to be used for classroom space?: YES

If "YES", indicate the number of non-traditional classroom spaces in use: 2

Please provide a description of each non-traditional classroom space, its originally-intended use and how it is currently used (maximum of 1000 characters).:

Lincoln-Eliot is using two non-traditional classroom spaces, one for a kindergarten and the other for a 2nd grade class. These classrooms were the product of one of the building's two additions that took advantage of the grade of the site. They are accessed from the middle of a stair landing to the lower level and at the bottom of a stair landing. These spaces are below grade without natural light or ventilation due to inadequate transom style windows located at ceiling height that are difficult to access. One classroom has a single window more two stories overhead due to site elevation. These spaces do not have typical layouts and were not intended for use as core classrooms. Incorporating space from an adjacent storage room enlarged one of the classrooms. This created an alcove that has limited functionality. Both rooms lack adjacent or nearby space for small group instruction (even a hallway).

Please explain any recent changes to the district's educational program, school assignment polices, grade configurations, class size policy, school closures, changes in administrative space, or any other changes that impact the district's enrollment capacity (maximum of 5000 characters).:

The Newton Public Schools instituted a full neighborhood inclusion program in the 1990s and all school facilities have been adapted to meet the needs of all students. It was during this time that Newton began adding the requisite special education classrooms, treatment spaces and offices for staff specialists in speech/language, OT, PT, ABA, social work, psychologists, and inclusion facilitators. To meet the needs of changing educational standards for full inclusion and providing education to all students in the least restrictive environment, buildings were adapted by creating additional learning spaces in former closets, storage rooms, and rooms without proper lighting or privacy.

In addition to the neighborhood inclusion needs, several of Newton's elementary schools also house citywide special education programs that require the use of classroom space. These district-wide programs, including preschool at Lincoln-Eliot, have been subject to significant relocation during the current period of enrollment growth. The elementary stabilization program has become a mobile program, without a permanent space. Newton's citywide language development program was re-located out of Franklin because of serious space constraints in this school, also located on Newton's crowded north side. The elementary district-wide program for students with ASD has expanded and is causing space pressure at Countryside.

ELL programming has expanded to meet the needs of a growing population of students whose home language is not English. The enrollment growth of students who are English learners has outpaced overall growth. Lincoln-Eliot's ELL population is currently the second highest of all 15 elementary schools.

Newton instituted a policy of district-determined placements from elementary buffer zones in 2011. Prior to 2011, these zones were parental choice zones. This change gave the district the ability to balance class sizes between neighboring schools. The district has used the buffer zones to shift an entire kindergarten class, in one case, when overcrowding was extreme. Elementary buffer zones have been expanded since 2011 and are a critical tool for balancing capacity and reducing crowding. Buffer zones have been added in each year since 2011 and 650 elementary students reside in buffer zones in 2015-16. Shifting enrollment is helpful from an equity standpoint but does not address overall capacity, especially when almost all schools are overcrowded. Lincoln-Eliot has buffer zones with other overcrowded schools, for example, including Horace Mann which serves a similarly high needs student population and is enrolled over its capacity and has a greater number of large class sizes than many other schools.

The recently approved comprehensive school boundary changes for Angier and Zervas will begin to shift enrollment from crowded schools to Angier in 2016-17 and to Zervas in 2017-18, which will add capacity to the district. #90-16

What are the district's current class size policies (maximum of 500 characters)?:

District class size goals are to keep the overall average elementary class size between 20 and 22 students, with gr. K-2 at 20 or below and gr. 2-5 at 24 students or below. In 2015-16, the average of all class sizes is 20.5 students, with individual class sizes ranging from 17 to 26 students. The district is committed to keeping class sizes balanced but there are a number of large class sizes over 25 students. The above are class size goals, not policies.

#90-16

Priority 5

Question 1: Please provide a detailed description of the issues surrounding the school facility systems (e.g., roof, windows, boilers, HVAC system, and/or electrical service and distribution system) that you are indicating require repair or replacement. Please describe all deficiencies to all systems in sufficient detail to explain the problem.

Constructed in 1939 with additions in 1965 and 1975, much of the heating distribution system is original. Piping in crawl spaces and walls are failing. Numerous highly invasive repairs to pipes have been required in last three years. The steam to hot water conversion system has failed. Pumps are single speed non-VFD requiring constant monitoring and using excessive power to operate. Plumbing fixtures are original and are not water conserving. There are no digital controls for the systems and no occupancy sensors for the lighting. The original slate roof does not meet current energy code requirements. Exterior windows have inefficient single-pane glazing. There is no vestibule at main entry. Recognizing that all of the district's older buildings are energy inefficient, the City of Newton hired a Sustainability Project Manager to oversee sustainability and energy projects throughout city and school buildings. The total number of energy conservation measures that would be needed at the Lincoln-Eliot School exceeds a reasonable investment level for a building of this age. Those that are feasible and have a quick payback are being pursued. These include: attic insulation, and energy efficient lighting.

#90-16

Priority 5

Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.

The heating system is a combination of steam and hot water fueled by natural gas. A new steam boiler was installed in 2013 to replace a boiler that had reached the end of its useful life and repair was no longer feasible. A remaining oil boiler is non-functional. The waterside distribution system components and piping (c. 1975) are compromised, requiring constant monitoring and repair. New electronically controlled unit ventilators were installed in most classrooms in 2014. No upgrades to pneumatic controls, piping supply/return, or steam to water conversion were performed. As constituted, the heating system is a hybrid of systems that generated high numbers of maintenance requests and requires substantial resources to maintain.

Based on current best practices and Newton's educational mission, educational and building standards that address the reduction of energy consumption have been established as part of the facilities operations plan. In recent years, energy efficient lighting has been installed throughout the district by partnering with the NStar Lighting Rebate Program. Newton Public Schools has hired an HVAC specialist who has initiated a preventative maintenance program for the district's heating equipment. This oversight has had a direct impact on reduced energy consumption and energy expenditures while improving equipment operation and occupant comfort. In addition, the district has clear policies and procedures for reducing energy use throughout the day and evening. Heat is not turned on within school buildings until October 15 of each year. During the school day thermostats are kept at the lowest required temperatures. Staff are encouraged to arrange classroom furnishing to maximize distribution of heat. Policies are in place to shut off lights and use natural lighting whenever possible. The Superintendent periodically sends out reminders regarding these energy conservation policies.

In 2012, the City of Newton entered into a contract with Thielsch Engineering. This company has conducted an energy audit of the Lincoln-Eliot School and has reviewed the historic consumption of all utilities and calculated the available energy costs savings that will result from recommended energy conservation projects that will deliver those savings. The total number of projects that would be needed is too numerous for a building of this age. Those that are feasible and have a quick payback are being pursued. These include: steam trap replacements, attic insulation, and energy efficient lighting.

#90-16

Priority 5

Question 3: Please provide a detailed explanation of the impact of the problem/issues described in Question 1 above on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Temperatures and air quality affect student and staff comfort levels. Despite repairs and energy conservation improvements, heat continues to be uneven; some rooms are too hot; others are too cold. Ventilation is below standard and lacking in some spaces. Windows are old and do not provided sufficient natural daylight. Many windows throughout the building have become discolored and opaque, obscuring natural light, due to their Lexan or thermopane material, many of which have broken seals and the glass is fogged. Many instructional spaces have all of their windows in this condition rendering the classroom spaces essentially windowless in terms of light and visibility. Further, many windows can not be opened to provide ventilation in mild weather. The school has too few toilet rooms for both students and staff. The building is not fully accessible or ADA compliant in many ways. Classrooms do not have the ability to adequately support the technology that is part of 21st century education. There are minimal wireless systems and no cable service. There are too few receptacles in classrooms. The phone systems are new and there are phone lines in classrooms. With the exception of telephones,all of the systems in the buildings are past their useful life affecting comfort and security as well as teaching and learning.

#90-16

Priority 5

Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.

Modernization of the heating plant and distribution system to current ASHRAE standards would be a major component in extending the useful life of the building. Appropriate energy efficient controls methodologies coupled with more efficient boilers and pumps allows for better heat distribution, enhances occupant comfort, and reduces energy loads. Similarly, required air exchange through exhaust fans, heat wheel return of conditioned air, and greater monitoring capabilities aid in extending the useful life. There is an opportunity cost in this scenario whereby other facility systems must compete for dollars. Heating system emergencies take a high priority over other maintenance concerns. Heating system upgrades will reduce the operating cost and allow those dollars to be spent on preventative maintenance and other types of facility improvements. In 2006 Lincoln-Eliot School converted its heating from oil to natural gas, which allows for cleaner emissions and fewer maintenance needs.

Modernization of the electrical system would need to be performed to effect the desired HVAC improvements. In addition, an increase in the load for convenience outlets, new Integrated Technology spaces and equipment, and food service would be required to extend the useful life of the building. The upgrade to life safety systems incorporated in a homogenous electrical upgrade would also impact useful life.

Please also provide the following:

Have the systems identified above been examined by an engineer or other trained building professional?:
YES

If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters):

HMFH Architects Inc. Long-Range Factilities Master Plan 2007, updated 2011.

The date of the inspection: 11/1/2011

A summary of the findings (maximum of 5000 characters):

Lincoln-Eliot building condition ratings:
Overall Building Condition composite rating - Fair condition with renovation or replacement required

Individual systems ratings:
Mechanical - Poor condition with replacement required
Electrical - Fair condition with repairs or replacement required
Plumbing/Fire - Poor condition with replacement required
Site condition - Good condition with minor repairs required

#90-16

Priority 7

Question 1: Please provide a detailed description of the programs not currently available due to facility constraints, the state or local requirement for such programs, and the facility limitations precluding the programs from being offered.

There is a critical need to redress severe Lincoln-Eliot facility issues caused by age, condition, limited educational program capacity and overcrowding. The building is rated by HMFH in 2007 and 2011 in fair to poor condition needing renovation or replacement due both to the building condition and the ability of the building to support the educational program. With an overall facility condition rating of fair, HMFH rated individual building mechanical and plumbing systems as poor (requiring replacement) and electrical systems are fair (requiring repairs or replacement) and site conditions as good (with minor repairs required). The rating of Lincoln-Eliot's educational space needs as fair (requiring renovation or replacement) were based on current educational standards, enrollment capacity and actual and projected enrollment. Since 2011, enrollment growth has further constrained Newton's ability to deliver the full educational program in the building.

The district has been required to take measures so that every available space within each building can be utilized to support teaching and learning and to meet the needs of students. The Lincoln-Eliot building does not accommodate small group instruction associated with an inclusive education program required by Newton and federal and state authorities. The intensive instructional demands in serving this high need student population bring even more pressure to provide the small group instruction spaces lacking at Lincoln-Eliot for ELL, Title One and Special Education. Because teachers work with students in substandard and overcrowded locations, the teaching and learning process can be less effective and may not fully meet the needs of students. Despite severe facility deficiencies, the full educational program, including small group instruction, is offered because of the dedication of the highly qualified Lincoln-Eliot teachers who continue to serve some of Newton's most needy students well in a difficult environment.

The following aspects of Newton's educational program are fully precluded from being offered:

1) Current educational best practices involve professional collaboration across disciplines and especially within grade levels. Grade level groupings of classrooms and teachers have been achieved only for one grade because of building layout and the two isolated classrooms.

2) Students with mobility or vision issues have been diverted to different schools because of the building's difficult access issues cause by its layout and reliance upon several elevators and staircase lift systems.

3) The aftercare program is limited and cannot accept all students in need.

4) The preschool program is limited and has been forced to relocate. The program is a district-wide program that typically has included a large percentage of children from the high need Lincoln-Eliot district.

5) The building is less accessible to community education programming available in Newton's elementary schools.

6) Due to the undersized gym and cafeteria, all school assemblies and school events for students with parents are not available.

#90-16

Priority 7

Question 2: Please describe the measures the district has taken or is planning to take in the immediate future to mitigate the problem(s) described above.

The facility constraints at Lincoln-Eliot to deliver the full educational program have been addressed to the extent possible by adapting spaces within the building to maximize space available for the program. Spaces have been used in non-traditional ways and programs have been put into substandard spaces including hallways, storage and basement areas. Spaces have been sub-divided enabling teachers and programs to share them.

The district has further mitigated facility issues and lack of space for the program by relocating three integrated preschool classrooms from Lincoln-Eliot to the Education Center where conditions are also substandard and overcrowded with only 11,414 nsf available for preschool programming for 250 children. The original 1939 building with two separate additions creates a large footprint on the site and there are no options for further expansion or space upgrades to the building.

Lincoln-Eliot is an obsolete building that requires addition/renovation or replacement in order to deliver the state and local required elementary program. Newton has secured the Aquinas site located 0.2 miles from the current Lincoln-Eliot building; this is a preferred site for an elementary school where a cost effective renovation/addition to the main academic wing and cafeteria/arts wing of the building would be feasible and cost effective. Not counting a third wing which was a former convent, Aquinas is a 75,161gsf building that has more than 51,000nsf available for an elementary educational program according to MSBA standards. Moreover, the former convent wing of building adds 26,500 gsf and will allow for a permanent preschool space to remedy severe space deficits at Newton's integrated preschool program. Preschool parents, teachers and administrators have been concerned about the preschool program space constraints, but until the purchase of Aquinas, the district had not been able to begin to adequately address those needs.

Newton is currently investing in the Aquinas building. Windows and caulking are being replaced in the main academic wing to remediate environmental conditions. This step was necessary to allow the educational use of the building once again as a temporary location for the preschool beginning in 2016-17. The Education Center has no additional space available in what is a highly programmed building that houses district administration, professional development functions, information technology and two alternative high school programs.

#90-16

Priority 7

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Lincoln-Eliot was built in an historical era for a different educational program than the fully inclusive program offered today in Newton. Today, as a result of the Individual with Disabilities Education Act (IDEA), all children are entitled to free and public education in the least restrictive environment possible. Over the years classrooms and other spaces were converted to accommodate current educational needs and requirements. When built, Newton schools did not have special education programs in neighborhood schools. Also, educational needs in the 21st century are significantly different from early in the 20th century when children went home for lunch, kindergarten was a half-day, no after school programs existed, nor was there dedicated space for art and music instruction and handicapped access standards were yet to come. Newton has taken significant measures to mitigate what is an obsolete building including two major additions and innumerable small-scale internal renovations since 1975.

Of Lincoln-Eliot's 18 full-sized classroom spaces, 8 classrooms (45%) are seriously deficient in size, function or basic suitability for education: six classrooms are less than 800nsf; two classrooms are isolated from main classroom corridors and each other, and are below grade. The ancillary spaces are undersized, poorly lit and located in the basement level. There is an undersized cafeteria with circulation challenges in that it also serves as a main thoroughfare and is difficult to access for students with mobility or visual needs (requires both elevator and staircase lift). Lunch requires the addition of supplemental chairs to seat all children in larger grade cohorts. The cafeteria is also used for 1:1 or small group instruction – a white board is available in a corner. Both the art and music rooms are subdivided to share with after school, which is in high demand with a waitlist. The gym is the largest space in the building and is undersized; all-school assemblies are limited because the gym can accommodate only three grades at a time. The library has insufficient light and ventilation, and is substantially below grade. The small health room includes one resting cot and an inadequate toilet room. The medical needs of the current student population are far in excess of those considered between 1939 and 1975. The Psychologist's office is unheated and windowless. There is storage in hallways due to storage rooms being converted to instructional use.

The main office is located in the original building on the opposite end from the Pearl Street entrance. The building has two other major entrance points that are difficult to effectively and securely manage. Circulation to the main office from the main entrance and the two other building entrances is challenging both from an ADA/access and security perspective. Newton's standards for safety, evacuation and supervision of students are difficult to maintain due to the building's layout and the resulting zones that are difficult to oversee. Newton's well-developed protocols are not sufficient at Lincoln-Eliot; the administration has had to devise complicated management systems to ensure safety and security throughout the building.

Lincoln-Eliot has the highest special populations in Newton and exceeds the state average for students defined as high needs due to their special education needs (17%), low income status (28%) or limited English proficiency (18%). The needs of these students are not fully provided for within the regular education classroom and students receive targeted instruction in small groups. Small group instruction for high need students in literacy, math, reading, and sheltered English occur in substandard former storage, office or alcove spaces lacking windows and ventilation.

To provide small group instruction, teachers and staff work in substandard space and have insufficient workspace for planning and preparation. Aides use a former storage room divided with three partitions for 1:1 pullouts for students who has significant special needs. Lincoln-Eliot provides Title I teaching support and supplemental small group instruction for needy children. Title I literacy aides share a blind corridor end by a mechanical room with no heat source. Literacy materials are stored in the same blind corridor. Title I math instruction occurs in a hallway. Language support for English learners happens in a small room, divided by a partition, shared by two teachers. The learning center teacher supports students in a small room shared with the inclusion facilitator.

Lincoln-Eliot is not fully accessible or ADA compliant, although elevators and staircase lifts have been added over time. The building has disjointed circulation caused by two different additions to the building making access issues even more difficult. Some students with wheelchairs or mobility or vision issues are placed at other schools.

Implementation of instructional technology is constrained in the building because of inadequate electric receptacles in classrooms.

Wireless upgrades have helped the district make progress in the inadequately hard-wired building, but wireless is weak in many areas due to building configuration and layout. **#90-16**

REQUIRED FORM OF VOTE TO SUBMIT AN SOI

#90-16

REQUIRED VOTES

If the SOI is being submitted by a City or Town, a vote in the following form is required from both the City Council/Board of Aldermen **OR** the Board of Selectmen/equivalent governing body **AND** the School Committee.

If the SOI is being submitted by a regional school district, a vote in the following form is required from the Regional School Committee only. FORM OF VOTE Please use the text below to prepare your City's, Town's or District's required vote(s).

FORM OF VOTE

Please use the text below to prepare your City's, Town's or District's required vote(s).

Resolved: Having convened in an open meeting on _____, prior to the closing date, the _____*[City Council/Board of Aldermen, Board of Selectmen/Equivalent Governing Body/School Committee]* of _____*[City/Town]*, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated _____ for the _____*[Name of School]* located at _____*[Address]* which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future

_____

_____

_____

_____

_____

_____; *[Insert a description of the priority(s) checked off on the Statement of Interest Form and a brief description of the deficiency described therein for each priority];* and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

CERTIFICATIONS

#90-16

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this statement of Interest and attached hereto are true and accurate and that this Statement of Interest has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Statement of Interest to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Statement of Interest that may be required by the Authority.

Chief Executive Officer *	**School Committee Chair**	**Superintendent of Schools**
(signature)	(signature)	(signature)
Date	Date	Date

* Local Chief Executive Officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice. Please do not leave any signature lines blank.

Newton School Committee
100 Walnut Street
Newtonville, MA 02460
Tel (617) 559-6110
Fax (617) 559-6101
www.newton.k12.ma.us
schoolcommittee@newton.k12.ma.us

#90-16

March 14, 2016

To whom it may concern:

Form of Vote

Resolved: Having convened in an open meeting on March 14, 2016 prior to the closing date, the School Committee of Newton, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated April 8, 2016 for the Lincoln-Eliot School located at 191 Pearl Street which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future for: the elimination of existing severe overcrowding; replacement, the renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility; and the replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Newton School District to filing an application for funding with the Massachusetts School Building Authority.

Sincerely,

Matthew Hills
Chairperson, Newton School Committee

MH/lam

Documentation of the City Council vote

For the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body, a copy of the text of the vote must be submitted with a certification of the City/Town Clerk that the vote was duly recorded and the date of the vote must be provided.

MSBA required Form of Vote

Resolved: Having convened in an open meeting on April 4, 2016 prior to the closing date, the Newton City Council, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated April 8, 2016 for the Lincoln-Eliot School located at 191 Pearl Street which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future for: the elimination of existing severe overcrowding; replacement, the renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility; and the replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Newton School District to filing an application for funding with the Massachusetts School Building Authority.

NEWTON
PUBLIC SCHOOLS

100 Walnut Street, Newtonville, MA 02460

AREA CODE (617) 559-9025

M e m o r a n d u m

****

TO: David Olson, City Clerk

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: March 18, 2016

RE: Materials on the FY16 Long-Range Elementary Facilities Plan

****

There was a request by City Council for additional contextual information on the Newton Public Schools Long-Range Facilities Plan for Elementary Schools. A special meeting of the School Committee was held on September 3, 2015 to present a full update and review of the plan. A copy of the memorandum and a presentation from the meeting are attached. A color copy of the planned sequence of major and mid-sized school building projects is also attached.

NEWTON
PUBLIC SCHOOLS

100 Walnut Street, Newtonville, MA 02460

AREA CODE (617) 559-9025

M e m o r a n d u m

****

TO: David Fleishman, Superintendent
School Committee

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer
Julie Kirrane, Long-Range Planning Manager
Michael Cronin, Chief of Operations
Carol Chafetz, Director of Operations & Environmental Affairs

DATE: September 3, 2015 (revised)

RE: I. FY16 Update of School Long-Range Facilities Plan for Elementary Schools
II. Capital Improvement Plan (CIP) Proposed for FY17-FY21

****

This memo provides an update on the Long-Range Facilities Plan for Elementary Schools and the proposed draft Five-Year Capital Improvement Plan (CIP) for FY17-FY21 with a focus on the addition of the former Aquinas College to the school building inventory and resultant timeline changes and funding adjustments for school projects. The City provided an interim update to the CIP for FY16-FY20 in April 2015 in order to include the acquisition of Aquinas.

The annual process of re-evaluating projects on the long-range planning timeline is necessary as new information and opportunities become available, and as external factors change. This year, there has been a comprehensive review of enrollment data, facility utilization, condition, capacity and external factors that has resulted in the recommended plan presented today. However, the plan is intended to be a dynamic planning document and there will continue to be regular opportunities for re-consideration of options.

Newton's annual capital planning process allows the Newton Public Schools facility planning goals and the City's five-year CIP funding cycle to be coordinated.

I. FY16 Update of Long-Range Facilities Plan for Elementary Schools

Changes to both major and mid-range project timelines are recommended to reflect the sequence of capital projects needed to implement the building re-use opportunities afforded by the acquisition of the former Aquinas College property. Changes were also necessary due to external factors, enrollment needs and the needs of buildings with a significant reliance on modular classrooms.

The opportunities gained with the addition of the Aquinas property include:

- Relocation in 2016-17 and unification of the Newton Early Childhood Program currently housed at the Education Center and Lincoln-Eliot

- Major renovation of Aquinas as a new Lincoln-Eliot Elementary School and Newton Early Childhood facility
- Recommended re-use of the Carr School as a new Horace Mann School following the completion of Cabot School which will use the Carr School as swing space during construction
- Recommended re-use of the Horace Mann building by the City
- Renovation of the Lincoln-Eliot School to create future swing space needed for the continuation of the Long-Range Facilities Plan for Elementary Schools

Since the second year of the Long-Range Plan in FY13, the Lincoln-Eliot School was anticipated to follow Cabot as a new school/major renovation, followed by the most needed and strategic mid-range projects, followed by a major renovation at Ward. The sequence of major projects is basically unchanged in the revised plan but timing of feasibility, design and construction has been adjusted. The initiation of the Lincoln-Eliot project at the Aquinas site, including a permanent home for the Newton Early Childhood Program, has been moved up to FY16 with submission of a Statement of Interest to the MSBA to be submitted in its next round. It is planned that the major renovation of Ward School will begin pending a submission of a Statement of Interest to the MSBA in FY21 with a feasibility study in FY22.

