

Board of Aldermen and School Committee Joint Meeting Project Update

Newton City Hall Aldermanic Chamber

January 20, 2015

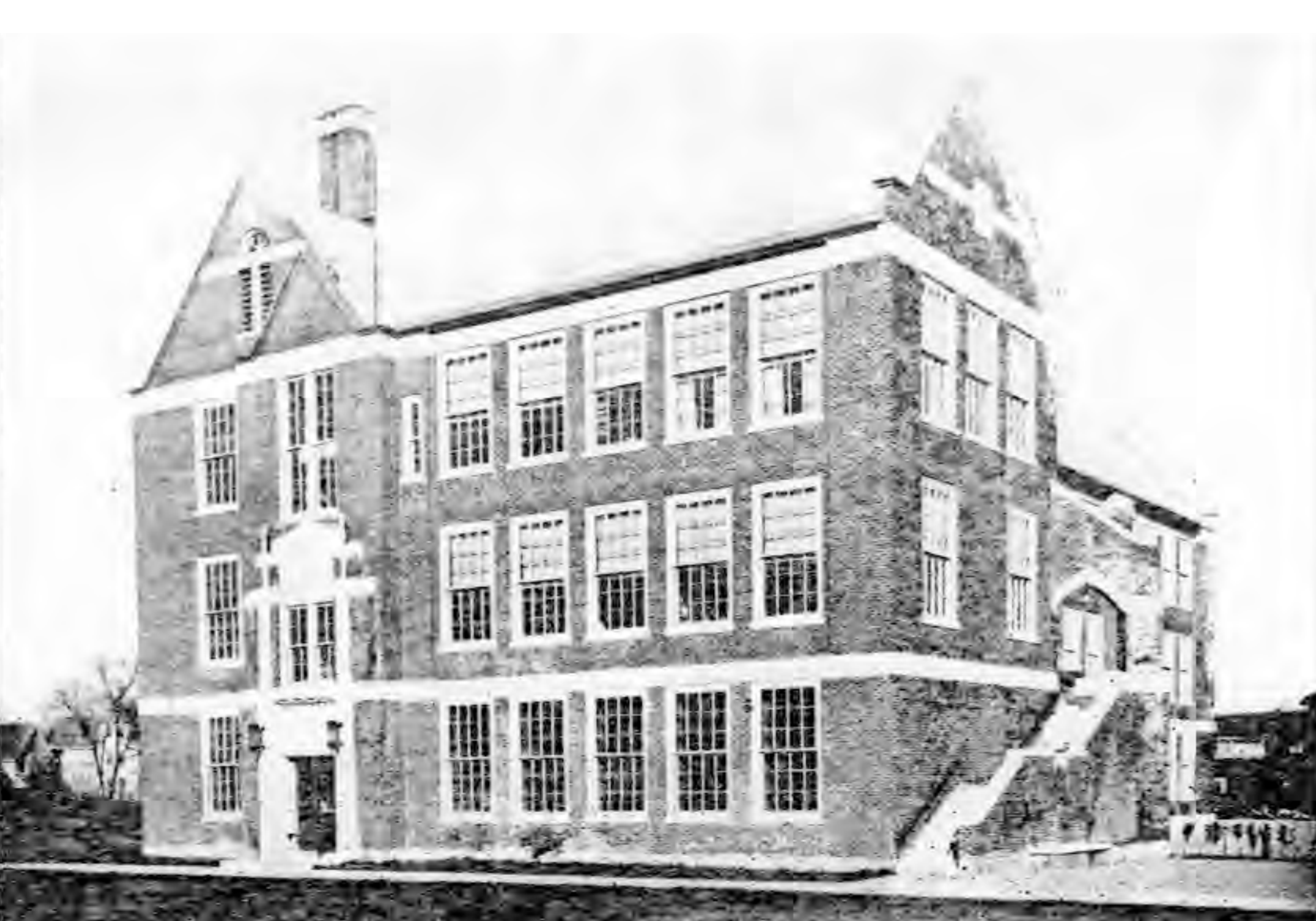
7:45PM

Cabot



Zervas



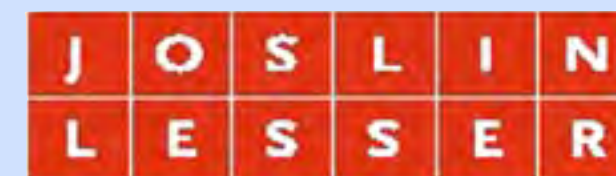


Board of Aldermen & School Committee Meeting

January 20, 2015



Cabot Elementary School



DiNisco Design
PARTNERSHIP

www.dinisco.com

Programming | Educational Considerations

- Educational practices
- Flexible learning environments
- Small group instruction
- Special Education
- Program relationships
- Program organization
- Core/community use



“To educate, prepare, and inspire all students to achieve their full potential as lifelong learners, thinkers, and productive contributors to our global society.”

