



Finance Committee Agenda

City of Newton In City Council

Monday, August 1, 2022

The Finance Committee will hold this meeting as a virtual meeting on Monday, August 1, 2022 at 7:30 pm (after the conclusion of the Committee of the Whole). To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/84324832416> or call 1-646-558-8656 and use the following Meeting ID: 843 2483 2416

Items scheduled for discussion:

Chair's Note: Additional back-up for item #345-22 can be found at the following link: <https://newcal.projects.nv5.com/>

Referred to Public Facilities and Finance Committees

#345-22

Appropriate \$19.5 million for the Newton Center for Active Living

HER HONOR THE MAYOR requesting authorization to appropriate and expend nineteen million and five hundred thousand dollars (\$19,500,000) and authorize a general obligation borrowing of an equal amount for the Newton Center for Active Living (NewCAL) and authorization to apply any premium received upon the sale of the bonds or notes, less the cost of preparing, issuing, and marketing them, and any accrued interest received upon the delivery of the bonds or notes to the costs of the project and to reduce the amount authorized to be borrowed for the project by like amount.

Public Facilities Approved 6-0-1 (Councilor Gentile abstaining) on 07/13/22

Referred to Public Facilities and Finance Committees

#336-22

CPC Recommendation to appropriate \$133,002 in CPA funding

COMMUNITY PRESERVATION COMMITTEE recommending appropriation of one hundred thirty-three thousand and two dollars (\$133,002) in Community Preservation Act funding be appropriated from the Unrestricted Prior Year Funds to the control of the Planning & Development Department for the completion of the 100% design of the Commonwealth Avenue Carriageway Redesign project in Auburndale.

Public Facilities Approved 4-0-1 (Councilor Laredo abstaining and Councilor Kelley not voting) on 06/22/22

Finance Held 6-0 on 06/27/2022

Respectfully submitted,

Rebecca Walker Grossman, Chair

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



CITY OF NEWTON, MASSACHUSETTS
PUBLIC BUILDINGS DEPARTMENT
 52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
 Josh Morse, Building Commissioner

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July 26nd, 2022

At the July 13th, 2022, meeting of the Public Facilities Committee, it was requested that I bring the anticipated project cashflow for the Newton Center for Active Living, NewCAL, project to determine whether a partial funding authorization was advisable when considering the pending litigation against the City of Newton with regards to the NewCAL project.

NewCAL Project Schedule

- Fall 2022 – Spring 2023: Final Design
- Winter 2023 – Early Enabling Bid Packages – HazMat, Salvage, Demolition
- Spring 2023 – Final Bid Package Released, General Contractor Bids, and Contract Award.
- Summer 2023 – Summer 2025 – Construction (Possibly faster than 24 months for construction.)

Encumbrance Cash Flow for the NewCAL Project*

- Summer 2022: \$0 (CC votes on 8/8. The 20-day cooling off period will take us to the end of the summer)
- Fall 2022: \$300,000
- Winter 2023: \$2,500,000
- Spring 2023: \$16,700,000 (The full funding is needed to execute our contract with the General Contractor.)

* The project cashflow and the encumbrance cashflow are very different. The rate at which we expend money is slower than the rate at which we encumber money. For large capital projects, we must execute contracts that contain the full project scope and funding up front, which means that we need money fully approved long before we can expend it. In an expedited approvals schedule, it takes approximately 3 months from docket item to executed contract.

The funding request as submitted is \$19,500,000 which is the balance of the project budget through project completion. This is the standard approach at this phase of public construction project in Newton. In some case, the City Council does parse the fund

authorization to provide partial funding to both keep the project moving, as well as to allow for future touchpoints between City staff and the City Council, and to provide an added layer of fiduciary control.

Our large school capital projects almost always must wait for the school year to end before starting construction. For the NewCAL, project we have no restrictions on when we can begin salvage, demolition, and construction. We anticipate signing a full construction contract in the Spring of 2023, which is only nine months from now. However, with the potential for early enabling packages, the need for careful salvage of interior and exterior building components, opportunities to accelerate our construction schedule, and the need to create temporary swing space accommodations for the Senior Center, we may very well need to execute contracts as early as five months from now with bidding of some project components occurring as early as this fall.

In my opinion, a partial funding authorization is not advisable or realistic in this case. Based on the anticipated project schedule and funding needs, delaying the full project funding beyond September of 2022 could place delays on portions of the NewCAL project, which could ultimately delay the larger project schedule, and result in increased project costs due to escalation. Each month that a project of this size is delayed results in a \$100K-\$130K increase in total project cost due to inflation.