Changes to mid-range projects are recommended in response to the Aquinas acquisition. Two directly related projects are now sequenced at the beginning of the timeline for mid-range projects. The first project has been added in FY16 to begin the Aquinas feasibility study and for replacement of windows. *Other minor modifications including security, access control, telephone and changes to bathroom fixtures necessary for pre-school students will be completed within ongoing school charter maintenance.* The second project, a mid-sized renovation for the current Lincoln-Eliot building is now added to the timeline to begin the renovation of that building to replace the Carr swing space due to its expected future change of use to house the Horace Mann School. The feasibility study for the renovation of the existing Lincoln-Eliot building has been included in the timeline in FY20 continuing with design and construction through FY21.

Additional changes to the timeline for mid-range projects are recommended in response to a reevaluation of needs for buildings with a significant reliance on modular classrooms, external factors, as well as enrollment shifts expected as a result of the student reassignment recommendation. Again, there will continue to be regular reviews of the timing of mid-range projects given changing enrollment, district needs and other external factors.

In the current FY16 update, Countryside remains a priority for a feasibility study due to its condition and reliance on modular classrooms past the end of their life cycle. The Countryside mid-range project is now the third project in the sequence with the feasibility study planned to begin in FY21. Both the Peirce and Williams mid-range projects, originally proposed for inclusion with feasibility studies planned to begin in FY20 and funded in the FY16-FY20 CIP are now sequenced later due to the delay in the Riverside project, additional north-side capacity anticipated at the Aquinas site in September 2021, current enrollment projections, and the Williams School's previous renovation/addition as part of the Tier I projects in 2001. Franklin, Mason-Rice and Burr have been moved up in the schedule due to their age, reliance on modular classrooms, and/or enrollment needs.

The FY16 recommended Long-Range Elementary Facilities Planning Timeline is attached for review.

Results of the FY16 Long-Range Elementary Facilities Plan

The process of expanding and modernizing Newton's elementary facilities was initially articulated in FY12 with the launch of the preliminary Long-Range Elementary Facilities Plan. The facilities plan recommends new or renovated schools in which modular classrooms are replaced with permanent construction. Other educational program needs also are addressed including spaces: special education, small group instruction, art, music, cafeteria, physical education/wellness and library. Each subsequent year, the plan has been re-examined and tested against enrollment growth and other assumptions. The updated FY16 Long-Range Elementary Facilities Plan lays out Newton's current recommended plan. *The updated plan also accounts for the projected enrollment changes resulting from the student assignment changes recommended for several schools included in the first phase of student assignment done in anticipation of the completion of the expanded Angier and Zervas Schools.*

By FY22, eight years after the re-opening of the renovated Carr School as swing space for Angier, the first six of the district's elementary schools proposed for renovation are scheduled to be completed (including Carr School). Newton will have retired 16 modular classrooms and added 22 permanent classrooms. Overall by FY22, the district's enrolled percentage of capacity will have shifted from 104% to 97% since the beginning of the plan. At a 97% enrolled percentage of capacity, Newton's classroom shortage will be reduced to a deficit of six classrooms. The classroom shortages, which reflect real conditions in schools, are calculated based on classroom actual and projected utilization of all available classrooms. Classroom utilization changes on an annual basis depending upon enrollment distribution and student assignment, and is reviewed each year.

The table provided on the next page is a top level summary of the detailed planning analysis that supports the long-range plan. The table includes information on total school projects, projected enrollment, actual and planned enrollment capacity, and actual and projected annual classroom utilization.

Between FY22 and FY33, the long-range plan results in the renovation of nine additional school buildings, the addition of 10 classrooms and the replacement of an additional 16 modular classrooms. As of FY26, the last year for which enrollment projections are made, Newton Public Schools is projected to be enrolled at 96% capacity, with a surplus of five classrooms. This is a margin of 261 students, or 4%, to allow for actual enrollment distribution at schools and future growth.

The focus of the long-range plan in the later years shifts in emphasis from expansion of facilities to modernization and improvement. Countryside is planned to have a renovation that will maintain the school's current size but address issues with modular classrooms and other instructional and school-related spaces. Ward is planned to be renovated as an 18 classroom school, an increase of 3 classrooms to address class size, crowding and operational efficiency. Franklin, Mason-Rice and Burr will, like Countryside, maintain current school size with renovations to remediate and upgrade facilities. Peirce is planned be renovated as an 18 classroom school, as is Williams, especially if the Riverside project is completed. Bowen's renovation will focus on modernizing space and replacing modular classrooms with permanent construction. All school project planning goals will be subject to full feasibility study.

FY16 RECOMMENDED LONG-RANGE ELEMENTARY FACILITIES PLANNING TIMELINE

	Fiscal Year	School Year	New School / Major Renovation					Renovations / Additions											Pre-K and Ed Center	Swing Space
			Angier (MSBA) 1919	Zervas 1954	Cabot (MSBA) 1929	Lincoln-Eliot (MSBA) Aquinas	Ward (MSBA) 1928	NECP (PreK) Aquinas	Horace Mann 1965	Lincoln-Eliot as Swing Space 1939	Countryside 1953	Franklin 1939	Mason-Rice 1959	Burr 1967	Peirce 1951	Bowen 1952	Williams 1950	Memorial-Spaulding 1954	Under-wood 1924	Ed Center and NECP 1928	Carr / Lincoln-Eliot
	FY12	2011-12	Start MSBA	+2 Classrooms					+1 Classroom					+1 Classroom						Plans to Vacate
	FY13	2012-13	Feasibility																	Feasibility
	FY14	2013-14	Design	Feasibility	Start MSBA				+1 Classrooms	+1 Classroom; PreK to EDC			+4 Classrooms	+1 Classrooms		+3 Classrooms (NET)				Construction
	FY15	2014-15	Construction	Design	Feasibility					+1 Classroom; PreK to EDC										Angier Students
	FY16	2015-16	Completed: +3 Classrooms JAN '16	Construction	Design	Start MSBA		Feasibility *Replace Windows*		+1 Classroom; PreK to EDC										Zervas Students
CURRENT CIP GROUP - CITY FUNDING	FY17	2016-17				Feasibility		Design *PreK at Aquinas*											NECP Move to Aquinas SEP '16	
	FY18	2017-18		Completed: +8 Classrooms SEP '17	Construction	Design		Construction												Cabot Students
	FY19	2018-19			Completed: +4 Classrooms JAN '19			PreK Complete SEP '19												Lincoln-Eliot
	FY20	2019-20				Construction			Moves to Carr: +1 Classrooms SEP '19	Feasibility										
	FY21	2020-21					Start MSBA			Design	Feasibility									
NEXT CIP GROUP - CITY FUNDING	FY22	2021-22				Completed: +6 Classrooms SEP '21	Feasibility			Construction	Design									Not Available
	FY23	2022-23					Design			Completed: +0 Classrooms SEP '22	Construction	Feasibility								Countryside
	FY24	2023-24					Construction				Completed +0 Classrooms SEP '23	Design	Feasibility							Ward
	FY25	2024-25											Design	Feasibility						
	FY26	2025-26					Completed: +4 SEP '25					Construction		Design						Franklin
NEXT CIP GROUP - CITY FUNDING	FY27	2026-27										+0 New Classrooms SEP '26	Construction		Feasibility					Mason-Rice
	FY28	2027-28											+1 New Classrooms SEP '27	Construction	Design	Feasibility				Burr
	FY29	2028-29												+0 New Classrooms SEP '28	Construction	Design	Feasibility			Peirce
	FY30	2029-30													+3 New Classrooms SEP '29	Construction	Design	Feasibility		Bowen
	FY31	2030-31														+0 New Classrooms SEP '30	Construction	Design	Feasibility	Williams
	FY32	2030-32															+3 New Classrooms SEP '31	Construction	Design	Memorial-Spaulding
	FY33	2032-33																+0 New Classrooms SEP '32	Construction	Underwood
	FY34	2033-34																	+0 New Classrooms SEP '33	

NEWTON PUBLIC SCHOOLS
ELEMENTARY LONG RANGE FACILITIES PLAN - SUMMARY

	FY12 2011-12	FY13 2012-13	FY14 2013-14	FY15 2014-15	FY16 2015-16	FY17 2016-17	FY18 2017-18	FY19 2018-19	FY20 2019-20	FY21 2020-21
Total School Projects										
Total # of Schools Completed	0	0	0	1	2	2	3	4	4	4
Major and Mid-Sized Completed Projects				Carr	Angier		Zervas	Cabot	Horace Mann (Carr)	
Cumulative # of Classrooms Added	0	0	0	0	3	3	11	15	16	16
Number of Modulars in use	20	29	29	29	29	29	24	20	16	16
Enrollment										
Projected Enrollment	5,687	5,790	5,799	5,833	5,859	5,987	5,987	6,019	6,001	6,013
Projected Number of Classes	256	263	273	283	283	285	285	285	283	284
School Enrollment Capacity	5,520	5,589	5,727	5,775	5,846	5,866	6,057	6,110	6,155	6,155
Enrolled % of Capacity	103%	104%	101%	101%	100%	102%	99%	99%	97%	98%
Annual Classroom Utilization										
Classrooms Available (including modulars)	278	283	300	311	315	316	325	331	331	330
Total Classrooms Needed	316	323	333	343	342	344	344	345	342	343
Suplus (+) / Deficit (-)	-38	-40	-33	-32	-27	-28	-19	-14	-11	-13

	FY22 2021-22	FY23 2022-23	FY24 2023-24	FY25 2024-25	FY26 2025-26	FY27 2026-27	FY28 2027-28	FY29 2028-29	FY30 2029-30	FY31 2030-31
Total School Projects										
Total # of Schools Completed	5	6	7	7	8	9	10	11	12	13
Major and Mid-Sized Completed Projects	Lincoln-Eliot/NECP	Lincoln-Eliot Swing Space	Countryside		Ward	Franklin	Mason-Rice	Burr	Peirce	Bowen
Cumulative # of Classrooms Added	22	22	22	22	25	25	26	26	29	29
Number of Modulars in use	16	12	12	12	12	8	6	4	0	0
Enrollment										
Projected Enrollment	6,026	6,029	6,031	6,010	6,010	n/a	n/a	n/a	n/a	n/a
Projected Number of Classes	286	286	285	285	285	n/a	n/a	n/a	n/a	n/a
School Enrollment Capacity	6,230	6,240	6,197	6,197	6,271	6,271	6,271	6,231	6,355	6,355
% Capacity	97%	97%	97%	97%	96%	n/a	n/a	n/a	n/a	n/a
Annual Classroom Utilization										
Classrooms Available (including modulars)	339	342	346	346	348	n/a	n/a	n/a	n/a	n/a
Total Classrooms Needed	345	344	343	343	343	n/a	n/a	n/a	n/a	n/a
Suplus (+) / Deficit (-)	-6	-2	3	3	5	n/a	n/a	n/a	n/a	n/a

II. Capital Improvement Plan (CIP) Update

The School Committee will review and approve proposed school related projects from the long-range plan that fall within the FY17-FY21 timeframe for submission to the Mayor. The Mayor's proposed FY17-FY21 CIP will be submitted in fall of 2015 prior to his presentation to the Board of Aldermen for final approval and appropriation of funding in the FY17 budget process in spring 2016.

The attached spreadsheet outlines school-related capital projects that are recommended in the FY17-FY21 CIP draft document.

The school projects to address increasing enrollment and other facility needs are a continuation of projects which were included in FY16-20 and earlier CIPs. These include major renovations/additions funded in conjunction with the MSBA and smaller mid-range projects that can be completed in a one year period and that will replace modular classrooms with permanent construction, add classrooms including regular and/or special education and small instructional spaces, address cafeteria needs and upgrade sprinkler and life safety systems.

FY16 Capital Funding (approved as updated in April 2015)
Angier, Zervas and Cabot School renovation/construction @ $28,500,000; Aquinas purchase and renovation for Lincoln-Eliot and Preschool @$17,350,000

FY17 Capital Funding Recommendation
Zervas and Cabot School renovation/construction @ $35,585,000; Lincoln-Eliot/Pre-school @$1,000,000

FY18 Capital Funding Recommendation
Cabot School renovation/construction @ $20,000,000; Lincoln-Eliot/Pre-school @$1,000,000

FY19 Capital Funding Recommendation
Cabot School renovation/construction @ $12,500,000; Lincoln-Eliot/Preschool @$12,000,000

FY20 Capital Funding Recommendation
Lincoln-Eliot/Pre-school @$10,000,000

Peirce/Williams feasibility/addition @$14,000,000 formerly recommended beginning in FY20.

FY21 Capital Funding Recommendation
Lincoln-Eliot/Pre-school @$10,000,000; Lincoln-Eliot Swing Space feasibility/renovation @$10,000,000; Countryside Elementary School @$15,000,000

Customary Maintenance Projects
In addition to providing funding in support of the school's Long-Range Facilities Plan for Elementary Schools, there is funding provided for additional necessary maintenance projects at schools. Customary maintenance projects that are projected to exceed $75,000 are included in the CIP: these include roof replacement, generators, boilers, air handlers, windows, masonry and other systems. These are integrated into the CIP based on assessment of need over the next five years and beyond. The following are projects in the existing FY16-FY20 CIP that are being proposed for the FY17-FY21 CIP with some timeline and/or funding adjustments for approval by the School Committee.

- Education Center Stairs and Education Center Accessibility Upgrades – These two projects are being combined in FY17 in order to achieve efficiency in redesign of the Crafts Street stairway/entrance and the upgrade of the elevator into code compliance @ $1,000,000.

- Bigelow School - Mechanical Upgrades – Two boilers are 55 years old and beyond their useful life. The two boiler replacements originally planned separately in FY17 and FY20 are being combined in FY17 in order to achieve efficiency in abatement and replacement. The funding @ $450,000,000.

- Newton South High Mechanical Upgrades – The project to upgrade the air handlers and roof top units that serve the library and cafeteria have been combined as one project and will be added to FY17 @ $300,000.

- F.A. Day School Boilers – This project to replace both 61 year old boilers and to update associate variable air volume coils remains in FY18 @ $500,000.

- Newton South High School – Fire Alarm Upgrades – This project to upgrade the system to a fully addressable one remains in FY18 @ $150,000.

- Carr School – HVAC Upgrades – This project to add cooling to the remainder of the building prior to the Horace Mann relocation is added to FY19 at an amount to be determined.

- Bowen School - Roof Replacement – This project to replace the 1950s portion of the roof remains in FY20 @ $180,000.

- Mason Rice School - Electrical Upgrades – Replacement of the emergency generator and electrical panels/subpanels remains in FY20 @ $325,000.

FY 2017-2021 by Priority

DRAFT

Priority	Dept	Asset Category	Project Title	Project Description / Justification	Est Cost inY2017 $	Funding Source	BUDGET DISTRIBUTION Prior Year Funding	FY 2017	FY2018	FY2019	FY2020	FY2021
1	Schools	**Building**	**Angier School Replacement**	$11M anticipated from MSBA. Renovate/ replace 92 yr old school due to poor condition, aging bldg systems and inadequate space per State Ed standards.	$ 37,500,000	Bonding /MSBA	$ 17,500,000	$ -	$ -	$ -	$ -	
2	Schools	**Building**	**Pre-School Program / Lincoln Eliot**	Purchase Aquinas/ Rennovate for Pre-K and Lincoln-Eliot students. Lincoln-Eliot will be converted into a swing space.	$ 51,850,000	Bonding/MSBA	$ 17,350,000	$ 1,000,000	$ 1,000,000	$ 12,500,000	$ 10,000,000	$ 10,000,000
3	Schools	**Building**	**Zervas School - Renovation/ Replacement**	Project to address space needs due to growing enrollment, bldg systems, access.	$ 40,000,000	Bonding/ Override Stabilization Fund	$ 10,000,000	$ 25,585,000	$ -	$ -	$ -	
6	Schools	**Building**	**Cabot School Renovation**	Replace 92 yr old school due to poor condition, aging bldg systems and inadequate space per State Ed standards.	$ 45,000,000	Bonding /MSBA	$ 1,000,000	$ 10,000,000	$ 20,000,000	$ 12,000,000	$ -	
31	Schools	**Building**	**Ed Center Staircase and Accessability Upgrades**	Upgrade elevator, restrooms, door hardware, and signage for accessibility. Upgrade staircase on the Craft St. Entrance	$ 1,000,000	Bonding	$ -	$ 1,000,000	$ -	$ -	$ -	
36	Schools	**Building**	**Bigelow School - Mechanical Upgrades**	Two boilers are 54 years old and beyond their useful life. Replace one boiler, storage, and enhance circulation system.	$ 450,000	Bonding	$ -	$ 450,000	$ -	$ -	$ -	
37	Schools	**Building**	**Newton South High School - Mechanical Upgrades - Library**	Replace air handlers and roof top equipment, replace hydronic/ACCU system due to burner failures and outdated controls.	$ 300,000	Bonding	$ -	$ 300,000	$ -	$ -	$ -	
39	Schools	**Building**	**FA Day School - Replace Boilers**	Replace two 60 year old boilers and variable air volume (VAV) coil work.	$ 500,000	Bonding	$ -	$ -	$ 500,000	$ -	$ -	
59	Schools	**Building**	**Newton South High School - Fire Alarm Upgrades**	Upgrade fire alarm system to be fully addressable.	$ 150,000	Bonding	$ -	$ -	$ 150,000	$ -	$ -	
79	Schools	**Building**	**Carr School - Air Conditioning**	Install Air Conditioning System into the School. Cost is currently unknown, will be funded in FY19	TBD	Bonding	$ -	$ -	$ -	TBD	$ -	$ -
80	Schools	**Building**	**Bowen School - Roof Replacement**	Replace of 1950's portion of the building's roofing system as it has reached its life expectancy.	$ 180,000	Bonding	$ -	$ -	$ -	$ -	$ 180,000	
81	Schools	**Building**	**Mason Rice School - Electrical Upgrades**	Replace emergency generator, electrical panels and sub-panels.	$ 325,000	Bonding	$ -	$ -	$ -	$ -	$ 325,000	
85	Schools	**Building**	**Countryside School - Mid-Range Renovation/Addition**	Feasibility Study/Design and Construction at campus	$ 15,000,000	Alternate Funding	$ -	$ -	$ -	$ -	$ -	$ 15,000,000
86	Schools	**Building**	**Mason Rice School - Replace Roof**	Replace the 1990's Sarnifil roofing system on the main portion of the building. Existing roof has reached its life expectancy.	$ 580,000	Bonding	$ -	$ -	$ -	$ -	$ -	
87	Schools	**Building**	**Bigelow School - Roof Replacement**	Replace entire building roof system. Roof is beyond its useful life.	$ 750,000	Bonding	$ -	$ -	$ -	$ -	$ -	

FY 2017-2021 by Priority

DRAFT

BUDGET DISTRIBUTION

Priority	Dept	Asset Category	Project Title	Project Description / Justification	Est Cost in FY2017	Funding Source	Prior Year Funding	FY 2017	FY2018	FY2019	FY2020	FY2021
88	Schools	**Building**	**Burr School - Replace Roof**	Replace the total building roofing system installed in the 1980's.	$ 450,000	Bonding	$ -	$ -	$ -	$ -	$ -	
92	Schools	**Building**	**Mason Rice School - Mechanical Upgrades**	Direct Digital Controls conversion and upgrade heating distribution system.	$ 450,000	Bonding	$ -	$ -	$ -	$ -	$ -	
94	Schools	**Building**	**Bowen School - Mechanical Upgrades**	Replace interior air handlers in first year. Direct Digital Controls conversion.	$ 325,000	Bonding	$ -	$ -	$ -	$ -	$ -	
96	Schools	**Roads/ Paving**	**Burr School - Sitework Sidewalk Ramp Repairs**	Front stair railing collapsing; catch basin at entrance plaza, parking area, make accessible route	$ 280,000	Bonding	$ -	$ -	$ -	$ -	$ -	
97	Schools	**Building**	**Bigelow School - Replace Windows and Doors**	Replace aging windows and exteror doors to improve comfort, operation, and energy efficiency.	$ 400,000	Bonding	$ -	$ -	$ -	$ -	$ -	
98	Schools	**Building**	**Underwood School - Accessibility Upgrades**	Accessibility upgrades including compliant door hardware, Toilets, and Elevator	$ 415,000	Bonding	$ -	$ -	$ -	$ -	$ -	
100	Schools	**Building**	**Memorial Spaulding School - Mechanical Upgrades**	Replace controls, air handlers. Replace 2nd boiler, hot water conversion, and Direct Digital Controls conversion.	$ 750,000	Bonding	$ -	$ -	$ -	$ -	$ -	
101	Schools	**Building**	**Underwood School - Replace Roof**	Replace whole building roof in 2 phases.	$ 450,000	Bonding	$ -	$ -	$ -	$ -	$ -	
102	Schools	**Building**	**Oak Hill School - Mechanical Upgrades - Roof Top Units and Distribution System**	Replace Roof top air handling units and distribution system	$ 250,000	Bonding	$ -	$ -	$ -	$ -	$ -	
106	Schools	**Building**	**Williams School - Mechanical Upgrades**	Replace Air handlers. Direct Digital Controls conversion for HVAC system.	$ 200,000	Bonding	$ -	$ -	$ -	$ -	$ -	
107	Schools	**Building**	**Underwood School - Mechanical Upgrades**	Upgrade Distribution system, controls, and remove underground tank.	$ 525,000	Bonding	$ -	$ -	$ -	$ -	$ -	
109	Schools	**Building**	**Countryside School - Mechanical Upgrades**	Replace RTUs at Annex, Direct Digital Control conversion	$ 250,000	Bonding	$ -	$ -	$ -	$ -	$ -	
110	Schools	**Building**	**Ward School - Mechanical Upgrades**	Replace second boiler and steam trap work.	$ 300,000	Bonding	$ -	$ -	$ -	$ -	$ -	
111	Schools	**Building**	**Bigelow School - Mechanical Upgrades**	Replace 2nd boiler (54 yrs old) and associated equipment, distribution, univents and full DDC system.	$ 960,000	Bonding	$ -	$ -	$ -	$ -	$ -	
117	Schools	**Building**	**Lincoln Eliot School - Mechanical Upgrades**	Hot water conversion w/renovation, 2nd boiler and distribution system.	$ 525,000	Bonding	$ -	$ -	$ -	$ -	$ -	
123	Schools	**Building**	**Bowen School - Electrical Upgrades**	Replace electrical panels and sub-panels in original buildings.	$ 75,000	Bonding	$ -	$ -	$ -	$ -	$ -	