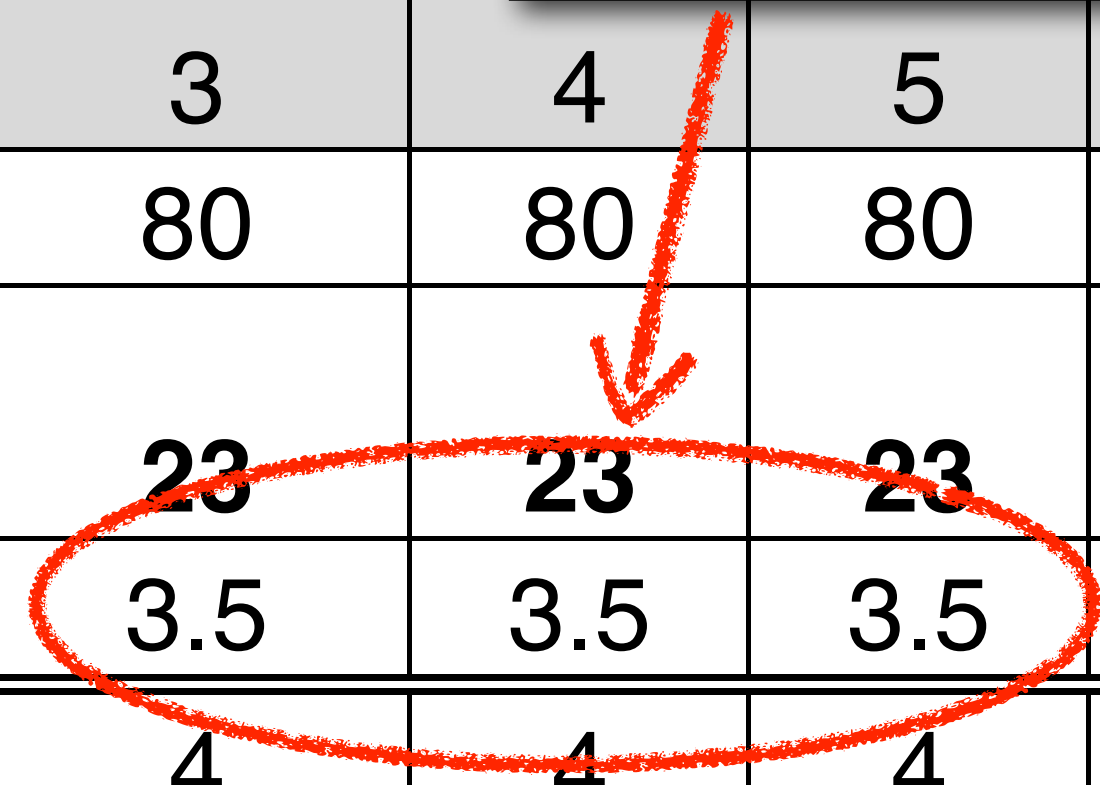
- Newton Public Schools Mission Statement

Programming | Enrollment

- Enrollment = 480 Students | Grades K - 5
- 80 Students per grade
- Class Size Goal:
 Kindergarten - Grade 2: 20 students
 Grades 3 - Grades 5: 23 students

80 students ÷ 3 classrooms	=	27 students / classroom
80 students ÷ 4 classrooms	=	20 students / classroom

GOAL Class Size	K	1	2	3	4	5	Total
# Students	80	80	80	80	80	80	480
Average # students/class	20	20	20	23	23	23	
# of classrooms	4.0	4.0	4.0	3.5	3.5	3.5	22.4
Round	4	4	4	4	4	4	24
Bubble Classroom	0	0	0	0	0	0	0
Total Classrooms/Grade	4	4	4	4	4	4	24



Educational Programming | Comparisons

PROPOSED												
CABOT ELEMENTARY SCHOOL Preliminary Design Program	Angier 465 Students			Zervas 490 Students			Cabot 480 Students			MSBA Guidelines		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
CORE ACADEMIC SPACES			21,472			23,450		25	23,550		21	20,950
<i>(List classrooms of different sizes seperately)</i>												
Pre-Kindergarten w/ toilet										1,200		-
Kindergarten w/ toilet	1,131	4	4,524	1,200	4	4,800	1,200	4	4,800	1,200	4	4,800
General Classrooms - Grade 1-5	925	18	16,650	925	20	18,500	925	20	18,500	950	17	16,150
General Classrooms - Grade 1-5												
ELL Program	298	1	298	150	1	150	250	1	250			
SPECIAL EDUCATION			5,965			5,500			6,900			5,540
<i>(List rooms of different sizes seperately)</i>												
Self-Contained SPED	925	1	925	900	1	900	925	2	1,850	950	4	3,800
Self-Contained SPED - toilet										60	4	240
Resource Room										500	2	1,000
Small Group Room / Reading										500	1	500
Substantially Separate Classroom												
Learning Centers (K-2; 3-5)	470	2	940	450	2	900	475	2	950			
Breakout Rooms (individual instruction) 1/grade (Ave)	121	7	845	125	6	750	125	6	750			
OT/PT	511	1	511	450	1	450	475	1	475			
Quiet Room 1 / academic floor	106	2	212	100	2	200	100	3	300			
Speech + Language	298	1	298	150	2	300	250	1	250			
Reading Program / Literacy Room	925	1	925	900	1	900	925	1	925			
Inclusion Facilitators (office for 6 adults)	238	1	238	150	1	150	300	1	300			
Literacy Specialist (Office + teaching area for 6 stu.)	176	1	176	125	1	125	250	1	250			
Math Coach	161	1	161	125	1	125	150	1	150			
Team Specialist + IEP Conference Room (12 adults)	428	1	428	400	1	400	400	1	400			
Psychologist (office, testing, therapy, storage)	155	1	155	150	1	150	150	1	150			
Social Worker (Office, testing, conferences)	151	1	151	150	1	150	150	1	150			
ART & MUSIC			2,608			2,725			2,575			2,575
Art Classroom - 25 seats	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000
Art Workroom w/ Storage & kiln	178	1	178	150	1	150	150	1	150	150	1	150
Music Classroom / Large Group - 25-50 seats	1,168	1	1,168	1,200	1	1,200	1,200	1	1,200	1,200	1	1,200
Music Practice/ Ensemble (Groups 4 - 10 students)	162	1	162	150	2	300	150	1	150	75	3	225
Music Practice/ Ensemble (Groups 4 - 10 students)	100	1	100	75	1	75	75	1	75			

