

Master Capital Project Report

August 5th, 2022

As a community we find ourselves in the busiest period of municipal building design and construction since the early 1950's when the city built many of the elementary schools still in use today in response to the "Baby Boom" following WWII.



A huge thank you to the thousands of resident volunteers, project team members, and staff that help make all these projects an absolute joy to work on. We are now up to more than 7,000 residents who have signed up to our project listservs to stay connected and contribute their time to make these projects wonderful assets for the entire community.

Newton Early Childhood Program Project

ARROWSTREET
ARCHITECTURE & DESIGN



NEWTON
PUBLIC SCHOOLS
Quality • Excellence

HILL
International

MOCC
M. O'CONNOR CONTRACTING, INC.

Newton Early
Childhood Program

NEWTON EARLY CHILDHOOD PROGRAM



Built by the Residents of the City of Newton

FOR PROJECT UPDATES, PLEASE VISIT:
<https://www.newtonma.gov/government/public-buildings/capital-projects-investing-now-for-newton-s-future/school-projects/necp>



(Above) Breathing life into the renderings of the new main entrance.



(Above) New stairs and ramps provide multiple accessible entrances and exits to the facility.



(Above) Our electrical switchgear just arrived. These will power the HVAC systems for the school, which allows us to operate with no fossil fuel consumption on site.

The Newton Early Childhood Program, NECP, project is going smooth. The total project budget is \$13M, and our substantial completion date is in November of 2022, and we're on schedule and within budget. This week we will pour our last portion of concrete outside the building, and then we'll take a breather until the fall when landscaping and final paving will happen. Within the building we are in great shape. The plumbing and HVAC are in the home stretch. Our electrical switchgear arrived last week, and we anticipate having permanent power within the next two weeks. The new elevator is arriving shortly, and installation will start next week. Drywall is well underway, and painting is ongoing throughout the school. Flooring and final finishes are expected to start next month. To sign up to receive updates you can email us at necp@newtonma.gov.

Library Children's Room Expansion Project



The Library Children's Room Expansion Project has been extremely smooth. The total project budget was \$2M, and the construction is now complete. The library staff and patrons have been extremely patient as we completed this project, and we were very excited to turn this space over to the dedicated and passionate Children's Room staff.