Considering the above and recognizing the importance of maintaining the legislative checks and balances, I ask that the Finance Committee and City Council authorize the full funding request of \$19,500,000, but with the following conditions:

1. The Public Buildings Commissioner shall update the City Council on the project status monthly and/or after the expenditure of funding expenditure milestones as identified by the City Council. This can be accomplished in person or in a written format, and that format will be at the discretion of the City Council.
2. The Public Buildings Commissioner shall work directly with the Comptroller and the Chair of the Finance Committee to establish a robust and detailed reporting mechanism specifically to the NewCAL project to allow for real-time project expenditure reporting.
3. The Law Department shall update the City Council on any developments with regards to the pending litigation.

Sincerely,



Josh Morse
Public Buildings Commissioner

cc: Jonathan Yeo, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
Alex Valcarce, Deputy Buildings Commissioner

DRAFT

City of Newton



Design Review Committee
 PUBLIC BUILDINGS DEPARTMENT
 Ellen Light and Thomas Gloria, Co-Chairs
 Joshua R. Morse, Commissioner
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 52 Elliot Street
 Newton Highlands, MA 02461-1605

Ruthanne Fuller
Mayor

Honorable City Council
 City of Newton
 1000 Commonwealth Avenue
 Newton Centre, MA 02459

20 July 2022

RE: Newton Center for Active Living – NewCAL, 345 Walnut Street, Newtonville

SUBJECT: Affirmation of Site Plan Review and Approval

Honorable City Council:

On Wednesday, July 20, 2022, the Design Review Committee, DRC, met to discuss the Newton Center for Active Living, NewCAL, project. Specifically, the DRC discussed what impact, if any, the future acquisition of the parcel located at 47 Walnut Place would have on the proposed site plans, building floor plans, and architectural schematics dated June 15, 2022, as submitted by Bargmann, Hendrie + Archetype Architects (BH+A) on behalf of the Public Buildings Department and Senior Services Department for the above referenced project. The DRC reviewed the potential future opportunities that the parcel located at 47 Walnut Place may have on the site, and we voted unanimously to continue to support the proposed site plan, building floor plans, and architectural schematics dated June 15th, 2022, as submitted by Bargmann, Hendrie + Archetype Architects (BH+A) on behalf of the Public Buildings Department and Senior Services Department for the above referenced project.

The DRC will continue to review the design as it evolves in the design development phase. During this phase we will ensure that the design evolves in a way that considers the future benefit and opportunities of the additional parcel.

We look forward to working with the community, the Public Buildings and Senior Services Departments, and the City Council on the potential future opportunities that this additional land will create.

Sincerely,

Ellen Light, AIA, LEED AP BD+C

Thomas P. Gloria, Ph. D.

Design Review Committee, Co-Chairs

CC: Joshua R. Morse, Commissioner of Public Buildings
 Jonathan Yeo, Chief Operations Officer

ACOUNT NUMBER	CATEGORIES OF THE BUDGET	#282-18	#19	New Request
58SB02	ARCHITECTURAL SERVICES	\$ 58,000.00	\$ 220,000.00	\$ 1,780,000.00
58SB01	OWNER'S PROJECT MANAGER	\$ 40,000.00	\$ 80,000.00	\$ 1,090,000.00
58SB03	SITE/ENVIRONMENTAL	\$ -	\$ 60,000.00	\$ 115,000.00
58SB04	OTHER	\$ 2,000.00	\$ 40,000.00	\$ 55,000.00
58SB40	PROJECT CONTINGENCY	\$ -	\$ -	\$ 150,000.00
582500	CONSTRUCTION	\$ -	\$ -	\$ 15,000,000.00
58SB39	CONSTRUCTION CONTINGENCY	\$ -	\$ -	\$ 860,000.00
58SITE	TECHNOLOGY	\$ -	\$ -	\$ 150,000.00
585FFE	FF&E	\$ -	\$ -	\$ 300,000.00
TOTAL PROJECT EXPENDITURE BUDGET		\$ 100,000.00	\$ 400,000.00	\$ 19,500,000.00



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

MEMORANDUM

Date: July 28, 2022
To: Councilor Grossman and the City Council Finance Committee
Councilor Leary and the City Council Public Facilities Committee
From: Nicole Freedman, Director of Transportation Planning
Cc: Jonathan Yeo, Chief Operating Officer
Barney Heath, Director of Planning and Development
Lara Kritzer, CPA Program Manager
Subject: Additional Information for Docket #336-22 CPC Recommendation to appropriate \$133,002 in CPA funding

This memo provides additional information in response to the Finance Committee meeting on 6/27/22 discussing Docket Item #336-22 CPC Recommendation to appropriate \$133,002 in additional CPA funding for the Carriageway Redesign Project.

