



Programs & Services Committee Report

City of Newton In City Council

Wednesday, January 4, 2023

Present: Councilors Krintzman (Chair), Humphrey, Wright, Baker, Albright, Noel, Ryan, and Greenberg

Also Present: Councilors Malakie, Kelley, Kalis, Oliver, and Norton

City Staff: Marc Welch, Superintendent of Urban Forestry; Jonathan Yeo, Chief Operating Officer; Josh Morse, Director of Public Buildings; Jennifer Wilson, Assistant City Solicitor; Nicole Banks, Commissioner of Parks, Recreation, and Culture; Luis Perez Demorizi, Director of Parks and Open Space; Gregory Mellett, Assistant Director of Parks and Open Space; Meghan Murtagh, Assistant Director of Youth Services; and Jaclyn Norton, Committee Clerk

For more information regarding this meeting, a video recording can be found at the following link: [01-04-23 Programs & Services Committee Meeting](#)

#513-22 Appointment of Spencer Solcoff to the Youth Commission

HER HONOR THE MAYOR appointing Spencer Solcoff of Newton South High School as a member of the Youth Commission for a term of office to expire on December 5, 2025. (60 Days: 01/20/2023)

Action: Programs & Services Approved 7-0 (Councilor Baker not voting)

Note: The Chair read items #513-22, 514-22, 515-22, and 516-22 into the record and introduced Spencer Soloff, Shivani Gulati, Lily Siegelman, and Audrey Wei. Mr. Solcoff noted his previous involvement in the advisory board for the Youth Commission and how during this time he witnessed the impact of the Commission on the City. He also expressed the need to address antisemitism within Newton Public Schools. Ms. Gulati noted similar involvement as Mr. Solcoff but expressed a passion for increasing mental health initiatives. Increasing mental health initiatives and combating vaping in Newton Public Schools was a noted policy interest for Ms. Siegelman. Ms. Wei noted previous involvement with the mental health subcommittee of the advisory board and an interest in increasing sustainability within Newton.

A Councilor asked the appointees for suggestions to help reduce littering in the plaza in Newtonville. Ms. Gulati and Mr. Solcoff proposed efforts to share the impacts of littering and a social media campaign respectively. Appointees were asked by another Councilor what they could do as a commissioner to welcome transgender individuals and combat alcohol and drug abuse. For the question about welcoming transgender individuals, Appointees noted a social media campaign that promotes safe space groups within Newton, ensuring programming is

inclusive, and inviting guest speakers to help spread information. Relating to the alcohol and drug abuse question Mr. Solcoff and Ms. Wei stated encouraging students to openly talk about this topic with each other and guidance counselors. Ms. Siegelman also suggested that medical professionals can be included in these discussions.

Committee members voted 7-0 (Councilor Baker not voting) on a motion to approve items #513-22, 514-22, 515-22, and 516-22.

#514-22 Appointment of Shivani Gulati to the Youth Commission

HER HONOR THE MAYOR appointing Shivani Gulati of Nobel and Greenough School, Dedham as a member of the Youth Commission for a term of office to expire on December 5, 2025. (60 Days: 01/20/2023)

Action: Programs & Services Approved 7-0 (Councilor Baker not voting)

Note: Items #513-22, 514-22, 515-22, and 516-22 were discussed concurrently. Written report can be found with item #513-22.

#515-22 Appointment of Lily Siegelman to the Youth Commission

HER HONOR THE MAYOR appointing Lily Siegelman of Newton North High School as a member of the Youth Commission for a term of office to expire on December 5, 2025. (60 Days: 01/20/2023)

Action: Programs & Services Approved 7-0 (Councilor Baker not voting)

Note: Items #513-22, 514-22, 515-22, and 516-22 were discussed concurrently. Written report can be found with item #513-22.

#516-22 Appointment of Audrey Wei to the Youth Commission

HER HONOR THE MAYOR appointing Audrey Wei of Newton South High School as a member of the Youth Commission for a term of office to expire on December 5, 2025. (60 Days: 01/20/2023)

Action: Programs & Services Approved 7-0 (Councilor Baker not voting)

Note: Items #513-22, 514-22, 515-22, and 516-22 were discussed concurrently. Written report can be found with item #513-22.

#566-22 Appointment of Mignonne Murray as Director of Senior Services

HER HONOR THE MAYOR appointing MIGNONNE MURRAY as DIRECTOR OF SENIOR SERVICES pursuant to Sec 3-3 of the City Charter. (30 Days: 1/18/23)

Action: Programs & Services Approved 7-0 (Councilor Baker not voting)

Note: The item was read into the record and Mignonne Murray was introduced to describe why she should be appointed Director of Senior Services. Ms. Murray noted her career starting at the Newton Housing Authority and how Jayne Colino helped to serve as a benchmark for what senior services can be throughout her career. In detailing her experience, it was noted that she had overseen a move of a Senior Center to a temporary location and a subsequent move

to a new facility in Natick. Ms. Murray concluded by reaffirming her passion for older adult services. Councilors expressed support and one Councilor asked what she would do to increase membership in the Newton Senior Center. Ms. Murray noted needing to work with the staff and community members to make sure programming reflects the needs of the community. Councilors voted 7-0 (Councilor Baker not voting) on a motion to approve from Councilor Noel.

#565-22 Request for discussion on Countryside Elementary School

HER HONOR THE MAYOR on behalf of the Commissioner of Public Buildings requests a discussion to provide an update on the Countryside Elementary School Building Project.

Action: Programs & Services Held 7-0 (Councilor Baker not voting)

Note: Josh Morse, Director of Public Buildings, was introduced and began sharing the attached presentation with the Committee. It was noted that this presentation is to solely provide an update on the Countryside Elementary School Building Project. The target for site plan approval for this project is Fall 2023. The project is currently in the feasibility phase with the Preliminary Design Program being prepared for submission. Director Morse noted the vision plan for ensuring Countryside Elementary School fits the needs of the community and the staff. Resulting of the last enrollment report, Countryside Elementary School is at 371 students. The existing space conditions within Countryside along with MSBA Guidelines and requirements for a 465-student enrollment were presented.

Director Morse then outlined the criteria used during site selection. This criterion was used to evaluate eight (8) potential site locations within or close to the Countryside District with the existing Countryside site being deemed the best fit for the project. When discussing the existing Countryside site conditions, it was noted that the existing school is located within the riverfront area and wetland buffer and the site is almost entirely within the 100-year flood elevation. When asked for clarification Director Morse noted that steps are required to be taken to alleviate flooding concerns at the completion of the Countryside project.

The City in submitting this Preliminary Design Program is required to look at three approaches to Countryside School. These approaches include repair/code upgrades, renovation/addition, and new construction. Repair/code upgrades are very challenging as the current Countryside building does not meet MSBA space guidelines. Renovation/addition would entail removing the modular classrooms and the annexes along with a new two (2) story addition between the existing building and the parking lot. This method does pose a challenge with the existing Countryside school located within the water table. With the new construction approach, the school would be moved to the right side of the site, helping to build outside of the 100 ft wetland buffer. Director Morse described a draft site and floor plan for the new construction approach. The criteria matrix for the various approaches was outlined. Individuals seeking more information about the project can go to the following website: <https://www.countrysideelementaryschoolproject.com/>.

Multiple Councilors posed questions about the flooding concerns on the site. Director Morse noted that the bottom left of the site will be greenspace and significant stormwater improvements will be done on the site. Another Councilor raised concern about neighbors

potentially receiving more stormwater as a result of the project. It was noted that the City is not allowed to design or build anything that sheds more water off the site under any circumstances. Councilors voted 7-0 (Councilor Baker not voting) on a motion to hold from Councilor Ryan.

Referred to Programs & Services and Finance Committees

- #17-23** **Appropriation of \$3,240,000 for Newton South High School Fields and Track**
HER HONOR THE MAYOR requesting authorization to appropriate and expend the sum of three million, two hundred forty thousand (\$3,240,000) in FY2022 Free Cash for synthetic turf carpet and infill materials, installation, and construction oversight to replace the two (2) synthetic turf fields at Newton South High School and to resurface the perimeter track at the school's Winkler Stadium.
- Action:** **Programs & Services Approved 6-1-1 (Councilor Wright opposed) (Councilor Baker abstaining)**

Note: The Chair read the item into the record and introduced Commissioner of Parks, Recreation, and Culture, Nicole Banks. Luis Perez Demorizi, Director of Parks and Open Space noted that the Department had gone before the Conservation Commission and granted an order of conditions for the Winkler Stadium. This project would be to replace both turf fields and resurface the track at Newton South High School. These fields are currently thirteen (13) years old with a recommended lifespan of eight (8) to ten (10) years and repairs to extend lifespan are no longer effective.

When outlining the project goals, it was noted that the existing turf carpets would be removed and recycled, disposal of existing Crumb Rubber infill, and replacing with a better and cleaner turf carpet and infill. Based on the approach described at the November 9, 2022 Programs and Services meeting the recommendation of a dual fiber turf carpet and an infill mix of TPE and sand. It was noted by Mr. Perez Demorizi that this infill mix does not have high heat levels compared to crumb rubber and very little replenishing of only a few buckets. Maintenance cost will be approximately five thousand dollars (\$5,000) per field per year.