Educational Programming | Comparisons

PROPOSED												
CABOT ELEMENTARY SCHOOL Preliminary Design Program	Angier 465 Students			Zervas 490 Students			Cabot 480 Students			MSBA Guidelines		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
HEALTH & PHYSICAL EDUCATION			6,105			6,300			6,300			6,300
Gymnasium	5,809	1	5,809	6,000	1	6,000	6,000	1	6,000	6,000	1	6,000
Gym Storeroom	176	1	176	200	1	200	175	1	175	150	1	150
Health Instructor's Office w/Shower & Toilet	120	1	120	100	1	100	125	1	125	150	1	150
MEDIA CENTER			2,770			2,875			2,830			2,830
Media Center/Reading Room	2,770	1	2,770	2,875	1	2,875	2,830	1	2,830	2,830	1	2,830
DINING & FOOD SERVICE			6,321			6,663			6,960			6,960
Cafeteria/Dining	3,035	1	3,035	3,200	1	3,200	3,400	1	3,400	3,600	1	3,600
Stage - existing used as SPED	950	1	950	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000
Chair/Table/Equipment Storage	408	1	408	363	1	363	360	1	360	360	1	360
Kitchen	1,460	1	1,460	1,600	1	1,600	1,700	1	1,700	1,780	1	1,780
Staff Lunch Room (1/3 of staff = 60 staff/3)	234	2	468	250	2	500	250	2	500	220	1	220
MEDICAL			569			510			510			510
Medical Suite Toilet	73	1	73	60	1	60	60	1	60	60	1	60
Nurses' Office/Waiting Room	306	1	306	250	1	250	250	1	250	250	1	250
Examination Room / Resting	95	2	190	100	2	200	100	2	200	100	2	200
ADMINISTRATION & GUIDANCE			2,305			2,515			2,595			2,345
General Office / Waiting Room/Toilet	750	1	750	680	1	680	650	1	650	390	1	390
Teachers' Mail and Time Room	Included in General Office			Included in General Office			Included in General Office			100	1	100
Duplicating Room	Included in General Office			Included in General Office			Included in General Office			150	1	150
Records Room	79	1	79	60	1	60	100	1	100	110	1	110
Principal's Office w/ Conference Area	301	1	301	300	1	300	300	1	300	375	1	375
Principal's Secretary / Waiting	Included in General Office			Included in General Office			Included in General Office			125	1	125
Assistant Principal's Office	117	1	117	125	1	125	125	1	125	120	0	-
Supervisory / Itinerant Teachers / Extended Program	428	1	428	650	1	650	750	1	750	120	1	120
Conference Room	218	1	218	200	1	200	250	1	250	250	1	250
Guidance Office	0	0	0	0	0	0	0	0	0	150	2	300
Guidance Storeroom	0	0	0	0	0	0	0	0	0	35	1	35
Teachers' Work Room	206	2	412	250	2	500	210	2	420	390	1	390









Educational Programming | Comparisons

PROPOSED												
CABOT ELEMENTARY SCHOOL Preliminary Design Program	Angier 465 Students			Zervas 490 Students			Cabot 480 Students			MSBA Guidelines		
	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
CUSTODIAL & MAINTENANCE			1,785			1,865			2,080			2,080
Custodian's Office	102	1	102	125	1	125	150	1	150	150	1	150
Custodian's Workshop	0	0	0	0	0	0	375	1	375	375	1	375
Custodian's Storage	583	1	583	147	3	440	375	1	375	375	1	375
Recycling Room / Trash	712	1	712	650	1	650	400	1	400	400	1	400
Receiving and General Supply	Included above			Included above			260	1	260	260	1	260
Storeroom	78	2	156	200	2	400	320	1	320	320	1	320
Network/Telecom Room	232	1	232	250	1	250	200	1	200	200	1	200
OTHER			0			0			0			0
Other (<i>specify</i>)												
Total Building Net Floor Area (NFA)			49,900			52,403			54,300			50,090
Proposed Student Capacity/Enrollment			465			490			480			480
Total Building Gross Floor Area (GFA) ²			74,960			78,800			81,450			76,320
Grossing factor (GFA/NFA)			1.50			1.50			1.50			1.52
	465 Students 49,900 NFA Program 74,960 GSF			490 Students 52,403 NFA Program 78,800 GSF			480 Students 54,300 NFA Program 81,450 GSF					