Topic 1: Hiring Howard Stein Hudson

The City opted to hire Howard Stein Hudson (HSH) for engineering design for the Carriageway Redesign Project without a bid. The City felt it was essential to have the highest level of coordination during the design phase between the City's Carriageway Redesign Project and MassDOT's abutting Rt 30 over the Charles Bridge Project, which was being designed by HSH. The City's project team followed City protocol for hiring HSH without a bid, which included submitting a waiver request for approval by Nick Read (Chief of Procurement) and Maureen Lemieux (CFO). The request was granted. Reasons cited in the memo were as follows:

- Howard Stein Hudson provided engineering services for the concept and 25% design phases of the project.
- Howard Stein Hudson is contracted with MassDOT for engineering services for the abutting Project 110980 Newton-Weston-Bridge Rehabilitation South Avenue (Rt. 30) over the Charles River, which was the genesis for our Carriageway Project.
- Coordination between the two projects, particularly at the Auburn Street intersection, is critical. Having the same consultant work on both projects therefore is paramount.
- Howard Stein Hudson is contracted with the Town of Weston to provide engineering services for an abutting project on the other side of the highway for a two way shared use path on Commonwealth Avenue from the bridge over 128 at Commonwealth Avenue to the Natick border. This project is instrumental to seeing the vision for our Carriageway project come to fruition.

Topic 2: Clarification on Spending to Date

Concept Design - The budget for the concept design phase was \$48,000. This work has been completed within budget and all payments made. \$47,845.82 was paid to HSH. 50% was paid by Solomon Foundation and 50% by the City (\$23,972.90), via Planning's operations budget.

Phase I Design (25% Design) - The budget for this phase was \$200,000. This work has been completed within budget and all payments made. \$199,913 was paid to HSH using City Council-approved City funds.

Phase II Design (Final Design)– The initial budget for this phase was \$390,000. This work is in process. \$211,437 has been invoiced by HSH through 6/28/22 and paid for using CPA funding, leaving a balance of \$178,562.90. These invoices include all work HSH has completed to date, including all unplanned work on Ash Street to create additional Ash St alternatives. Because of the additional work incurred (and paid for) on Ash Street, HSH will not be able to complete final design within the initial \$390,000 budgeted. HSH projects they will need to spend the remaining balance of \$178,562 and an additional \$133,002 to complete final design. The CPC recommends appropriation of this \$133,002 in CPA funding.

Topic 3: HSH Hourly Rates

Please see chart on the following page showing changes in hourly rates for HSH staff involved in the project over the past several years. These changes are in line with the rest of the design field, especially during this era of unprecedented design and construction activity.

Consultant	Invoice 1-14 Rates 3/2020 - 6/26/21	Invoice 15-26 rates 6/27/21 - present
Ayala-Mendoza,Ziomara	\$115.00	\$120.00
Battle,Ervin	\$150.00	\$165.00
Bleeker,Angela	\$125.00	\$135.00
Burgess,Robbie	\$240.00	
Cahill,Ruth	\$120.00	
Catalano,Tyler	\$100.00	\$110.00
Chia,Valerie	\$145.00	\$160.00
Dietrich,Jeffrey	\$135.00	\$155.00
DiGiacomo,Matthew	\$125.00	\$140.00
Edouarzin,Rachelle	\$125.00	\$125.00
Enteado,Emma	\$115.00	\$135.00
Fabieszcziwski,Andrew		\$150.00
Granville,Grady	\$125.00	\$140.00
Gravallese,Mark	\$250.00	\$265.00
Hite,Jared	\$175.00	
Ingles,Amy	\$145.00	
Jasmin,Matthew	\$185.00	\$215.00
Katira,Sonam	\$120.00	\$135.00
Kuebler,Hans	\$155.00	\$175.00
Latini,Richard	\$230.00	
Lizza,Jessica	\$185.00	\$200.00
Lyman,Christopher	\$125.00	\$135.00
Malloy,Kyle	\$140.00	\$150.00
Malsch,Christopher	\$170.00	
Matton,David	\$300.00	\$315.00
Mckinnon,Ian	\$205.00	
Molzon,Matthew	\$85.00	\$85.00
Mullins,Christopher	\$135.00	\$135.00
Nelson,Daniel	\$210.00	\$210.00
Pierre-Louis,Ashley	\$120.00	
Roose,Jason	\$135.00	\$160.00
Savran,Michaela	\$125.00	
Sousa,Kayla	\$135.00	\$155.00
Stathopoulos,Haralampos	\$185.00	\$195.00
Tofuri,Marissa	\$85.00	\$105.00
Tyler,Steven	\$185.00	
Wong,Teren	\$140.00	\$150.00
Wroblewski,Peter	\$170.00	