The funding request in total is three million, two hundred forty thousand dollars (\$3,240,000). A breakdown of the funding request can be found in the attached presentation. This project has an estimated groundbreaking of after the spring 2023 athletic season and would be completed prior to the 2023-2024 athletic pre-season.

Multiple Councilors expressed concerns over the potential presence of PFAS in the turf material and what the city is doing to ensure manufacturer claims are accurate. Mr. Perez Demorizi noted that the City will be having testing completed at two different times to ensure that no measurable PFAS are present. Heather Lanza from CDM Smith also noted that no data is present to suggest that PFAS are present. Commissioner Banks was asked about converting a synthetic field to a natural field. She noted the increased playability of a synthetic field, and that conversion would require one full growing year after the deconstruction of the synthetic field.

Committee members voted 6-1-1 (Councilor Wright opposed) (Councilor Baker abstaining) on a motion to approve from Councilor Greenberg.

Referred to Programs & Services and Finance Committees

#411-22 Request for Amendment to Chapter 21, Art III Trees to extend tree protection and update permits

COUNCILORS MALAKIE, NORTON, LEARY, RYAN, WRIGHT, LUCAS, HUMPHREY, BOWMAN, MARKIEWICZ, OLIVER, DOWNS, LAREDO, AND GROSSMAN requesting revisions and amendments to Chapter 21, Art. III Trees (sec. 21-60 through 21-89) to extend tree protection to all trees 6 inches DBH (diameter at breast height) and greater within the City (with no exempt lots); to update tree removal permits, fees, and compensation; and to strengthen protection for existing and replacement trees.

Action: **Programs & Services Held 8-0**

Note: Items #411-22 and #412-22 were read into the record. Councilors agreed to postpone continued discussion to a future meeting. Multiple Councilors urged for this item to be taken up earlier in a later meeting. Committee members voted 8-0 on a motion to hold from Councilor Albright.

Referred to Programs & Services and Finance Committees

#412-22 Request for Review and Amendments to Chapter 21, Art. III, Division 3

HER HONOR THE MAYOR requesting review and amendments to Chapter 21, Art. III, Division 3, Tree Preservation to increase replacement requirements for larger trees, add protections for smaller trees, limit removal of trees without replacement, enhance procedures for protecting trees, increasing payment required for trees cut without replacement, protect trees on lots adjacent to construction, provide Tree Warden with additional professional input on trees on private properties.

Action: **Programs & Services Held 8-0**

Note: This item was discussed concurrently with #411-22.

The meeting adjourned at 9:15pm.

Respectfully Submitted,

Josh Krintzman, Chair

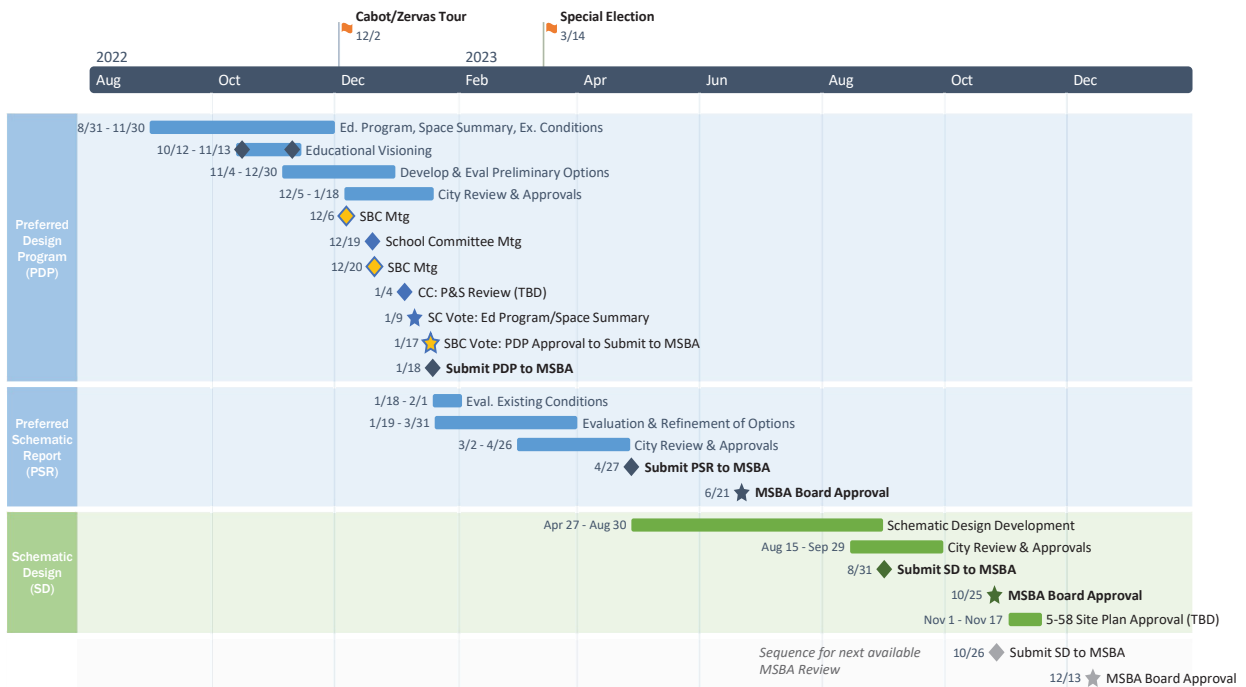


Programs and Services
Committee Meeting

COUNTRYSIDE ELEMENTARY SCHOOL

Newton, MA

Project Timeline/Schedule



MSBA Process

Module 3 Activities - Feasibility Study:

Submit Preliminary Design Program (PDP)

- Educational program and Space Summary
- Existing conditions report
- Establish design parameters
- Develop and evaluate alternates

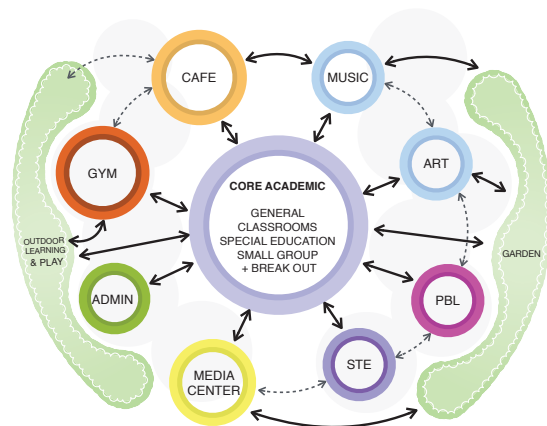


Preferred Schematic Report:

- Summarize the process and conclusions of the Preliminary and Final Evaluation of Alternatives
- Cost comparison table
- Document District’s selection and recommendation of the most cost effective and educationally appropriate preferred solution to the MSBA
- Submit Preferred Schematic Report (PSR)

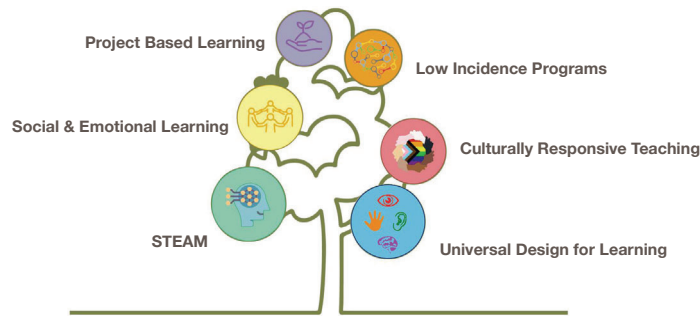
MSBA Process | Educational Program

- Identifies special education programs offered district-wide
- Identifies programs to be offered within the “new” Countryside School
- Identifies programmatic spatial relationships and adjacencies
- The program defines the space needs and total square footage for the project



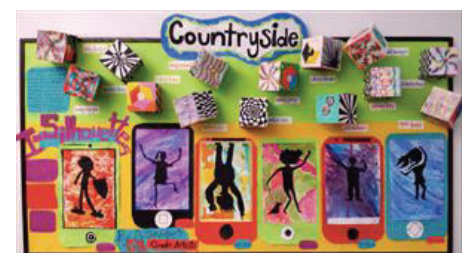
Visioning Sessions | Educational Goals

- Student Centered Learning
- Personalized Learning and Support
- Inclusive and Differentiated Instruction
- Tiered Approach to Intervention
- Special Education Support
- Responsive Classroom Approach
- Multi-Sensory Approach
- Social-Emotional Learning
- Project-Based Learning
- Outdoor Learning and Connections
- Movement and Play
- Building School Community



Visioning Sessions | Architectural Goals

- Warmth and Welcome
- Comfort, Flexibility and Safety
- Acoustics
- Wayfinding and Streetscapes
- Display and Exhibition
- Practicality and Durability
- Thoughtful Grade Level Configuration
- Classroom Neighborhoods
- Agile Classrooms
- Special Educational Spaces
- Enrichment Spaces
- Collaborative and Gathering Spaces
- Breakout and Quiet Spaces
- Connectivity
- Professional Work Areas
- Meeting and Small Group Spaces
- Outdoor Learning Spaces
- Sustainability



Spatial Relationships & Adjacencies

What we know:

1st floor

- Administration
- Cafetorium
- Gym
- Kindergarten Classrooms
- Receiving

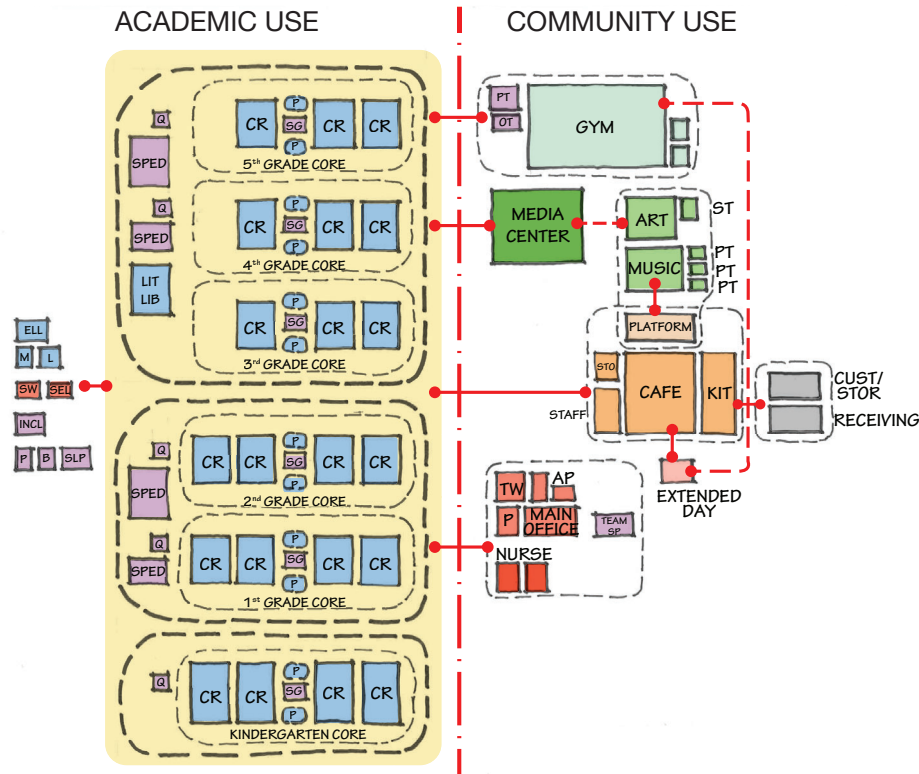
To be determined:

Location of:

- Library
- Art Room
- Music Room

Site Priorities

- Main entry at drop off area
- Separate bus and parent drop off areas
- Cafetorium connected to play area
- Receiving area in proximity to kitchen
- Gym with access to fields



Preliminary Design Program | Enrollment Alternatives



Class Size Policies

Kindergarten through Second Grade	1 to 22 students
Third through Fifth Grade	1 to 24 students

Option 1 - 340 Student Enrollment

GOAL Class Size	K	1	2	3	4	5	Total
# Students (Average)	57	57	57	57	56	56	340
Average # students/class	22	22	22	24	24	24	
# of classrooms	2.59	2.59	2.59	2.37	2.37	2.37	14.88
Total Classrooms / Grade	3	3	3	3	2	2	16

- Average class size 21 - 22 students, respectively
- Provides flexibility for larger than typical grade

Option 2 - 465 Student Enrollment

GOAL Class Size	K	1	2	3	4	5	Total
# Students (Average)	78	78	78	77	77	77	465
Average # students/class	22	22	22	24	24	24	
# of classrooms	3.55	3.55	3.55	3.20	3.20	3.20	20.25
Total Classrooms / Grade	4	4	4	3	3	3	21

Preliminary Space Summary | 340 Student Enrollment

Program	Countryside Existing Conditions	Countryside Space Requirements	MSBA Guidelines	Differences	Comments
Core Academic	18,135 NFA	17,025 NFA	15,000 NFA	2,025 NFA	MSBA does not automatically include ELL, Lit / Math Specialists
Special Ed.	3,530 NFA	5,185 NFA	4,530 NFA	655 NFA	DESE reviews / approves Special Ed spaces
Art/Music	1,480 NFA	2,500 NFA	2,500 NFA	0 NFA	
Health & PE	2,545 NFA	6,300 NFA	6,300 NFA	0 NFA	
Media Center	1,265 NFA	2,200 NFA	2,200 NFA	0 NFA	
Dining (Cafe, Kitchen, Stage, Staff Dining)	4,785 NFA	5,703 NFA	5,703 NFA	0 NFA	Maximize size of cafetorium to accommodate any future expansion
Medical / Admin	1,120 NFA	2,440 NFA	2,565 NFA	-125 NFA	May require slightly more space depending on final layout
Custodial / Main	105 NFA	1,750 NFA	1,940 NFA	-190 NFA	May require slightly more space depending on final layout
Other (Extended Day)	765 NFA	250 NFA	0 NFA	250 NFA	MSBA does not reimburse for "other" spaces
Sub Total Program	33,730 NFA	43,353 NFA	40,738 NFA	2,615 NFA	
Total Gross Sq. Ft. (GSF) (Gross SF / NFA = 1.5)	56,100 GSF	65,030 GSF	59,613 GSF	3,923 GSF	

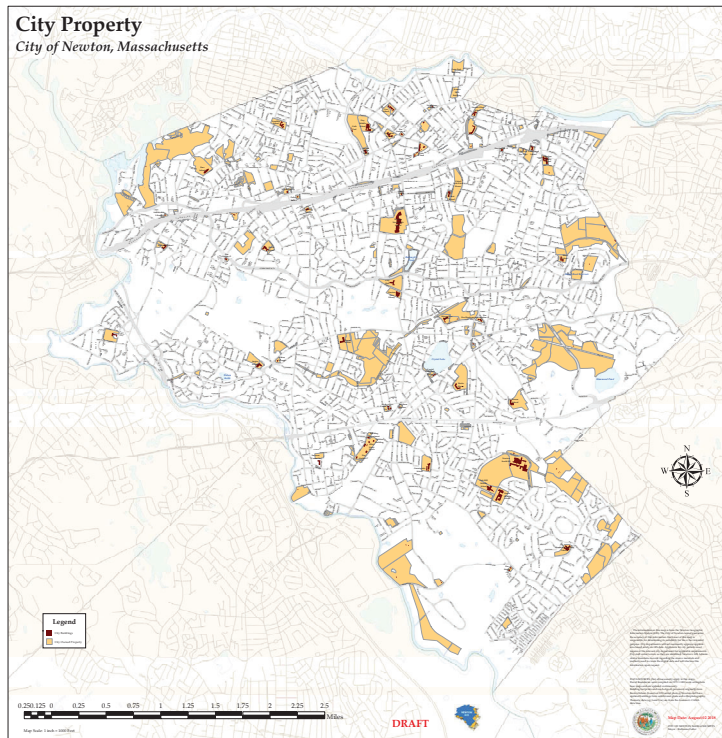
Preliminary Space Summary | 465 Student Enrollment

Program	Countryside Existing Conditions	Countryside Space Requirements	MSBA Guidelines	Differences	Comments
Core Academic	18,135 NFA	21,875 NFA	20,950 NFA	925 NFA	MSBA does not automatically include ELL, Lit / Math Specialists
Special Ed.	3,530 NFA	5,860 NFA	5,540 NFA	320 NFA	DESE reviews / approves Special Ed spaces
Art/Music	1,480 NFA	2,575 NFA	2,575 NFA	0 NFA	
Health & PE	2,545 NFA	6,300 NFA	6,300 NFA	0 NFA	
Media Center	1,265 NFA	2,763 NFA	2,763 NFA	0 NFA	
Dining (Cafe, Kitchen, Stage, Staff Dining)	4,785 NFA	6,350 NFA	6,823 NFA	-473 NFA	• 3 seatings vs 2 seatings • Smaller kitchen per Angier design
Medical / Admin	1,120 NFA	2,585 NFA	2,840 NFA	-255 NFA	May require slightly more space depending on final layout
Custodial / Main	105 NFA	1,830 NFA	2,065 NFA	-235 NFA	May require slightly more space depending on final layout
Other (Extended Day)	765 NFA	250 NFA	0 NFA	250 NFA	MSBA does not reimburse for "other" spaces
Sub Total Program	33,730 NFA	50,388 NFA	49,856 NFA	532 NFA	
Total Gross Sq. Ft. (GSF) (Gross SF / NFA = 1.5)	56,100 GSF	75,582 GSF	74,749 GSF	798 GSF	

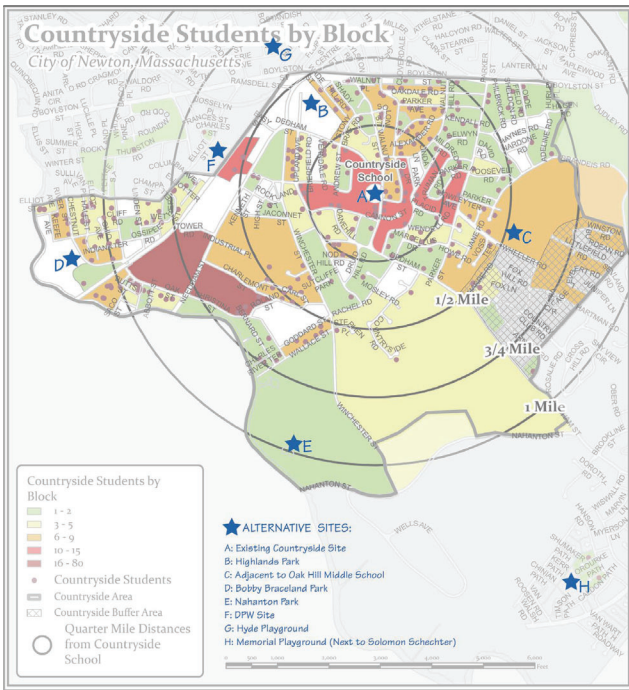
Preliminary Space Summary | Enrollment Comparison