FY 2017-2021 by Priority

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Priority	Dept	Asset Category	Project Title	Project Description / Justification	Est Cost in FY2017	Funding Source	BUDGET DISTRIBUTION Prior Year Funding	FY 2017	FY2018	FY2019	FY2020	FY2021
127	Schools	**Building**	**Horace Mann School - Accessibility Upgrades**	Installation of new elevator	$ 220,000	Bonding	$ -	$ -	$ -	$ -	$ -	
135	Schools	**Building**	**Ward School - Electrical Upgrades**	Upgrade electrical panels and distribution system.	$ 210,000	Bonding	$ -	$ -	$ -	$ -	$ -	
143	Schools	**Building**	**Williams School - Mid-Range Renovation/Addition**	Feasibility Study/Design and Construction for addition to building	$ 12,500,000	Bonding	$ -	$ -	$ -	$ -	$ -	
146	Schools	**Building**	**Ward School - Replace Roof**	Replace Flat Gym 1980's built up roofing system. It has reached its life expectancy.	$ 160,000	Bonding	$ -	$ -	$ -	$ -	$ -	
147	Schools	**Building**	**Memorial Spaulding School - Replace Roof**	Replace 1980's Built up roof area. It has reached its life expectancy.	$ 350,000	Bonding	$ -	$ -	$ -	$ -	$ -	
150	Schools	**Building**	**Bigelow School - Accessibility Upgrades**	Upgrade toilet rooms, elevator, door hardware and signage for accessibility	$ 400,000	Bonding	$ -	$ -	$ -	$ -	$ -	
157	Schools	**Building**	**Pierce School - Plumbing Upgrades**	Sanitary piping is deteriorating. Upgrades to toilet rooms and water fountains	$ 225,000	Bonding	$ -	$ -	$ -	$ -	$ -	
162	Schools	**Building**	**Ed Center - Mechanical Upgrades**	Replace boiler, second boiler and hot water conversion in out years. Boilers are 35 years old.	$ 250,000	Bonding	$ -	$ -	$ -	$ -	$ -	
164	Schools	**Building**	**Lincoln Eliot School - Replace Windows and Doors**	Replace windows in 1965 addition and 1975 clerestory windows	$ 280,000	Bonding	$ -	$ -	$ -	$ -	$ -	
165	Schools	**Building**	**FA Day School - Accessibility Upgrades / Replace Elevator**	Upgrades for ADA Compliant elevator, toilet rooms, door hardware, and signage	$ 350,000	Bonding	$ -	$ -	$ -	$ -	$ -	
169	Schools	**Building**	**Ed Center - Electrical Upgrades**	Upgrade electric service, panels and sub-panels to support IT server room and other building functions.	$ 249,000	Bonding	$ -	$ -	$ -	$ -	$ -	
170	Schools	**Building**	**Franklin School - Building Envelope**	Replace windows and doors and repair/restore masonry.	$ 700,000	Bonding	$ -	$ -	$ -	$ -	$ -	
174	Schools	**Building**	**Horace Mann School - Restore/Replace Modular**	Existing modular is nearing the end of its useful life and will need to be reconditioned or replaced with permanent construction	$ 1,000,000	Bonding	$ -	$ -	$ -	$ -	$ -	
176	Schools	**Building**	**Peirce/Williams Feasibility/Addition**	Feasibility Study/Design and Construction to add Capacity	$ 15,000,000	Bonding	$ -	$ -	$ -	$ -	$ -	
180	Schools	**Building**	**Franklin School - Mechanical Upgrades**	Replace boilers, hot water conversion, and Direct Digital Control conversion.	$ 825,000	Bonding	$ -	$ -	$ -	$ -	$ -	
181	Schools	**Building**	**Bowen School - Accessibility Upgrades**	Upgrades to toilet rooms, signage, hardware, railings and assembly spaces for accessibility.	$ 200,000	Bonding	$ -	$ -	$ -	$ -	$ -	

FY 2017-2021 by Priority

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							BUDGET DISTRIBUTION				
Priority	Dept	Asset Category	Project Title	Project Description / Justification	Est Cost in FY2017	Funding Source	Prior Year Funding	FY 2017	FY2018	FY2019	FY2020	FY2021
182	Schools	**Building**	**Franklin School - Accessibility and Plumbing Upgrades**	Upgrade Toilet rooms, Water fountains, Door hardware and signage for accessibility.	$ 365,000	Bonding	$ -	$ -	$ -	$ -	$ -	
183	Schools	**Building**	**Mason Rice School - Accessibility Upgrades**	Upgrade hardware, toilet rooms, and water fountains for accessibility.	$ 185,000	Bonding	$ -	$ -	$ -	$ -	$ -	
184	Schools	**Building**	**Memorial Spaulding School - Accessibility Upgrades**	Upgrade toilet rooms, door hardware, water fountains, and signage for accessibility.	$ 300,000	Bonding	$ -	$ -	$ -	$ -	$ -	
185	Schools	**Building**	**Lincoln Eliot School - Accessibility Upgrades**	Upgrade toilet rooms, door hardware, elevator, entrance ramp, and signage for accessibility.	$ 940,000	Bonding	$ -	$ -	$ -	$ -	$ -	
192	Schools	**Building**	**Horace Mann School - Replace Roof**	Replace Total Building 1986 Built up roof area. Roof has reached its life expectancy.	$ 400,000	Bonding	$ -	$ -	$ -	$ -	$ -	
193	Schools	**Building**	**Underwood School - Electrical Upgrades**	Upgrades to electrical panels and sub-panelsn and emergency generator	$ 100,000	Bonding	$ -	$ -	$ -	$ -	$ -	
194	Schools	**Building**	**Williams School - Accessibility Upgrades**	Upgrade door hardware, openings, toilet rooms, railings, and signage for accessibility.	$ 250,000	Bonding	$ -	$ -	$ -	$ -	$ -	
201	Schools	**Building**	**Peirce School - Accessibility Upgrades**	Upgrades to door hardware, toilet rooms, railings, and signage for accessibility.	$ 300,000	Bonding	$ -	$ -	$ -	$ -	$ -	
206	Schools	**Building**	**Lincoln Eliot School - Electrical Upgrades**	Replace electric panels and sub-panels.	$ 125,000	Bonding	$ -	$ -	$ -	$ -	$ -	
210	Schools	**Building**	**Ward School - Renovation/ Replacement**	Feasibility Study/Design and Construction	$ 45,000,000	Bonding/MSBA	$ -	$ -	$ -	$ -	$ -	
211	Schools	**Building**	**Peirce School - Electrical Upgrades**	Replace electric panels and sub-panels.	$ 75,000	Bonding	$ -	$ -	$ -	$ -	$ -	
212	Schools	**Building**	**Burr School - Electrical Upgrades**	Replace electric panels and sub-panels	$ 100,000	Bonding	$ -	$ -	$ -	$ -	$ -	
213	Schools	**Building**	**Countryside School - Plumbing Upgrades**	Upgrade toilet rooms and water fountains,and add fixtures per code requirements.	$ 125,000	Bonding	$ -	$ -	$ -	$ -	$ -	
215	Schools	**Building**	**Horace Mann School - Mechanical Upgrades**	Replace 2nd boiler and replace modular roof top air handling units	$ 300,000	Bonding	$ -	$ -	$ -	$ -	$ -	
218	Schools	**Building**	**Ward School - Replace Windows and Doors**	Replace windows in gym wing and storefront system.	$ 425,000	Bonding	$ -	$ -	$ -	$ -	$ -	
220	Schools	**Building**	**Countryside School - Replace Windows and Doors**	Replace single pane storefront system in connector and annex windows and exterior doors.	$ 500,000	Bonding	$ -	$ -	$ -	$ -	$ -	

FY 2017-2021 by Priority

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							BUDGET DISTRIBUTION					
Priority	Dept	Asset Category	Project Title	Project Description / Justification	Est Cost in FY2017	Funding Source	Prior Year Funding	FY 2017	FY2018	FY2019	FY2020	FY2021
221	Schools	**Building**	**Brown School - Accessibility Upgrades**	Upgrade existing elevator for code compliance, signage, hardware, and reconfigure locker rooms for accessibility.	$ 600,000	Bonding	$ -	$ -	$ -	$ -	$ -	
222	Schools	**Building**	**Countryside School - Accessibility Upgrades**	Upgrade toilets, signage, door hardware, and accessible entrance.	$ 150,000	Bonding	$ -	$ -	$ -	$ -	$ -	
228	Schools	**Building**	**Mason-Rice School - Mid-Range Renovation/Addition**	Feasibility Study/Design and Construction	$ 15,000,000	Bonding	$ -	$ -	$ -	$ -	$ -	
229	Schools	**Roads/ Paving**	**Schools - Repave Parking Areas**	Repave parking areas and sidewalks in poor condition at Ward, Brown, Underwood, Mason Rice, Oak Hill, Williams, Zervas and Peirce.	$ 400,000	Bonding	$ -	$ -	$ -	$ -	$ -	

LONG-RANGE FACILITIES PLANNING UPDATE

ELEMENTARY SCHOOLS

NEWTON, MASSACHUSETTS
September 3, 2015

UPDATE OF LONG-RANGE PLAN

- Planning is dynamic & responsive to new information/opportunities
- FY16 Recommendation focuses on Aquinas Property Re-use and the changes to the project sequence
- Revision of timeline for Mid-Range Projects due to expanded capacity on the north-side & external factors

SCHOOL PROJECT TIMELINE

	Fiscal Year	School Year	New School / Major Renovation					Renovations / Additions											Pre-K and Ed Center	Swing Space
			Angier (MSBA) 1919	Zervas 1954	Cabot (MSBA) 1929	Lincoln-Eliot (MSBA) Aquinas	Ward (MSBA) 1928	NECP (PreK) Aquinas	Horace Mann 1965	Lincoln-Eliot as Swing Space 1939	Countryside 1953	Franklin 1939	Mason-Rice 1959	Burr 1967	Peirce 1951	Bowen 1952	Williams 1950	Memorial-Spaulding 1954	Under-wood 1924	Ed Center and NECP 1928	Carr / Lincoln-Eliot
	FY12	2011-12	Start MSBA	+2 Classrooms					+1 Classroom					+1 Classroom						Plans to Vacate
	FY13	2012-13	Feasibility																	Feasibility
	FY14	2013-14	Design	Feasibility	Start MSBA				+1 Classrooms	+1 Classroom; PreK to EDC			+4 Classrooms	+1 Classrooms		+3 Classrooms (NET)				Construction
	FY15	2014-15	Construction	Design	Feasibility					+1 Classroom; PreK to EDC										Angier Students
	FY16	2015-16	Completed: +3 Classrooms JAN '16	Construction	Design	Start MSBA		Feasibility *Replace Windows*		+1 Classroom; PreK to EDC										Zervas Students
CURRENT CIP GROUP - CITY FUNDING	FY17	2016-17				Feasibility		Design *PreK at Aquinas*											NECP Move to Aquinas SEP '16	
	FY18	2017-18		Completed: +8 Classrooms SEP '17	Construction	Design		Construction												Cabot Students
	FY19	2018-19			Completed: +4 Classrooms JAN '19			PreK Complete SEP '19												Lincoln-Eliot
	FY20	2019-20				Construction			Moves to Carr: +1 Classrooms SEP '19	Feasibility										
	FY21	2020-21					Start MSBA			Design	Feasibility									
NEXT CIP GROUP - CITY FUNDING	FY22	2021-22				Completed: +6 Classrooms SEP '21	Feasibility			Construction	Design									Not Available
	FY23	2022-23					Design			Completed: +0 Classrooms SEP '22	Construction	Feasibility								Countryside
	FY24	2023-24					Construction				Completed +0 Classrooms SEP '23	Design	Feasibility							Ward
	FY25	2024-25											Design	Feasibility						
	FY26	2025-26					Completed: +4 SEP '25					Construction		Design						Franklin
NEXT CIP GROUP - CITY FUNDING	FY27	2026-27										+0 New Classrooms SEP '26	Construction		Feasibility					Mason-Rice
	FY28	2027-28											+1 New Classrooms SEP '27	Construction	Design	Feasibility				Burr
	FY29	2028-29												+0 New Classrooms SEP '28	Construction	Design	Feasibility			Peirce
	FY30	2029-30													+3 New Classrooms SEP '29	Construction	Design	Feasibility		Bowen
	FY31	2030-31														+0 New Classrooms SEP '30	Construction	Design	Feasibility	Williams
	FY32	2030-32															+3 New Classrooms SEP '31	Construction	Design	Memorial-Spaulding
	FY33	2032-33																+0 New Classrooms SEP '32	Construction	Underwood
	FY34	2033-34																	+0 New Classrooms SEP '33	

FY17-FY21 MAJOR RENOVATION

- Angier opens January 2016
- Zervas opens September 2017
- Cabot opens January 2019
- Lincoln-Eliot and Newton Early Childhood opens September 2021

FY17-FY21 MID-RANGE PROJECTS

- Newton Early Childhood Program
  - Begin feasibility & site planning
  - Replace windows in FY16 to relocate preschool to Aquinas main building
  - Renovation of permanent PreK space at Aquinas
- Lincoln-Eliot Swing Space
- Countryside
  - Maintain school size
  - Replace modulars and address other educational program needs

RESULTS BY FY16

	FY12 2011-12	FY13 2012-13	FY14 2013-14	FY15 2014-15	FY16 2015-16
Total School Projects					
Total # of Schools Completed	0	0	0	1	2
Major and Mid-Sized Completed Projects				Carr	Angier
Cumulative # of Classrooms Added	0	0	0	0	3
Number of Modulars in use	20	29	29	29	29
Enrollment					
Projected Enrollment	5,687	5,790	5,799	5,833	5,859
Projected Number of Classes	256	263	273	283	283
School Enrollment Capacity	5,520	5,589	5,727	5,775	5,846
Enrolled % of Capacity	103%	104%	101%	101%	100%
Annual Classroom Utilization					
Classrooms Available (including modulars)	278	283	300	311	315
Total Classrooms Needed	316	323	333	343	342
Suplus (+) / Deficit (-)	-38	-40	-33	-32	-27

RESULTS BY FY21 (FIVE YEARS)

	FY17 2016-17	FY18 2017-18	FY19 2018-19	FY20 2019-20	FY21 2020-21
Total School Projects					
Total # of Schools Completed	2	3	4	4	4
Major and Mid-Sized Completed Projects		Zervas	Cabot	Horace Mann (Carr)	
Cumulative # of Classrooms Added	3	11	15	16	16
Number of Modulars in use	29	24	20	16	16
Enrollment					
Projected Enrollment	5,987	5,987	6,019	6,001	6,013
Projected Number of Classes	285	285	285	283	284
School Enrollment Capacity	5,866	6,057	6,110	6,155	6,155
Enrolled % of Capacity	102%	99%	99%	97%	98%
Annual Classroom Utilization					
Classrooms Available (including modulars)	316	325	331	331	330
Total Classrooms Needed	344	344	345	342	343
Suplus (+) / Deficit (-)	-28	-19	-14	-11	-13

RESULTS BY FY26 (TEN YEARS)

	FY22 2021-22	FY23 2022-23	FY24 2023-24	FY25 2024-25	FY26 2025-26
Total School Projects					
Total # of Schools Completed	5	6	7	7	8
Major and Mid-Sized Completed Projects	Lincoln-Eliot/NECP	Lincoln-Eliot Swing Space	Countryside		Ward
Cumulative # of Classrooms Added	22	22	22	22	25
Number of Modulars in use	16	12	12	12	12
Enrollment					
Projected Enrollment	6,026	6,029	6,031	6,010	6,010
Projected Number of Classes	286	286	285	285	285
School Enrollment Capacity	6,230	6,240	6,197	6,197	6,271
% Capacity	97%	97%	97%	97%	96%
Annual Classroom Utilization					
Classrooms Available (including modulars)	339	342	346	346	348
Total Classrooms Needed	345	344	343	343	343
Suplus (+) / Deficit (-)	-6	-2	3	3	5

RESULTS BY FY31 (FIFTEEN YEARS)

	FY27 2026-27	FY28 2027-28	FY29 2028-29	FY30 2029-30	FY31 2030-31
Total School Projects					
Total # of Schools Completed	9	10	11	12	13
Major and Mid-Sized Completed Projects	Franklin	Mason-Rice	Burr	Peirce	Bowen
Cumulative # of Classrooms Added	25	26	26	29	29
Number of Modulars in use	8	6	4	0	0
Enrollment					
Projected Enrollment	n/a	n/a	n/a	n/a	n/a
Projected Number of Classes	n/a	n/a	n/a	n/a	n/a
School Enrollment Capacity	6,271	6,271	6,271	6,385	6,385
% Capacity	n/a	n/a	n/a	n/a	n/a
Annual Classroom Utilization					
Classrooms Available (including modulars)	n/a	n/a	n/a	n/a	n/a
Total Classrooms Needed	n/a	n/a	n/a	n/a	n/a
Suplus (+) / Deficit (-)	n/a	n/a	n/a	n/a	n/a

OVERALL RESULTS BY FY33

ELEMENTARY SCHOOL	Date Complete	Future Capacity	Future Classrooms	Additional Classrooms	Modulars Replaced
Angier	Jan-16	465	22	3	
Zervas	Sep-17	490	24	8	5
Cabot	Jan-18	480	24	4	4
Horace Mann/Carr	Sep-14	390	19	1	4
Lincoln-Eliot	Sep-21	490	24	6	
Countryside	Sep-23	460	22	0	4
Ward	Sep-25	396	18	3	
PLAN MID-POINT				25	17
Franklin	Sep-26	437	20	0	
Mason-Rice	Sep-27	440	20	1	4
Burr	Sep-28	391	18	0	2
Peirce	Sep-29	400	18	3	2
Bowen	Sep-30	440	20	0	4
Memorial-Spaulding	Sep-31	462	22	0	
Williams	Sep-32	400	18	3	
Underwood	Sep-33	300	14	0	
LATER PLAN PROJECTS				7	12
TOTAL		6,441	303	32	29

COORDINATION WITH FY17-21 CIP

- CIP Funding plan is in draft stage

Funding for major and mid-sized projects

FY2017	FY2018	FY2019	FY2020	FY2021
$ 37,585,000	$ 21,000,000	$ 24,500,000	$ 10,000,000	$ 25,000,000

- Additional ~$3M in customary maintenance projects

#119-16

_____

CITY COUNCIL
CITY OF NEWTON

DOCKET REQUEST FORM

DEADLINE NOTICE: Council require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. TUESDAY, PRIOR TO THE MONDAY FULL COUNCIL MEETING in order to be voted to be assigned to Committee(s) that evening.

To: Clerk of the City Council **Date:** 2 December 2015

From (Docketer): Alice E. Ingerson, for Community Preservation Committee

Address/phone/email: Planning & Development Dept., Newton City Hall, aingerson@newtonma.gov, 617.796.1144

Additional sponsors:

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1. Please docket the following item (edit if necessary):

The COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of $2,000,000 from the Community Preservation Fund to the Planning & Development Department, for a grant to the Newton Cultural Alliance, for the historic rehabilitation of the Nathaniel Allen House (35 Webster Street, West Newton) as a community cultural center, as described in the proposal submitted to the CPC in February 2016.

2. The purpose and intended outcome of this item is:

____ Fact-finding & discussion
__✓__ **Appropriation, transfer, expenditure, or bond authorization**
____ Special permit, site plan approval, zone change (public hearing required)
____ Ordinance change
____ Resolution
____ License or renewal
____ Appointment confirmation
____ Other

3. I recommend that this item be assigned to the following committees:

____Programs & Services
__✓__ Zoning & Planning
____Public Facilities
___ Post Audit & Oversight
__✓__ Finance
___ Public Safety
___ Land Use
___ Real Property
___ Special Committee
___ No Opinion

4. This item should be taken up in committee:

___ Immediately (Emergency only, please). Please state nature of emergency: _____
__✓__ **As soon as possible, preferably within a month**
___ In due course, at discretion of Committee Chair
___ When certain materials are made available, as noted in 7 & 8 below
___ Following public hearing

PLEASE FILL OUT REVERSE SIDE

5. I estimate that consideration of this item will require approximately:

____ One half hour or less
____ More than one hour
____ More than one meeting
✓ Up to one hour
___ An entire meeting
___ Extended deliberation by subcommittee

6. The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, *especially relevant Department Heads*): Please note that I will notify everyone listed below. --Alice Ingerson

City personnel

Alice Ingerson, CP Program Manager, x1144, aingerson@newtonma.gov

Katy Holmes, Senior Planner, x1143, kholmes@newtonma.gov

Project sponsor

Adrienne Hartzell, Interim Managing Director, Newton Cultural Alliance, 857.636.0199 (mobile), adrienne@newtonculture.org

David Ennis, Affirmative Investments, 617.367.4300, dennis@affirmativeinvestments.com

7. The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion *:

***8.* I ___ have or ✓ intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. ***

CPC funding recommendation, with proposal from the Newton Cultural Alliance and supporting documents.

*(*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Thursday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councillors have a chance to review all relevant materials before a scheduled discussion. Materials not submitted 48 hours in advance of a meeting to discuss an item will require a vote to suspend the rules the night of the Committee's discussion.)*

Please check the following:

9. ____ I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.

10. ✓ I would like the Clerk's office to contact me to confirm that this item has been docketed,

✓ and inform me of the docket item number.

Email contact **preferred:** aingerson@newtonma.gov

My daytime phone number is: 617.796.1144 (mobile 617.529.9337)

11. ✓ I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.

Thank you.

Alice E. Ingerson
Signature of person docketing the item

[Please retain a copy for your own records]

City of Newton

Setti D. Warren
Mayor

#119-16

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

James Freas,
Acting Director

Community Preservation Committee
Funding Recommendation for
CRESCENT STREET SITE ASSESSMENT

date: 17 March 2016

from: Community Preservation Committee

to: The Honorable City Council

PROJECT GOALS & CPA ELIGIBILITY

For the City property at 70 Crescent Street, Auburndale, this project will conduct environmental, geotechnical and other site assessments and surveys as needed to estimate costs and inform design for the site's intended future uses. The project's CPA eligibility is based on City Council order 384-11(4), adopted 16 November 2015, which specifies those future uses as affordable housing and a community park, both of which are CPA-eligible.

However, the City's submissions to date also anticipate construction of some CPA-ineligible, market-rate housing on the site. The proportion of pre-development costs attributable to this market-rate housing cannot yet be determined, but the project's final, post-development report to the CPC will need to document the use of CPA funds only for CPA-eligible costs at all stages, from site assessment through construction.

RECOMMENDED FUNDING

On 10 March 2016 April by a vote of 6-2 (member Don Fishman absent, members Joel Feinberg and Laura Fitzmaurice opposed) the Community Preservation Committee recommended appropriating $100,000 for this project from the Community Preservation Fund's general fund balance and reserves to the control of the Public Buildings Dept., for any use included implicitly in this summary budget:

Crescent Street Site Assessment Budget	
Uses	
Phase 1 Environmental Study (Environmental Site Assessment)	$15,000
Phase 2 Environmental Study (if required)	$40,000
Site Civil Survey	$15,000
Geotechnical Survey	$25,000
Contingency	$5,000
Project management (bidding, contracting, oversight)	$10,000
TOTAL USES	**$110,000**
Sources	
CPA funding	$100,00
City General Fund Budget – Public Buildings Dept. (staff time for project mgmt)	$10,000
TOTAL SOURCES	**$110,000**

website **www.newtonma.gov/cpa**
contact Alice E. Ingerson, Community Preservation Program Manager
email aingerson@newtonma.gov *phone* 617.796.1144

SPECIAL ISSUES CONSIDERED BY THE CPC

Market-rate housing: Beyond noting that CPA funds themselves could not be used to subsidize market-rate housing at this site, many CPC members also wondered whether it was appropriate to use City-owned property and non-CPA City funding for that purpose. All members hoped that in the end the project could provide more affordable units than are shown in the preliminary budget and plans.

