



COMMUNITY PRESERVATION COMMITTEE AGENDA

April 11, 2023 at 7:00 P.M.

Ruthanne Fuller
Mayor

Barney S. Heath
Director of Planning and
Development

COMMUNITY PRESERVATION COMMITTEE

Jennifer Molinsky, Chair
Eliza Datta, Vice Chair
Mark Armstrong
Dan Brody
Byron Dunker
Susan Lunin
Robert Maloney
Martin Smargiassi
Judy Weber

www.newtonma.gov/cpa

Program Staff

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The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **89577047083**

To join this meeting on your computer, go to:
<https://us02web.zoom.us/j/89577047083>

One tap mobile: +16469313860,,89577047083#

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

PROPOSALS AND PROJECTS

7:00 P.M. - Public Hearing on the [Athletic Fields Improvements Plan Construction Phase](#) (\$9,163,911.52 in CPA Recreation Funding)

7:45 P.M. - Review and Approval of Length of Bond for Gath Pool Project

OTHER BUSINESS

- 1) Approval of FY24 Budget for CPA Administrative Funds
- 2) Status Report and Review of CPA Program Information Session
- 3) Review of Existing and Potential Future Projects
- 4) Review of Current Finances
- 5) Approval of February 14, March 7, and March 14 Minutes
- 6) Other

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: fairley@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.



Meeting Materials for April 11, 2023

Proposals and Project Reviews

Public Hearing on the [Athletic Fields Capital Improvements Plan Construction Phase](#)

There are a number of separate documents which have been submitted for the Athletic Fields project for review before Tuesday's public hearing. Included in this packet are the following:

- Reader's Guide Staff Review
- Athletic Fields Capital Improvements Plan Construction Project Full Proposal
- Cut Sheets and Detail information on proposed lighting
- Photometric Plan of Albemarle Field
- Newton Little League Letter of Support and Confirmation of Murphy Field Lighting Donations
- Athletic Field Project CPA Funding breakdown showing which elements of the project are and are not eligible for bonding
- April 7 Memo from Dan Brody with proposed language for the funding recommendation

I'm also sending a number of spreadsheets separately so that their functions remain in place. Those include:

- Spreadsheet included with Full Proposal showing all elements and funding sources (Updated 4/7/23)
- Updated Bonding Spreadsheets from Dan Brody with information on options for bonding of Athletic Fields, Gath Pool, and both Recreation Projects combined.

I have also received a number of letters today both of support for the project and with concerns for the potential synthetic turf. I will send out those letters first thing Monday – everything received before today has been sent out separately.

Review and Approval of Length of Bond for Gath Pool Project

At the March Meeting, the Committee unanimously voted to approve bonding the full amount of the Gath Pool project. However, we did not vote on a recommended term for the bonding – at that time, the Committee had looked at both 15 and 20 year bonds, but Maureen Lemieux has since stated that she would be comfortable with a 30 year bond for this project as well. We would like to send a recommendation to City Council which includes a proposed length for the bond. Included in this packet is a brief spreadsheet comparing the annual and over time costs of bonding the funds for 15, 20 and 30 years.

OTHER BUSINESS

- 1) Approval of FY24 Budget for CPA Administrative Funds – Attached for review and approval is a draft of the FY24 proposed budget for the CPA program administration. Once the Committee has approved the draft budget, it will go to City Council for review and approval in May and/or June.
- 2) Status Report and Review of CPA Program Information Session – The City has recently hired a new Community Engagement Specialist, Olivia James, and I am meeting with her Monday to get her ideas for the reschedule information session. I will also be sending out proposed dates for the new session in the next few days.
- 3) Review of Existing and Potential Future Projects – Although we have a lot of projects that are nearing the finish line, there have not been any significant changes in the current or proposed projects since our last meeting. I have left both the sheets from the last meeting in the packet for your information.
- 4) Review of Current Finances – Attached is the most recently updated version of the Finances at a Glance document. This has been updated to include the recent recommendation for Gath Pool but is otherwise the same as last month's version.
- 5) Approval of February 14 and March 14 Minutes – The draft minutes were sent out earlier this week and are also attached for review.
- 6) Other - Just in case.

Athletic Fields Capital Improvements Plan Construction Phase FY 2023-25

CPA REQUEST: \$9,099,787 – Approximately 66% of total project costs

TOTAL COSTS: \$13,846,116.77

This proposal requests CPA funding to complete the final design work and construction necessary to restore and reconstruct the Burr School Field, McGrath Field, and Albemarle Park. The project builds on the plans completed in Phase II of the project, which was funded with \$420,000 in CPA funds in FY22. The work to be completed in this phase (Phase III) includes site work and preparation, environmental protections, installation of new soil, irrigation, trees, and amenities, and restoration, replacement, and relocation of existing courts and facilities at all three sites.

It has been noted that the City is considering the installation of a synthetic turf field as part of future work at Albemarle Park. CPA state legislation prohibits the use of any CPA funding for the purchase or installation of synthetic turf. While the cost of the synthetic turf field is included in the overall project budget, no CPA funding is proposed to be used in any way for the installation or preparation of that potential project element.

RECOMMENDED CONDITIONS for CPC FUNDING

1. CPA funding is intended to complete the work necessary finalize the designs for three parks (Russ Halloran Sports & Recreation Complex @Albemarle, McGrath Park, and the Burr School Fields) and for the construction expenses involved with the restoration and reconfiguration of those sites including but not limited to site work, preparation, environmental protections; purchase and installation of sod, trees and plantings; installation of new pedestrian and accessible pathways; construction and installation of new and restoration of existing amenities; irrigation; and lighting.
2. The CPC shall receive a copy of all design documents as soon as they are available.
3. Any periodic reports or interim deliverables prepared as part of this project, and any City or State reviews of those deliverables, must be shared with the CPC for online posting.
4. The CPC or its staff may periodically request updates on the status of the project and/or schedule site visits and request photos of any site work underway for the Committee and public's information.
5. All recommended CPA funds should be appropriated by the City Council within 6 months and expended within two years of the date of any CPC recommendation. If either deadline cannot be met, the applicant should request an extension from the CPC, which the CPC may grant at its discretion.
6. Any CPA funds appropriated but not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

DETAILED NOTES & QUESTIONS

This project is eligible for CPA funding under Recreation as it seeks to Rehabilitate and Restore existing athletic fields and Create new multipurpose fields where possible.

COMMUNITY NEEDS

The proposal illustrates Newton's critical need to both improve the quality of its existing fields and increase its resources by creating new athletic fields, particularly multi-purpose fields, to meet the City's

growing demand. The proposal has received multiple letters of support from the community and area sports teams for this work, both in the current and in prior phases, which show the wide variety of programs currently using Newton's fields and the challenges which these teams regularly face in terms of their condition and availability. The proposed project would redesign three of the City's existing fields to improve their condition, safety and useability by reconfiguring them to meet current field use and safety standards and create more multi-purpose spaces where different sports can share the same facilities. The City's Parks and Recreation Committee and staff have worked closely with design consultants Weston and Sampson and CDM Smith to complete the proposed designs which meet the City's stated goals for this project of improving the quality, quantity, and accessibility of multiuse fields; standardizing Newton's park design; ensuring equitable investment throughout the City; and developing the projects to shovel ready status. The proposal also includes the criteria which the City used to determine the sites chosen for this program, which initially looked at four to six sites and has over the last two years of design work but narrowed down to complete construction on the three noted above.