Program	340 Students @ MSBA Standards	340 Students MSBA Guidelines	465 Students @ MSBA Standards	465 Students MSBA Guidelines	Comments
Core Academic	17,025 NFA	15,000 NFA	21,875 NFA	20,950 NFA	MSBA does not automatically include ELL, Lit / Math Specialists
Special Ed.	5,185 NFA	4,530 NFA	5,860 NFA	5,540 NFA	DESE reviews / approves Special Ed spaces
Art/Music	2,500 NFA	2,500 NFA	2,575 NFA	2,575 NFA	
Health & PE	6,300 NFA	6,300 NFA	6,300 NFA	6,300 NFA	
Media Center	2,200 NFA	2,200 NFA	2,763 NFA	2,763 NFA	
Dining (Cafe, Kitchen, Stage, Teacher Dining)	5,703 NFA	5,703 NFA	6,350 NFA	6,823 NFA	465 Enrollment: • 3 vs 2 seatings; Smaller kitchen (Angier)
Medical / Admin	2,440 NFA	2,565 NFA	2,585 NFA	2,840 NFA	May require slightly more space depending on final layout
Custodial / Main	1,750 NFA	1,940 NFA	1,830 NFA	2,065 NFA	May require slightly more space depending on final layout
Other (Extended Day)	250 NFA	0 NFA	250 NFA	0 NFA	MSBA does not reimburse for "other" spaces
Sub Total Program	43,353 NFA	40,738 NFA	50,388 NFA	49,856 NFA	
Total Gross Sq. Ft. (GSF) (Gross SF / NFA = 1.5)	65,030 GSF	59,613 GSF	75,582 GSF	74,749 GSF	

Site Selection | City Property



Site Selection | Alternative Sites Within Countryside District

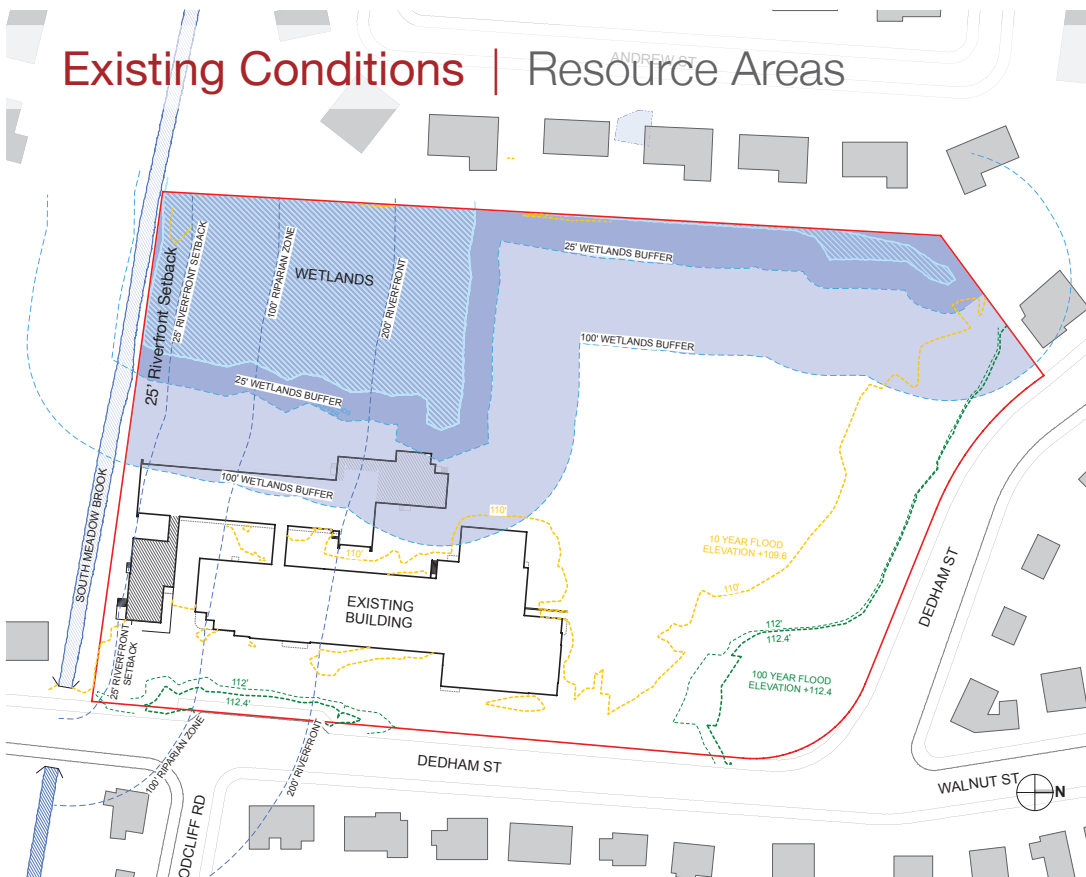


DINISCO DESIGN

- Favorable
- Neutral
- Unfavorable

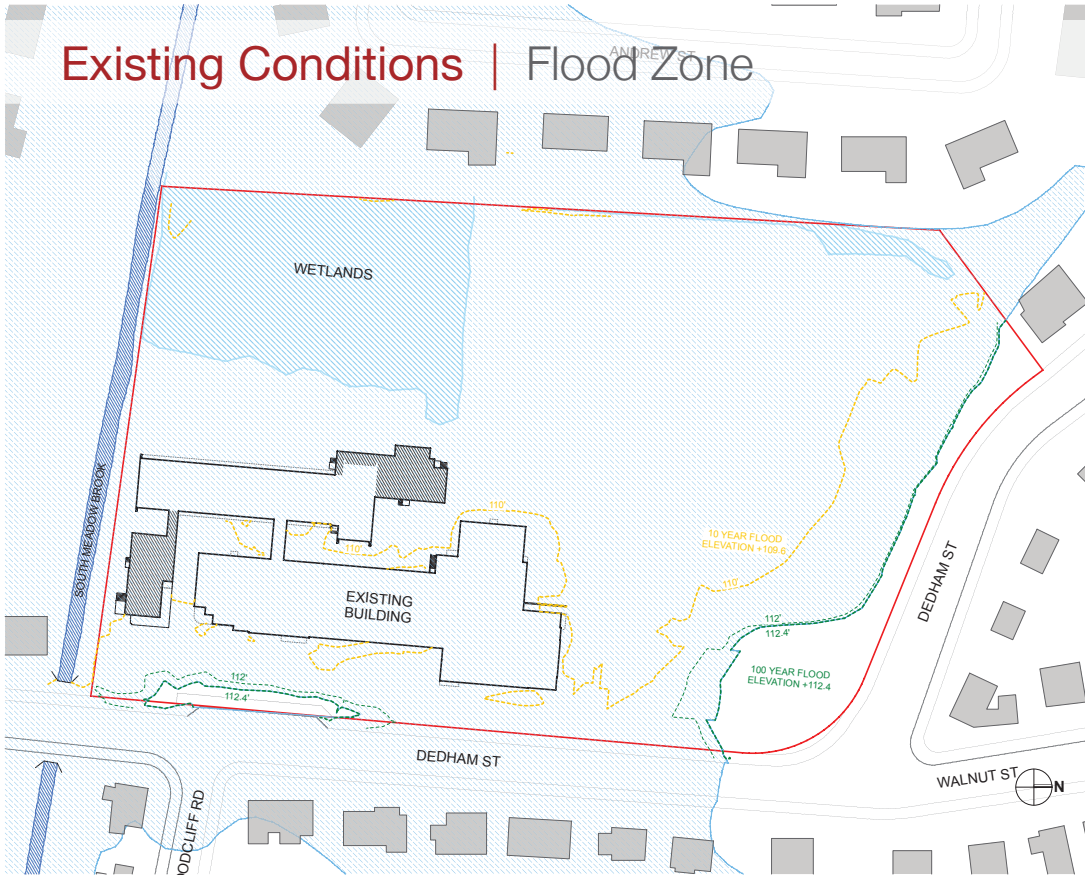
CRITERIA	IN COUNTRYSIDE DISTRICT							
	A	B	C	F	D	G	H	E
Countryside ES Comparison: Site size: 7.39 acres Usable site area: 5.37 acres	Existing Countryside site	Highlands Park	Adjacent to Oak Hill Middle School	DPW site (Elliot St)	Bobby Bracland Park	Emerson Playground	Memorial Playground (Next to Solomon Schecter)	Nahantson Park
SITE								
1 Maintains neighborhood 'walkability'	●	○	○	○	○	○	○	○
2 Distance from existing Countryside (miles)	---	0.4	0.6	0.6	1.2	0.95	1.64	0.94
3 Size of site (acres)	7.4	12.6	3.1	11.7	8.8	1.0	2.9	2.29
4 Maximum buildable area	5.4	7.4	3.1	2.7	4.0	1.0	2.8	2.29
5 Current land use restrictions	●	○	○	○	○	○	○	○
6 Legal restrictions	●	○	○	○	○	○	○	○
7 Site acquisition and legal issues	●	○	○	○	○	○	○	○
8 Minimizes busing	●	○	○	○	○	○	○	○
9 Optimizes parking and play capacity	●	●	○	○	○	○	○	○
10 Minimizes building height	●	●	●	●	●	○	○	○
11 Does not increase demand for on street parking	●	○	○	○	○	○	○	○
COST								
1 Minimizes phasing logistics	●	○	○	○	○	○	○	○
2 Minimizes busing	●	○	○	○	○	○	○	○
3 Reduces need for swing space	●	●	●	●	●	●	●	●
RECREATIONAL								
1 Minimizes recreational impact	●	○	○	○	○	○	○	○
GROSS SCORING	12	-1	-1	-1	-3	-5	-4	-4

