

CITY OF NEWTON
BOARD OF ALDERMEN
COMMITTEE OF THE WHOLE REPORT

MONDAY, JUNE 10, 2013

Present: Ald. Albright, Blazar, Danberg, Fischman, Fuller, Gentile, Harney, Hess-Mahan, Johnson, Kalis, Lappin, Laredo, Linsky, and Salvucci; absent: Ald. Baker, Ciccone, Crossley, Lennon, Rice, Sangiolo, Schwartz, Swiston, and Yates; 1 vacancy

REFERRED TO PUB. FACIL., PROG. & SERV. AND FINANCE COMMITTEES

#138-13 HIS HONOR THE MAYOR requesting authorization to appropriate an amount that is yet to be determined from bonded indebtedness for the purpose of funding the Carr School renovation project. [03/25/13 @ 3:58 PM]

ACTION: **APPROVED 12-0-2 (Fuller and Linsky abstaining)**

NOTE: The Finance Chairman provided over the Committee of the Whole discussion. Interim Commissioner Josh Morse and Chief Financial Officer Maureen Lemieux presented the request for funding for the Carr School renovation project. The Public Buildings Department issued the request for bids without an estimated cost and pre-qualified all bidders. The City now has actual values for the cost of the project, as the bid and filed sub-bid results for the project have been received and the contracts awarded.

The Administration is seeking authorization to bond \$12,004,442 for the renovation of the Carr School, which will be used as swing space for elementary schools during renovation or replacement of those schools.

The project received site plan approval by the Board of Aldermen on November 5, 2012. The total design costs approved by the Board of Aldermen for the project are \$995,558. There was a statement that the School Department had contributed \$300,000 to the design of the project. The aldermen had a substantial discussion regarding the \$300,000; however, the statement was made in error. The Board of Aldermen approved \$300,000 from bonded indebtedness on May 7, 2012 and \$695,558 from bonded indebtedness on November 5, 2012. The Board Orders for both are attached.

The City received bids from seven general contractors, which came in at the expected price. The City did not get a response on the elevator or plaster sub-bids. Both sub-bids will be re-advertised, if there is still no response the City will hold allowances for both the elevator and the plaster until a sub-contractor is awarded the sub-bid. Massachusetts General Law Chapter 149 dictates how the City handles it. The request for funds also includes 5% of the general contractor's bid for contingency.

It is likely that the City will proceed with two of the three alternates included in the bid. The first alternate is the removal of asbestos tile and replacement with vinyl tile. Although, the asbestos tile is in good shape, it poses a problem if it is simply covered with vinyl tile. There is a

slight risk that the asbestos could become airborne when the tile floor is next replaced. The second alternate is the acid wash of the exterior masonry. The acid wash will provide a nice finish to the exterior of the school. The third bid relates to the construction of wooden cubbies. The City is not accepting the third alternate, as the cubbies can be done through Furniture Fixtures and Equipment line item and are not critical to the project.

There will be no air conditioning installed in the school. The school is being used as a temporary swing space and will not have any summer programming. The school is expected to be used over the next twenty years as swing space. The project includes funding for the HVAC system, which has a useful life of twenty years. Therefore, the HVAC system will need to be replaced at the same time that the school stops being used for swing space. If, at that point, it is determined that the spaces should be air-conditioned, it can be added to the building.

The Aldermen reviewed the cost breakdown (attached) of the project. The numbers in the breakout did not agree with the bid results or the money appropriated for design services. Aldermen requested that the Chief Financial Officer Maureen Lemieux provide the actual cost of the project and the correct breakout of funds for the aldermanic packet. Ms. Lemieux agreed to provide the requested information. The Board Order for the project will include the project expenditure budget, which will be provided before the Board of Aldermen votes on the request. The line items included in the expenditure budget will require a recommendation by the Mayor and a majority vote by the Board Aldermen to transfer funds between line items.

Ald. Lappin moved approval of the item, which carried by a vote of twelve in favor, none opposed, and two abstentions. The project is on a tight schedule and needs to begin as soon as possible in order to be ready for occupancy in September 2014.

Respectfully submitted,

Leonard J. Gentile, Chairman

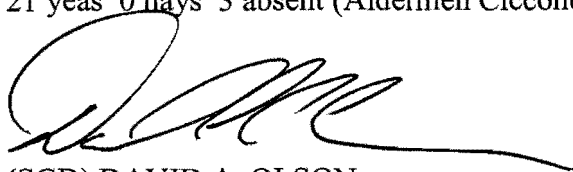
CITY OF NEWTON
IN BOARD OF ALDERMEN

May 7, 2012

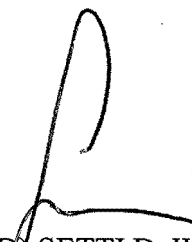
ORDERED:

That for the purpose of paying for evaluation, hazardous material testing, code review and schematic design associated with the renovation of the Carr Elementary School and all other costs associated therewith, there be and hereby is appropriated and authorized to be borrowed under and pursuant to Chapter 44 Section 7(21) of the General Laws, as amended and supplemented, or pursuant to any other enabling authority, the sum of three hundred thousand dollars (\$300,000).

Under Suspension of Rules
Readings Waived and Approved
21 yeas 0 nays 3 absent (Aldermen Ciccone, Merrill, and Salvucci)



(SGD) DAVID A. OLSON
City Clerk



(SGD) SETT D. WARREN
Mayor

Date 5/15/12

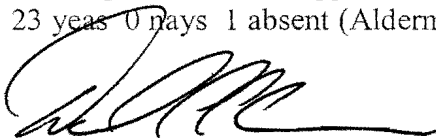
CITY OF NEWTON
IN BOARD OF ALDERMEN

November 5, 2012

ORDERED:

That for the purpose of funding the completion of design services through the construction administration phase associated with the renovation of the Carr Elementary School and all other costs associated therewith, there be and hereby is appropriated and authorized to be borrowed under and pursuant to Chapter 44 Section 7(21) of the General Laws, as amended and supplemented, or pursuant to any other enabling authority, the sum of six hundred ninety-five thousand five hundred fifty-eight dollars (\$695,558).

Under Suspension of Rules
Readings Waived and Approved
23 yeas 0 nays 1 absent (Alderman Albright)



(SGD) DAVID A. OLSON
City Clerk



(SGD) SETTI D. WARREN
Mayor

Date 11/7/12

Carr Elementary School Renovations

June 10, 2013

Description	Bid	Spent to Date
Construction		
Subtotal Construction	\$ 10,831,645	\$ -
Design & Consulting		
Subtotal Design	\$ 872,876	\$ 759,559
FFE, IT, AV		
Subtotal FFE, IT, AV	\$ 175,000	\$ -
Project (Clerk, Commissioning, Testing)		
Subtotal Project	\$ 239,000	\$ 3,024
Contingency	\$ 581,479	
Totals	\$ 12,700,000	\$ 762,583

Cost Per Square Foot

\$

271

Funding Approval	Date	Amount
BOA (Remaining Design Services)	11/5/12	\$ 695,558
BOA (Construction Funding)	6/10/13	\$ 12,004,442
Total		\$ 12,700,000