Lincoln-Eliot School Building Project

SITE PLAN CONCEPT



LOBBY RENDERING
VIEW FROM FIRST FLOOR



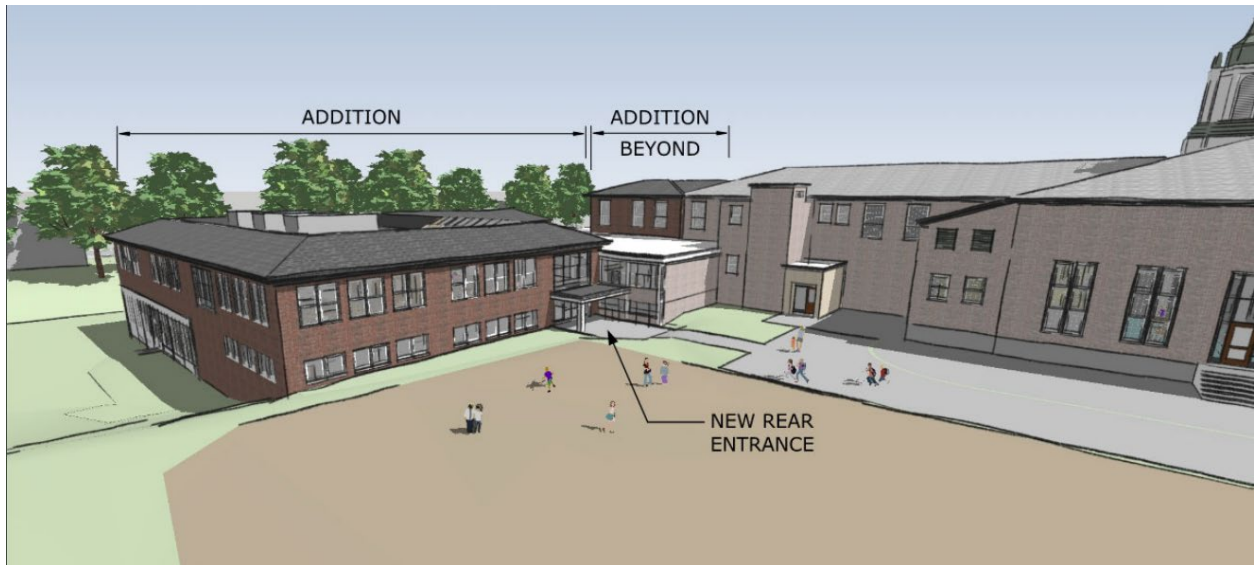
SITE / LANDSCAPE DESIGN - OPTION D
VIEW FROM PLAYGROUND



(Above) The existing auditorium has incredible potential!

The Lincoln-Eliot School Project has a total project budget of \$50M, which includes \$3M for the renovation of the auditorium. Construction is slated to begin in the summer of 2023, and the anticipated completion date is August of 2025. Last month, the City Council voted unanimously to approve the site plan and full project funding. Community outreach, communication, and collaboration will continue, but the latest plans seem to have broad support throughout the neighborhood. The neighbors have been engaged, and they've helped refine and advance the plans. The building floor plans are coming along great with MSBA space guidelines and programmatic adjacencies high on our list of priorities. Traffic and off-site parking are still very much a work in progress, and like all our projects this will be an area that we continue to work on for the next few years. We are now moving into the design development phase where we really start to focus on transitioning the conceptual design into detailed designs. This fall we will begin the final phase of design to meet the milestone of bidding this project in the spring of 2023. To sign up to receive updates you can email us at lincolneliot@newtonma.gov. To view previous presentations and meeting recordings, you can click [here](#). The next meeting of the Lincoln-Eliot School Building Committee and community will be on Tuesday, September 13th at 6:00pm, and you can register in advance by clicking [here](#).

Horace Mann School Building Project





Site Layout

“D” Options
(right side)

Easiest to Live Thru
During Construction

Parking Lots Remain

Modulars & Playground
Remain ‘In-Use’
During Construction

Retains Part of Sledding Hill

Relocates B-Ball Court

Leaves a Large
Upper Site Plateau
for Pkg/Play Options

1st Floor (front) Receiving

The Horace Mann School Building Project has a total project budget of \$15M and has an anticipated completion date of August of 2026. We are hard at work moving through the feasibility phase of the project. The above images are just a few of the many options we’ve studied so far, and there will be many more options studied as we move forward. The Horace Mann School Building Committee, Design Review Committee, and community are hard at work reviewing options and providing feedback. The Horace Mann Staff have been engaged again recently through a visioning session, and they will continue to be part of the team that helps make this project incredible. This project will align classroom sizes with MSBA guidelines, create breakout areas, special education spaces, support spaces, and will include a ~20KSF addition and interior space modifications and improvements. There will be site and landscaping modifications and improvements as well. This summer we have been working on the refining and optimizing the various concepts, while simultaneously developing a phasing plan to map out how best the scope of work can be accomplished while the school is occupied. This fall we will look to confirm the preferred concept and move into the final feasibility design phases before moving into early schematic design. To sign up to receive updates you can email us at horacemann@newtonma.gov. To view previous presentations and meeting recordings, you can click [here](#). The next meeting of the Horace Mann School Building Committee and community is on Thursday, August 25th at 6:00pm, and you can register in advance by clicking [here](#).

Countryside School Building Project

Our Team



Mike Burton  <i>Project Director</i> <ul style="list-style-type: none">• Zero Net Energy experience• Insight into options• Schedule & cost• Risk management• Team accountability	Steve Brown  <i>Senior Project Manager</i> <ul style="list-style-type: none">• Schedule• Project Plans• Sustainable Design• Construction Oversight	Christina Dell Angelo  <i>Project Manager – Process</i> <ul style="list-style-type: none">• Process management• SBC leadership• Meeting manager & facilitator• Communication manager	Mike Cox  <i>Project Manager – Controls</i> <ul style="list-style-type: none">• Financial manager• Budget management• Change management	Rachel Rincon  <i>Assistant Project Manager</i> <ul style="list-style-type: none">• Documentation & record management• Meeting minutes• Communication coordinator
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(Above) The team from Dore and Whittier assembled to join our project team.