Existing Conditions | Resource Areas



- Site bounded by wetlands and South Meadow Brook
- Existing school located inside riverfront area and wetland buffer
- Existing school first floor less than 1 foot above 10 year flood elevation (+el. 110.5)
- Site almost entirely within 100 year flood elevation

Existing Conditions | Flood Zone



- Site almost entirely within 100- year flood elevation
- IBC states improvements exceeding 50% of value must comply with flood requirements for **first floor construction**
- ASCE 24* requires 1st floor to be 1-ft above base flood elevation (100-yr flood elevation)
- Compensatory flood storage required if new development exceeds existing building volume within 100-year floodplain (build on piers, for example)

*American Society of Civil Engineers

Existing Conditions | Existing Countryside Elementary School

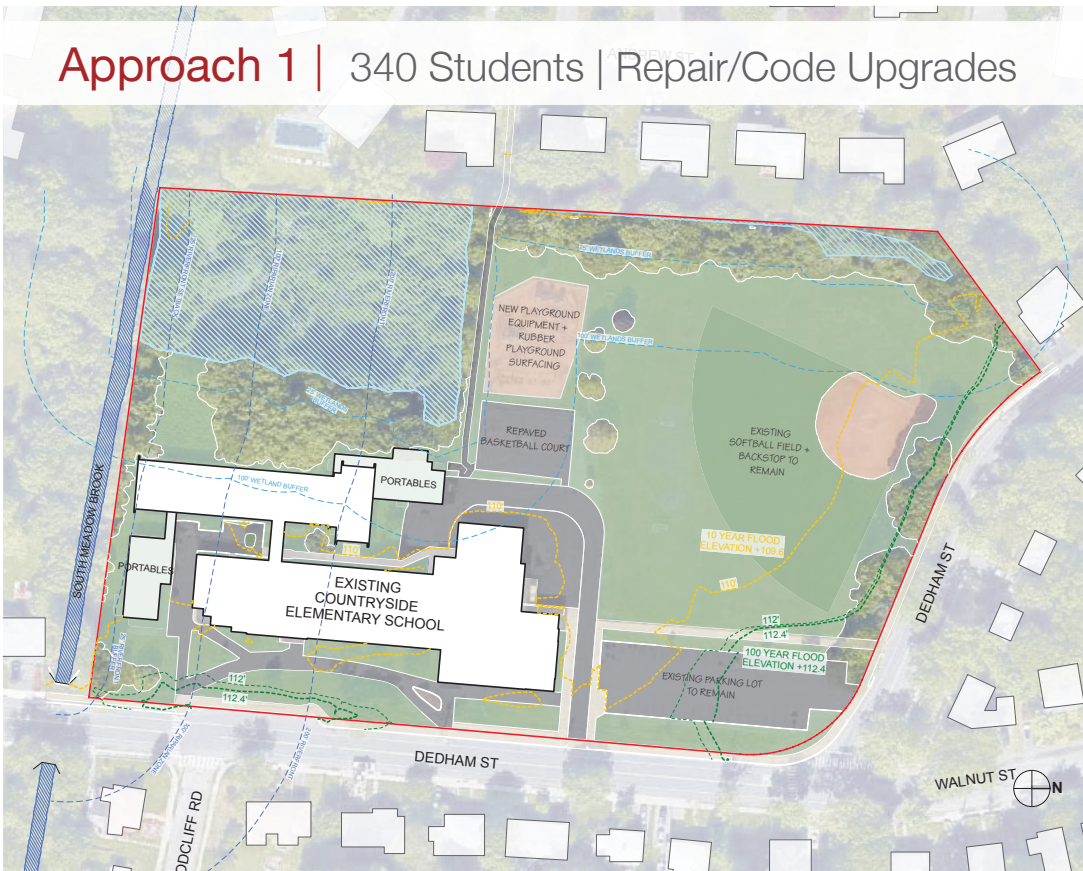


- Constructed 1953 / 1958 / 1986 / 1991-2000
- 56,150 SF including portables + basement
- 372 Students
- 7.39 Acre Site

Existing Conditions | Existing Countryside Elementary School



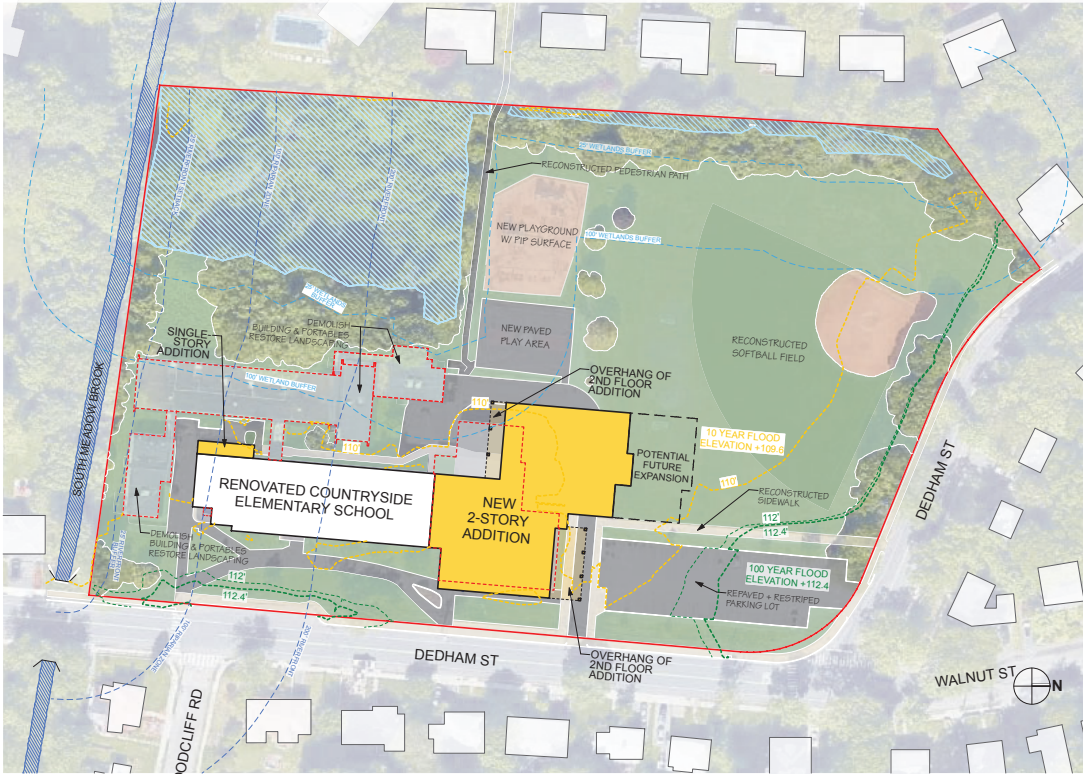
Approach 1 | 340 Students | Repair/Code Upgrades



- Code Upgrade / Repairs only
- Requires building to be vacant during construction
- Include portable classrooms
- Does not improve the educational quality of spaces
- Does not meet MSBA Space Guidelines
- Assumes construction value exceeds 50% market value therefore construction must elevate entire first floor above base flood elevation (BFE) (ASCE 24*)
- Elevating first floor to above BFE is not viable

*American Society of Civil Engineers

Approach 2 | 340 Students | Renovation/Addition | 62,635 SF



- Maintain 22,895 SF of existing building; 2-story Addition 39,740 SF
- Demolish 1958 wing, cafeteria & gym wing & portable classrooms
- Requires building to be vacant
- Site improvements
- Future expansion can only occur on upper floor on piers due to floodplain restrictions
- Matches existing building volume within floodplain
- Majority of building outside the 100-ft wetland buffer
- Assumes construction value exceeds 50% market value therefore construction must elevate entire first floor above base flood elevation (BFE) (ASCE 24*)
- Elevating first floor to above BFE is not viable

*American Society of Civil Engineers

Approach 2 | 340 Students | Renovation/Addition | 62,635 SF



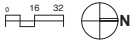
- Does not include the existing portable classrooms
- Meets MSBA Space Guidelines
- Adequate spatial relationships and adjacencies
- Gymnasium on second floor
- Does not provide project areas within renovated building
- Second floor footprint larger than first floor at addition
- East / West solar orientation classrooms