Alternative Sites | District Map



Legend

-  Cabot School District Center
-  Cabot Distances
-  Cabot School Property
-  Other Public Properties
-  Other Private Properties
-  Cabot School District
-  Surface Water
-  Property Boundaries

Site List

1. 229 Cabot St.
2. 101 East Side Pkwy.
3. 70 Blake Street
4. 255-257
Newtonville Ave.
5. 100 Walnut St.
6. 90 Crafts St.
7. 48 & 34 Crafts St.
8. 15 Walnut Park

Alternative Site Matrix

ALTERNATIVE SITE SELECTION MATRIX

Feasible
 Not feasible
 Not available
 ● Favorable
⊙ Neutral
○ Unfavorable

CRITERIA		IN CABOT DISTRICT				OUTSIDE OF DISTRICT				
		1	2	3	4	5	6	7	8	
<p><u>Angier ES Comparison:</u> Current usable site: 1.76 acres Reclaimed site area: .08 acres Total size of new site: 1.84 acres Note: SF data does not include reclaimed area for parking and play space.</p>		Existing Cabot site	Cabot Park (101 Eastside Parkway)	Edmands Park (Blake St)	255-257 Newtonville Ave	Education Center (100 Walnut Street)	PW Garage (90 Crafts Street)	48 & 34 Crafts Street	Aquinas College (15 Walnut Park)	
SITE										
1	Newton village	Newtonville	Newtonville	Newtonville	Newtonville	Nonantum	Nonantum	Nonantum	Nonantum	
2	Walking distance from district center (miles)	0.4	0.6	0.8	0.7	1.0	0.9	0.9	1.3	
3	Size of site (acres)	1.8	11.6	12.7	1.8	3.8	4.1	1.8	6.0	
AVAILABILITY & FEASIBILITY	4	Legal restrictions, City owned land	X	X	X	-	X	X	-	-
	5	Site acquisition/legal issues, privately owned land	-	-	-	X	-	-	X	X
	6	Publicly owned	X	X	X	-	X	X	-	-
	7	Privately owned	-	-	-	X	-	-	X	X
	8	Maintains neighborhood 'walkability'	●	●	●	⊙	○	○	○	○
	9	Minimizes busing	●	●	●	○	○	○	○	○
	10	Degree of redistricting required	●	●	●	○	○	○	○	○
11	Optimizes parking and play capacity	●	○	●	○	●	●	○	○	
12	Minimizes building height	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	
13	Does not increase demand for on street parking	⊙	⊙	●	○	●	●	○	●	
COST										
1	Site acquisition cost	●	⊙	⊙	○	●	○	○	○	
2	Minimizes phasing logistics	●	●	●	⊙	○	⊙	⊙	⊙	
3	Minimizes busing	●	●	●	⊙	○	○	○	○	
4	Reduces need for swing space/busing	●	●	●	⊙	○	⊙	⊙	⊙	
5	Collateral budget implications *	●	●	●	○	○	○	○	○	
RECREATIONAL IMPACT										
1	Minimizes recreational impact	⊙	○	○	⊙	⊙	⊙	⊙	⊙	
TOTALS										
1	Favorability	●	⊙	⊙	⊙	○	○	○	○	
		within current Cabot district								

Schedule I Project Milestone Schedule

Phase		Item	
	✓	07/08/14	Select OPM
	✓	09/23/14	Select Designer
FEASIBILITY		01/30/15	Submit Preliminary Design Program to MSBA
		04/16/15	Submit Preferred Schematic Report to MSBA
		04/29/15	MSBA Facilities Assessment Sub Committee Meeting
		06/03/15	MSBA Approval Preferred Schematic Study
SD		10/01/15	Submit Schematic Design to MSBA
		11/18/15	MSBA Approval Schematic Design
DD/CD		March 2017	Issue Construction Documents for Bidding
CONSTRUCTION		July 2017	Cabot School Moves to Carr School
		July 2017	Cabot School Construction Begins
		Jan 2019	Cabot School Opens

Zervas Elementary School

50% Design Development Progress



Board of Aldermen and School Committee Meeting
January 20, 2015



Anticipated Project Milestones & Updates

- Jan 2015 50% DD Update: ZWG / DRC / BOA / SC / ZSBC
- Apr 2015 100% DD Update: ZWG / DRC / BOA / SC / ZSBC
- Apr 2015 Begin Construction Documents
- Oct 2015 CD Update: ZWG / DRC / BOA / SC / ZSBC
- Oct 2015 Bidding Early Packages
- Nov 2015 Execute Early GMP Construction Contract
- Dec 2015 Zervas Faculty and Students Move to Swing Space
- Dec 2015 Bidding Main Package
- Jan 2016 Construction Begins on Early Package at Zervas
- **Jan 2016 Execute Main GMP Construction Contract**
- **Sep 2017 New Zervas School Opens for Students**