The Countryside School Building Project has a total project budget of \$55M and is slated to be completed by the summer of 2027. We were accepted into the Massachusetts School Building Authority, MSBA, project pipeline last year, and we're currently working through the Designer Selection Process with the MSBA. Dore and Whittier Associates is now formally onboard as the Owner's Project Manager, OPM. The Countryside School Building Committee has been established for quite some time now, and we've held several meetings to date. The project received four submittals from architectural firms, and the MSBA design selection panel chose Dinisco Design, Arrowstreet Partners, and Jonathan Levi Associates. These three firms will be interviewed on August 16th, at which time one of the firms will be selected as the architect for the Countryside School project. Our site survey work is wrapping up and building surveys will begin shortly. By the fall we expect to have our entire project team assembled, and we'll be focused on existing conditions analysis, educational program review, and our school enrollment study process. To sign up to receive updates you can email us at countryside@newtonma.gov. To view previous presentations and meeting recordings you can click [here](#). Our next Countryside School Building Committee and Community meeting is on Tuesday, August 23rd at 6:00pm and you can register in advance by clicking [here](#).

Franklin School Building Project



(Above) Some examples of previous projects completed by HMFH Architects.

The Franklin School Building Project has a total project budget of \$55M, and is slated to be completed in the summer of 2029, but opportunities may present themselves to accelerate this schedule. We've assembled the Franklin School Building Committee, FRSSBC, and we've held several meetings to date. HMFH Architects are now onboard and have already begun the existing conditions analysis. The site survey will begin soon, as this will help with the prefeasibility site analysis. HMFH will continue to work with the entire project team to begin prefeasibility, school program and enrollment analysis, and the needs assessment phase of the project this summer and into the fall. To sign up to receive updates you can email us at franklin@newtonma.gov. To check out previous presentations and meeting recordings, you can click [here](#). The next meeting of the Franklin School Building Committee and Community is on Thursday, August 11th at 6:00pm, and you can register in advance by clicking [here](#).

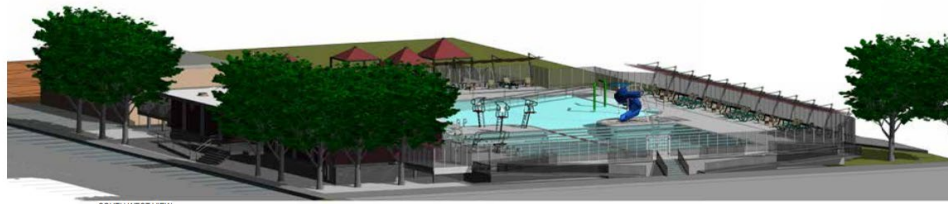
Newton Center for Active Living Project



The Newton Center for Active Living, NewCAL, project has a total design and construction budget of \$20M and is still going strong. Over the past few months, we have continued to work with the community, City Council, Design Review Committee, DRC, Development Review Team, and Newton Historical Commission to help move this project forward. We have presented our site plan, schematic floor plans, and funding request to the multiple committees of the City Council. The project has received overwhelming support from the City Council to date, and this will culminate with a final vote on August 8th. Following this vote, we will be moving forward with the design development phase of the project where conceptual plans will start to become more defined. Very soon we'll start to take everyone on a 3D tour of the interior of the building as we breath life into this incredible project. We are looking to begin enabling work, salvage, and demolition as early as the winter of 2023, and we expect the full project to be bid in the spring of 2023. The new building is on track to open in as little as two years from now.