Funding sources, per-unit costs and management for affordable housing: A majority of CPC members supported CPA funding for this site assessment, as a necessary first step toward both creating affordable housing and enhancing open space at this site. However, all members emphasized that this did not imply support for the tentative full plan in the City's January 2016 pre-proposal, in which: All development costs for the site will be paid from Newton-controlled public funds, including $2 million of bonds for housing, $2 million of CPA funds for the 4 affordable housing units (out of 8 total units), and $1.3 million of CPA funding for the expanded park. Each affordable unit will receive a subsidy of approximately $500,000, comparable to the highest per-unit subsidy in past Newton affordable housing projects that, in contrast to this one, included site acquisition costs. All housing on the site will be developed and owned by the City of Newton, though long-term management and maintenance will be contracted to the Housing Authority or another qualified organization.

All CPC members were concerned about at least some aspects of this plan. Many members urged the City to consider partnering with a private organization experienced in planning, financing, designing and managing affordable housing, to help identify additional funding sources and to reduce both the proportion of local funds and the overall per-unit public subsidy needed to meet the project's housing goals.

ADDITIONAL RECOMMENDATIONS *(funding conditions)*

1. All recommended CPA funds should be appropriated within 3 months, and the project should be completed within 6 months, after the date of this recommendation. If either of these deadlines cannot be met, the Public Buildings Dept. should submit to the CPC a written request to extend that deadline.
2. Based on current estimates that at least half of the site will be used for recreation, for state CPA reporting purposes any CPA funds appropriated for this site assessment should be divided equally between recreation and community housing.
3. Prior to submitting any further funding requests for this project, the Public Buildings Dept. should present to the CPC an in-person and written final report summarizing project results, including budget-to-actual cost comparisons for the site assessment reports and the estimated cost of any remediation required for the site's intended future uses as both housing and a park.
4. In its final report on the completed redevelopment of this site, the Public Buildings Dept. should document that no CPA funds were used for pre-development, design or construction costs attributable to market-rate housing.
5. Any CPA funds appropriated but not used for the purposes stated herein will be returned to the Newton Community Preservation Fund.

KEY OUTCOMES

The Community Preservation Committee will evaluate this project based on how well it meets goals 1, 3 and 4 above.

ATTACHMENTS

(delivered to the clerks of the Council's Public Facilities, Land Use, Programs & Services and Finance committees):

- Proposal and supporting documents submitted to the CPC in February and March 2016

These materials and additional documents related to this proposal are available online, in color, from:

www.newtonma.gov/gov/planning/cpa/projects/crescent.asp

Newton, Massachusetts CPA program project webpage
bold, green text links to full-text documents

Crescent Street

Affordable Housing & Community Park
70 Crescent Street, Auburndale, MA 02465

goals: Build 8 units of rental housing, with at least 4 units permanently affordable (income level to be determined), and expand an existing small community park on land taken for the Mass Turnpike in the early 1960s but later returned to the City of Newton and used by its Parks & Recreation Dept.

contacts:

- Josh Morse, City of Newton Public Buildings Commissioner
  email: **jmorse@newtonma.gov**
  & Alex Valcarce, Deputy Public Buildings Commissioner
  email: **avalcarce@newtonma.gov**
  52 Elliot Street, Newton Upper Falls, MA 02464
  phone: 617.796.1600
- James Freas, City of Newton Acting Director of Planning and Development
  City Hall, 1000 Commonwealth Avenue, Newton Centre, MA 02459
  email: **jfreas@newtonma.gov**
  phone: 617.796.1120
- Robert DeRubeis, City of Newton Parks & Recreation Commissioner
  email: **bderubeis@newtonma.gov**
  & Carol Schein, Open Space Coordinator
  email: **cschein@newtonma.gov**
  246 Dudley Road, Kennard Park, Newton, MA 02459
  phone: 718.796.1500

funding:

$100,000	CPA funds recommended for site assessments (environmental phase 1 and phase 2, topographic survey, geotechnical

cost & source estimates based on January 2016 pre-proposal:

$1,900,000	CPA funds to be requested for affordable housing
$1,300,000	CPA funds to be requested for community park
$2,000,000	City bonding for market-rate housing and additional park costs
$5,300,000	TOTAL PROJECT COST (estimated)

Proposal Review & Appropriations

2016

29 January 2016 - **pre-proposal**, with preliminary development budgets for housing & park components

18 February 2016 - **site assessment proposal** (does not include preliminary development budgets above), supported by:

- 10 March 2016 **detailed quotes from Public Buildings on-call consultants**

17 March 2016 - **site assessment CPC recommendation**

Project Background & News

2011-2014

23 November 2011 - **Planning Dept. initial memo** to Real Property Reuse Committee

19 September 2012 - **Joint Advisory Planning Group Final Report** (citizen advisory committee appointed to advise the Reuse Committee)

2006-January 2014 - **neighborhood historic maps**

2006-January 2014 - **neighborhood historic photos**

2015

13 July 2015 - **Planning Dept. final memo** to Real Property Reuse Committee

16 November 2015 - **Board of Aldermen final order about reuse of this site**

PUBLIC BUILDINGS DEPARTMENT
Joshua R. Morse, Commissioner
Telephone (617) 796-1600
FAX (617) 796-1601
TTY: (617) 796-1089
52 Elliot Street
Newton Highlands, MA 02461-1605

Setti D. Warren
Mayor

RE: CPA Proposal for 70 Crescent Street

Community Preservation Committee,

An interdepartmental effort between Planning, Public Buildings, and Parks and Recreation on a housing and park revitalization project at 70 Crescent Street was recently presented to the CPC on 2/11/16. The committee expressed a desire to move forward with the site assessment, prior to committing to the larger project. To that end, a full proposal has been written and submitted to the CPC outlining this first phase of the project. The request is for $100,000 from CPA funds, and this will be utilized for the following:

Phase 1 Environmental Study (Environmental Site Assessment): $15,000
Phase 2 Environmental Study (if required): $40,000
Site Civil Survey: $15,000
Geotechnical Survey: $25,000
Contingency: $5,000

Total: $100,000

The above costs a budgetary based on the costs of recent projects such as the Angier, Zervas, and Cabot School Projects, as well as the Fire Station #10, Fire Station #3, and Fire HQ's Projects. We are currently working with our consultants to provide full proposals for each of the aforementioned surveys and studies.

As I mentioned in the last CPC meeting, to address the concerns of financial exposure on a project like this, it is important to explore site issues beyond the environmental concerns and this proposal will give everyone a clear understanding of all of the site challenges we'll be faced with.

We really appreciate the opportunity to work with the CPC on this very exciting project. We really hope that this can be a model going forward, and we look forward to working with the community to help shape what becomes of the property at 70 Crescent Street.

Josh Morse
Building Commissioner
City Of Newton

City of Newton

Setti D. Warren
Mayor

Newton, Massachusetts Community Preservation Program
FUNDING REQUEST

#119-16

(For staff use)
date rec'd:
18 February 2016

☐ **PRE-PROPOSAL** ☒ **PROPOSAL**

Last updated December 2014.

Please submit this completed file directly – do not convert to PDF or other formats.
For full instructions, see **www.newtonma.gov/cpa** or contact us:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@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	**Crescent Street - Affordable Housing & Community Park, Site Assessment**			
Project LOCATION	Full street address (with zip code), or other precise location. 70 Crescent Street, Auburndale, MA 02466			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Alex Valcarce, Newton Public Buildings Dept.	Avalcarce@newtonma.gov	617-796-1600	52 Elliot Street, Newton Upper Falls, MA 02464
Other Contacts	Joshua Morse, Newton Public Buildings Commissioner	jmorse@newtonma.gov	617-796-1600	52 Elliot Street, Newton Upper Falls, MA 02464
Project FUNDING	**A. CPA funds requested:** $100,000 for this phase $3,300,000 total	**B. Other funds to be used:** $10,000 for this phase $2,000,000 total	**C. Total project cost (A+B):** $110,000 for this phase $5,300,000 total	
Project SUMMARY	Explain as concretely as possible how the project will use the requested CPA funds (use a cover letter rather than this space for general information about the sponsoring organization's accomplishments). You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW.			

Newton is in the final stages of completing a Housing Strategy with the goal of expanding housing affordability and diversity in the City. In order to accomplish this task, the City will need to employ a variety of approaches. The City-owned property on Crescent Street represents an opportunity to try an approach in which the City acts as the developer. The City proposes to build 8 units on this site with half of those deed restricted as affordable units. The proposed project will also expand and enhance access to the adjacent public park, in a densely developed neighborhood with an identified need for additional public open space.

As a prerequsite for refining the project's design and construction cost estimates, this proposal requests funds to conduct a thorough site assessment and produce professional cost estimates for any environmental remediation required for either of the site's intended CPA-eligible final uses: affordable housing and public park.

Specifically, this proposal includes:

- Environmental assessment (phase 1, phase 2 if needed.)
- Site Geotech/Civil report
- Drainage/civil engineering assessment??
- Site Survey

Attachments for this request include a summary of costs and scope for similar recent assessments of other sites.

Backup for anticipated assessment costs at this specific site will be submitted as soon as possible, and at least 1 week prior to the CPC's public hearing on this proposal.

If the currently requested funds are appropriated, the City anticipates submitting a full proposal for all remaining phases of the project, by the September 30 deadline for the fy17 annual cycle.

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	Crescent Street - Affordable Housing & Community Park, Site Assessment				
USES of FUNDS		**RECREATION LAND**		**COMMUNITY HOUSING**	
Check all that apply.	**create**	✓		✓	
	rehabilitate/ restore	✓			
	for housing using CDBG or HOME funds:	**new construction**	✓	**site preparation/ remediation**	✓

COMMUNITY NEEDS From each of at least 2 plans linked to *Guidelines & Forms* from **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.

Recreation and Open Space Plan Update – 2013-2019
Section 1, Plan Summary, page 1 of 2:

- Ongoing need to preserve, protect and provide additional open space including pocket parks in the more densely populated neighborhoods of Newton.
- Need to continue expanding accessibility for persons with disabilities [on] active and passive recreation sites.

Newton Comprehensive Plan, November 19, 2007

Section 7: Open Space and Recreation, Page 7-3:

- Goal #2: ensure an adequate amount, variety and distribution of open space for … public benefit

Section 3: Land Use, Page 3-17

- By providing 4-8 affordable units, this project contributes to the City's housing goals of maintaining economic diversity of housing and helps to ensure all citizens have access to housing. "Maintaining access to Newton housing for a broad range of households is a long-held basic community value." Page 3-17.

Section 5: Housing, Page 5-13

- "Newton's housing concerns can't be wholly resolved until the region's housing crisis is mitigated, which more than anything else requires additional housing production. Our intention is to accommodate a responsible share of the region's overall housing need without overdevelopment."

COMMUNITY OUTREACH *Summarize efforts to communicate with abutters, neighborhood & City Councilors.*

The proposed project has gone through a long process of consideration through the reuse process with multiple meetings with Councilors, abutters and the neighborhood. This process culminated in a reuse board order directing the Mayor to advance this project and with recommendations related to the ultimate design. The master planning and design process will include significant additional community engagement.

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
Elaine Rush Arruda	rusharruda@verizon.net, EArruda@Lasell.edu	617.243.2242	1921 Commonwealth Ave., Auburndale 02466
Shule Aksan	aksansul@hotmail.com	617.460.1151	98 Crescent St., Auburndale 02466
Beth Wilkinson, on behalf of the Newton Conservators	Bethwilkinson@mac.com	617-969-4443	14 Trowbridge St., Newton Centre 02459

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	Crescent Street - Affordable Housing & Community Park, Site Assessment

HOUSING TARGET POPULATION & SPECIAL FEATURES *Check all that apply.*

✓ Individual/Family

Special features (historic preservation, sustainability, etc.):

For future proposals: Summarize "net zero energy" goals for housing, "community history features" of park here.

HOUSING TYPE *Check all that apply.*

Homeownership	✓ **Rental**	Combination or other (identify):
Condominium	Cooperative	

HOUSING UNIT COMPOSITION *List the development's number of units in each category.*

	Total	≤ 30% AMI	≤ 50% AMI	≤ 80% AMI	>80 %, < 100% AMI	Market-rate
Unit composition & target incomes will be finalized in the design & development phase.						
SRO						
Studio						
1 BR	2	1 (% AMI to be determined)				1
2 BR	4	2 (% AMI to be determined)				2
3 BR	2	1 (% AMI to be determined)				1
4 BR/+						

SUMMARY CAPITAL/DEVELOPMENT BUDGET

Uses of Funds	
Site assessment ($100,000 total), including:	
Phase 1 Environmental Study (Environmental Site Assessment)	$15,000
Phase 2 Environmental Study (if required)	$40,000
Site Civil Survey	$15,000
Geotechnical Survey	$25,000
Contingency	$5,000
Project management (bidding, contracting, oversight)	$10,000
D. TOTAL USES (should equal **C.** on page 1 and **E.** below)	**$110,000**

Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	$100,00
City General Fund Budget – Public Buildings Dept. (staff time for project mgmt)	Committed	$10,000
E. TOTAL SOURCES (should equal **C.** on page 1 and **D.** above)		**$110,000**

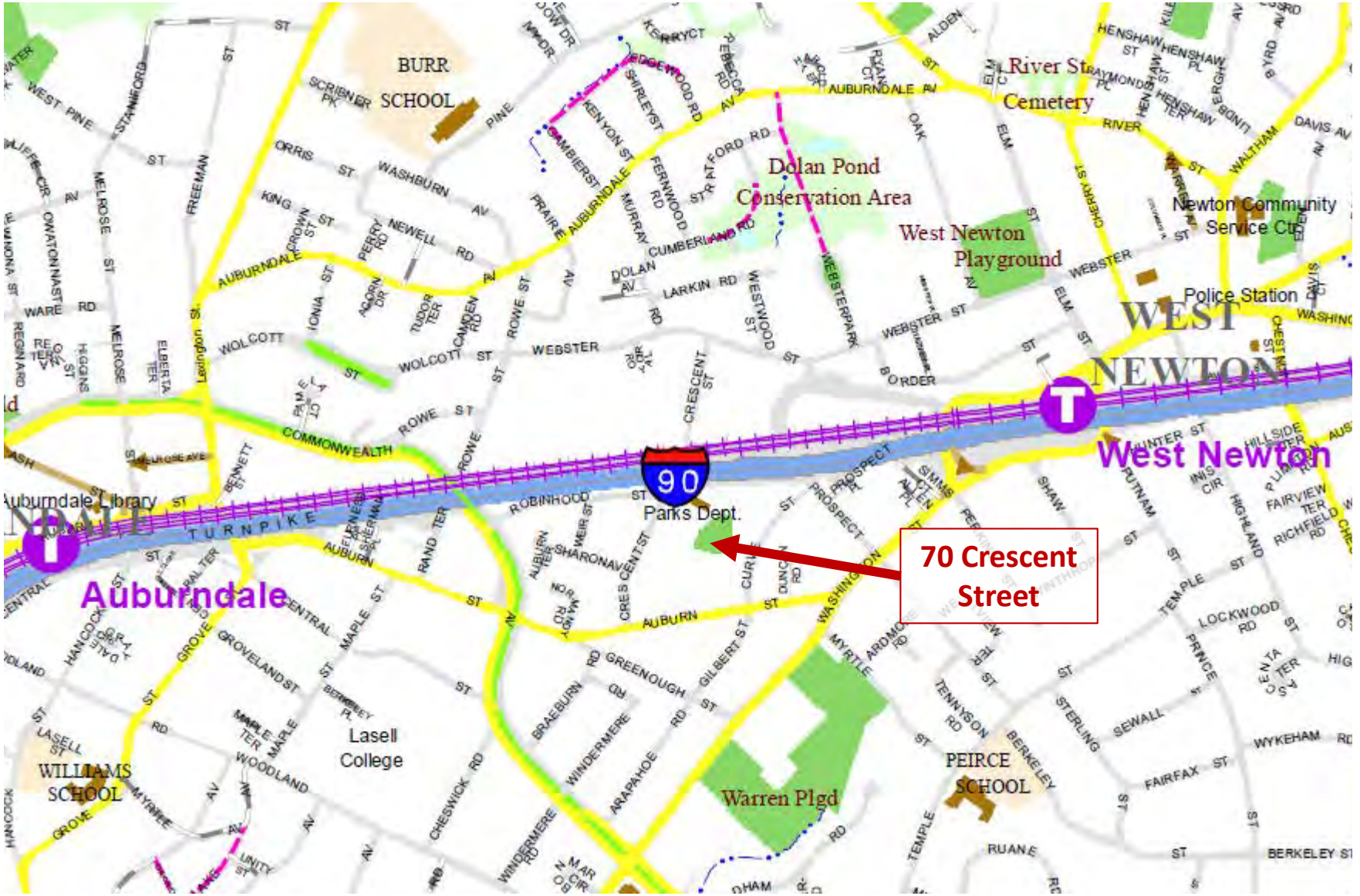
Project TIMELINE	Phase or Task	Season & Year
Site assessment		Spring '16
Design through Master/Site Plans		Spring/Summer '16
Final Design/Permitting		Fall/Winter '16, Spring '17
Site Prep		Summer '17
Construction		Summer/Fall '17, Spring '18

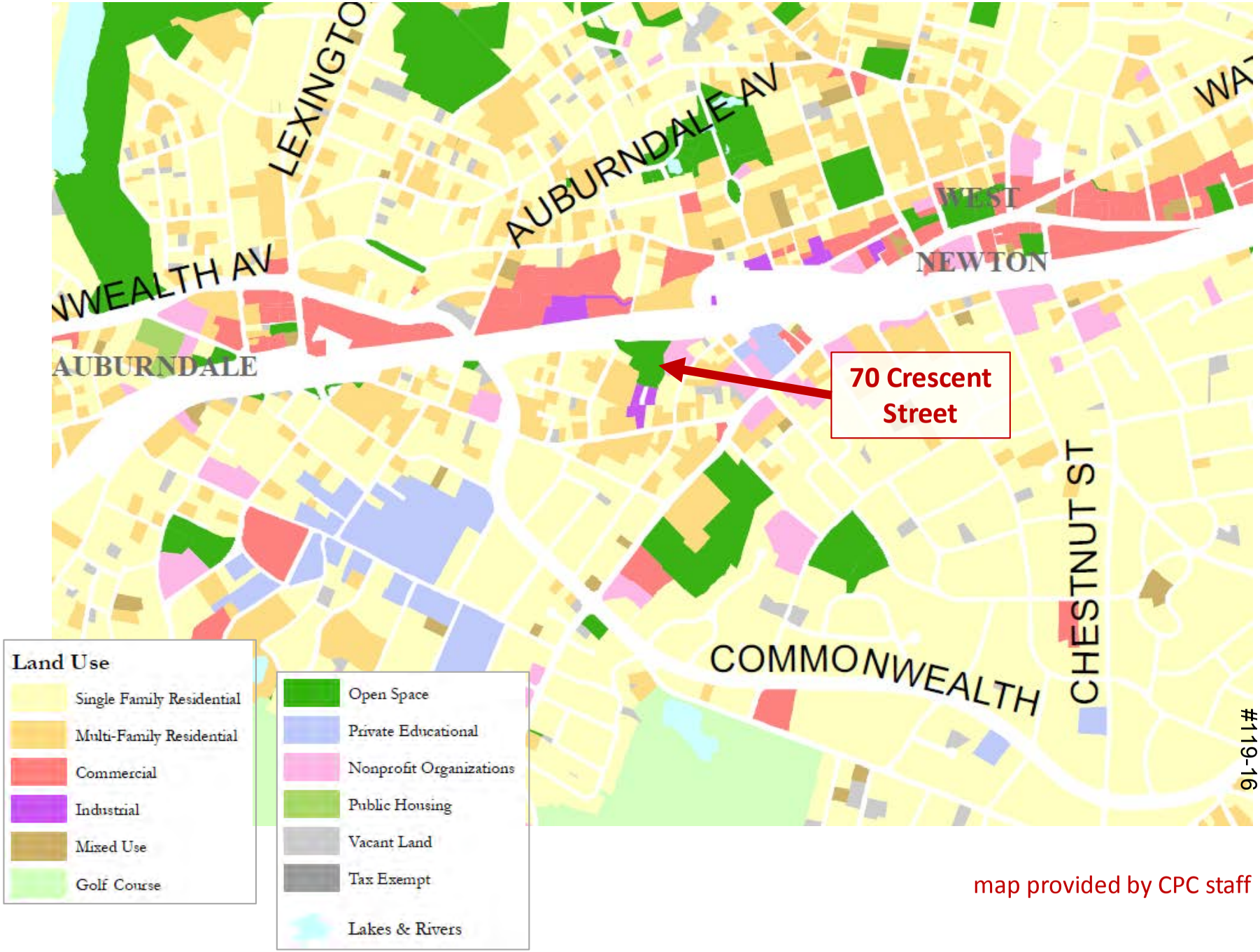
Project TITLE	Crescent Street - Affordable Housing & Community Park, Site Assessment		
ATTACHMENTS CHECKLIST			
↓ **Check off submitted attachments here.**			
REQUIRED	✓	**PHOTOS**	of existing site or resource conditions (2-3 photos may be enough)
	✓	**MAP**	of site in relation to nearest major roads
REQUIRED	✓	**CAPITAL IMPROVEMENT PLAN**	current listing/ranking & risk factors for this project
	✓	**COVER LETTER**	from head(s) of City dept.(s) etc. confirming current custody, or willingness to accept custody, of the site & commitment of staff time for project management
PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds			
REQUIRED	See cover letter.	**development pro forma/capital 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)	
		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	
SPONSOR FINANCES & QUALIFICATIONS			
REQUIRED	✓	**for sponsoring/owning department, most recent annual operating budget**; include both public (City) and private resources ("friends" organizations, fundraising, etc.)	
	✓	**resumés for project manager/development team**	
	ZONING & PERMITTING		
	✓	**brief property history**: at least the last 30 years of ownership & use (ask CPC staff for assistance with sources)	
	DESIGN & CONSTRUCTION		
	✓	generic scope of work based past site assessments, will be adapted for this site	
OPTIONAL	See note.	**LETTERS of SUPPORT**	from Newton residents, organizations, or businesses

Additional attachment provided:

Board order #384-11(4), 16 November 2015,
committing to CPA-eligible uses for this site: affordable housing and public park.

CPC staff note on community feedback: The CPC recommendation packet for the City Council includes two letters-- a letter of support from the Newton Conservators submitted with the proposal, and comments submitted to the CPC by the Newton League of Women Voters. No other written comments were received on this proposal. All in-person comments at the 10 March 2016 public hearing supported the proposal.