Approach 3 | 340 Students | New Construction | 65,000 SF



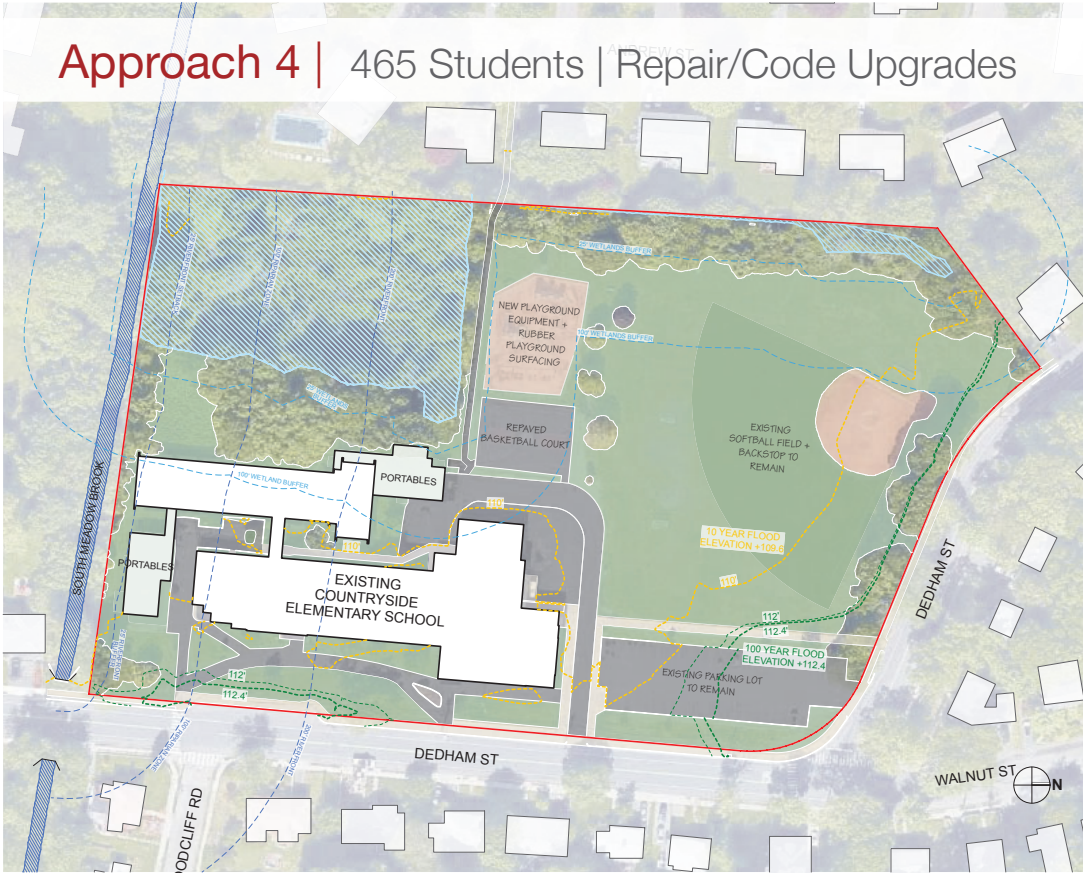
- Matches building volume within floodplain; may require partial construction on piers
- Building outside 100-ft wetland buffer
- Separate drop off for cars, buses, vans and service
- Site improvements include new playground, fields and parking
- Provides opportunity for occupied site during construction
- Future expansion can only occur on upper floors on piers due to floodplain restrictions

Approach 3 | 340 Students | New Construction | 65,000 SF



- Meets MSBA Space Guidelines
- Ideal spatial relationships and adjacencies
- Gymnasium on first floor
- Compact footprint (more time on learning)
- North / South solar orientation classrooms

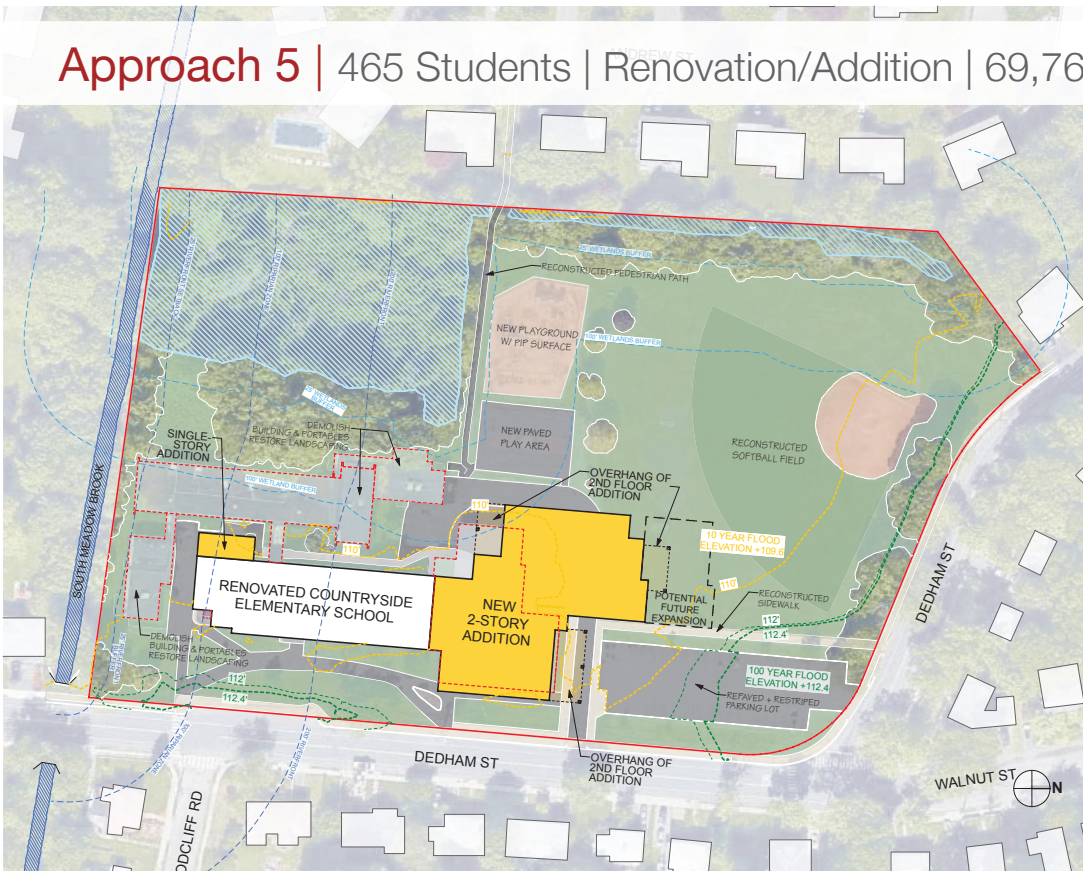
Approach 4 | 465 Students | Repair/Code Upgrades



- Code Upgrade / Repairs only
- Requires building to be vacant
- Include portable classrooms
- Does not improve the educational quality of spaces
- Does not meet MSBA Space Guidelines
- Assumes construction value exceeds 50% market value therefore construction must elevate entire first floor above base flood elevation (BFE) (ASCE 24*)
- Elevating first floor to above BFE is not viable

*American Society of Civil Engineers

Approach 5 | 465 Students | Renovation/Addition | 69,765 SF



- Maintain 22,895 SF existing building; 2-story Addition 46,870 SF
- Demolish 1958 wing, cafeteria & gym wing & portable classrooms
- Requires building to be vacant
- Site improvements
- Future expansion can only occur on upper floors on piers due to floodplain restrictions
- Matches existing building volume within floodplain
- Majority of building outside the 100-ft wetland buffer
- Assumes construction value exceeds 50% market value therefore construction must elevate entire first floor above base flood elevation (BFE) (ASCE 24*)
- Elevating first floor to above BFE is not viable