The need to assess and improve the City's athletic and playing fields is noted multiple times in the City's planning documents and most recently in the Open Space and Recreation Plan for 2020-2027. The proposal notes that this project is recommended in three of the Section 8 goals (Goal 2, Goal 3, and Goal 4). Specifically, Goal 2, Objective 2B calls for the City to assess its recreational facilities "to optimize playability, expand utility, and ensure public safety to meet the changing needs of Newton residents and the year-round character of athletics in Newton." Other goals in this section also refer to improving accessibility, open space resources, and facilities in Newton's parks and playgrounds. The project also addresses goals in Section 9 of the Plan (Goal 2, Objective 2B), which calls for "improved City parks, playgrounds, and other recreational facilities" and notes the need for improved natural turf fields, the possibility of new artificial turf fields, and the need for new lighting at many facilities. All of the referenced goals are included within the scope of the current proposal.

Several elements of this project are also listed on the City's Capital Improvement Plan (CIP). CIP #52 calls for the City to "develop a phased park-wide master plan" for the Russ Halloran Sports and Recreation Complex at Albemarle (Albemarle Park). CIP #45 (McGrath Park Field Redesign and Redevelopment) and #36 (Burr Elementary School Fields Development) call for similar improvements at each of the other two sites included in this proposal. Further, the project would continue the work called out in CIP #42 (Engineering and Design of Athletic Field Improvements) by finalizing the proposed design work and constructing the proposed changes.

DEVELOPMENT USES & SOURCES

CPA funding is requested to allow the City to complete the final design work and construction of improvements at three existing athletic field facilities – Burr School Field, McGrath Field, and Albemarle Park. The CPA funding would be used exclusively for these purposes, which is approximately 66% of the overall project. The applicant proposes to use a mix of City funding, ARPA funds and outside funding, including team donations and fundraising, to cover the remaining work proposed. City funding will be used to cover the cost of staff time to oversee this project through completion. The project also includes several site specific funding sources— CDBG funding will be used on a new accessible path at McGrath Park, the Newton Little League will be covering the lighting at Murphy Field (Albemarle Park), and the Newton Youth Lacrosse program will raise funds for the practice wall at the McGrath Fields. Also noted in the budget are funds from developer mitigation fees which will be used to complete lighting upgrades at Albemarle Park as well as Forte Park and Newton South High School, sites which are not otherwise part of this project.

PROJECT FINANCES

As noted above, CPA funding would be used solely for the costs associated with the final design work and construction of the new and restored facilities at Albemarle Park, McGrath Field, and the Burr School Fields. The City has proposed to fund approximately 34% of the project using a mix of City staff time and other donated and CDBG program funds. This is anticipated to be the last phase of funding needed to complete work at these three sites, but it is likely that CPA funds may be requested in the future to complete similar projects at other parks and fields.

FUNDING IN RELATIONSHIP TO PROGRAM FINANCE

During the pre-proposal discussion, the Committee agreed that bonding would be necessary to cover at least some of the costs of this project. Several spreadsheets will be sent out separate from this reader's guide with details on that information. The City has reviewed the project breakdown provided by Parks and Recreation (See separate document) and has agreed that it is comfortable with bonding for up to \$5 million of the project expenses for 15 years. If bonding is recommended and approved, the bonds would be issued in January – February 2024 and the CPA fund would make its first payments on the project beginning in FY25.

Below is a breakdown of the CPA program's available funding as of April 7, 2023. The breakdown includes the possible CPA funding accounts that could be used for the unbonded portion of the project and the total currently available in the CPA funds cash accounts. The last two lines reference only the unbonded portion of the project and the amount that would still be available for use on other projects if the CPC chose to recommend that full amount from cash. If the CPC recommends bonding \$5 million or any other portion of the project, those funds begin to be deducted from the CPA accounts in FY25.

CPA Funds Available for Use	Amount
FY23 Undesignated Funds	\$1,701,003.00
Prior Year Undesignated Funds	\$6,054,592.97
Funds Currently Available for All CPA Projects (Not including Specific Category Reserve Funds)	\$7,755,595.97
Athletic Fields Capital Improvements Plan Construction Project – Unbonded portion only	
	\$4,099,787.00
Remaining CPA Funding Available IF This Project is Approved	\$3,655,808.97

SPONSOR QUALIFICATIONS AND INSTITUTIONAL SUPPORT

Open Space Coordinator Luis Perez Demorizi, a member of the Parks, Recreation and Culture Department, will manage this project. Mr. Demorizi developed this proposal as well as the previous proposals for this project and is already overseeing the construction at Levingston Cove. He has also successfully completed similar projects for the City, including the new Heartbreak Hill Park at Waban Hill Reservoir. Previous proposals for this project have included institutional letters of support from the Newton Athletic Fields Foundation and the heads of numerous local sports teams and organizations and the current proposal includes one from the Friends of Albemarle.

PERMITTING STATUS AND PROJECT TIMING

The City is already in the process of completing the permitting necessary for the Gath Pool construction and is anticipated to need to complete additional wetlands permitting for their other proposed work on Albemarle Park. The City proposes to begin bidding out the project in May and June in order to begin

work at Burr School and McGrath Fields in Fall 2023. Work at Albemarle Field is anticipated to be completed in conjunction with the Gath Pool reconstruction which will also begin in Fall 2023.

SITE CONTROL

All three sites are owned by the City of Newton. Two of the sites are under the management and control of the Parks, Recreation, and Culture Department while the third, Burr School, belongs to the Newton Public School Department. Parks and Recreation will work with NPS to gain any necessary approvals from that department.

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Last updated October 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

lkritzer@newtonma.gov

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Athletic Fields Capital Improvement Plan Construction Phase FY 2023-2025			
Project LOCATION	<ol style="list-style-type: none"> 1. Russ Halloran Sports & Recreation Complex @ Albemarle – 256 Albemarle Road, Newtonville 2. McGrath Park – 1600 Washington Street, West Newton 3. Burr School Fields - 171 Pine Street, Auburndale 			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Luis Perez Demorizi, Director of Parks and Open Space Parks, Recreation & Culture Gregory Mellett Assistant Director of Parks & Open Space Parks, Recreation & Culture	lpdemorizi@newtonma.gov	617-769-1500	246 Dudley Road, Newton MA, 02459
Other Contacts	Nicole Banks, Commissioner Parks, Recreation & Culture	nbanks@newtonma.gov	617-796-1500	246 Dudley Road, Newton MA, 02459
Project FUNDING	A. CPA funds requested: \$ 9,163,911.52 – Final Design and Construction of Various Fields	B. Other funds to be used: \$4,746,330.25– approximate match	C. Total project cost (A+B): \$13,910,241.77	
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization’s accomplishments.			

NEWTON ATHLETIC FIELDS AND PARK IMPROVEMENTS

Newton has robust and growing athletics programs with thousands of athletes participating in a wide range of sports including football, baseball, lacrosse, soccer, softball, and field hockey. Over the past decades: youth athletic organizations have grown, and youth athletics have shifted to “field intensive” sports; playing seasons are both longer and “multi-season”; and adult interest in recreational sports is increasing. As a result, the City’s existing playing fields are more heavily used than ever. Given the limited number of fields that the City has and the limited budget that it has to regularly renovate fields, Newton, like many cities, has been unable to keep up with growing needs. Thus, larger capital projects to increase field capacity, reconfiguration for efficiency in use is required. Additionally, to meet such needs, the city has also updated field fees to substantially increase the fields maintenance budget.