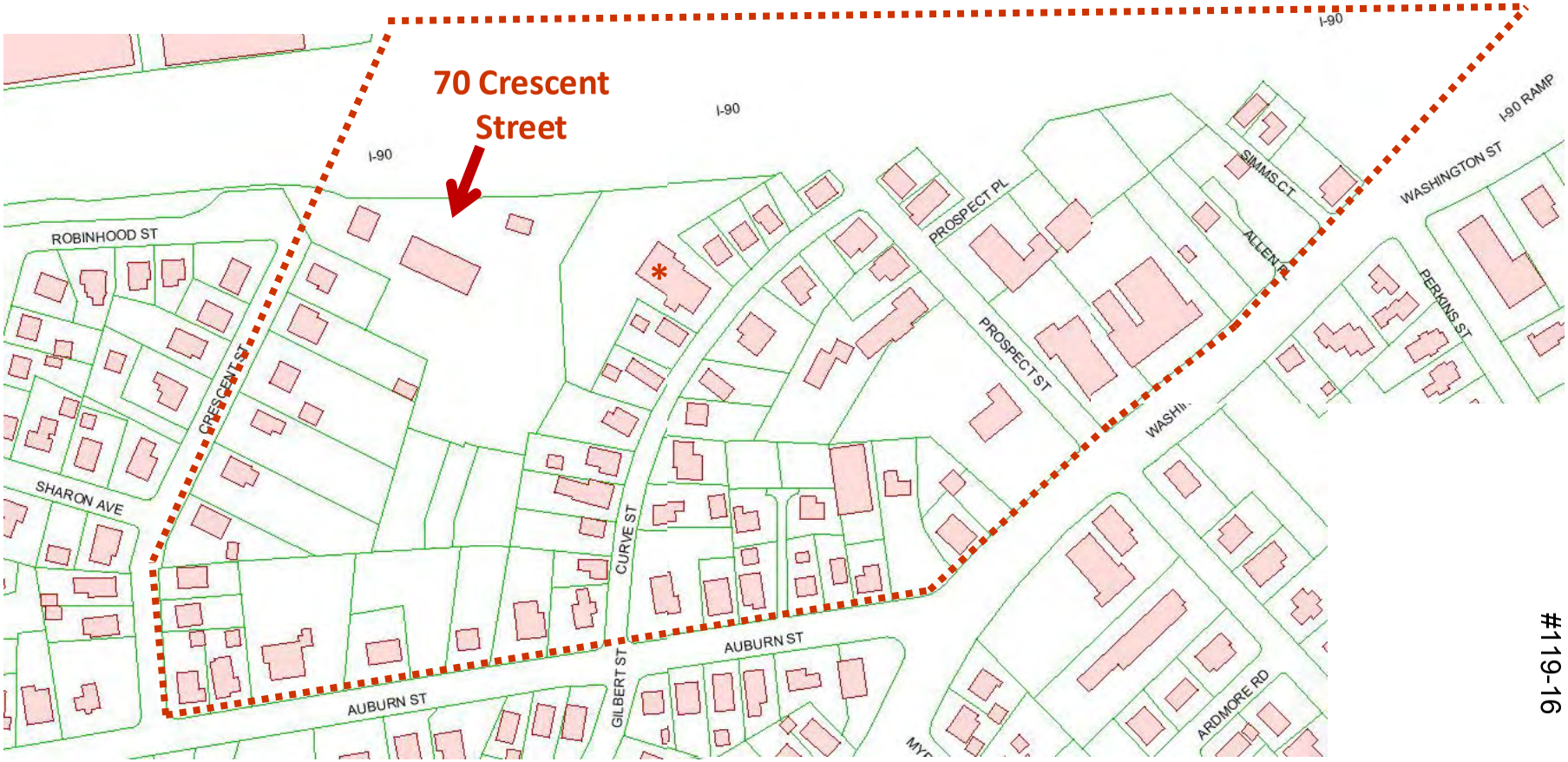

BURR SCHOOL
Dolan Pond Conservation Area
River St Cemetery
Newton Community Service Ctr
West Newton Playground
Police Station 3
WEST NEWTON
West Newton
90
Parks Dept.
70 Crescent Street
Auburndale
Auburndale Library
Lasell College
WILLIAMS SCHOOL
Warren Plgd
PEIRCE SCHOOL
COMMONWEALTH TURNPIKE
AUBURNDALE
WEBSTER
ROWE ST
WOLCOTT
LARKIN RD
CUMBERLAND RD
AUBURN ST
GREENOUGH RD
WASHINGTON ST



#119-16

map provided by CPC staff

map provided by CPC staff

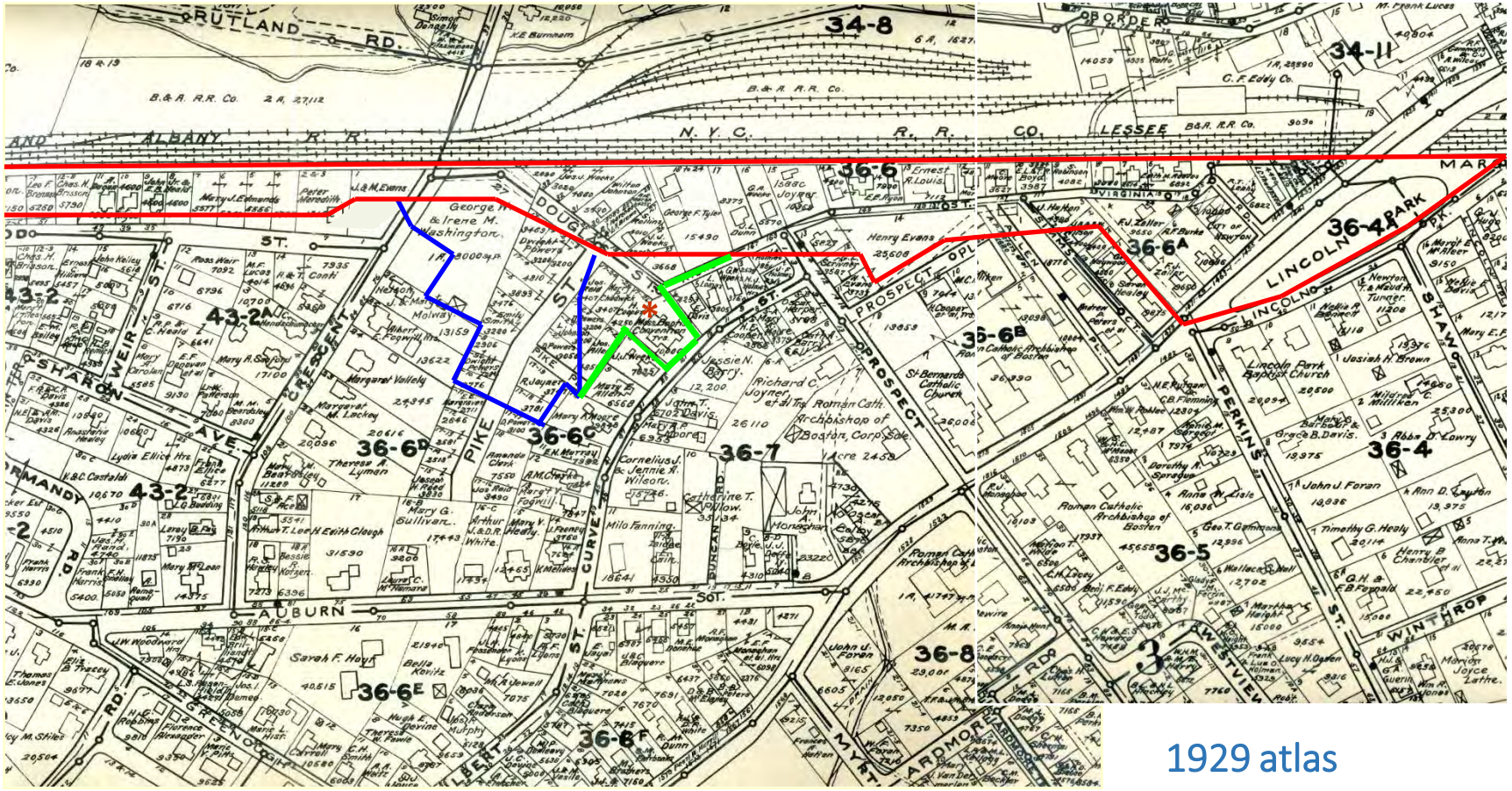


#119-16

map provided by CPC staff

"The Village," West Newton

streets & houses taken by eminent domain for the Turnpike Extension, 1962



1929 atlas

#119-16

post-1962 ownership:

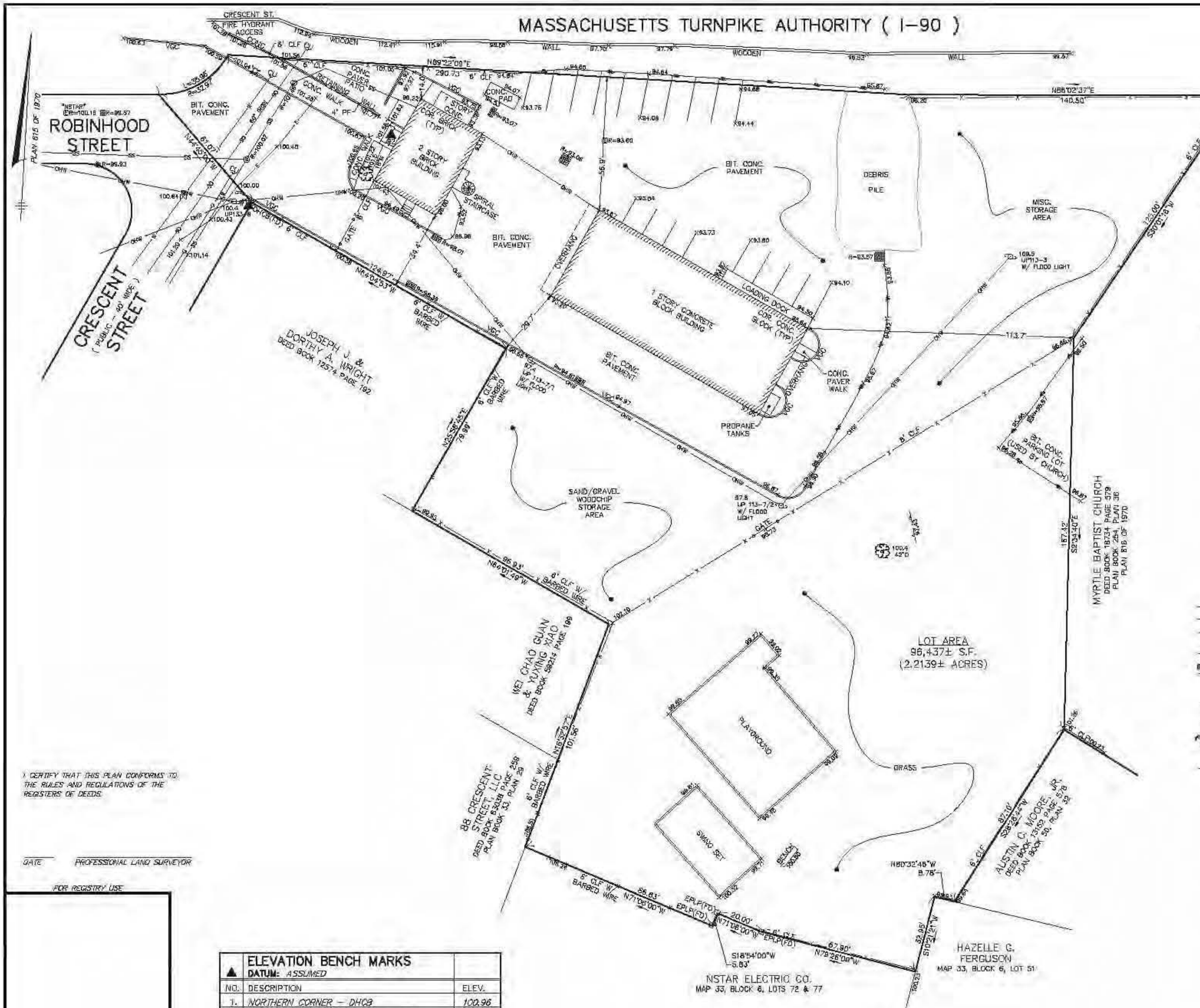
Massachusetts Turnpike Authority

70 Crescent Street – land taken by Turnpike Authority, then transferred to City of Newton

Myrtle Baptist Church

map provided by CPC staff

#119-16



ASSESSORS:

MAP 33, BLOCK 6, LOT 61

REFERENCES:

DEED BOOK 11849, PAGE 402
DEED BOOK 11968, PAGE 463(LOT A)
PLAN 615 OF 1970
PLAN 616 OF 1970
PLAN 219 OF 1971(LOT A)

RECORD OWNER:

CITY OF NEWTON
1000 COMMONWEALTH AVENU
NEWTON, MASSACHUSETTS 02459

NOTES:

1) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.

2) SITE FEATURES AND ELEVATIONS SHOWN HEREON ARE FROM AN INSTRUMENT SURVEY PERFORMED ON 03/22/14 & 03/25/14.

3) UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

LEGEND

- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- CURB WITH BOTTOM CURB ELEVATION
- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
- WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH SIZE & GATE VALVE
- OHW — EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- E — ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- × 232.9 — SPOT ELEVATION
- PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- CB — CATCH BASIN
- DOUBLE GRATE CATCHBASIN
- D GRATE CATCHBASIN
- SIGN
- DHCB — DRILL HOLE IN CONCRETE BOUND
- DHSB — DRILL HOLE IN STONE BOUND
- EPLP — ESCUTCHEON PIN IN A LEAD PLUG
- BIT. — BITUMINOUS
- CONC. — CONCRETE
- COR. — CORNER
- CLF — CHAIN LINK FENCE
- PF — PICKET FENCE
- CU — CONNECTION UNKNOWN

TREE ABBREVIATIONS
- M — MAPLE
- O — OAK

SCALE: 1" = 20'

0 20 40 80

▲ ELEVATION BENCH MARKS DATUM: ASSUMED	
NO. DESCRIPTION	ELEV.
1. NORTHERN CORNER - DHCB	100.96
2. CENTER CONC. STEP AT ENTRYWAY	102.90
3.	

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

70 CRESCENT STREET

Newton, Massachusetts 02465

PREPARED FOR:

CITY OF NEWTON

1000 Commonwealth Avenue
Newton, Massachusetts 02459

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	JMR	WCJ	12/29/14	ADD 60" IRON DRAIN LINE

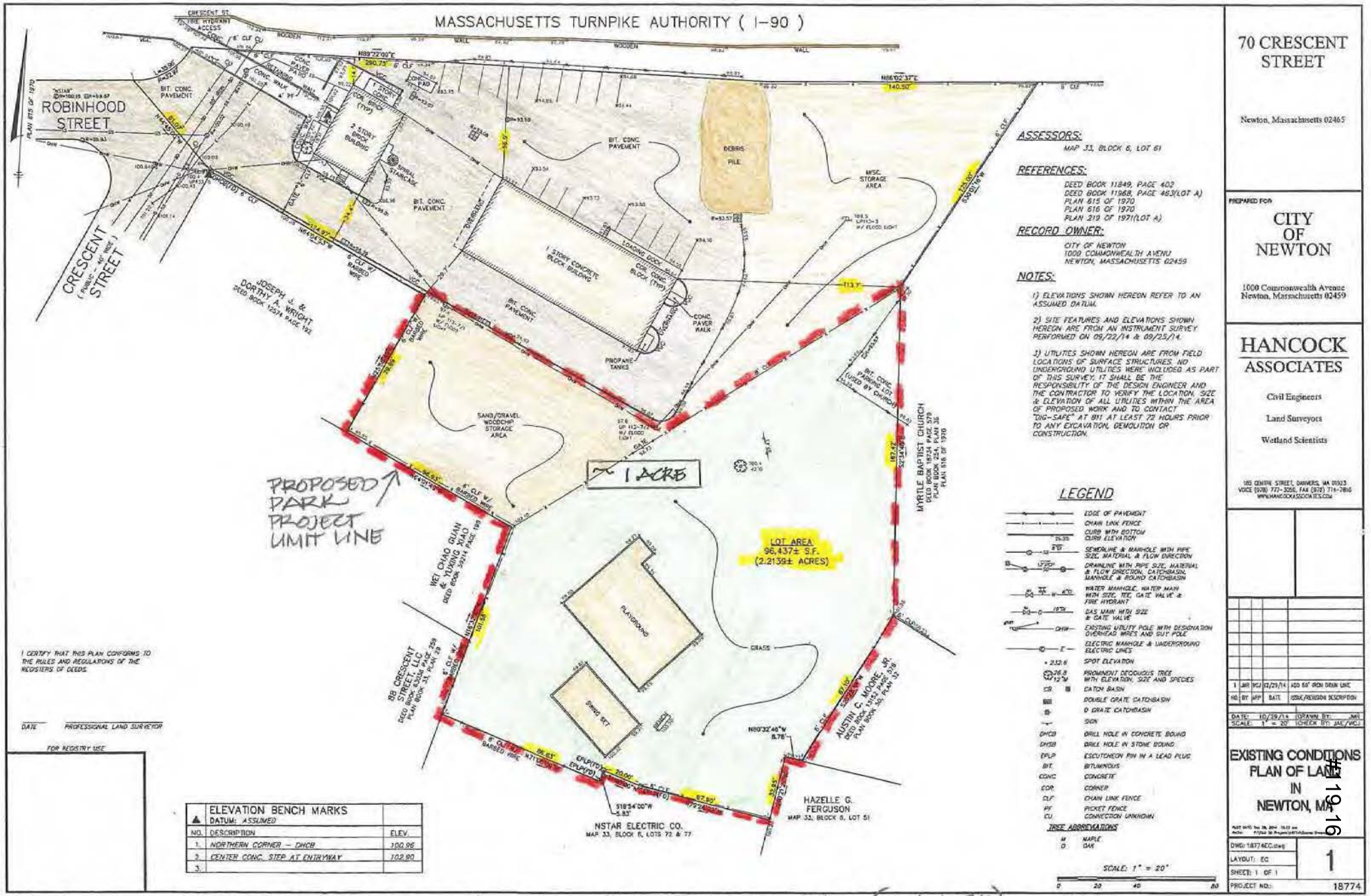
DATE: 10/29/14 DRAWN BY: JHR
SCALE: 1" = 20' CHECK BY: JAE/WCJ

EXISTING CONDITIONS PLAN OF LAND IN NEWTON, MA

#119-16

DWG: 18774EC.dwg
LAYOUT: EC
SHEET: 1 OF 1
PROJECT NO.: 18774

1



CRESCENT STREET COMMUNITY PARK - PROPOSED PROJECT AREA (~1 ACRE)
JANUARY 27, 2014

#19-16

Photos of 70 Crescent Street, 2015

#119-16

Photos of 70 Crescent Street, 2015

#119-16

CRESCENT STREET PROJECT in Fy2017-21 City of Newton *Capital Improvement Plan*

The *Capital Improvement Plan* prioritizes projects based on weighted consideration of multiple factors: asset's estimated remaining useful life, asset's importance to City operations/programs & services, project's cost/savings ratio, applicable health &safety codes, risk of property damage (from deferral of the project), asset's importance for community quality of life, project's energy use or potential savings, and asset's importance for City dept. mission or vision.

This edition of the *Plan* ranks projects by priority from 1 to 251:

- The highest-priority CPA-eligible project is 56 (Newton Highlands Playground Phase 1 Construction).
- The lowest-priority CPA-eligible project is 248 (Auburndale Library Building Envelope & Roof).

FY 2017-2021 CIP by Site - CPA-Eligible Projects

Priority	Dept	Project Title	Project Description / Justification	Est Cost in FY2017	Risk Factor	Funding Source
Crescent Street Project (Housing & Park)						
140	Public Bldgs	Crescent Street Project	Develop affordable housing and expanded park on Crescent Street at former Parks and Recreation HQ	$5,000,000	33.6	CPA Eligible

FY 2017-2021 CIP by Site - CPA-Eligible Projects

Priority	Dept	Project Title	ESCALATED COSTS (Costs in FY2016-2020 are escalated 3.5% a year) Approved Funding	FY 2016 To Be Docketed or Approved	FY 2017	FY2018	FY2019	FY2020	FY2021
Crescent Street Project (Housing & Park)									
140	Public Bldgs	Crescent Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Public Buildings

Mission Statement

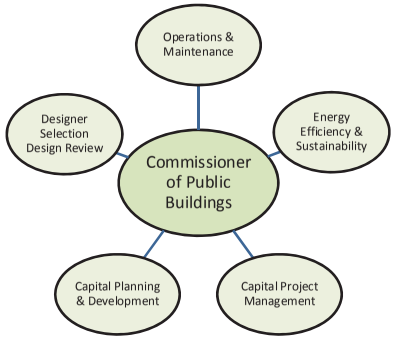
To plan, construct, renovate, repair and maintain all public buildings; provide safe, secure, accessible and sustainable facilities in approximately 2.7 million square feet of space in 78 municipal and school buildings.

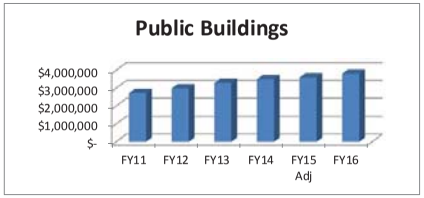
Fiscal Year 2015 Major Accomplishments

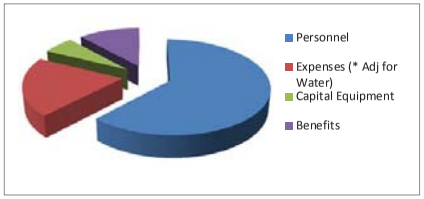
Project Management – All capital projects scheduled to be completed in FY15 were completed on time and on budget. Angier, Cabot, Zervas, Fire Station #10, and the Fire Station #3 and Headquarters Projects are all on time and on budget.
Capital Planning – Continued updating and refinement of the CIP, and routine updates on capital projects have been very effective in maintaining transparency, solid lines of communication.
Operations & Maintenance – Expanded preventive maintenance programs to include additional backup generators, security systems, fuel storage tanks and associated monitoring systems.
Energy Efficiency & Sustainability – Completed the energy retrofit of 16 buildings reducing energy consumption by 6% compared to FY14. Also completed RFP for solar photovoltaic installations at various locations throughout the city.
Training and Staff Development - Completed the training of all new staff on procurement, legal, ordinance, and legislative processes. We now have all staff well versed in these areas.

Fiscal Year 2016 Desired Outcomes

Project Management - Achieve 100% on time and on budget for all capital projects, such as, Angier, Cabot, Zervas, Fire Station #10, and the Fire Station #3 and Fire Headquarters Projects.
Capital Planning - Continue to update and refine the CIP, and utilize long range strategic planning with various departments and stakeholders to ensure sustainable plans for all buildings.
Operations and Maintenance: Expand preventive maintenance programs to reduce reactive requests.
Energy Efficiency & Sustainability - Complete energy retrofits of at least 14 buildings and reduce overall building energy consumption by 4% compared to FY15. Complete the installation of 750KW of solar panels at various locations around the city.
Day to Day Customer Experience - Improve cleanliness and functionality to improve experience for visitors and staff.