Site and Building Development



- **Retain/Protect Existing Trees -** (working with Tree Warden)
507 cal. Inches Remain
377 cal. Inches Replaced (198 of which are banked)
- **Pedestrian Paths to School Entrance**
- **Academic End Wall Along Beethoven**
- **Landscape Buffer Along Beacon**
- **Gym Wall/Design Along Beacon**
- **Fence/Landscaping Along Beethoven**

Site Development – Pedestrian Paths to Entry



Ground View of Main Path Approach



Zervas ES - BOA + SC Meeting: January 20, 2015

Fence/Gate Along Beethoven



Potential Gate

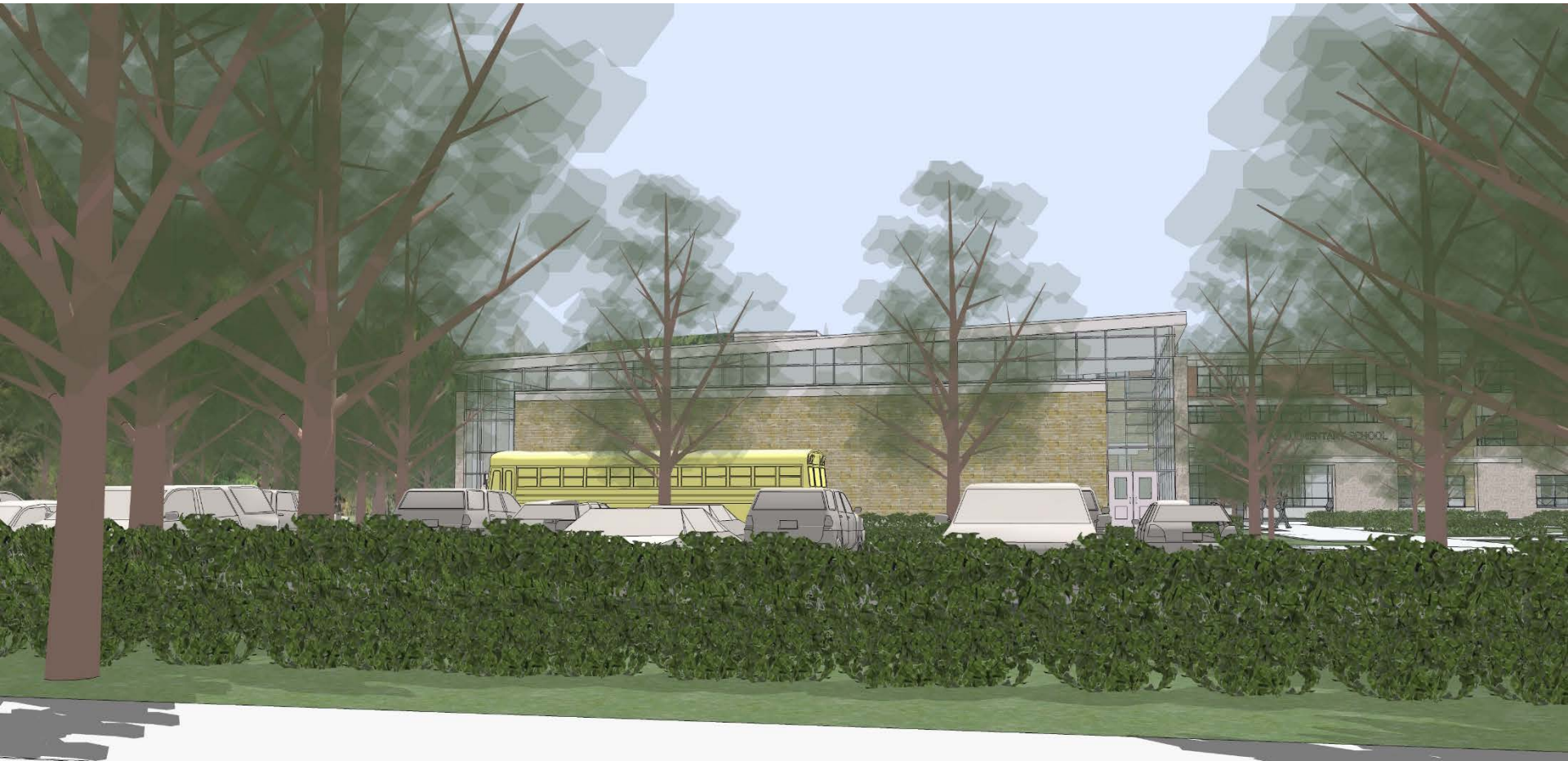
Decorative Aluminum Fence

Academic End Wall (Along Beethoven)