To help the city achieve greater evaluation, the department of Parks Recreation and Culture was granted \$420,000 in CPA funds in 2021, FY 22 to hire consultants to help the department with the various field and park improvements. Since the previous design funding endeavor, the department has procured on-call landscape architectural design services and has awarded contracts to two consulting firms: Weston & Sampson Inc. and CDM Smith. PRC has also conducted a robust community engagement and improvements campaign to better evaluate site-specific needs. To date, the department has gained unanimous support from the Parks and Recreation Commission on Improvements to Albemarle, McGrath fields and Burr School fields. The department has also worked expeditiously to meet other athletic and recreational demands of the community. Using a combination of funding, including ARPA, free cash, and CPA funds, the department has successfully launched multiyear initiatives to address the recreational needs by adding high efficiency, low spillage lights to all high school synthetic turf fields (ARPA funded), began working on turf replacements at both high schools (Capital funds), and develop plans for Albemarle, Burr School fields and McGrath fields toward shovel-ready projects (CPA funds).

PROJECT GOALS AND PRIORITIZATION:

Field Improvement Goals

- Improve quality and quantity of usable multiuse/multipurpose fields
- Improve accessibility in parks
- Establish standardized park design details to better manage operation & maintenance
- Invest equitably in Newton’s Athletic Fields + Parks across the city
- Develop shovel-ready projects

Field Prioritization Criteria

- Potential for greatest city-wide project benefit
- Project sequencing: prioritize new fields being brought online first
- Bandwidth: Balancing concurrent projects against staff time
- Potential for expansion of multiuse fields
- Expanding evening play (light improvements/ additions)
- Safety (Albemarle lights)
- Integrated with other projects in a park area (e.g., path at McGrath)

The Athletic Fields Capital Improvements Plan FY23-25 Construction Funding requests of \$9,727,652 in CPA funds to allow the City to complete the design and construction work necessary, including final design, environmental permitting, cost estimates, construction and construction observation, to make the field improvement projects at the Russ Halloran Sports & Recreation Complex, McGrath Park, and Burr School Fields from the design development phase through project completion.

Project Management

Luis Perez Demorizi, Open Space Coordinator, has 7 years of experience as a landscape designer 5 of which were spent designing parks, playground, streetscape and inspecting post-construction contractor work in both municipal works, as well as private sector projects. He helped manage an 11-million-dollar contract with the City of New York’s

Department of Environmental Protection's green infrastructure program retrofitting sidewalks, schools, and parks to manage and capture stormwater. For PRC, Luis has managed and supervised the construction of Heartbreak Hill Park at Waban Hill Reservoir(\$368K value), the design and construction of sports lighting at Newton South and Newton North High Schools (~\$1.47M value), structural field and court lighting assessment at Albemarle Park, Forte Park and Newton South High School tennis courts, retaining wall assessment at Burr Park, Life course trail renovation at Cold Spring Park, Marty Sender Greenway Restoration Phase 1, resurfacing of Newton North High school Tennis Courts (\$180K) landscape improvements at the Newton Corner traffic islands. He is currently overseeing the design, engineering, and construction of the Improvements to Levingston Cove at Crystal Lake (~\$2M). He is also in the process of finalizing trail bid documents for the Phase 2 of the Marty Sender greenway improvements. Under his oversight, Luis has been able to deliver quality open space projects to the city of Newton. He puts extra focus on minimizing project unknowns when possible. He is also able to connect effectively with other departments, various city commissions and the public.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Athletic Fields Capital Improvement Plan Construction Phase FY 2023-2025	
USE of CPA FUNDS	RECREATION	
	Preservation	
	Rehabilitate/ Restore	X
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.	

Open Space and Recreation Plan Update 2020-2027

- Section 8, Page 141 Goal 2 Objective 2B: A comprehensive City-wide plan to develop an assessment for existing and future active recreational facilities (i.e. sports fields, hard courts, aquatics and other athletic facilities) to optimize playability, expand utility, and ensure public safety to meet the changing needs of Newton residents and the year-round character of athletics in Newton..
- Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.
- Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City’s Park land.
- Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest.
- Section 9, Pages 145-146 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.
- Possible Synthetic Turf Projects: # 15 - Brown/Oak Hill Middle Schools: Upgrade existing natural turf fields to synthetic and improve; accessibility throughout; #16 - Albemarle Field/ Russell J. Halloran Athletic Complex: Upgrade existing natural turf to synthetic at football, soccer and baseball fields.
- Possible Sports Lighting Project: #17 - Modernize, expand sports lighting at Cole and Murphy Fields; repair poles based on public safety assessment and structural assessment of existing lighting equipment.
- Possible Natural Turf Projects: #24 - Burr School Fields - Consider renovation of existing fields.
- Section 9, Pages 146-146 Goal 2 Objective 2C Improved trails, paths, and infrastructure (e.g., bridges and boardwalks).
- Possible Trail Improvement Projects: #39 Richard McGrath Park – Plan an accessible pathway project for the fields.
- Section 9, Pages 146-146 Goal3 Objective 3A Maximized accessibility of as many of Newton’s Outdoor Recreation Facilities and Natural Open Spaces as feasible. #62 Implement priority accessibility improvements throughout the City’s Park system, including: accessible paths at Cold Spring Park, Plan for paths at Auburndale Playground/Lyons Field (Marty Sender Path) and Richard McGrath Park.

Capital Improvement Plan FY2024-2028

- CIP by Priority FY 2024-2028:
- Priority #52 – Russ Halloran Sports and Recreation Complex at Albemarle “Develop a phased park-wide master plan”
- Priority #45 - McGrath Park Field Redesign and Development “Reconfigure athletic fields, expand irrigation and install accessible perimeter pathway”
- Priority #36 - Burr Elementary School Fields Development “Renovate natural grass area to maximize athletic field space and expand irrigation, install new accessible perimeter pathway”
- Priority #42 – Engineering and Design of Athletic Field Improvements -
 - “Engineering and design work for projects on the 5 year athletic field improvements plan. Improvements to include accessibility enhancements, field reconfigurations, and upgrades to supporting athletic field amenities. The city’s athletic field infrastructure at both parks and schools need significant improvement. The Parks, Recreation & Culture Department is developing a long-term plan of field improvement projects for the next five years, with several projects going to the Community Preservation Committee for funding approval. The goal is to improve field quality and increase field use hours by rearranging fields, adding, or improving lighting and rehabilitating the fields themselves.”

COMMUNITY CONTACTS

List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.