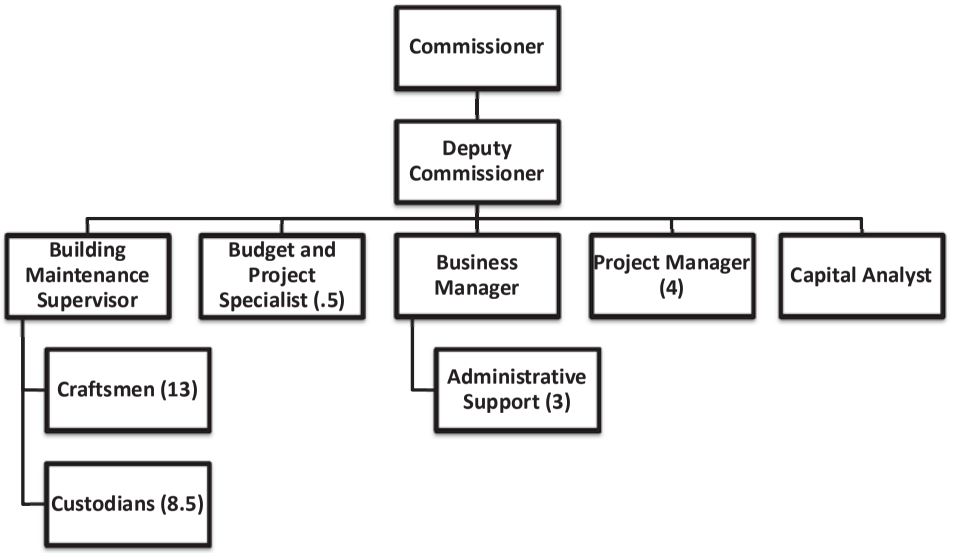
Department Detail

	<-Actual-> FY2011	FY2012	FY2013	FY2014	<-Adj Budget-> FY2015	<-Proposed-> FY2016
Expenditure by Core Function						
Personnel	$ 1,657,352	$ 1,777,587	$ 1,868,498	$ 2,042,040	$ 2,325,872	$ 2,366,357
Expenses (* Adj for Water)	$ 721,264	$ 817,417	$ 911,740	$ 919,930	$ 765,805	$ 769,848
Capital Equipment	$ 858	$ 4,642	$ 162,989	$ 173,142	$ 77,375	$ 229,375
Benefits	$ 340,500	$ 382,796	$ 347,259	$ 360,150	$ 429,077	$ 446,065
Total	$ 2,719,974	$ 2,982,442	$ 3,290,486	$ 3,495,262	$ 3,598,129	$ 3,811,645
% Incr		9.65%	10.33%	6.22%	2.94%	5.93%
Personnel						
Full-Time	30	30	32	34	34	33
Part-Time	0	2	1	1	1	2
Total	30	32	33	35	35	35

FY2015 Accomplishments - Public Buildings Department		
Outcome #1: Efficient Project Management	**Target**	**Result**
Strategy #1: Station 10 and Wires Division		
Complete temporary fire station for Fire Station #10	Jun 2014	Completed on schedule
Start demolition of Fire Station #10	Jul 2014	Completed on schedule
Complete construction of new Fire Station #10 and Wires Building	Jul 2015	On Schedule
Strategy #2: Carr as Swing Space and Angier Elementary School		
Complete the Carr School Renovation	Aug 2014	Completed on schedule
Move Angier School to Carr School	Jul 2014	Completed on schedule
Start demolition of the Angier School	Jul 2014	Completed on schedule
Start construction of the new Angier School	Oct 2014	Completed on schedule
Strategy #3: Zervas Elementary School		
Complete the feasibility study for the Zervas School Project	Jun 2014	Completed on schedule
Complete the design of the new Zervas School	Jul 2015	Sept 2015
Strategy #4: Cabot Elementary School		
Complete the Cabot School Feasibility Study	Mar 2015	Jun 2015
Strategy #5: Station 3 and Headquarters		
Complete Fire Station #3/HQ feasibility study through schematic design	Oct 2014	Completed on schedule
Outcome #2: Citywide Capital Improvement Plan	**Target**	**Result**
Strategy #1: Long Range Strategic Planning		
Department submissions due	Jul 2014	Completed on schedule
C.I.P. Steering Committee Evaluations	Sep 2014	Completed on schedule
Review all buildings current and future use and develop sustainable model for addressing	Jan 2015	Completed on schedule
Strategy #2: Website Improvements		
Project pages available and up to date	Aug 2014	Completed on schedule
Number of quarterly updates posted on time	4	4
Strategy #3: Individual Project Data for FY15 Projects		
Develop project descriptions, location map, budget, schedule	Oct 2014	Completed on schedule
Provide annual update	Dec 2014	Completed on schedule
Outcome #3: Effective Maintenance & Operations	**Target**	**Result**
Strategy #1: Implement Life Safety Code upgrades		
Percentage of outstanding code-related work orders in schools completed or scheduled	100%	100%
Percentage of outstanding code-related work orders in municipal buildings completed/scheduled	100%	100%
Strategy #2: Improve Average Workorder Turn-Around Time		
% of emergencies responded to within one hour - Currently 100%	100%	100%
% of routine workorders completed within 5 working days: School Bldgs - Currently 72%	75%	73%
% of routine workorders completed within 5 working days: Municipal Bldgs - Currently 70%	75%	72%
Strategy #3: Implement a preventive maintenance plan		
Percentage of scheduled preventive maintenance tasks completed - Currently 100%	100%	100%
Percentage of work-orders that are preventive maintenance - Currently 40%	50%	43%
Outcome #4: Achieve 25% Improved Energy Efficiency from 2008 Baseline	**Target**	**Result**
Strategy #1: Implement solar panels and power purchase agreement		
Identify additional installation locations - to be determined	Jul 2014	Completed on schedule
Number of planned solar panel projects implemented	5	0
Coordinate implementation	Sep 2014	N/A
Strategy #2: Complete energy retrofits on >30 bldgs w/Preferred Vendor Program		
Complete modeling and receive proposals	Jul 2014	Completed on schedule
Complete energy retrofits	Jul 2015	Jul 2015
Outcome #5: Training and Staff Development	**Target**	**Result**
Strategy #1: Utilize other city depts to help train new and existing employees		
Complete procurement training	Sep 2014	Completed on schedule
Complete legal construction contract process training	Oct 2014	Completed on schedule
Complete financial training with FIS, IT, and Comptroller	Nov 2014	Completed on schedule
Strategy #2: Implement a craftsmen training program		
Conduct monthly training sessions to improve on all areas of building maintenance	Jul 2014	Completed on schedule
Strategy #3: Cross train existing and new employees		
Identify critical needs where redundancy is needed	Jul 2014	Completed on schedule
Have staff conduct monthly training in their area of expertise related to critical needs	Sep 2014	Completed on schedule

FY2016 Desired Outcomes - Public Buildings Department	
Outcome #1: Effective Project Management	**Target**
Strategy #1: Fire Station #10	
Complete the Fire Station #10 Project	July 2015
Strategy #2: Fire Station #3 and Headquarters Project	
Complete Design of Fire Station #3 and Headquarters Project	Fall 2015
Start Demo, Construction, and Renovation of Fire Station #3 and Headquarters	Winter 2016
Project Complete and Firefighters move back in	Fall 2018
Strategy #3: Angier School Project	
Certificate of Occupancy	Dec 2015
Project Complete and Students move in	Jan 2016
Strategy #4: Zervas School Project	
Complete Design of the Zervas School Project	Fall 2015
Start Demo and Construction of the Zervas School	Jan 2016
Project Complete and Students move in	Sep 2017
Strategy #5: Cabot School Project	
Site Plan Approval for the Cabot School	Winter 2016
Complete the Design of the Cabot School	Winter 2017
Project Complete and Students move in	Winter 2019
Outcome #2: Citywide Capital Improvement Plan	**Target**
Strategy #1: Updated Capital Improvement Plan	
Department submissions due	Jul 2015
C.I.P. Steering Committee Evaluations	Sep 2015
Strategy #2: Website Improvements	
Project pages available and up to date	Aug 2015
Number of quarterly updates posted on time	4
Strategy #3: Individual Project Data for FY16 Projects	
Develop project descriptions, location map, budget, schedule	Oct 2015
Provide annual update	Dec 2015
Outcome #3: Effective Maintenance & Operations	**Target**
Strategy #1: Implement Life Safety Code upgrades	
Percentage of outstanding code-related work orders in schools completed or scheduled	100%
Percentage of outstanding code-related work orders in municipal buildings	100%
Strategy #2: Improve Average Workorder Turn-Around Time	
% of emergencies responded to within one hour - Currently 100%	100%
% of routine workorders completed within 5 working days: School Bldgs - Currently 73%	75%
% of routine workorders completed within 5 working days: Municipal Bldgs - Currently 72%	73%
Strategy #3: Expand preventive maintenance plan	
Percentage of scheduled preventive maintenance tasks completed - Currently 100%	100%
Percentage of work-orders that are preventive maintenance - Currently 40%	45%
Outcome #4: Achieve 25% Improved Energy Efficiency from 2008 Baseline	**Target**
Strategy #1: Implement solar panels and power purchase agreement	
Number of planned solar panel projects implemented (City Hall, Library, Angier, Zervas, Cabot, Newton South High School and Rumford Avenue Recycling Depot)	7
Renewable power generated by new solar panels	750KW
Coordinate implementation	Sep 2015
Strategy #2: Complete energy retrofits on 14 bldgs w/Preferred Vendor Program	
Complete energy retrofits on 30 buildings	July 2016
Outcome #5: Improve Day to Day Customer Experience	**Target**
Strategy #1: Obtain Qualitative Survey Data	
Complete customer satifaction survey in areas like building cleanliness	Jul 2015
Strategy #2: Determine Corrective Actions and Resources Needed and Establish New Goals	
Apply new strategy and resources as appropriate to meet the desired goals	Aug 2015
Strategy #3: Obtain Updated Qualitative Survey Data to Ensure Desired Goals are Reached	
Complete a followup customer satisfaction survey in areas like building cleanliness	Oct 2015

PUBLIC BUILDINGS



#119-16

FUND: **01 - GENERAL FUND**
DEPARTMENT: **115 - PUBLIC BLDG DEPARTMENT**

CITY OF NEWTON BUDGET
DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2013	ACTUAL 2014	AMENDED 2015	YTD 4/15/2015	RECOMMENDED 2016	CHANGE 2015 to 2016
PUBLIC BLDG DEPARTMENT SUMMARY						
51 - PERSONAL SERVICES	1,868,498	2,042,040	2,325,872	1,737,572	2,366,357	40,485
52 - EXPENSES	1,299,369	1,446,138	1,225,307	966,936	1,334,505	109,198
58 - DEBT AND CAPITAL	162,989	173,142	77,375	23,319	229,375	152,000
57 - FRINGE BENEFITS	347,259	360,150	429,077	289,582	446,065	16,988
TOTAL DEPARTMENT	**3,678,115**	**4,021,470**	**4,057,631**	**3,017,409**	**4,376,302**	**318,671**
PUBL BLDG ADMIN.						
51 - PERSONAL SERVICES	693,951	775,826	963,605	707,179	941,640	-21,965
52 - EXPENSES	111,030	120,061	129,766	98,992	129,878	112
58 - DEBT AND CAPITAL	12,989	4,492	63,541	12,005	76,500	12,959
57 - FRINGE BENEFITS	97,184	94,064	154,119	85,901	132,207	-21,912
TOTAL PUBL BLDG ADMIN.	**915,155**	**994,442**	**1,311,031**	**904,077**	**1,280,225**	**-30,805**
MUNICIPAL BLDG MAINT.						
51 - PERSONAL SERVICES	760,425	754,040	828,631	637,634	880,664	52,033
52 - EXPENSES	414,611	477,201	299,058	274,313	333,727	34,669
58 - DEBT AND CAPITAL	150,000	150,000	10,959	10,959	150,000	139,041
57 - FRINGE BENEFITS	169,126	169,815	173,143	131,203	204,123	30,981
TOTAL MUNICIPAL BLDG MAINT.	**1,494,162**	**1,551,055**	**1,311,791**	**1,054,109**	**1,568,514**	**256,724**
CUSTODY OF SURPLUS BLDG						
51 - PERSONAL SERVICES	11,191	0	0	0	5,000	5,000
52 - EXPENSES	107,106	38,949	51,976	37,605	46,320	-5,656
57 - FRINGE BENEFITS	159	0	0	0	0	0
TOTAL CUSTODY OF SURPLUS BLDG	**118,455**	**38,949**	**51,976**	**37,605**	**51,320**	**-656**
SCHOOL BLDG MAINT.						
52 - EXPENSES	437,324	526,160	479,110	349,696	584,500	105,390
TOTAL SCHOOL BLDG MAINT.	**437,324**	**526,160**	**479,110**	**349,696**	**584,500**	**105,390**
DESIGNER SELECTION						
52 - EXPENSES	0	0	649	0	1,500	851
TOTAL DESIGNER SELECTION	**0**	**0**	**649**	**0**	**1,500**	**851**

CITY OF NEWTON BUDGET
DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2013	ACTUAL 2014	AMENDED 2015	YTD 4/15/2015	RECOMMENDED 2016	CHANGE 2015 to 2016
CITY HALL MAINT/OPERATION						
51 - PERSONAL SERVICES	141,219	155,629	162,424	126,399	168,691	6,268
52 - EXPENSES	216,919	253,274	240,454	192,465	209,380	-31,074
58 - DEBT AND CAPITAL	0	8,393	1,500	355	1,500	0
57 - FRINGE BENEFITS	29,413	24,281	26,108	19,642	28,130	2,022
TOTAL CITY HALL MAINT/OPERATION	**387,552**	**441,577**	**430,486**	**338,860**	**407,702**	**-22,784**
LIBRARY BLDG MAINT/OPER.						
51 - PERSONAL SERVICES	228,079	265,752	275,069	193,115	262,788	-12,280
52 - EXPENSES	12,379	16,701	16,700	11,025	16,700	0
58 - DEBT AND CAPITAL	0	10,257	1,375	0	1,375	0
57 - FRINGE BENEFITS	51,149	56,535	58,535	39,073	63,750	5,215
TOTAL LIBRARY BLDG MAINT/OPER.	**291,607**	**349,245**	**351,678**	**243,213**	**344,613**	**-7,066**
POLICE HQ CUSTODIAL						
51 - PERSONAL SERVICES	20,777	71,255	76,144	58,631	77,562	1,419
52 - EXPENSES	0	13,791	7,595	2,840	7,500	-95
57 - FRINGE BENEFITS	56	15,252	16,921	13,565	17,354	432
TOTAL POLICE HQ CUSTODIAL	**20,834**	**100,298**	**100,660**	**75,035**	**102,416**	**1,756**
PARKS/REC BLDG CUSTODIAL						
51 - PERSONAL SERVICES	12,856	19,538	20,000	14,615	30,011	10,011
52 - EXPENSES	0	0	0	0	5,000	5,000
57 - FRINGE BENEFITS	172	204	250	199	500	250
TOTAL PARKS/REC BLDG CUSTODIA	**13,028**	**19,742**	**20,250**	**14,815**	**35,511**	**15,261**

#119-16

ALEJANDRO M. VALCARCE, AIA

64 Nottinghill Road • Brighton, MA 02135 • Ph. 617-782-1326 Fax 782-0104 • E-Mail arcvisions@aol.com

REGISTRATION & AFFILIATION

Registered Architect: MA, FL; Member AIA, NCARB Certified, LEED AP BD+C.

WORK EXPERIENCE

Arrowstreet, Inc. — **Somerville, MA** — Jun. 1994 – Dec. 2008

Associate Principal – at an approximately 150-person firm providing Architecture, Urban Design, Graphic and Interior Design services working on Mixed-Use, Retail, Commercial, Office, Residential, Hospitality and Governmental Projects.

Account Manager – Managed the client account responsible for approximately 30% of firm's architectural work load:

- Primary contact for client relations.
- Monitored progress, work flow, budgets and schedules of multiple project teams.
- Responsible for all staff assignments within the account.
- Formed part of HR/Staffing Group reporting to firm's Management Committee.
- Reported work flow and staffing projections, provided input on hiring and staff.
- Conducted interviews and employee evaluations.

Project Manager – Responsible for proposals, fees, contracts, staffing models and schedules:

- Lead multi-disciplined teams and conducted consultant coordination.
- Coordinated with Owner's Consultants and Legal Team, and managed state and local approvals processes.
- Managed in-house teams producing design and documents from Pre-Design and LEED associated services through Construction Administration services.

Senior Technical Architect – Provided technical leadership and monitored production staff and preparation of construction documents:

- Participated in materials research and development of project specifications.
- Provided construction administration services, field observations and prepared field reports.

Westin Boston Waterfront


Pier 4 Waterfront Development


Chestnut Hill Square

N.K. Bhandari Consulting Engineers, PC — **Syracuse, NY** — Feb. 1990 – Jun. 1994

Architect – Responsible for programming, design, construction documents, specifications and construction phase services for Governmental, Industrial and Commercial Projects:

- Opened and managed operations for Boston branch office.
- Participated in marketing, interviews, and developed proposals/presentations for public agency clients.
- Provided cost estimating and field services for affiliated construction company.

PROJECT EXPERIENCE


Parcel 7 Mixed-Use Vent Bldg.


Exchange Conference Center

- White Elephant Hotel Residences, Nantucket, MA, NE Development; $46 M.
- Westin Boston Waterfront Hotel, S. Boston, MA, The Fallon Co. / NE Development; $132 M.
- Pier 4 Waterfront Mixed-Use Development, S. Boston, MA, NE Development; est. $500 M.
- Chestnut Hill Square Mixed-Use Development, Newton, MA; NE Development; est. $600 M.
- CambridgeSide Galleria, various base building modifications, Cambridge, MA; NE Development.
- Galleria Long Wharf, New Haven, CT; New England Development; est. $100 M.
- Southdale Center Additions and Renovations, Edina, MN, The O'Connor Group.
- Hoyts Cinemas Multiplexes, Mexico & Argentina, Hoyts Cinema Corp.
- Parcel 7 Mixed-Use Vent Building, Boston, MA, Massachusetts Highway Department; $107 M.
- Exchange Conference Center, S. Boston, MA, Massachusetts Port Authority; $5.2 M.
- Medical/Professional Office Building, Burlington, MA; $2 M.
- Planned Unit Development, Raymond, NH; $7.5 M.
- Office Facility, St. Albans, VT, Dept of Immigration & Naturalization; est. $6 M.
- Addition & Modifications to Fire Station No. 1, Fort Drum, NY, USACOE; $500,000
- Building Modifications US Army Reserve Centers, various, Upstate NY, USACOE; $1.75 M.
- Variety of Custom Residential Projects, MA, CT and FL; $100,000 - $1 M.

EDUCATION

University of Florida — **Gainesville, FL**

- Master of Architecture, Structures Option — May 1986
- Bachelor of Design — May 1983

OTHER

Computer: MS Word, Excel, and Project; AutoCAD 2010

Languages: Fluent in Spanish

HISTORY OF NEWTON RECREATION DEPARTMENT BUILDING LOCATED AT 70 Crescent Street, Auburndale

The Newton Recreation Department moved from the Newton City Hall to the present brick, Dutch Colonial building located at 70 Crescent Street in the Auburndale section of Newton during February of 1970, after minor renovations were completed. The maintenance division of the department moved shortly thereafter, to this same location behind the office building.

On or about August 1969, the Board of Aldermen voted to purchase the land and building from the Massachusetts Turnpike Authority. The final purchase was not completed until 1970 and 1971. According to the City of Newton Assessor's records, 2 parcels of land were purchased. The first with an area of 103,363 square feet at a cost of $77,500.00 on June 23, 1970, and the second area of 24,137 square feet, at a cost of $1,600.00, on March 17, 1971, for a total cost of $79,100.00. Of interest is the fact that the Assesor's record does not show that the area contained a building.

The building was constructed by the Richard White Construction Company, for their own use in 1947 and continued to be occupied by them until March 1963, when it was taken by the Turnpike Authority through Eminent Domain (price still restricted information at this present time) Originally they had planned to construct an interchange in this general area - finally constructed just East of this area. White's building was not completed and it is believed that they were allowed to remain until 1964 when it was completed almost diagonally across the "pike".

At this time, State Police "Troop E" (uniquely supported entirely by the Mass. Turnpike Authority) moved into this building, where they remained until 1967. At this point they were able to move into brand new quarters which had been specially constructed for them at the Brighton/Allston interchange. Turnpike maintenance then moved into both building in 1967 and remained until August 1969. Direct access onto the "Pike" was available for Police & mainteance, was cut off after Recreation moved in to prevent unauthorized travel from this area (motorists were aware of this access from here and would drive down beside the building and through the yard - in fact, many still try after 7 years) A fence was constructed by the Turnpike Authority.

Information obtained from:
Richard White Construction
Jack Francis of Mass. Turnpike Authority
Assessor's office of Newton
& my own knowledge - M. Lesbirel

Phase One Environmental Study Scope

- Performance of an on-site visit to view present conditions (chemical spill residue, die-back of vegetation, etc.); hazardous substances or petroleum products usage (presence of above ground or underground storage tanks, storage of acids, etc.); and evaluate any likely environmentally hazardous site history.
- Evaluation of risks of neighboring properties upon the subject property
- Review of Federal, State, Local and Tribal Records out to distances specified by the ASTM 1528 and AAI Standards (ranging from 1/8 to 1 mile depending on the database)
- Interview of persons knowledgeable regarding the property history (past owners, present owner, key site manager, present tenants, neighbors).
- Examine municipal or county planning files to check prior land usage and permits granted
- Conduct file searches with public agencies (State water board, fire department, county health department, etc.) having oversight relative to water quality and soil contamination issues.
- Examine historic aerial photography of the vicinity.
- Examine current USGS maps to scrutinize drainage patterns and topography.
- Examine chain-of-title for Environmental Liens and/or Activity and Land Use Limitations (AULs).

Phase Two Environmental Study Scope

The Phase II ESA includes sampling and laboratory analysis to confirm the presence of hazardous materials. Some of the tests that may be performed include:

- surficial soil and water samples
- subsurface soil borings
- groundwater monitoring well installation, sampling, and analysis (may be appropriate on neighboring properties as well to determine the presence of contamination)
- drum sampling (if any were left on the property)
- sampling of dry wells, floor drains and catch basins
- transformer/capacitor sampling for Polychlorinated Biphenyls (PCBs)
- geophysical testing for buried tanks and drums
- testing of underground storage tanks

Depending on the results of the samples, the Phase II ESA should outline additional site investigation needs, and potential remedial actions that may be required to clean up the property.

SCOPE of WORK continued on page 2.