Reduced Brick Plane/Glass and Canopy Base

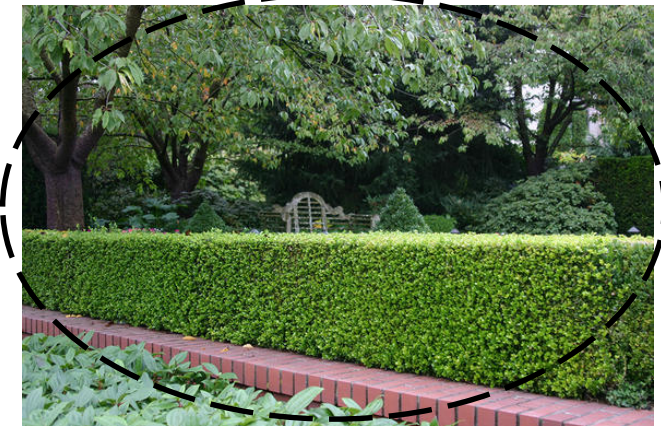
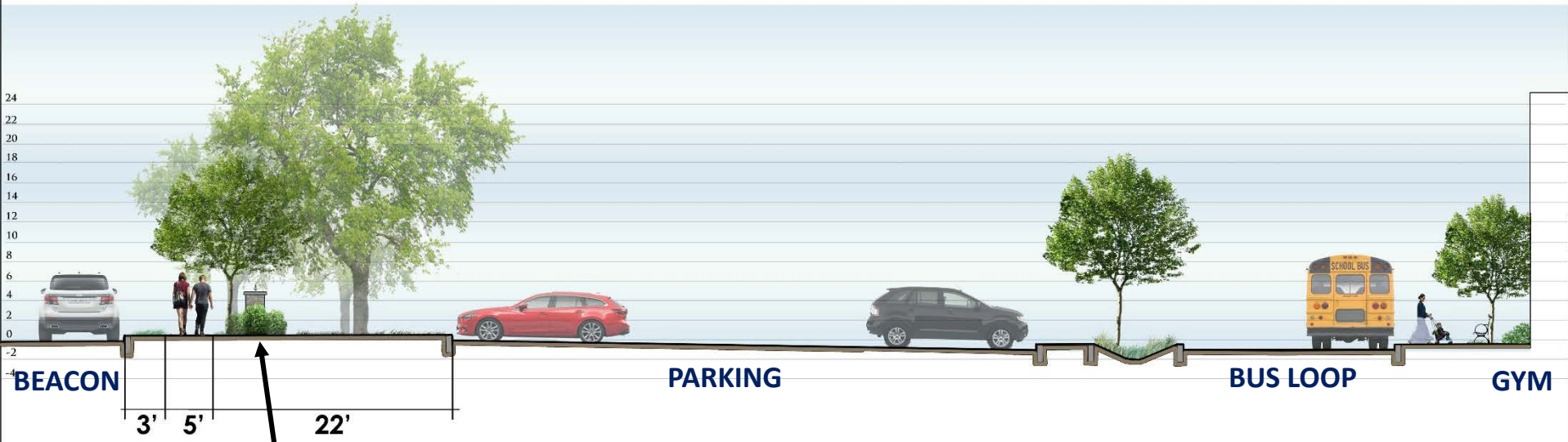
Gym End Wall (Along Beacon)