Name & title or organization	Email	Phone	Mailing address
Arthur Magni, Chairman Parks & Recreation Commission		617-821-8351	107 Mount Vernon Street Newton, 02465
Midge Connolly, Athletic Field Sub-Committee Member		617-527-6988	289 Cherry Street West Newton 02465
Justin Traxler, President, Newton Girls Soccer, Newton Athletic Field Foundation		617-549-8126	36 Metacomet Rd Newton 02468
Josh Krintzman, Councilor	jkrintzman@newtonma.gov	617-558-0699	77 Crehore Drive, Newton, 02462
John Oliver, Councilor	joliver@newtonma.gov	248-219-3858	14 Wyoming Street Newton, 02460

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE		Athletic Fields Capital Improvement Plan Construction Phase FY 2023-2025	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds			
Final Design + Construction Administration (Albemarle, McGrath, Burr School)			\$524,362.50
Approximate staff time for the duration of multi-year plan (Design & Construction Phases)			\$473,340
Albemarle Phase 1 (park, courts, and natural grass)			\$6,436,357.20
Albemarle Synthetic Turf Multipurpose Field (Design & Construction)			\$2,148,338.25
Murphy Field Sports Lighting @ Albemarle			\$200,000
Athletic Lighting Structural Assessment @ various sites (Forte Park, Albemarle, & Newton South Tennis Courts)			\$21,875
Sports Lighting at NSHS and NNHS fields			\$1,475,777
McGrath Field reconfiguration and improvements			\$764,994.93
McGrath Lacrosse Practice Wall			\$60,000
McGrath Park Accessible Path			\$92,000
McGrath Tennis Court Resurfacing			\$75,000
Burr School Fields Development			\$1,438,197.39
Forte Park lighting upgrades			\$200,000
D. TOTAL USES (should equal C. on page 1 and E. below)			\$13,910,241.77
Sources of Funds		Status (requested, expected, confirmed)	
Construction Funding (CPA)		Requested	\$8,639,549.52
Additional Designer Funds (CPA) – Does not include Synthetic Turf Design		Requested	\$524,362
Approximate staff time for the duration for the duration of multi-year plan		Confirmed	\$473,340
Murphy Field Sports Lighting @ Albemarle (Little league Fundraising)		Expected	\$200,000
McGrath Park Accessible path – Community Development Block Grant (CDBG)		Confirmed	\$92,000
Albemarle Synthetic Turf Multipurpose Fields Design & Construction (City Budget; ARPA)		Expected	\$2,148,338.25
McGrath Lacrosse Practice Wall (Newton Youth Lacrosse Fundraising)		Expected	\$60,000
McGrath Tennis Court Resurfacing (City budget)		Expected	\$75,000
Sports Lighting at NSHS and NNHS fields (ARPA)		Confirmed	\$1,475,777
Forte Park lighting upgrades (Developer mitigation funds)		Confirmed	\$200,000

Athletic Lighting Structural Assessment @ various sites (Forte Park, Albemarle, & Newton South Tennis Courts)	Confirmed	\$21,875
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$13,910,241.77
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
McGrath Annual Athletic Field Maintenance		\$62,000
Burr School Annual Athletic Field Maintenance		\$130,000
Albemarle Annual Athletic Field Maintenance		\$85,000
Albemarle Annual Synthetic Turf Field Maintenance		\$6,000
F. TOTAL ANNUAL COST (should equal G. below)		\$283,000
Sources of Funds		
Public Grounds Maintenance Operation Budget		\$283,000
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$283,000
Project TIMELINE	Phase or Task	Season & Year
	Final Design Albemarle Sports and Recreation Complex – Phase 1	Spring 2023 thru Spring 2024
	Final Design McGrath Park and Burr School Fields	Spring 2023 thru Summer 2023
	Construction of various field improvement projects (McGrath, Burr School & Albemarle Phase 1)	Fall 2023 through Spring/Summer 2025

Project TITLE		Athletic Fields Capital Improvement Plan Design Funding FY 2022-2025	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form. Full proposals: separate, detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
		Development budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project
		COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
	ZONING & PERMITTING		
		Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable) Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
		Professional design & cost estimates: include site plans, landscape plans, etc. Materials & finishes; highlight “green” or sustainable features & materials	
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Albemarle Park LED Phase 1

Newton, MA

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A1-A2	70'	70'	2	TLC-LED-1200	2.34 kW	A
		70'	2	TLC-LED-900	1.78 kW	A
A3	60'	16'	1	TLC-BT-575	0.58 kW	A
		60'	1	TLC-LED-600	0.58 kW	D
		60'	2	TLC-LED-900	1.78 kW	D
		16'	1	TLC-BT-575	0.58 kW	D
A4	60'	60'	2	TLC-LED-400	0.80 kW	C
		60'	1	TLC-LED-600	0.58 kW	D
		60'	2	TLC-LED-900	1.78 kW	D
		16'	1	TLC-BT-575	0.58 kW	D
B1	90'	90'	8	TLC-LED-1200	9.36 kW	A
		90'	1	TLC-LED-600	0.58 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
B2	90'	90'	8	TLC-LED-1200	9.36 kW	A
		90'	2	TLC-LED-400	0.80 kW	B
		90'	1	TLC-LED-600	0.58 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
B3	60'	60'	4	TLC-LED-1200	4.68 kW	D
B4	60'	60'	4	TLC-LED-1200	4.68 kW	D
		60'	2	TLC-LED-400	0.80 kW	C
		60'	2	TLC-LED-400	0.80 kW	B
C1	90'	90'	9	TLC-LED-1200	10.53 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
C2	90'	90'	6	TLC-LED-1200	7.02 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
C3	60'	60'	4	TLC-LED-600	2.32 kW	D
		16'	3	TLC-BT-575	1.73 kW	D
D1	90'	90'	11	TLC-LED-1200	12.87 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
S1-S2	70'	70'	6	TLC-LED-1200	7.02 kW	A
T1-T3	40'	40'	2	TLC-LED-400	0.80 kW	C
17			108		101.48 kW	

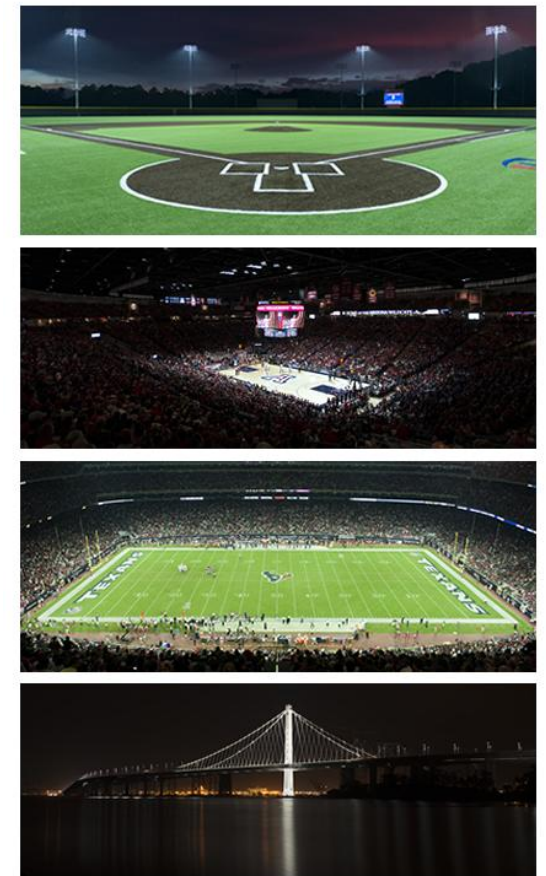
Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Baseball / Soccer 1 and 2	76.61 kW	71
B	Basketball	1.6 kW	4
C	Pickleball	4.0 kW	10
D	Softball 1	19.28 kW	23