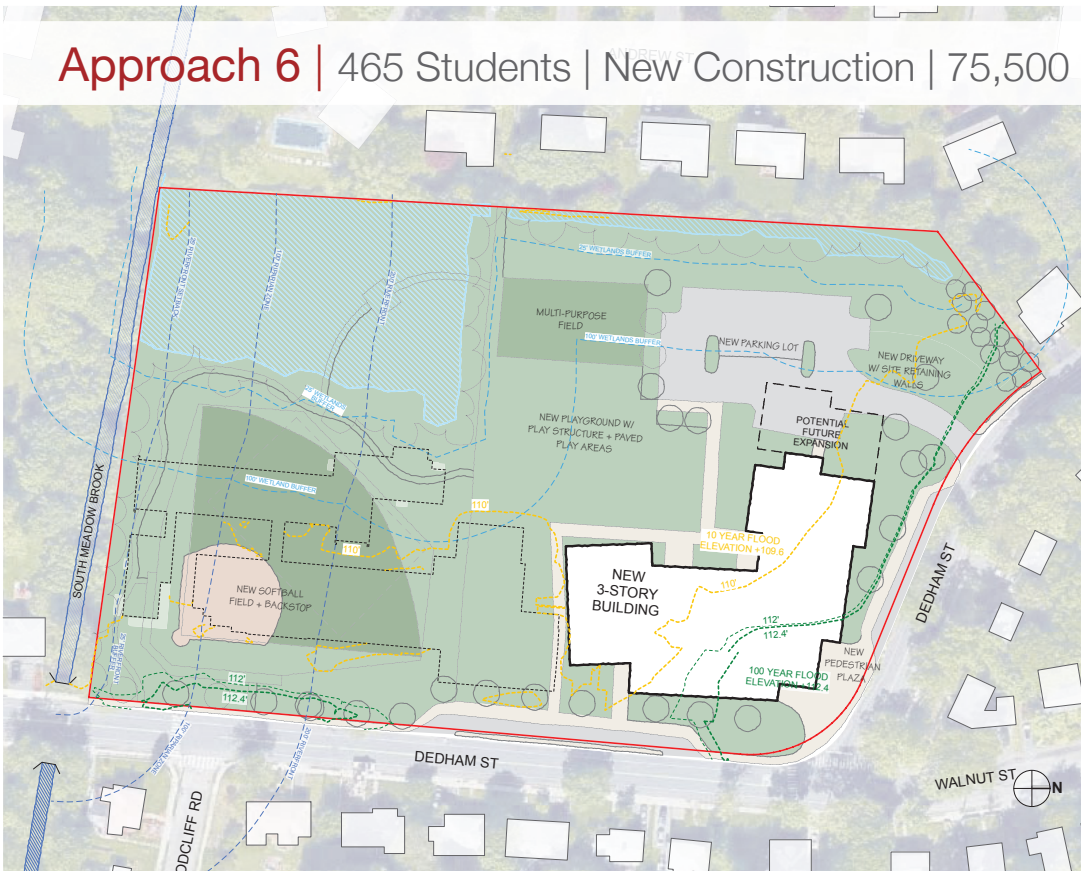
*American Society of Civil Engineers

Approach 5 | 465 Students | Renovation/Addition | 69,795 SF



- Does not include the existing portable classrooms
- Meets MSBA Space Guidelines
- Adequate spatial relationships and adjacencies
- Gymnasium on second floor
- Does not provide project areas within renovated building
- Second floor footprint larger than first floor at addition
- East / West solar orientation classrooms

Approach 6 | 465 Students | New Construction | 75,500 SF



- Matches building volume within floodplain; may require partial construction on piers
- Building outside 100-ft wetland buffer
- Separate drop off for cars, buses, vans and service
- Site improvements include new playground, fields and parking
- Provides opportunity for occupied site during construction
- Future expansion can only occur on upper floors on piers due to floodplain restrictions

Approach 6 | 465 Students | New Construction | 75,500 SF



- Meets MSBA Space Guidelines
- Ideal spatial relationships and adjacencies
- Gymnasium on first floor
- Compact footprint (more time on learning)
- North / South solar orientation classrooms

Criteria Matrix

CRITERIA MATRIX

DRAFT

December 19, 2022

COUNTRYSIDE ELEMENTARY SCHOOL — 191 Dedham Street, Newton, MA Criteria Matrix

● Favorable ○ Neutral ○ Unfavorable

BUILDING EVALUATION CRITERIA MATRIX	340 STUDENT ENROLLMENT			465 STUDENT ENROLLMENT		
	1 REPAIR ONLY Full renovation, no addition	2 ADD/RENO Renovation + Addition	3 NEW CONST. Full demo + new construction	4 REPAIR ONLY Full renovation, no addition	5 ADD/RENO Renovation + Addition	6 NEW CONST. Full demo + new construction
Building and Site Facts						
1 Student enrollment population	340	340	340	465	465	465
2 Size of site (acres)	7.39	7.39	7.39	7.39	7.39	7.39
3 Site Environmental (wetlands, etc.)	2.02	2.02	2.02	2.02	2.02	2.02
4 Meets MA Flood Regulations (prereq.)	NO*	NO*	YES	NO*	NO*	YES
5 Site usable (acres)	5.37	5.37	5.37	5.37	5.37	5.37
6 Classroom count	19	16	16	19	21	21
7 Building gross square feet (GSF)	56,150	62,635	65,000	56,150	69,765	75,500
8 Site improvements area (SF)						
Equity to Other Recently Updated Elementary Schools						
1 Comparable programs						
2 Comparable square footage						
Cost and Schedule						
1 Project Cost, \$million						
2 LCCA /annual expenses						
3 Allows students to move in to new school 2026						
4 Requires swing space						
5 Requires CM@Risk (i.e. due to scheduling for early release packages)						
6 Maintains standard site plan approval schedule						
Educational						
1 Meets educational program for all students (pre-req.)						
2 Meets space program (prereq.)						

* Subject to verification that costs exceed 50% of assessed value and local jurisdiction approval

Criteria Matrix

		340 STUDENT ENROLLMENT			465 STUDENT ENROLLMENT		
		1	2	3	4	5	6
BUILDING EVALUATION CRITERIA MATRIX		REPAIR ONLY Full renovation, no addition	ADD/RENO Renovation + Addition	NEW CONST. Full demo + new construction	REPAIR ONLY Full renovation, no addition	ADD/RENO Renovation + Addition	NEW CONST. Full demo + new construction
3	Provides flexibility for future growth						
4	Provides flexibility for educational innovations / pedagogy						
5	Optimizes configuration and adjacency of teaching spaces						
6	Provides outdoor learning opportunities						
7	Allows for efficient program design layout						
8	Minimizes school disruption						
Safety & Security							
1	Optimizes safety and efficiency of on-site bus and van drop off						
2	Separates safe circulation of bus, vehicle, pedestrian and bike access						
3	Improves off site traffic impact						
4	Optimizes site for safe pedestrian and bike access						
5	Optimizes safe building access						
Community							
1	Provides accessibility to community used spaces (interior)						
2	Accommodates community program needs / extended day program						
3	Enhances community connections						
4	Enhances community green/open space and playground						
5	Construction Impact on abutters						
Building							
1	Meets current building codes (prereq.)						
2	Meets MAAB/ADA requirements (prereq.)						
3	Meets healthy building environment (prereq.)						
4	Meets hazardous material remedial requirements (prereq.)						
5	Allows for a contextually sensitive design						
6	Optimizes use of natural light and daylighting						
7	Optimizes connection of outdoor/indoor space, integration with site						
8	Allows efficient attainment of Green School/Stretch Code requirements						

Criteria Matrix

		340 STUDENT ENROLLMENT			465 STUDENT ENROLLMENT		
		1	2	3	4	5	6
BUILDING EVALUATION CRITERIA MATRIX		REPAIR ONLY Full renovation, no addition	ADD/RENO Renovation + Addition	NEW CONST. Full demo + new construction	REPAIR ONLY Full renovation, no addition	ADD/RENO Renovation + Addition	NEW CONST. Full demo + new construction
Site							
1	Meets MAAB/ADA requirements (prereq.)						
2	Meets environmental remedial requirements (prereq.)						
3	Maximizes efficient utilization of site						
4	Optimizes outdoor program space and green space						
5	Optimizes safety and efficiency of on-site bus and van drop off						
6	Separates safe circulation of bus, vehicle, pedestrian and bike access						
7	Provides sufficient parking for teachers, staff + visitors						
8	Improves off site traffic impact						
9	Optimizes site for safe pedestrian and bike access						
10	Allows for future expansion						
Sustainability							
1	Minimizes embodied carbon footprint with building reuse						
2	Achieves City goal for fossil free building HVAC systems						
3	Optimizes building orientation						
4	Optimizes solar (PV) opportunities						
5	Allows efficient attainment of Green School/Stretch Code requirements						
6	Optimizes building envelope thermal performance						



Programs and Services
Committee Meeting

COUNTRYSIDE ELEMENTARY SCHOOL

Newton, MA

CDM Smith
Glenn Howard, PMP, RLA
Heather Lanza
City Of Newton
Parks, Recreation & Culture Department
Nicole Banks,
Commissioner
Luis Perez Demorizi,
Director
Greg Mellett,
Assistant Director

January 4, 2023

Synthetic Turf Improvement Projects

City Council Programs and Services Committee, City of Newton



Turf Field Needs for Both High Schools

NEWTON SOUTH HS TEAMS

FALL:

- 3 GIRLS SOCCER TEAMS (9TH, JV, VARSITY)
- 3 BOYS SOCCER TEAMS (9TH, JV, VARSITY)
- 3 FOOTBALL TEAMS (JV, VARSITY)
- 3 FIELD HOCKEY TEAMS (9TH, JV, VARSITY)
- 2 CROSS COUNTRY TEAMS ON TRACK

WINTER:

- 2 GIRLS TRACK TEAMS (WEATHER PERMITTING)
- 2 BOYS TRACK TEAMS (WEATHER PERMITTING)

SPRING:

- 3 GIRLS LACROSSE TEAMS (ALL LEVELS)
- 3 BOYS LACROSSE TEAMS (ALL LEVELS)
- 2 OUTDOOR TRACK (VARSITY, JV)
- 2 MIDDLE SCHOOL TRACK TEAMS
- 1 UNIFIED TRACK TEAM
- POTENTIAL RUGBY TEAMS

UP TO 11 PRACTICES/GAMES EACH WEEKDAY TO SCHEDULE

NEWTON NORTH HS TEAMS

FALL:

- 3 GIRLS SOCCER TEAMS (9TH, JV, VARSITY)
- 3 BOYS SOCCER TEAMS (9TH, JV, VARSITY)
- 3 FOOTBALL TEAMS (9TH, JV, VARSITY)
- 3 FIELD HOCKEY TEAMS (9TH, JV, VARSITY)
- 2 CROSS COUNTRY TEAMS ON TRACK