Reduced Scale Brick Box/Glass Surround

Zervas ES - BOA + SC Meeting: January 20, 2015

Site Buffer Along Beacon Street



Inkberry Hedge



Blushing Knockout Rose



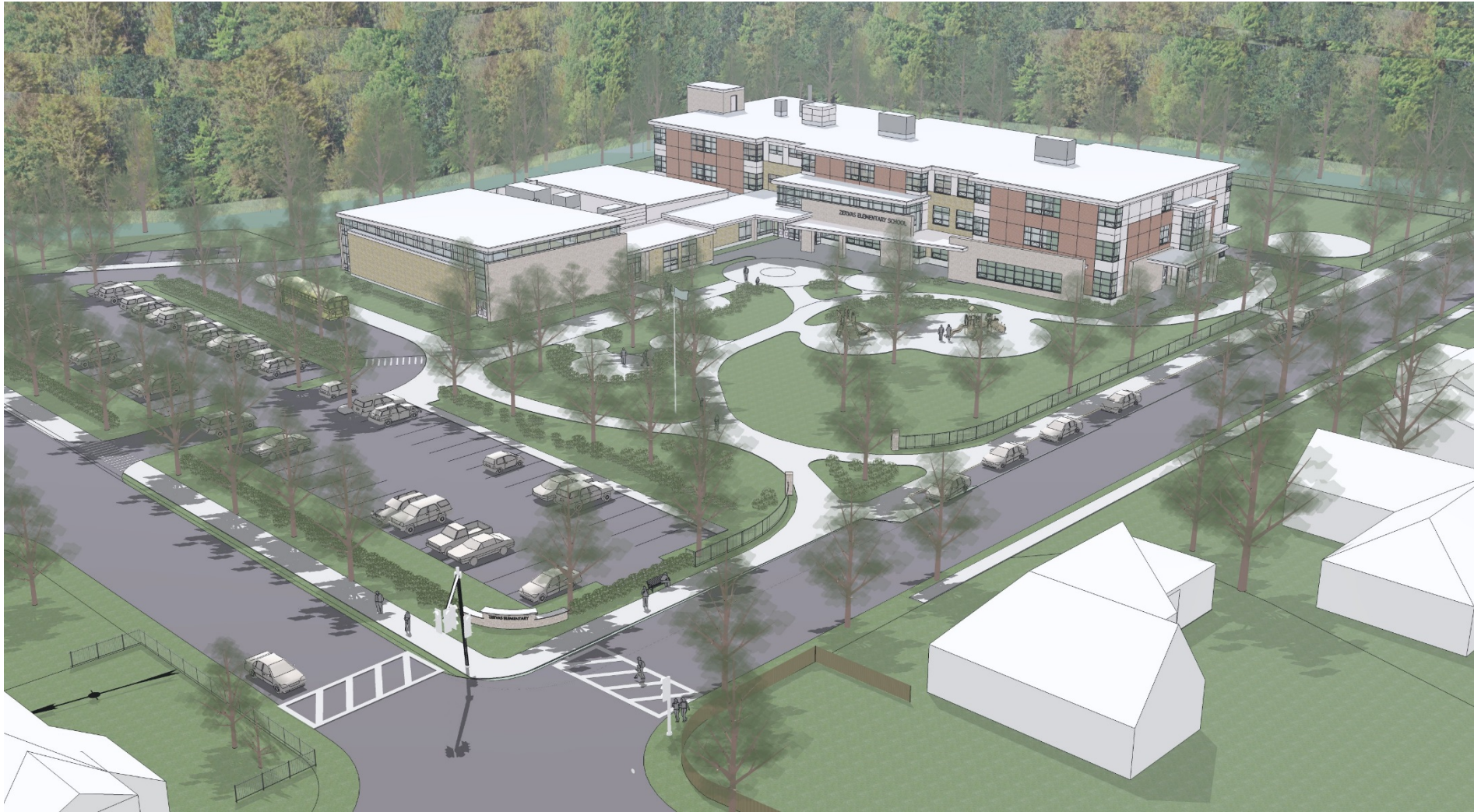
Limelight Hydrangeas



Fountain Grass

Plantings on Each Side of Hedge

Bird's Eye View of North - West Face



Zervas ES - BOA + SC Meeting: January 20, 2015

Bird's Eye View of South - East Face



Zervas ES - BOA + SC Meeting: January 20, 2015

Exterior Materials

EXISTING ZERVAS SCHOOL



Beige/Red Brick



Brick / Metal Panel (high)

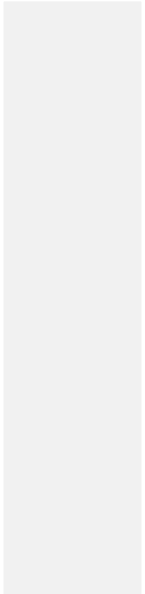
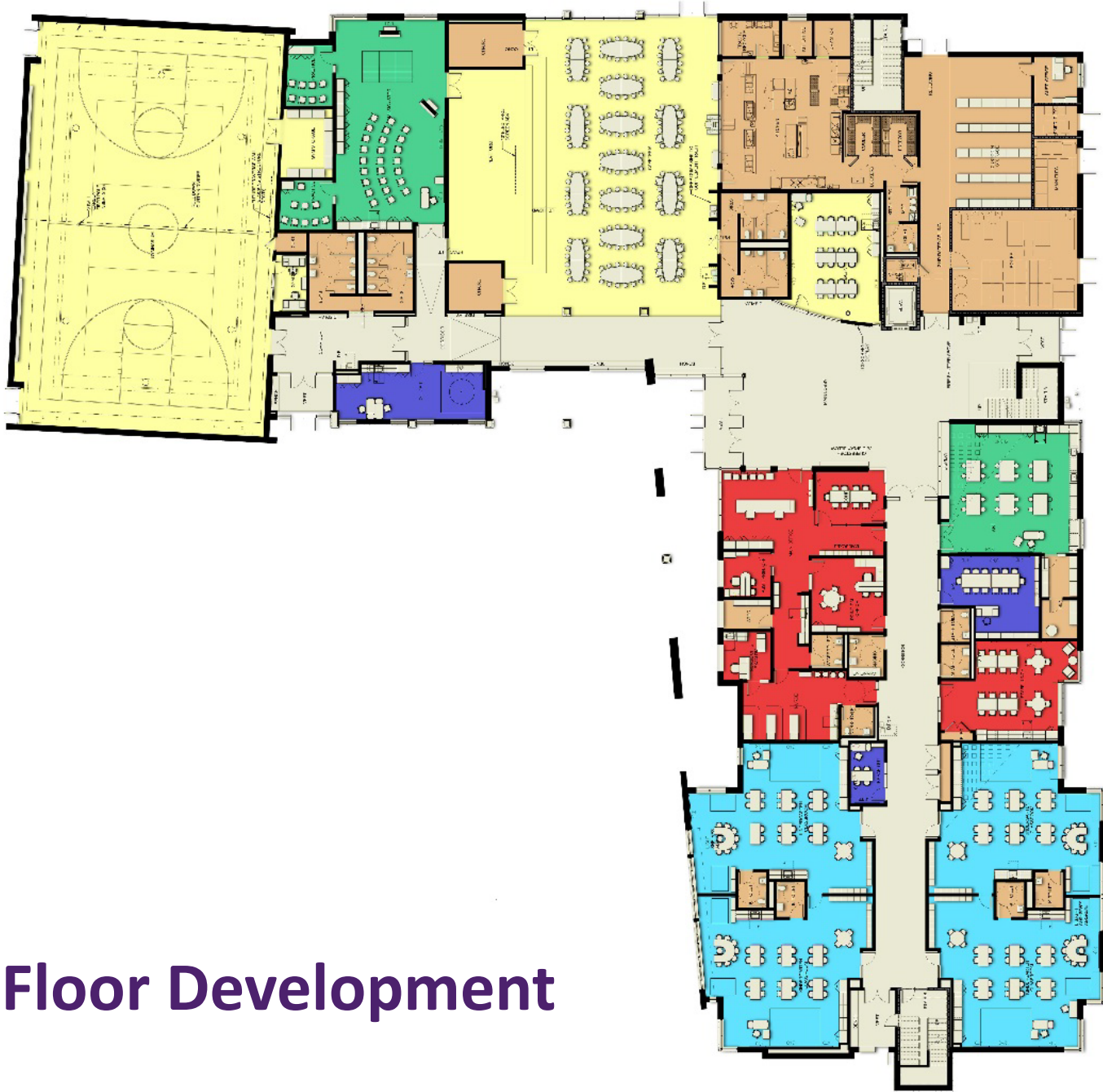