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1200	LED 5700K - 75 CRI	1170W	136,000	>120,000	>120,000	>120,000	66
TLC-LED-400	LED 5700K - 75 CRI	400W	46,500	>120,000	>120,000	>120,000	14
TLC-LED-900	LED 5700K - 75 CRI	890W	89,600	>120,000	>120,000	>120,000	8
TLC-LED-600	LED 5700K - 75 CRI	580W	65,600	>120,000	>120,000	>120,000	8
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	12

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Baseball (Infield)	Horizontal Illuminance	50.3	38	63	1.66	1.32	A	71
Baseball (Outfield)	Horizontal Illuminance	30.8	19	40	2.08	1.62	A	71
Basketball	Horizontal Illuminance	21.1	11	31	2.81	1.92	B	4
Pickleball	Horizontal Illuminance	27.8	14	43	3.11	1.98	C	10
Soccer 1	Horizontal Illuminance	31.1	22	41	1.83	1.41	A	71
Soccer 2	Horizontal Illuminance	34.3	24	41	1.69	1.43	A	71

From Hometown to Professional

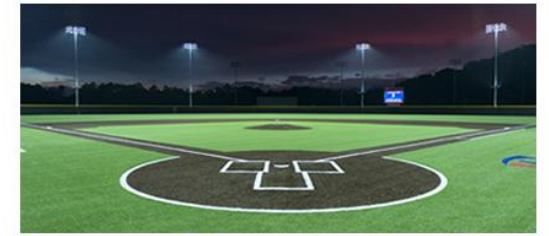


Albemarle Park LED

Newton, MA

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Softball 1 (Infield)	Horizontal Illuminance	50.9	37	62	1.67	1.38	D	23
Softball 1 (Outfield)	Horizontal Illuminance	30.8	21	45	2.19	1.47	D	23
Spill @ 150' (Cd)	Max Candela (by Fixture)	845	0	2828	0.00		A,B,C,D,E	108
Spill @ 150'	Horizontal	0.01	0	0.05	0.00		A,B,C,D,E	108
Spill @ 150'	Max Vertical Illuminance Metric	0.03	0	0.13	0.00		A,B,C,D,E	108
Zero Grid	Horizontal Illuminance	8.82	0	64	0.00		A,B,C,D,E	108

From Hometown to Professional



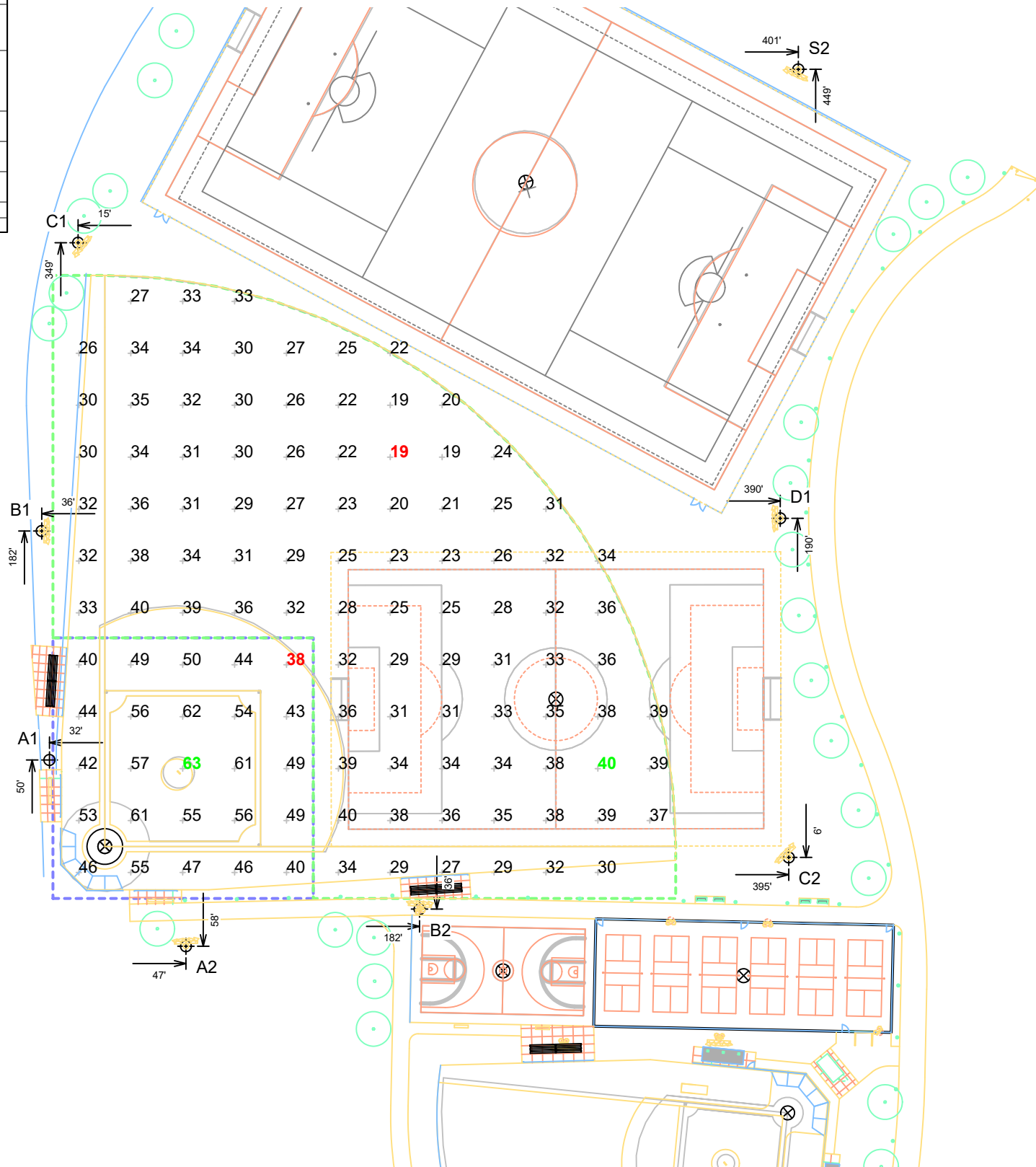
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EQUIPMENT LIST FOR AREAS SHOWN

Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	70'	-	70'	TLC-LED-1200	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	2	2	0
1	A2	70'	0'	70'	TLC-LED-1200	2	2	0
				15.52'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	2	2	0
1	B1	90'	-	90'	TLC-LED-600	1	1	0
				15.5'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	8	8	0
1	B2	90'	0'	90'	TLC-LED-600	1	1	0
				90'	TLC-LED-400	2*	0	2
				15.52'	TLC-BT-575	1	1	0
1	C1	90'	-	15.5'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	9	9	0
				15.52'	TLC-LED-1200	6	6	0
1	C2	90'	0'	15.52'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	6	6	0
				15.5'	TLC-LED-1200	11	11	0
1	D1	90'	-	15.5'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	6	6	0
				70'	TLC-LED-1200	6	6	0
TOTALS						73	71	2

* This structure utilizes a back-to-back mounting configuration



Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Baseball
Size:	330'/330'/330' - basepath 90'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