Geotechnical Study Scope

A Geotechnical Study will utilize borings throughout the property to provide information on the following:

- General soil conditions
- Groundwater depth and management
- Site drainage
- Foundation types, depth, allowable loading
- Subsoil stabilization
- Foundations and risk
- Vegetation control
- Structural fill type, earthwork, compaction, etc
- Evaluation of zone of constant soil suction when deeper borings are drilled

In the event that a basement is built the recommendations will include:

- Lateral earth pressures on the basement walls
- Groundwater control, including dewatering
- Subgrade soil stabilization.

Site Survey Scope

Property records research at Newton Assessors, Engineering, Middlesex County Registry of Deeds, and the Massachusetts Land Court.

Field boundary survey to locate existing record monumentation referenced in the record deeds, plans, or city filed notes discovered during the research phase.

Reconcile the monuments and prepare an accurate metes and bounds boundary plan.

Existing Conditions plan will provide planimetric and topographic features such as:

- Buildings
- Walks
- Walls
- Curbs
- Signs
- Trees
- Fences
- Steps
- Paved areas
- Utility poles with overhead wires
- Spot grades
- Contours
- Surface utility structures
- Inverts of the sewer and drain structures
- Available record underground utility information

#384-11(4)

CITY OF NEWTON

IN BOARD OF ALDERMEN

November 16, 2015

That, pursuant to Section 2-7 of the Revised Ordinances of 2012, as amended, after a public hearing and upon recommendation of the Real Property Reuse Committee through its Chair Susan Albright, it is hereby

ORDERED:

That the property located at 70 Crescent Street (hereinafter referred to as "the Site"), containing approximately 60,000 square feet of land, identified as a portion of Section 33, Block 06, Lot 061, and containing the former Parks and Recreation administrative offices as well as the current Parks and Recreation maintenance facility, be transferred to the temporary custody of the Public Buildings Department for the purpose of developing and constructing a mixed-income residential rental project (the "Housing Project"), and to enlarge the adjacent Reverend Ford Playground to the maximum extent possible; and,

Following development of the Site as recommended in this Board Order, the Housing Project shall be transferred to the custody of the Newton Community Development Authority (NCDA), and any land not needed for the Housing Project shall be transferred back to the Parks and Recreation Department to be combined with the adjacent Reverend Ford Playground.

FURTHER BE IT RESOLVED:

1. That NCDA, the Parks and Recreation Department, and the Public Buildings Department work collaboratively with input from the community on plans for the Housing Project and the Reverend Ford Playground as a whole, including the Myrtle Baptist Church.

2. That the Housing Project have a minimum of 50% affordable units and that such units represent a range of affordability.

3. That the Housing Project include a context sensitive design that has a compact footprint and modest sized units so that the adjacent Reverend Ford Playground will be expanded to the maximum extent possible with the addition of land from the Site not needed for the Housing Project. The final site plan shall include a minimum of 20,000 square feet of open space to be used to enlarge the playground/open space area.

4. That the Housing Project be limited to eight units.

5. That the Housing Project demonstrates high performance energy efficiency and best building practices.

6. That the integrated site plan for the Housing Project and the Reverend Ford Playground improve public access to the Reverend Ford Playground. The City shall continue to pursue the acquisition of the adjacent Eversource property for further expansion or access to the playground/open space area.

7. That the City shall continue to work with the Myrtle Baptist Church regarding its needs for additional parking and additional means of egress and ingress to the church property.

Under Suspension of Rules
Readings Waived and Approved
20 yeas 2 nays (Aldermen Brousal-Glaser and Norton) 2 absent (Aldermen Danberg and Yates)

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

#119-16

10 March 2016

CRESCENT STREET SITE ASSESSMENT QUOTES
Received by Newton Public Buildings Dept. from On-Call Consultants

Phase 1 Environmental Study
Budget in proposal: $15,000
Quote received: $11,500

Site Survey
Budget in proposal: $15,000
Quote received: $11,200

Geotech Report
Budget in proposal: $25,000
Quote received: $11,500

#119-16
1506 Providence Highway - Suite 30
Norwood, MA 02062-4647

Voice: 781.255.5554
Fax: 781.255.5535
www.lordenv.com

Lord Associates, Inc.

Environmental Consulting & Licensed Site Professional Services

March 7, 2016

Mr. Arthur Cabral
City of Newton
52 Elliot Street
Newton, MA 02461

RE: Updated ASTM PI & PII:
City of Newton Recreation Dept.
70 Crescent Street
Newton, MA.

Dear Mr. Cabral:

As requested, Lord Associates, Incorporated ("Lord Associates") is pleased to submit this proposal to the City of Newton ("Client") to provide environmental consulting services at the above-referenced location (the "Site"). The purpose of these services are to update our April 2014 Phase I Environmental Site Assessment and conduct a supplementary Limited Phase II Subsurface Investigation in order to determine current environmental conditions at the above-referenced property.

SCOPE OF SERVICES

1. Complete an updated site reconnaissance and agency check of the property and update site features and/or history as indicated.

2. Direct the advancement of up to 5 soil borings surrounding the existing and former underground storage tank (UST) areas and collect soil samples for field screening for total volatile organic compounds with a photoionization detector. One boring location will be located near the east side of the garage brush/debris pile. Install groundwater monitoring well material at each boring location.

3. Gauge groundwater depths and for the presence of non-aqueous phase-liquid and collect up to 5 groundwater samples. Conduct a groundwater elevation survey to confirm groundwater flow direction.

4. Send up to 5 soil and groundwater samples to a state-certified laboratory for analyses including extractable petroleum hydrocarbons (EPH), total lead, and volatile organic compounds (VOCs).

5. Compile all lab results with comparison to MADEP Reportable Concentrations, and update the site plan with all sampling locations for inclusion with the updated Phase I and Phase II ESA Report.

COST AND BILLING

At present we are prepared to offer our services on a time and expense basis according to the attached Standard Rate Schedule. You will be billed monthly based on percent of work completed or at the conclusion of the project. It is suggested that you budget $11,500 for these services. We will not exceed this budget amount without your written approval of additional services

If necessary, change orders will be generated that require your signature for approval of additional work beyond the scope of this proposal. If, in our best professional judgment, an emergency situation arises requiring immediate response, we will attempt to obtain your verbal approval before proceeding with appropriate action. Within twenty-four hours a written change order will be submitted to you for your signature.

SCHEDULE

We are prepared to begin work immediately upon acceptance of this proposal. Lord Associates, Inc. is not responsible for delays caused by circumstances beyond our control or those that could not have been reasonably anticipated. We reserve the right to revise or withdraw this proposal if not accepted within sixty days.

ADDITIONAL SERVICES/LIMITATIONS

Access to Site
This proposal assumes that you or your representative will be available to gain access to the Site.

On-going Services
As the project progresses, the need for various services may arise. It is within our best intentions to complete the outlined scope of work in accordance with the estimations provided; however, sometimes unforeseen circumstances prompt the necessity to extend the services rendered. Investigation of building materials is excluded.

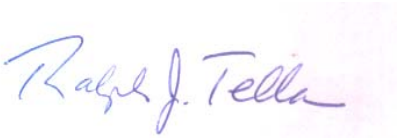
Disclaimer
This work will be conducted according to generally accepted engineering and environmental remedial practices and the attached Standard Limitations. Lord Associates will neither be responsible for nor can certify the accuracy of information provided by public records, public officials, other environmental consultants or laboratories. If conflicting information or data become available in the future, Lord Associates, Inc. reserves the right to modify its conclusions and recommendations accordingly.

Limitation of Liability
To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant and Consultant's officers, directors, employees, agents, and independent professional associates and consultants, and any of them, to Client and any one claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Consultant's services, the project or this Agreement, from any cause or causes

whatsoever, including but not limited to, the negligence, errors, omissions, strict liability, breach of contract, breach of warranty of Consultant or Consultant's officers directors, employees, agents or independent professional associates or consultants, or any of them, shall not exceed the total compensation received by Consultant under this Agreement, or the total amount of $50,000, whichever is greater.

Please sign below to accept this agreement and send us a copy. If you have any questions, please contact us. Thank you for allowing us the opportunity to provide this proposal.

Sincerely,
LORD ASSOCIATES, INC.



Ralph J. Tella, LSP, CHMM
President

Attached: Standard Rate Schedule
Standard Terms and Conditions

Proposal Accepted by:

_____ _____
Arthur Cabral (or duly authorized representative of City of Newton) Date

STANDARD TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

Performance of Services
Lord Associates, Inc. shall provide the Client with services as specified in the proposal and in these standard terms and conditions that together will be defined in these terms and conditions as the "Agreement".

Standard of Care
Lord Associates, Inc. represents that it shall perform the services hereunder with the skill and care that is normally exercised by professional engineers or consultants performing similar services under comparable circumstances. Lord Associates, Inc. agrees to perform these services to a degree of thoroughness consistent with time, budgetary, and other constraints that may be imposed by the Client. Lord Associates, Inc. agrees to inform the Client of any known hazardous substances or conditions existing on the Site that represents a threat of an imminent hazard to human health or the environment. When performing Licensed Site Professional services, Lord Associates, Inc. is required to notify the Massachusetts Department of Environmental Protection of Imminent Hazard conditions within 24 hours if the Client fails to do so.

Due to the fact that geological and soil formations are inherently random, variable and indeterminate (heterogeneous) in nature, the professional services and opinions provided by Lord Associates, Inc. under our agreement are not guaranteed to be a representation of complete Site conditions, which are variable and subject to change with time or by the result of natural or man-made processes. Although our services are extensive, opinions, findings and conclusions presented are limited to and by the data supplied, reported and obtained.

Client acknowledges and agrees that Lord Associates, Inc. is not making any representation or warranty to the Client that every detectable environmental contaminant will be discovered through the performances provided hereunder. The Client agrees that Lord Associates, Inc.'s services shall be rendered without any other representation or warranty, expressed or implied, beyond those provided herein.

Lord Associates, Inc. may render opinions or probable environmental construction/cleanup costs for the purposes of evaluating the feasibility of alternative systems. These opinions may also involve approximate quantity estimates and prices. Lord Associates, Inc. does not guarantee the accuracy of these costs unless described otherwise in the contracted scope of services.

Reports may present opinions of Lord Associates, Inc. with respect to the compliance of present or former operators of a site with federal or state regulations. Actual determination of compliance with federal or state regulations can only be made by the appropriate regulatory agency. Upon an inquiry or audit into a site by a regulatory agency, the Client agrees to accept liability for fees incurred by Lord Associates, Inc. to prepare, attend, or complete additional work that is required as a result of the agency's findings and which is not the direct result of an act of negligence by Lord Associates, Inc.

Lord Associates, Inc. will neither be responsible for, nor can certify the accuracy of information provided by public records, public officials, other consultants or laboratories. If conflicting information or data becomes available in the future, Lord Associates, Inc. reserves the right to modify conclusions and recommendations accordingly.

Obligations of Client
The Client hereby warrants that before the commencement of services provided hereunder, Lord Associates, Inc. will be informed, should the Client have knowledge of, or have reason to suspect, the existence, type, quantity and location of hazardous materials or contaminants at the Site. The Client shall provide Lord Associates, Inc. in a timely manner with all necessary information in its possession and germane to Lord Associates, Inc. performance of services such as property descriptions; boundary, topographic, utility, easement and right-of-way surveys; zoning, deed, and other land-use restrictions; prior environmental assessments, data, or audits; knowledge of surrounding property types and uses.

Client shall designate a person to act as their representative with respect to the work being performed. The Client shall give all notices, furnish all permits or approvals, and comply with all laws and regulations applicable to the services being provided (including meeting regulatory deadlines). The Client shall be responsible to pay for all permits, fees, compliance fees, licenses, and other such costs incurred in the performance of services hereunder. Unless otherwise required by state or federal law, if reporting the findings, conclusions, or observations made by Lord Associates, Inc. is required, it is the sole responsibility of the Client to do so. If the Client chooses to reduce or eliminate portions of the scope of work, they do so at their own risk.

Payment and Compensation
Lord Associates, Inc. shall submit to the Client monthly invoices for estimated cost, time and expense projects. The amount of each invoice will be calculated with reference to the fee schedule attached to the proposal. For fixed fee projects, we will submit invoices based on the percent of work completed. Each invoice shall become due and payable within thirty (30) days from the

date of the invoice. Finance charges of 1.5% per month will apply to unpaid balances beyond due date. Client is responsible for any collection fees including legal expenses.

Access to Site

The Client shall arrange to provide any necessary access to private or public land as required by Lord Associates, Inc. to provide services hereunder. The Client grants, or if the Client does not own the subject property, represents and warrants that permission has been duly granted for a non-exclusive, temporary license to Lord Associates, Inc., its agents, contractors and subcontractors, to enter the Site from time to time with the rights to perform all services as outlined in the proposed Scope of Services. Client acknowledges that abutting property owners must be notified if their land is identified as part of the "disposal site".

Client acknowledges that the use of soil exploration equipment may unavoidably affect, alter, or damage the terrain, buildings, vegetation, structures, or other equipment upon the Site. The Client agrees not to hold Lord Associates, Inc. liable for any such effect, alteration, or damage, despite our adherence to the above-described standard of care. Client agrees that if Lord Associates, Inc. is required to repair structures or restore land, the expense will be borne by the Client. Client agrees to defend and indemnify Lord Associates, Inc. against any and all third-party claims brought in connection with such soil exploration.

Observation Services

Client may elect to hire an independent contractor to perform work at the subject site and to request that Lord Associates, Inc. personnel observe and report on specific aspects of a project. Lord Associates, Inc. Observation Services do not include supervision or direction of the work of the Client's contractor, his employees or agents. Lord Associates, Inc. is not responsible for the contractor's use or administration of personnel, machinery, temporary or precautionary construction, safety procedures, or contractual compliance. Observation services are solely for the benefit of the Client.

Indemnification and Limitation of Liability

In accepting the Agreement, the parties mutually agree:

1. To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant and Consultant's officers, directors, employees, agents, and independent professional associates and consultants, and any of them, to Client and any one claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Consultant's services, the project or this Agreement, from any cause or causes whatsoever, including but not limited to, the negligence, errors, omissions, strict liability, breach of contract, breach of warranty of Consultant or Consultant's officers directors, employees, agents or independent professional associates or consultants, or any of them, shall not exceed the total compensation received by Consultant under this Agreement, or the total amount of $50,000, whichever is less.
2. The Client shall indemnify, defend, and hold harmless Lord Associates, Inc. from all liabilities, claims and demands brought by third parties, including expenses of suit and reasonable attorney fees, except if such inquiry, loss or damage was caused by the gross negligence or reckless or willful misconduct of Lord Associates, Inc. its employees, agents, or representatives.
3. In the event that the Client makes a claim against Lord Associates, Inc. for any alleged error, omission, or act arising out of the performance of services hereunder, and the Client fails to prove such claim upon final adjudification, then the Client shall pay all costs incurred by Lord Associates, Inc. in defending itself, including but not limited to court costs and attorney's fees.

Confidentiality

Unless required by law, Lord Associates, Inc. will keep confidential all records related to services provided under this agreement. Note that when installing wells, the well driller is required to provide the DEP with copies of well completion reports for inclusion in their database. Some municipalities also require notification and/or permits.

Termination

Either party may terminate this agreement in whole or in part at any time by written notice to the other by certified mail, return receipt, effective on the date of certified receipt. Upon termination, Lord Associates, Inc. will immediately cease work and deliver to the Client all completed or partially completed work. Upon termination, Client shall make final payment within thirty (30) days or upon receipt of all completed or partially completed work for services rendered and expenses incurred before and including the date of termination.

Governing Law; Severability; Assignment

This agreement shall be governed and construed with the law of the Commonwealth of Massachusetts. The parties mutually agree that if part or provisions of these terms and conditions are held to be illegal or in conflict with any federal, state, or local statute or regulation, the validity of the remaining portions or provisions will not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part or provision held to be invalid. The Client shall not assign any aspect of this agreement except upon Lord Associates, Inc.'s prior written consent.

Entire Agreement

No other proposals, conversations, bids, memoranda or other matters, oral or written, which were exchanged before the execution of this Agreement shall vary, alter, or interpret the terms hereof.

1506 Providence Highway, Suite 30
Norwood, MA 02062-4647

Voice: 781.255.5554
Fax: 781.255.5535

Lord Associates, Inc.

Environmental Consulting & Licensed Site Professional Services

2016 SCHEDULE OF STANDARD FEES

LABOR RATES*

Principal/LSP	$ 150-165/hr
Senior Professional Engineer/Scientist/Project Manager	$ 95-110/hr
Project Engineer/ Scientist	$ 85/hr
Staff Engineer/Scientist	$ 70-75/hr
CAD Operator/designer	$ 95/hr
Technician	$ 65-85/hr
21J Administration	$ 75-110/hr
Administrative Support	$ 45/hr

SAMPLE EQUIPMENT FEES

Air Flow Meter	$ 25/day	pH Meter	$ 35/day
Disposable Bailers	$ 12/ea	Photoionization Detector	$ 85/day
Dissolved Oxygen Meter	$ 35/day	Pick-up/Van with Tools	$ 150/day
Hand Auger	$ 75/day	Salinity/Temp/Conductivity Meter	$ 35/day
LEL/Multi-gas Monitor	$ 65/day	Submersible Pumps	$ 25/day
Metal Detector	$ 50/day	Survey Equipment	$ 75/day
Misc. Sampling Supplies	$ 50/day	Vacuum Gages	$ 25/day
Oil/water Interface Probe	$ 50/day	Water Level Meter	$ 25/day
Peristaltic Pump	$ 50/day	Water Quality Multi-meter	$ 200/day

OTHER DIRECT EXPENSES

Other direct expenses will be billed to the project on the basis of actual costs plus 12%. Examples of other direct expenses include: mileage; travel and travel-related expenses; shipping and postage; regulatory fees, permits or licenses; reproductions; other rental equipment; and subcontractor fees. If not specified otherwise, analytical laboratory services are billed at the published laboratory list prices. Mileage for non-company vehicle is at $0.54/mile.

*Labor rates for Emergency Response services and expert testimony will be billed at 1.5 times the hourly rate. Hourly rates are portal to portal from Norwood Office.

FELDMAN
LAND SURVEYORS

#119-16
112 Shawmut Avenue, 4th floor
Boston, MA 02118
phone: 617-357-9740
fax: 617-357-1829
www.feldmansurveyors.com

March 2, 2016 ***via email***

Dan Bradford
KBA Architects
6 Thirteenth Street
Charlestown, MA 02129

Re: **Boundary Survey/Utility Survey/Existing Conditions Survey**
70 Crescent Street
Newton, MA

Dear Dan:

Pursuant to the request of Alex Valcarce, we are pleased to submit our proposal to provide an Existing Conditions Survey for the parcel listed above located in Newton, Massachusetts.

In order to achieve your project's goals we propose the following:

- Perform research at the City of Newton's Assessors and Engineering Departments, Middlesex County Registry of Deeds, Land Court and applicable utility companies.

- Perform field survey to include the parcel's boundary lines, planimetric and topographic features, including but not limited to buildings, trees, walks, walls, curbs, signs, fences, light poles, major trees, steps, paved areas, , surface utilities and inverts of sewer and drain manholes. Other subsurface utilities will be compiled from record plans provided by the client and the various utility companies.

- Compile our survey at a suitable scale and supply a digital file in AutoCAD and certified hard copies for your files.

FELDMAN
LAND SURVEYORS

112 Shawmut Avenue, 4th floor
Boston, MA 02118
phone: 617-357-9740
fax: 617-357-1829
www.feldmansurveyors.com

- Perform our survey work in compliance with the Code of Massachusetts Regulations 250 CMR 6.0 Land Surveying Procedures and Standards.

- Subsurface improvements/utilities will be located directly by survey to the extent that they are accessible from the surface or marked on the ground by Dig-Safe or the various utility companies. Subsurface features that cannot be located by ground survey will be shown from record documents, if available. While every effort will be made by our staff to accurately transfer the data from the aforementioned record plans of public or private agencies, we will not be able to make any statement regarding the accuracy or completeness of the information shown on the record plans.

Fees / Expenses:

- **Boundary Survey/Utility Survey as described above = $7,500**
- **Additional Fee for spot grades, contours, topo = $3,500***

**this add on assumes we will perform all of the field work as one project*

Expenses: $200 -copies of utility plans

Invoices are issued monthly and will be due upon receipt. Please sign, date and return this proposal to us as your authorization to proceed and then we will schedule the fieldwork.

For your protection we maintain General Liability, Automobile Liability, Workers Compensation and Professional Liability (errors and omissions) Insurance. We will be happy to provide you with a Certificate of Insurance upon your request.

Thank you for considering our firm for this project. If you have any questions, please feel free to call.

Very truly yours,
FELDMAN LAND SURVEYORS

Michael Feldman

Accepted by: _____

Firm: _____

Title: _____

Date: _____

Proposals/Crescent Street-70-Newton-2016-1.doc

March 9, 2016

City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

Attention: Mr. Joshua R. Morse

Reference: 70 Crescent Street; Newton, Massachusetts
Proposal for Geotechnical Engineering Services

Ladies and Gentlemen:

In response to your recent request, we are pleased to present our proposal for performing a subsurface exploration program and providing foundation engineering services associated with the proposed construction to be performed at 70 Crescent Street in Newton, Massachusetts.

The 70 Crescent Street property fronts onto the intersection of Crescent Street and Robinhood Street to the west. The site is generally bounded by Interstate 90 to the north, wooded residential areas to the east, and an un-named access road to the south. The property currently operates as a City of Newton Parks and Recreation Department facility and is occupied by a two-story brick building on the west of the site and a one-story warehouse building in the center of the site. The two buildings are surrounded by bituminous paved parking areas.

It is understood that proposed construction at the site consists of the construction of several two to three-story residential buildings. It is understood that the proposed buildings are planned to be constructed within the bituminous paved area to the north of the existing warehouse building. Furthermore, it is understood that the proposed buildings are not planned to occupy below-grade space.

Based on our foundation engineering experience in the general site vicinity, it is anticipated that the ground surface across the project site is generally underlain by a fill deposit which varies in thickness from 5 to 10 feet. Furthermore, it is anticipated that the fill deposit is subsequently underlain by a compressible organic deposit up to 5 feet in thickness and a natural glacial outwash deposit.

Based on the above-described anticipated subsurface conditions and the scope of proposed construction, we propose a subsurface exploration program consisting of two (2) days of borings. It is anticipated that four (4) to six (6) borings can be performed in two (2) days. The borings would be advanced to depths of between 20 to 30 feet below ground surface, or to refusal, whichever is encountered first. The estimated cost of the drilling subcontractor to perform two (2) days of drilling is $4,500. The proposed boring locations should be evaluated for potential conflicts with existing utilities and structures prior to beginning the exploration program.