In addition to voting on the site plan and project funding next week, the City Council will also be voting on the acquisition of 47 Walnut Place, an abutting property to the Senior Center. The city has been working with the owners for the past few years to secure an agreement for the city to purchase the property. The agreement is structured such that the owner will reside in her home for the rest of her life. We look forward to working with the community and City Council on how best to utilize this additional land, but we know that it will create opportunities for additional open space, landscaping, and passive recreational opportunities for the project and for the neighborhood. To sign up to receive email updates you can email us at newcal@newtonma.gov. To view previous presentations and meeting recordings, you can click [here](#). Our next community meeting for the NewCAL project is on Thursday, August 18th at 6:30pm, and to register for the meeting you can click [here](#).

Gath Pool Project



The Gath Pool Project has a total project budget of \$6.06M. We're currently working through the feasibility and programmatic phase and aligning our project scope and budget. The Parks, Recreation, and Culture Department is taking the lead at this stage as we continue to work with the community and various project stakeholders to create an incredible family friendly pool facility and splash pad. At the same time, we're also making sure the plans support competitive and recreational lap swimmers. With a strong focus on accessibility, we will be completing interior improvements to the bathhouse. We have been busy working with the Community Preservation Committee, Design Review Committee, Parks and Recreation Commission, Conservation Commission, community, and various focus groups, to help wrap up the feasibility phase of this project. We're currently working with BH+A, our project architect, and Parks, Recreation, and Culture Department to refine our project design and construction schedule. We anticipate that we will move into the site plan review and approval process this fall. A sense of urgency exists as the current pool has significant leaks, and almost all the pool support systems have reached the end or their useful life. To view previous presentations and meeting recordings, you can click [here](#). To sign up to receive updates you can email us at gathpool@newtonma.gov.

Comprehensive Police HQ Facility Renovation and Upgrade Project

KAESTLE BOOS TEAM

KAESTLE BOOS
associates, inc

Brian Solywoda
Co-Principal-in-Charge

Todd Costa
Co-Principal-in-Charge
Public Safety Program Specialist

Kevin Witzell
Project Manager

Seunghwan Lee
Project Designer

Luke McCoy
Landscape Architect

Katrina Hay
Interior Designer / Space Planner

WITH EXPERIENCED SUPPORT STAFF READY

The Police HQ Facility Project has been kicked off with \$500K to complete the needs assessment and feasibility design phases. This project will be a significant capital investment, but the exact amount will be determined once we further define the project scope. This work will complement the \$1.4M currently being invested in the HVAC project and the communications and data system upgrades. This project includes direct collaboration with officers and staff up and down the ranks. While the project has not been fully defined yet, we do know that it will include upgrades to various building systems, finishes, the envelope, interior programmatic and space improvements, site security, accessibility improvements, and the creation of an on-site training space. We have partnered with Kaestel Boos Associates, KBA, a design firm with strong police facility design experience, to help move through the various phases of this project. The feasibility design phase will continue throughout the summer and into the fall. KBA has completed their existing conditions analysis, and the report is being generated. Simultaneously, KBA is working to develop a departmental program, and corresponding space program, which will help guide the general project approach. We have just started this project, but if you have any questions, please email me at jmorse@newtonma.gov.

Saying Goodbye to Fossil Fuels



(Above) Our new heat pump systems are being installed at the Newton Early Childhood Program Project. This allows us to eliminate onsite fossil-fuel use, and drive down our carbon footprint.

As part of our comprehensive plan to reduce our greenhouse gas emissions, the following projects are all being designed and constructed to not consume any fossil fuel on site for their heating and cooling systems:

- Newton Early Childhood Program
- Lincoln-Eliot Elementary School
- Newton Center for Active Living
- Countryside Elementary School
- Franklin Elementary School
- Horace Mann Elementary School Addition

The above projects follow recent building electrification projects like the Auburndale Community Library and the Oak Hill Middle School addition.

Additional Capital Projects Ongoing or Anticipated in FY23

- Craft Street Wash Bay
- Commonwealth Golf Course Maintenance Facility
- Boiler Replacement at Franklin School
- Boiler Replacement at Newton South High School
- Pellegrini Field House Project
- Fire Station #1 Ventilation Project
- Fire Station #2 Window Project
- Jackson Homestead Basement Project
- Ward/Underwood Parent Task Force Support
- Bigelow School Roof Replacement
- Peirce School Heating Project
- Library HVAC Project