Solar Trellis



Stone & Split-face
Masonry Base

Main Floor Development



Mid and Upper Floor Development



Project Budget

ZERVAS ELEMENTARY SCHOOL PROJECT

BUDGET & CATEGORIES OF EXPENSES JOSLIN LESSER + ASSOCIATES for CITY OF NEWTON PUBLIC BUILDINGS DEPARTMENT

CATEGORIES OF THE BUDGET	Board Order BUDGET	CURRENT EXPENDITURES	TOTAL EXPENDITURES	TOTAL ENCUMBRANCES	UNOBLIGATED BUDGET
Repair & Maint. Public Buildings (UST)	\$ 30,177.45	\$ -	\$ -	\$ -	\$ 30,177.45
Consultants (Testing & Peer Review)	\$ 150,000.00	\$ -	\$ -	\$ -	\$ 150,000.00
Moving	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00
Advertising	\$ 1,500.00	\$ -	\$ 152.25	\$ 152.25	\$ 1,347.75
Printing	\$ 37,500.00	\$ -	\$ 768.99	\$ 2,112.15	\$ 35,387.85
Architectural Services	\$ 3,415,042.00	\$ 165,097.50	\$ 703,603.58	\$ 3,215,042.00	\$ 200,000.00
Construction Contract Management: OPM/Clerk	\$ 1,086,822.55	\$ 16,000.00	\$ 212,000.00	\$ 1,086,000.00	\$ 822.55
Demolition (of Acquired Houses)	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00
Construction	\$ 100,000.00	\$ -	\$ -	\$ -	\$ 100,000.00
Construction Manager at Risk (Construction + PreCon)	\$ 29,160,000.00	\$ -	\$ 40,000.00	\$ 160,000.00	\$ 29,000,000.00
Building Commissioning (through OPM)	\$ 100,000.00	\$ -	\$ -	\$ -	\$ 100,000.00
Site Improvements (in CM Construction)					
Off Site Improvements	\$ 500,000.00	\$ -	\$ -	\$ -	\$ 500,000.00
Furniture/Fixtures/Equipment FFE	\$ 600,000.00	\$ -	\$ -	\$ -	\$ 600,000.00
Computer Equipment	\$ 600,000.00	\$ -	\$ -	\$ -	\$ 600,000.00
Land Acquisition	\$ 2,415,000.00	\$ 1,776,000.00	\$ 2,298,000.00	\$ 2,366,000.00	\$ 49,000.00
Mayor's Contingency	\$ 318,958.00	\$ -	\$ -	\$ -	\$ 318,958.00
Board of Aldermen Contingency	\$ 1,365,000.00	\$ -	\$ -	\$ -	\$ 1,365,000.00
Total Project Expenditure Budget	\$ 40,000,000.00	\$ 1,957,097.50	\$ 3,254,524.82	\$ 6,829,306.40	\$ 33,170,693.60

Total Value of CM Change Orders Submitted to Date	\$ -
Total Number of CM Change Orders Submitted to Date	0

Construction Completion Rate (%)	NA
Projected Construction Start Date	January 2016
Substantial Completion Date	July 2017
Final Project Completion Date	Fall 2017

NOTES:

Expenditures are listed "as submitted" to the City, some expenditures may not yet be processed by the City of Newton

The potential cost of concrete slab moisture mitigation will be covered under Construction Contingency