WINTER:

- 2 TRACK TEAMS, WEATHER PERMITTING

SPRING:

- 3 GIRLS LACROSSE TEAMS (ALL LEVELS)
- 3 BOYS LACROSSE TEAMS (ALL LEVELS)
- 2 OUTDOOR TRACK (VARSITY, JV)

UP TO 12 PRACTICES/GAMES EACH WEEKDAY TO SCHEDULE

Athletics at HS Fields & Albemarle Sports Complex

Winter:

- Oxford Rd. Neighborhood soccer
- Juventus Boston
- Newton Area Flag Football League Clinic
- Newton Girls Soccer
- Newton Youth Soccer
- Boston Villa Soccer club
- BOH & Day Middle Schools
- General Park and School Field Users

Spring:

- B.A.T. Training
- Buda Youth Frisbee
- J. Lowe Soccer Camps (BC clinic)
- Newton Boys Lacrosse league
- Boston FHC (field hockey clinic)
- Newton Area Flag Football League Clinic
- Eastern Mass Women's Soccer (Suburban Thunder games)
- USA Track and Field New England – outdoor track
- Newton Special Athletes – outdoor track
- Newton Girls Soccer
- Newton Youth Soccer
- Over the Hill Soccer League
- Newton Girls lacrosse League
- Prime – workouts
- Tanrikulu resident group
- Eastern mass Women's Soccer League
- Newton Little League
- Newton LL Seniors
- Senior Youth Baseball
- Newton Girls Softball
- F.A. Day Middle School Athletics;
- Prime Baseball League
- Babe Ruth Baseball Tryouts
- Adult Cricket
- Extra Innings Baseball Clinic
- BOH & Day Middle Schools
- General Park and School Field Users

Summer:

- Eastern Mass Women's Soccer (Suburban Thunder games)
- BUDA Youth Frisbee
- Boston FHC (field hockey clinic)
- Newton Community Ed summer sports clinics
- REV Lacrosse
- Newton Special Athletes – outdoor track
- Bertuzzi Soccer Training
- NN/NS Football Clinic
- North fall pre-season training and tryouts
- Newton Little League
- Babe Ruth Baseball
- Adult Cricket
- Newton Girls Softball
- Newton Community Ed – baseball
- Boys and Girls Club
- Extra Innings Baseball Clinic
- Mustang Youth Football
- American Legion Baseball
- Prime Baseball
- Juventus Youth Soccer
- BOH & Day Middle Schools
- General Park and School Field Users

Fall:

- Newton Mustangs (youth football)
- Endurance Youth Field Hockey
- Newton Boys Lacrosse League
- Newton Area Flag Football League Clinic
- Over the Hill Soccer league
- Eastern mass Women's Soccer League
- Newton Girls Soccer
- Newton Youth Soccer
- Newton Mustangs Football game
- Newton Little League
- Newton LL Seniors
- Adult Cricket
- Newton Girls Softball
- Mustang Youth Football
- F.A. Day Middle School Athletics
- Extra Innings Baseball Clinic
- Lasell Baseball
- NNHS Baseball captain's practice
- BUDA Youth Frisbee
- BUDA Adult Frisbee
- BOH & Day Middle Schools
- General Park and School Field Users

Synthetic Turf Replacements & Enhancement

- Synthetic turf field replacements at both NSHS Synthetic Fields
 - Winkler Stadium & Brandeis Rd Field
- Track Improvements
 - resurfacing at NSHS



Project History

- Newton South HS synthetic turf fields and track
 - constructed in 2009 (13 yrs. old)
- Synthetic turf typically needs to be replaced about 8 - 10 years after installation.
 - Repairs can be done to extend lifespan an additional 2-3 years
- Rubberized track surfacing typically needs to be resurfaced 8 - 10 years after installation
- Fields are currently at their “end of life cycle”
 - repairs to extend lifespan of carpet are no longer effective

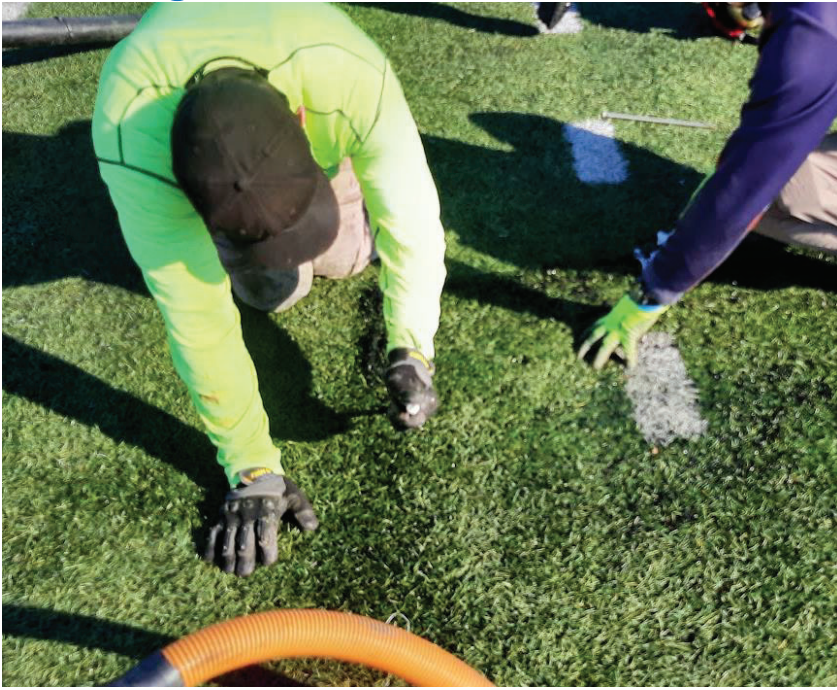
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Existing Turf Photos

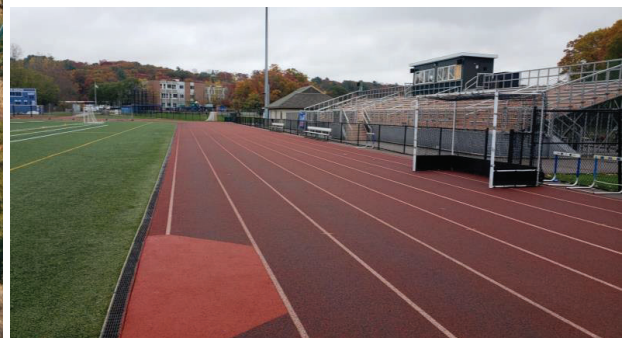


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Existing Turf Photos



Existing Track Photos



Newton South High School Turf Replacements Project Goals

- Winkler Stadium, Brandeis Road Field and Tiger Stadium synthetic turf field replacement
 - Remove and recycle existing turf carpets
 - Remove and dispose of existing Crumb Rubber infill from recycled tires
 - Replace with better and cleaner turf carpet and infill
- Field collector drains cleaned

Synthetic Turf Field Surfaces and Materials Selection Based on a Balanced Approach

 <p><u>Longevity</u></p> <ul style="list-style-type: none">• Life Span and Warranty• Quality of Carpet• Quality of Infill• Minimal Infill Replenishing	 <p><u>Maintenance</u></p> <ul style="list-style-type: none">• Annual Maintenance• Minimal Infill Displacement• Minimal Large-Scale Repairs• Reduced field marking labor	 <p><u>Player Safety in Turf</u></p> <ul style="list-style-type: none">• Consistency in GMAX Rating• Heat Index• Toxic Chemical Exposure• Freezing Conditions• Consistency in Head Injury Criterion (HIC) Rating	 <p><u>Environmental Impacts</u></p> <ul style="list-style-type: none">• Minimal Infill Displacement into waterways• Cleaner Materials• No need for Watering• Future End-of-Life Disposal• PFAS Exposure	 <p><u>Playability</u></p> <ul style="list-style-type: none">• Playability• Shock Absorption• Minimal Disruption to Use• Extended Seasonal Use• Retain Newton Athletic Competitive Edge
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Recommended Synthetic Turf Field Surfaces and Materials Selection Based on a Balanced Approach

- Turf Carpet:
 - Dual Fiber Turf: Slit Film + Monofilament
 - Fiber height: 2.25"-2.5" to ensure GMAX values
 - Appropriate for: Soccer, Football, Lacrosse, Field Hockey and more!
 - Infill Flyout and Displacement Control
- Infill Mix:
 - TPE + Sand
 - No material Migration
 - Retains consistent GMAX ratings
 - Reduced heat levels compared to Crumb Rubber
 - Minimal annual replenishing required at center field and goals
 - Less susceptible to freezing

Project Budget Funding Request

- Total Estimated construction cost Including track resurfacing: **\$967,000**
- Turf materials at Winkler Stadium: **\$1,146,354**
- Turf materials at Brandeis Road: **\$1,086,553**
- Total Construction Administration: **\$40,000**
- **TOTAL PROJECT COST \$3,240,000**

Project Timeline

- Construction bid: mid to late January 2023
 - Installation of carpet and infill, track resurfacing,
- Material Order (Infill and Carpet): mid-February 2023
- Ground-breaking: After spring 2023 athletic season
- Substantial Completion: End of summer, prior to the start of 2023-2024 athletic pre-season



Thank you for attending!

For more information, please contact us at: Athleticfields@newtonma.gov Or visit us at newtonma.gov/parkprojects