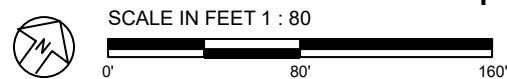
ILLUMINATION SUMMARY		
MAINTAINED HORIZONTAL FOOTCANDLES		
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	50.33	30.82
Maximum:	63	40
Minimum:	38	19
Avg / Min:	1.32	1.61
Guaranteed Max / Min:	2	2.5
Max / Min:	1.66	2.08
UG (adjacent pts):	1.33	1.34
CU:	0.43	
No. of Points:	25	92
LUMINAIRE INFORMATION		
Applied Circuits:	A	
No. of Luminaires:	71	
Total Load:	76.6 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: · File #56066994A Phase 1 · 01-Nov-22

Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



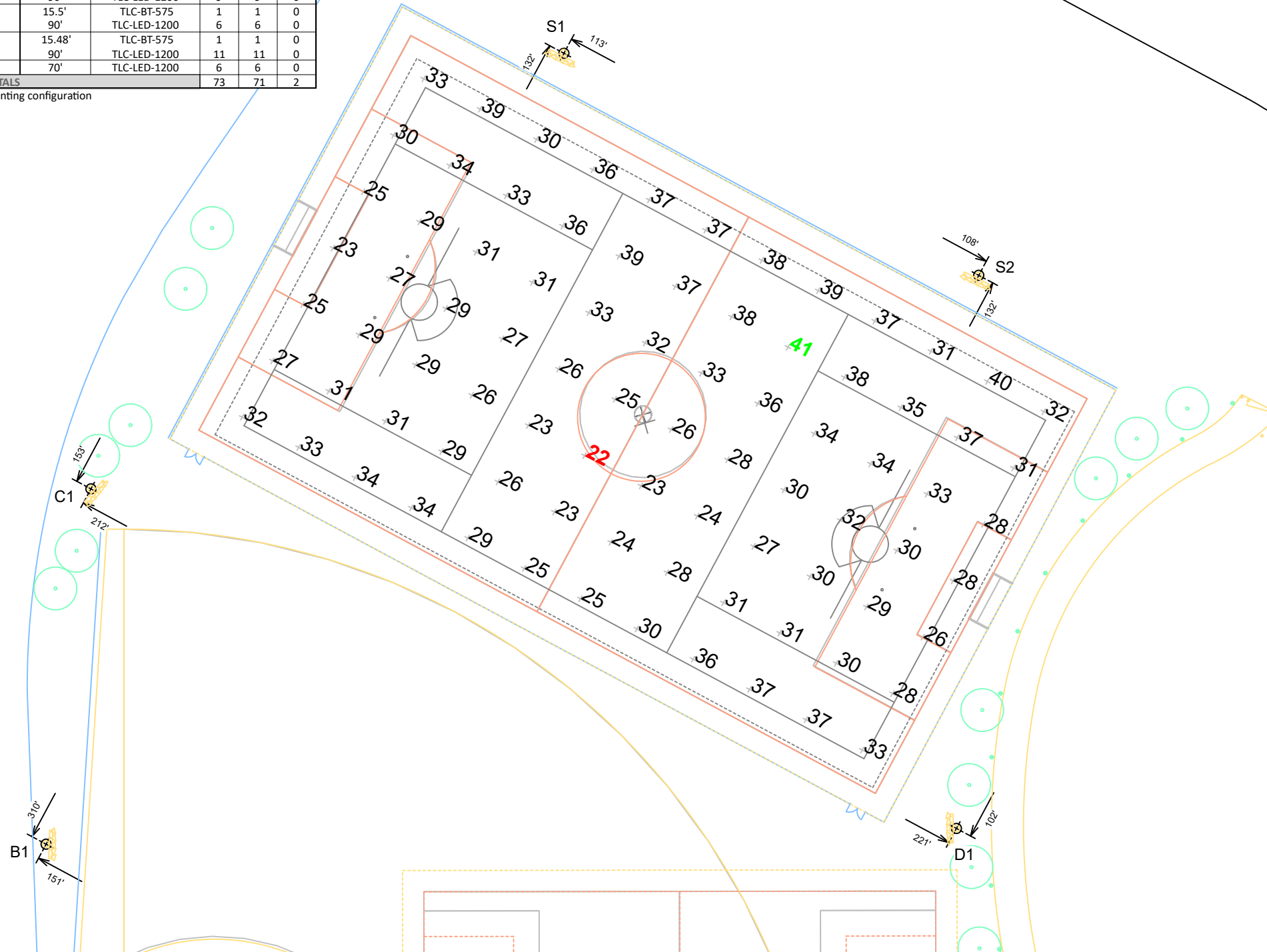
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN										
Pole				Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS		
1	A1	70'	0'	70'	TLC-LED-1200	2	2	0		
				15.48'	TLC-BT-575	1	1	0		
				70'	TLC-LED-900	2	2	0		
1	A2	70'	-	70'	TLC-LED-1200	2	2	0		
				15.5'	TLC-BT-575	1	1	0		
				70'	TLC-LED-900	2	2	0		
1	B1	90'	0'	90'	TLC-LED-600	1	1	0		
				15.48'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	8	8	0		
1	B2	90'	-	90'	TLC-LED-600	1	1	0		
				90'	TLC-LED-400	2*	0	2		
				15.5'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	8	8	0		
1	C1	90'	0'	15.48'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	9	9	0		
1	C2	90'	-	15.5'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	6	6	0		
1	D1	90'	0'	15.48'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	11	11	0		
2	S1-S2	70'	-	70'	TLC-LED-1200	6	6	0		
9	TOTALS						73	71	2	

* This structure utilizes a back-to-back mounting configuration



Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Soccer 1
Size:	360' x 210'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

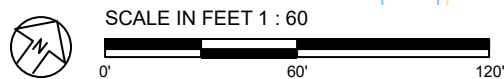
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30
Scan Average:	31.05
Maximum:	41
Minimum:	22
Avg / Min:	1.40
Guaranteed Max / Min:	2.5
Max / Min:	1.83
UG (adjacent pts):	1.30
CU:	0.27
No. of Points:	84
LUMINAIRE INFORMATION	
Applied Circuits:	A
No. of Luminaires:	71
Total Load:	76.6 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: File #56066994A Phase 1 · 01-Nov-22