GEOTECHNICAL AND GEOENVIRONMENTAL ENGINEERS
2269 Massachusetts Avenue
Cambridge, Massachusetts 02140
(617) 868-1420

McPHAIL ASSOCIATES, LLC

We propose to provide the following foundation engineering services associated with the subsurface exploration program and foundation design:

1. Subcontract with a drilling subcontractor to perform the borings and to clear utilities with Dig-Safe;

2. Provide a field engineer to monitor the borings, to obtain representative soil samples, to monitor the groundwater levels in the completed borings, to prepare detailed field boring logs, and to make modifications to the subsurface exploration program depending upon actual conditions encountered;

3. Conduct grain size analyses on representative soils samples obtained from the exploration program;

4. Prepare a detailed subsurface exploration plan, boring logs, and results of laboratory testing; and

5. Prepare and submit a Foundation Engineering Report documenting the subsurface conditions and providing recommendations for foundation design and construction of the proposed buildings. The report would include maximum design bearing pressure for shallow foundations, seismic design considerations, and potential re-use of on-site soil.

The fee for engineering services would be based on a multiple of 2.5 times salary cost for technical personnel directly attributable to the project plus any direct expenses (e.g. travel, reproduction costs and the excavation subcontractor) at cost plus 15 percent.

Our fee for the above scope of foundation engineering services would be $11,500, which includes the aforementioned $4,500 for the drilling subcontractor.

Our scope of services under this proposal specifically excludes geoenvironmental engineering services pursuant to the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act (MGL Chapter 21E) and pursuant to the Massachusetts Contingency Plan (310 CMR 40.0000). These services could be performed by McPhail Associates, LLC should they be required for this project.

The engineer's liability for damages due to professional negligence in performing geotechnical services will be limited to an amount not to exceed $50,000. McPhail Associates, LLC will increase the limitation of liability for geotechnical activities to $1,000,000 in accordance with the terms and conditions of our policy upon written notice from the Client within ten days hereof that he agrees to pay in consideration of this increase in limitation an additional charge of $1,000.

Invoicing for the geotechnical engineering services would be submitted monthly and payment would be due within 30 days. The Client agrees to pay interest at the rate of 1.5

McPHAIL ASSOCIATES, LLC

percent per month on monies outstanding in excess of 30 days and, in addition, agrees to pay collection costs on monies outstanding in excess of 90 days.

The Client agrees to provide right of entry to the site in order that the explorations can be performed. While the geotechnical engineer will take all reasonable precautions to avoid damage to property, subterranean structures or utilities, the Client agrees to hold the geotechnical engineer harmless for any damages to subterranean structures or utilities not as shown on the plans furnished or evident in the field. Utilities are required to be cleared by the subcontractor with Dig-Safe. Upon completion, the explorations would be backfilled and leveled with the surrounding ground surface. Replacement of the existing surface to its original condition is not included as part of this proposal.

We are prepared to commence work within two weeks of notification to proceed subject to the availability of the drilling subcontractor. Our foundation engineering report would be completed and the report submitted within two to three weeks after the completion of our field work.

To authorize us to proceed with the services proposed above, please sign and return this letter. Should you have any questions, please contact us. We appreciate being invited to submit this proposal and we look forward to being of service to the City of Newton on this project.

Very truly yours,

McPHAIL ASSOCIATES, LLC

John A. Erikson

Ambrose J. Donovan, P.E., L.S.P.

CITY OF NEWTON

BY _____

DATE _____

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JAE/ajd

70 CRESCENT STREET, NEWTON MA

6/23/2015

Development Program	Area (SF)	Units	Average
Market Rate Apartments	5,350	4	1,338
Affordable Apartments	5,350	4	1,338
Total Net Rentable Area	10,700	8	1,338
Building Efficiency	85.0%		
Total Gross Square Feet	12,588		

Development Budget Summary	Total	Per Unit	PSF
Land	$0	$0	$0
Hard Costs - Base Building	$2,517,647	$314,706	$140
Hard Cost - Site Work	$400,000	$50,000	$32
Hard Cost - Environmental Remediation	$250,000	$31,250	$20
Hard Cost - Demolition	$75,000	$9,375	$6
Hard Cost - Contingency	$145,882	$18,235	$12
Soft Costs	$499,425	$62,428	$40
Finance Costs	$102,750	$12,844	$8
Total Development Costs	$3,990,704	$498,838	$317

Capitalization		Total	Per Unit	PSF
Bond financing (MHFA program)	50%	$1,995,352	$249,419	$159
CPA funds	50%	$1,995,352	$249,419	$159
Total Capital		$3,990,704	$498,838	$317

Income Analysis - Trended (Year 1 Stablized 2017)		Total	PSF/Month	Per Unit/Year	PSF/Year
Apartment Rental Income - Market Rate		$164,005	$2.55	$41,001	$30.66
Apartment Rental Income - Affordable		$68,978	$1.07	$17,244	$12.89
		$0	$0.00	$0	$0.00
Total Income		$232,982	$1.81	$29,123	$21.77
Less Market Unit Vacancy @	5.0%	($8,200)	($0.06)	($1,025)	($0.77)
Less Affordable Rate Vacancy[1] @	3.0%	($2,069)	($0.02)	($259)	($0.19)
Effective Gross Income		$222,713	$1.73	$27,839	$20.81
Less					
Operating Expenses		$66,306	$0.52	$8,288	$6.20
Capital Reserve		$2,122	$0.02	$265	$0.20
Total Expenses		$68,428	$0.53	$8,554	$6.40
NET OPERATING INCOME		**$154,285**	**$1.20**	**$19,286**	**$14.42**
Less					
Debt service		$121,322	$11.34	$10,110	$0.94
NET CASH FLOW		**$32,963**	**$3.08**	**$2,747**	**$0.26**
RETURN ON COST		**3.87%**			

70 CRESCENT STREET, NEWTON MA

DEVELOPMENT BUDGET SUMMARY

6/23/2015

	Total	Per Unit	Per Gross SF
LAND			
Land	$0	$0	$0.00
Total Land	$0	$0	$0.00
HARD COSTS			
Base building construction	$2,517,647	$314,706	$200.00
Site work / landscaping	$400,000	$50,000	$31.78
Environmental remediation	$250,000	$31,250	$19.86
Demolition of house and building	$75,000	$9,375	$5.96
Hard cost contingency (5%)	$145,882	$18,235	$11.59
Total Hard Cost	$3,388,529	$423,566	$269.18
SOFT COSTS			
Architecture and Engineering	$278,250	$34,781	$22.10
Building Architect (incl. design consultants)	$100,000	$12,500	$7.94
Additional services	$20,000	$2,500	$1.59
Reimbursable expenses	$13,250	$1,656	$1.05
Engineering (site/civil/landscape/permitting)	$50,000	$6,250	$3.97
Acoustical Engineering	$5,000	$625	$0.40
Geotechnical /Environmental Engineering	$40,000	$5,000	$3.18
Survey	$15,000	$1,875	$1.19
Misc. Design Consultants	$25,000	$3,125	$1.99
Structural/Materials Testing	$10,000	$1,250	$0.79
Permitting	$25,000	$3,125	$1.99
Legal	$35,000	$4,375	$2.78
Legal - General expenses, permitting, misc.	$10,000	$1,250	$0.79
Bond Financing fees/costs	$20,000	$2,500	$1.59
Title Insurance/Fees	$5,000	$625	$0.40
Marketing and Leasing	$12,500	$1,563	$0.99
Advertising, misc.	$5,000	$625	$0.40
Public Relations & Special Events	$5,000	$625	$0.40
Affordable units processing costs	$2,500	$313	$0.20
Model Unit	$0	$0	$0.00
Miscellaneous	$120,000	$15,000	$9.53
Project management overhead	$50,000	$6,250	$3.97
FF&E (site benches, signage, etc.)	$10,000	$1,250	$0.79
Neighborhood Mitigation (playground)	$50,000	$6,250	$3.97
Real Estate Taxes During Construction	$0	$0	$0.00
Builder's Risk Insurance	$10,000	$1,250	$0.79
Sub-total Soft Costs	$470,750	$58,844	$37.40
Soft Cost Contingency	$28,675	$3,584	$2.28
Total Soft Costs	$499,425	$62,428	$39.67
FINANCING COSTS			
Bond financing costs (MHFA program - 2.5% of bond amount)	$50,000	$6,250	$3.97
Operating Deficit - Lease Up	$10,000	$1,250	$0.79
Construction Period Interest (4.5%@50% outs.bal., int. only)	$42,750	$5,344	$3.40
Interest Reserve	$0	$0	$0.00
Total Financing Costs	$102,750	$12,844	$8.16
TOTAL DEVELOPMENT COST	**$3,990,704**	**$498,838**	**$317.02**

SOURCES:	**30 year bond (4.5% int. rate)**	**$1,995,352**
	CPA funds (100% aff. unit costs)	**$1,995,352**

70 CRESCENT STREET, NEWTON MA 6/23/2015

PROJECT OVERVIEW	
Number of Units	8 units
% of Affordable Units	50%
Gross Square Footage	12,588 SF
Rentable Square Footage	10,700 SF
Number of Buildings	1
Site Size (acres)	1

ESTIMATED PROJECT SCHEDULE	
Venture Date	
Complete Permitting	
Construction Period (months)	12 months
Commence Construction	
Occupancy Date	

UNIT MIX SUMMARY

Market Rate Units							
Unit Type	# of Units	Average NRA	Monthly/ Unit	Monthly/ SF	Total SF	Monthly Total	Annual Total
1 Bed, 1 bath	1	850	$2,338	$2.75	850	$2,338	$28,050
2 Bed, 2 bath TH	2	1,400	$3,360	$2.40	2,800	$6,720	$80,640
3 Bed, 2 bath TH	1	1,700	$3,825	$2.25	1,700	$3,825	$45,900
Market Rate Averages	**4**	**1,338**	**$3,221**	**$2.41**	**5,350**	**$12,883**	**$154,590**

Affordable Units							
Unit Type	# of Units	Average NRA	Monthly/ Unit	Monthly/ SF	Total SF	Monthly Total	Annual Total
1 Bed, 1 bath	1	850	$1,250	$1.47	850	$1,250	$14,994
2 Bed, 2 bath	2	1,400	$1,400	$1.00	2,800	$2,800	$33,600
3 Bed, 2 bath	1	1,700	$1,530	$0.90	1,700	$1,530	$18,360
Affordable Averages	**4**	**1,338**	**$1,395**	**$1.04**	**5,350**	**$5,580**	**$66,954**

Property Totals	**8**	**10,700**	**$18,462**	**$1.73**	**10,700**	**$18,462**	**$221,544**
Property Averages	**8**	**1,338**	**$2,308**	**$1.73**			

Annual Rent Analysis	Market Rate			Affordable			Total	
	Inflation	*Annual Rent*	*PSF/Month*	*Inflation*	*Annual Rent*	*PSF/Month*	*Inflation*	*Annual Rent*
Non-Trended Rental Income (FY 2015)		$154,590	$2.41		$66,954	$1.04		$221,544
Total Rental Income (FY 2016)	3.0%	$159,228	$2.48	1.5%	$67,958	$1.06	2.5%	$227,186
Total Rental Income (FY 2017)	3.0%	$164,005	$2.55	1.5%	$68,978	$1.07	2.6%	$232,982
Stabilized Rental Income (FY 2018)	3.0%	$168,925	$2.63	1.5%	$70,012	$1.09	2.6%	$238,937

#119-16

70 CRESCENT STREET, NEWTON MA
PRO FORMA STABILIZED OPERATING STATEMENT
6/23/2015

	Untrended - YE 2015 $'s	Trended - YE 2016 $'s	Trended - YE 2017 $'s Stabilized	Trended - YE 2018 $'s Stabilized	Trended - YE 2019 $'s Stabilized
	Total	Total	Total	Total	Total
INCOME					
Apartment Rental Income - Market Rate	$154,590	$159,228	$164,005	$168,925	$173,992
Apartment Rental Income - Affordable	$66,954	$67,958	$68,978	$70,012	$71,063
Misc. Income[3]	$0	$0	$0	$0	$0
Total Income	$221,544	$227,186	$232,982	$238,937	$245,055
Less Affordable Unit Vacancy 3.00%	($2,009)	($2,039)	($2,069)	($2,100)	($2,132)
Less Market Rate Vacancy[4] @ 5.00%	($7,730)	($7,961)	($8,200)	($8,446)	($8,700)
Effective Gross Income	$211,806	$217,186	$222,713	$228,390	$234,223
EXPENSES					
Personnel	$10,000	$10,300	$10,609	$10,927	$11,255
Rental Expense	$5,000	$5,150	$5,305	$5,464	$5,628
Advertising	$5,000	$5,150	$5,305	$5,464	$5,628
Administrative	$5,000	$5,150	$5,305	$5,464	$5,628
Cleaning	$7,500	$7,725	$7,957	$8,195	$8,441
Turnover	$4,000		$4,244	$4,371	$4,502
Utility Expense	$6,000	$6,180	$6,365	$6,556	$6,753
Repairs & Maintenance	$4,000	$4,120	$4,244	$4,371	$4,502
Contract Services	$10,000	$10,300	$10,609	$10,927	$11,255
Professional Fees	$2,000	$2,060	$2,122	$2,185	$2,251
Property Insurance	$4,000	$4,120	$4,244	$4,371	$4,502
Real Estate Taxes	$0	$0	$0	$0	$0
Total Operating Expenses	$62,500	$60,255	$66,306	$68,295	$70,344
Capital Reserve	$2,000	$2,060	$2,122	$2,185	$2,251
NET OPERATING INCOME	**$147,306**	**$154,871**	**$154,285**	**$157,910**	**$161,628**
Debt Service	$121,322	$121,322	$121,322	$121,322	$121,322
NET CASH FLOW	**$25,984**	**$33,549**	**$32,963**	**$36,588**	**$40,306**
RETURN ON COST	**3.69%**	**3.88%**	**3.87%**	**3.96%**	**4.05%**

MEMORANDUM

To: James Freas, Interim Director, Planning Department

From: Carol Schein, Open Space Coordinator, Parks and Recreation Department

Re: **Possible costs for a Community Park at Crescent Street**

Date: January 26, 2016

Cc: Robert DeRubeis, Commissioner, Parks and Recreation
Josh Morse, Commissioner, Public Buildings
Alice Ingerson, Program Manager, Community Preservation Program

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Working from Weston & Sampson's possible costs spreadsheet for a 2-acre park at 70 Crescent Street, Auburndale, MA (Memorandum from Eugene Bolinger, Weston & Sampson to Commissioner DeRubeis and Carol Schein, dated January 17, 2014) possible costs have been scaled down.

- In the construction phase budget, some of the itemized costs have been lowered or halved, if appropriate, as the proposed park is now one acre rather than two.

- $240,000 has been deleted from the 1/14 park budget, since some items have already been completed or they are now itemized appropriately in the pro forma development budget, i.e.,:

  Site survey: $20,000 (completed 10/2014)

  Building demolition: $200,000

  Permitting/hazardous waste building analysis/mitigation: $20,000

- $160,000 of costs has been deleted from the park budget because they don't fall within the park area. Note: these items do not appear to be accounted for in the pro form development budget, i.e.,:

  Demolition of the parking lot: $80,000

  Backfill after demolition: $80,000

- The Neighborhood Park Mitigation item listed in the pro forma budget should be deleted: $50,000.

January 26, 2016
Newton Parks and Recreation Department
Crescent Street Community Park
Assumptions - Draft Preliminary Estimate of Probable Cost

Park project description: the area to the south/southeast of the existing 30'-wide paved driveway into the 70 Crescent Street site is to be reworked into a ~1-acre passive public park. It will include the existing Reverend Ford Playground site plus additional adjacent area. The park will consist of open lawn, trees, an accessible entrance from Crescent Street leading to a walking path system; play equipment for both pre-school and school-age children, with rubber safety surfacing; fencing, as needed; site furniture; ½ court basketball court; small area for community garden plots with irrigation and maintenance access.

- Cost estimate and related assumptions are based on the topographical survey titled "Existing Conditions Plan of Land in Newton, MA," dated 10/29/14, by Hancock Associates, Danvers, MA.

- Reverend Ford Playground (existing) is ~36,000 SF or .8 acre;

- Parks and Recreation's mulch/sand/gravel area has been added into the proposed park area; it is ~10,000 SF or .2 acre.

- Total acreage to be considered for a community park, south/southeast of the existing driveway: ~1.0 acre. Refer to attached plan for assumed project area limits.

- No site analysis or geotechnical information is available at this time, so soil quality/utility/storm water/drainage issues are unknown.

- An environmental assessment has not been performed at the 70 Crescent Street site so no remediation costs for the proposed park area are included.

70 Crescent Street Community Park
Draft Preliminary Estimate of Probable Cost
January 27, 2016

#119-16

Master Planning/Feasibility Study Effort		
Environmental Analysis/Phase I Site Assessment	$	10,000
Public Meetings	$	6,000
Master Plan (Alternative Options; Preferred Plan)	$	30,000
Contingency (8%)	$	4,000
Total Master Planning/Feasibility Study	**$**	**50,000**
Final Design		
Task Description:		
Preliminary Design	$	30,000
Final Design	$	50,000
Construction Documents	$	20,000
Bid Assistance	$	5,000
Construction Administration	$	30,000
Final Design and Bidding Services	$	135,000
Contingency	$	20,000
Total Design/Bidding/Construction Admin. Services	**$**	**155,000**
Community Park Construction		
Improvement Description:		
General Conditions	$	90,000
Demolition, Site Preparation and Restoration	$	160,000
Lawns and Landscaping	$	80,000
Pathways and Gathering Spaces	$	90,000
Fencing and Edge Improvements	$	60,000
Children's Playground (incl. rubber surfacing)	$	200,000
Community Gardens	$	60,000
Site Furnishings	$	50,000
1/2 Court Basketball	$	30,000
Other Recreation Improvements	$	75,000
Construction	$	895,000
Contingency @20%	$	179,000
Grand Total Construction	**$**	**1,074,000**
Master Plan + Final Design + Construction	**$**	**1,279,000**

say $1.3M

January 26, 2016

Newton Parks and Recreation
Proposed Crescent Street Community Park
Possible Annual Maintenance Costs

mowing	$	2,520
leaf removal	$	450
mulching	$	400
pruning	$	350
fibar	$	625
fibar install	$	750
playground maintenance	$	500
	$	5,595

Note: annual possible costs are based on a one-acre neighborhood park; one like Hyde Playground on Lincoln Street in Newton Highlands.

NEWTON CONSERVATORS

February 21, 2016 #119-16

Newton Community Preservation Committee
Newton Planning and Development Department
City Hall, 1000 Commonwealth Avenue
Newton, MA 02459

Re: 70 Crescent Street Project

Dear Community Preservation Committee,

I write on behalf of the members of the Board of Directors of the Newton Conservators, the nonprofit organization whose mission is to advocate for open space in the City of Newton, to notify you that we support the joint proposal by the Parks and Recreation Department, the Planning Department, and the Building Department for a revitalized park at 70 Crescent Street (with a minimum of 20,000 square feet added to the park) and four units of compact, modest-sized affordable housing (out of a total of eight units). We urge you to support the project, too.

We believe this project presents the best chance for maximizing open space on the property and creating parkland on what now is primarily a paved and developed site. Additionally, this project would provide a win-win for both open space and affordable housing efforts, creating benefits to our community similar to what occurred at Dolan Pod from 2004-2007. Reclaiming developed land for open space purposes at 70 Crescent Street would set an important precedent for future similar uses throughout Newton.

The current pocket park on the site contains only one play structure for young children. The larger size would allow for more opportunities for active or passive recreation for the neighborhood. The existing access to the current park is difficult and requires crossing private property; that problem also would be solved with the additional square feet.

We applaud your two-step approach, which puts the environmental study first in order to determine whether there are any hazardous substances on the property that would make it unsuitable for either parkland or housing--before any work proceeds.

We also strongly support Item 6 in the "Further Resolutions" section, which calls for the exploration of the "acquisition of the adjacent Eversource property for further expansion or access to the playground/open space area."

Thank you for your consideration. We would be happy to discuss our concerns with you.

With hopes for your support,

Beth Wilkinson ,
for the Board of the Newton Conservators

#119-16

LEAGUE OF WOMEN VOTERS NEWTON

PO Box 610207 Newton, MA 02461 www.lwvnewton.org
617-383-4598 Email: info@lwvnewton.org

Alice Ingerson
Community Preservation Committee Program Manager
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Dear Alice:

Below are our comments on the two proposals before the Community Preservation Committee. Thank you so much for your efforts and for the opportunity to comment.

Project: Nathaniel Allen Homestead—Phase II (also known as the Allen House)

The League of Women Voters of Newton (LWVN) has reviewed this proposal and makes the following observations:

- This application is complete, thorough, and provides good support for the project.
- It appears to fit well within the CPA law, and also fulfills the basic goals set forth by the Newton CPA.
- Allen House and the described use are specifically noted in the 2007 Comprehensive Plan. It aligns well, establishing a cultural/performance space in a Village Center and supporting City economic development goals.
- NCA and NAH have secured additional help from the Junior League, which wants to use the house as a show house for its 2016 fundraiser.
- A full business plan is presented, created by working with SOAR55.
- Significant outside funding has been secured, and NCA has a plan for the remainder.
- NCA is planning to hire a private project manager for this phase of the work.
- The LWVN concerns in 2013 were the allocation of funds for an essentially private building. NCA is addressing this by applying for an historic restriction and with plans for extensive public access via performances and rentals.

LWVN reviewers did express the following concerns.

- The total CPA request ($2 m) is large and may place limits upon other City opportunities.
- The strong team of partner organizations no longer includes the commitment of a tenant who will cover some portion of the ongoing expenses in the form of rent.

LEAGUE OF WOMEN VOTERS NEWTON

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- Given the size of the city's contribution to this project, LWVN would like the proponents to consider making space available for the community. For example, a future Area Council will need a place to meet, and this location would be ideal. Rental fees would need to be waived for such a purpose, however.
- In 2013, our reviewers worried about the adequacy of 26 parking spaces, given that the Allen House plan is for performances and other events, and suggested that NCA look into sharing spaces in nearby lots. This continues to be a concern today.

In evaluating all these points, LWVN recommends support of this application.

Project: Crescent Street—Affordable Housing and Community Park (Site Assessment):

This proposal falls within two categories of eligibility for use of CPA monies: Recreation Land and Community Housing. It also fits well into the City's Recreation and Open Place Plan Update--2013-2019. Sec. 1, Plan Summary. Additionally it is consistent with the Newton Comprehensive Plan, Sec. 7: Open Space and Recreation, Sec. 3: Land Use, and Sec. 5: Housing.

LWVN reviewers note the following:

- A strength of this proposal is that this is a joint, interdepartmental effort between three city departments: Planning, Public Buildings, and Parks and Recreation.
- Alex Varcarce and Josh Morse are to manage the project. Their competency is reassuring.
- Thinking forward to get site and environmental information before construction is the best professional process.
- There are three community contacts listed, two of them local residents who were very involved with the Robinhood Park proposal, and Beth Wilkinson of the Newton Conservators. There are no optional letters of support, but the three community contacts are likely representative of neighborhood and community interests.
- While the application is complete, thorough, well written and clear, LWVN readers were confused by p. 3, as it seems only to mention the market-rate housing, not the four units of affordable housing. Is this an oversight?

LWVN strongly recommends support of this proposal.

Many thanks, again, for your time and effort.

Sincerely,

Susan Flicop

Susan Flicop
President, LWVN