Pole location(s) Ⓧ dimensions are relative to 0,0 reference point(s) ⊗



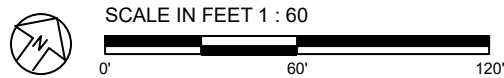
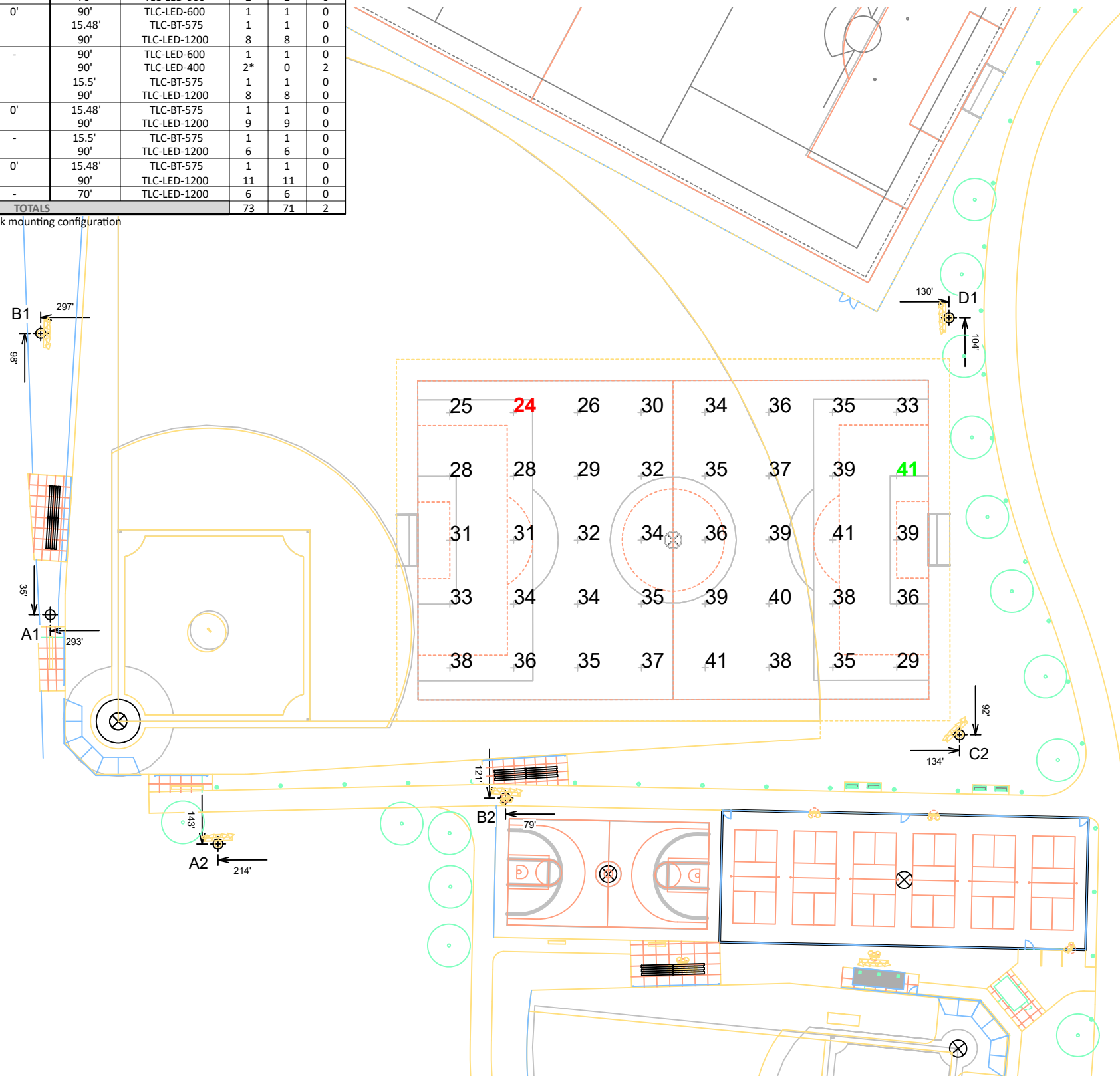
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN										
Pole				Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS		
1	A1	70'	0'	70'	TLC-LED-1200	2	2	0		
				15.48'	TLC-BT-575	1	1	0		
				70'	TLC-LED-900	2	2	0		
1	A2	70'	-	70'	TLC-LED-1200	2	2	0		
				15.5'	TLC-BT-575	1	1	0		
				70'	TLC-LED-900	2	2	0		
1	B1	90'	0'	90'	TLC-LED-600	1	1	0		
				15.48'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	8	8	0		
1	B2	90'	-	90'	TLC-LED-600	1	1	0		
				90'	TLC-LED-400	2*	0	2		
				15.5'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	8	8	0		
1	C1	90'	0'	15.48'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	9	9	0		
1	C2	90'	-	15.5'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	6	6	0		
1	D1	90'	0'	15.48'	TLC-BT-575	1	1	0		
				90'	TLC-LED-1200	11	11	0		
2	S1-S2	70'	-	70'	TLC-LED-1200	6	6	0		
9	TOTALS						73	71	2	

* This structure utilizes a back-to-back mounting configuration



ENGINEERED DESIGN By: File #56066994A Phase 1 - 01-Nov-22

Pole location(s) Ⓧ dimensions are relative to 0,0 reference point(s) ⊗

Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Soccer 2
Size:	240' x 150'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30
Scan Average:	34.32
Maximum:	41
Minimum:	24
Avg / Min:	1.41
Guaranteed Max / Min:	2.5
Max / Min:	1.69
UG (adjacent pts):	1.28
CU:	0.14
No. of Points:	40
LUMINAIRE INFORMATION	
Applied Circuits:	A
No. of Luminaires:	71
Total Load:	76.6 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



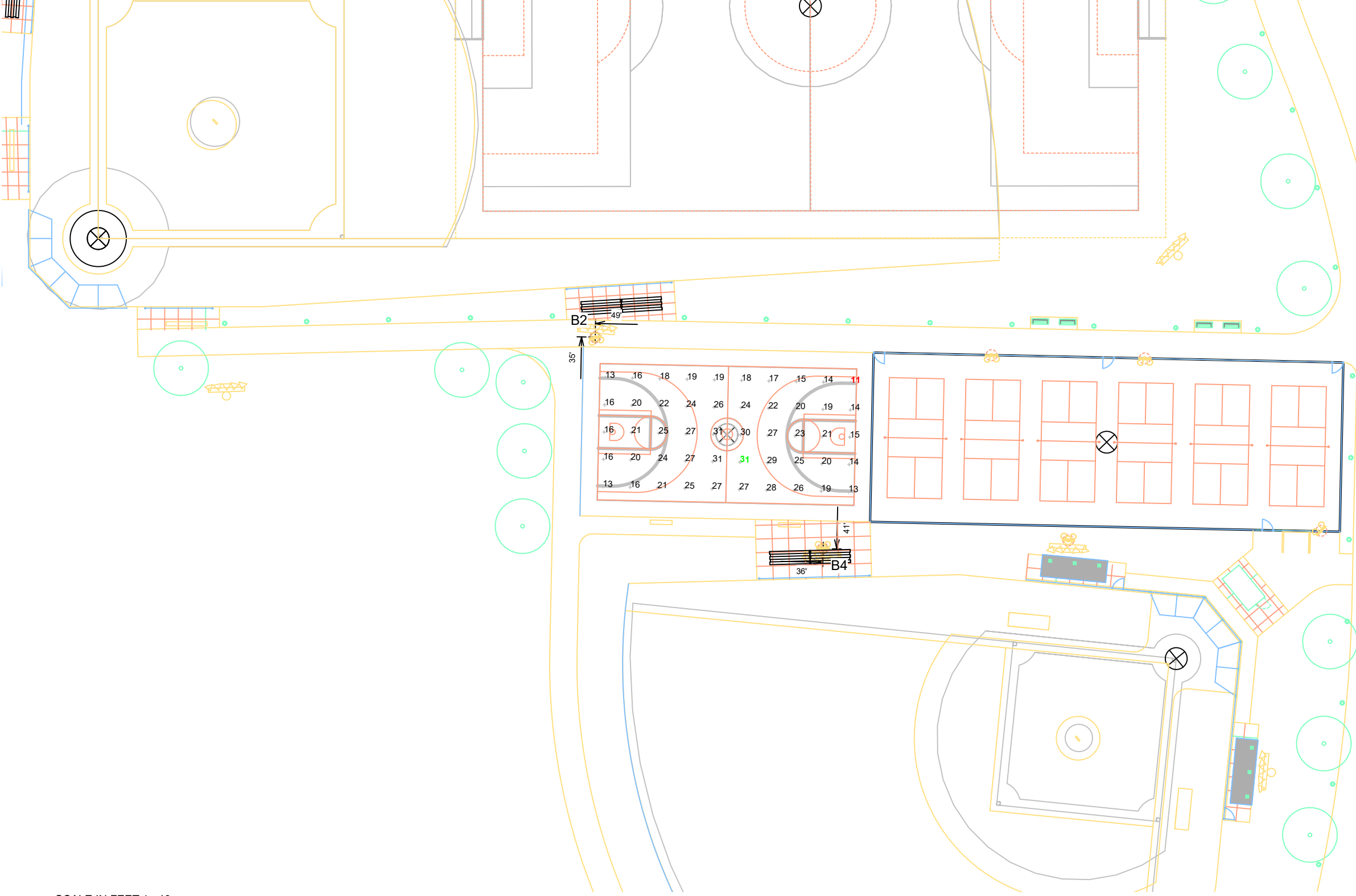
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	B2	90'	-	90'	TLC-LED-600	1	0	1
				90'	TLC-LED-400	2*	2	0
				15.5'	TLC-BT-575	1	0	1
				90'	TLC-LED-1200	8	0	8
1	B4	60'	-	60'	TLC-LED-400	4*	2	2
				60'	TLC-LED-1200	4	0	4
2	TOTALS					20	4	16

*This structure utilizes a back-to-back mounting configuration



Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Basketball
Size:	94' x 50'
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

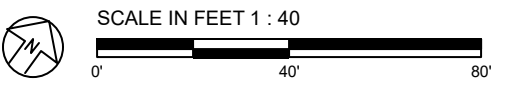
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	20
Scan Average:	21.11
Maximum:	31
Minimum:	11
Avg / Min:	1.90
Guaranteed Max / Min:	4
Max / Min:	2.81
UG (adjacent pts):	1.48
CU:	0.55
No. of Points:	50
LUMINAIRE INFORMATION	
Applied Circuits:	B
No. of Luminaires:	4
Total Load:	1.6 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: · File #56066994A Phase 1 · 01-Nov-22

Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗

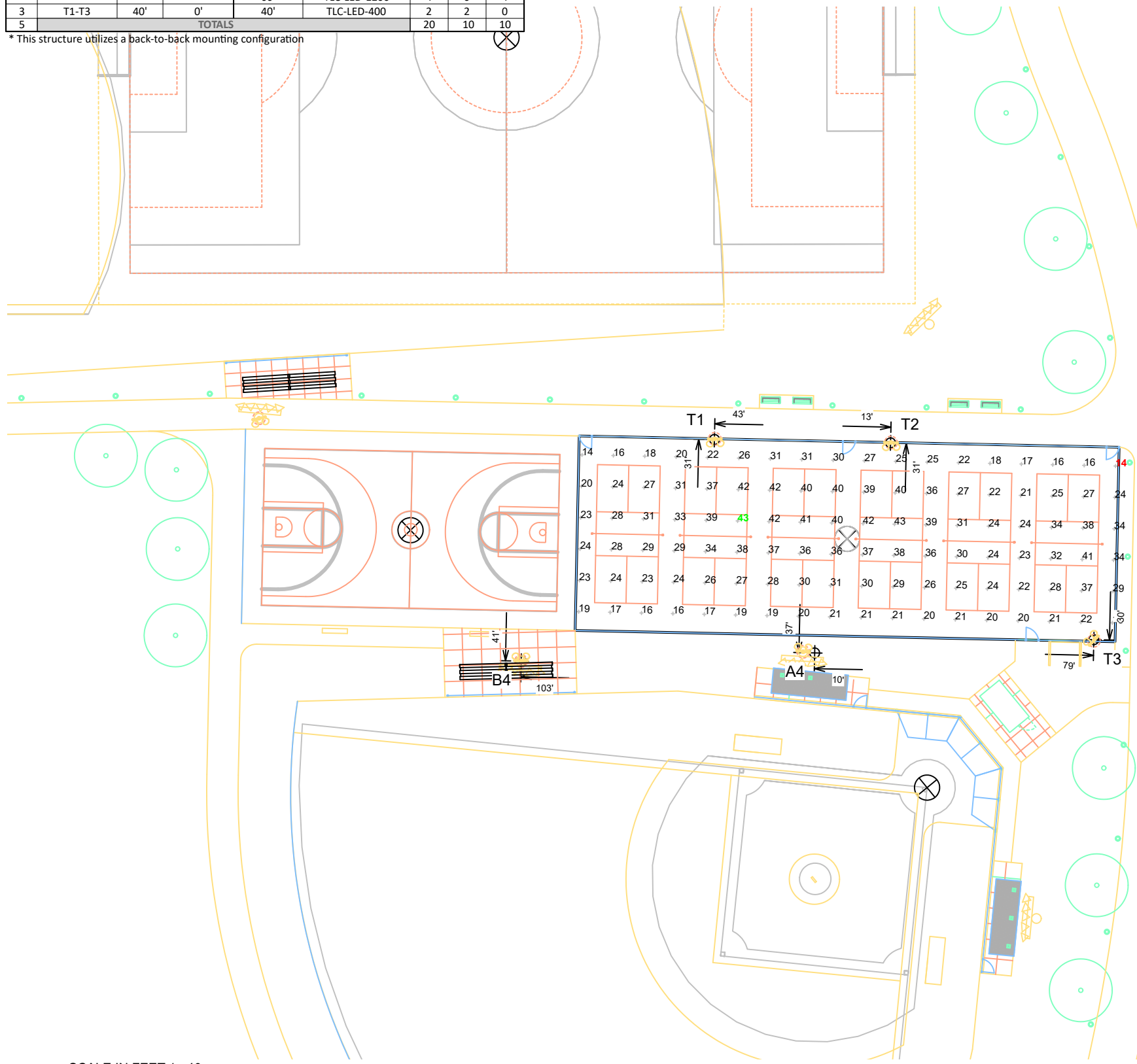


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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A4	60'	-	60'	TLC-LED-600	1	0	1
				60'	TLC-LED-400	2*	2	0
				15.5'	TLC-BT-575	1	0	1
				60'	TLC-LED-900	2	0	2
1	B4	60'	-	60'	TLC-LED-400	4*	2	2
				60'	TLC-LED-1200	4	0	4
3	T1-T3	40'	0'	40'	TLC-LED-400	2	2	0
TOTALS						20	10	10

* This structure utilizes a back-to-back mounting configuration



Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Pickleball
Size:	172' x 62'
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

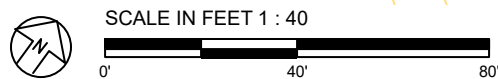
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	20
Scan Average:	27.78
Maximum:	43
Minimum:	14
Avg / Min:	2.00
Guaranteed Max / Min:	4
Max / Min:	3.11
UG (adjacent pts):	1.98
CU:	0.70
No. of Points:	108
LUMINAIRE INFORMATION	
Applied Circuits:	C
No. of Luminaires:	10
Total Load:	4.0 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: · File #56066994A Phase 1 · 01-Nov-22

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



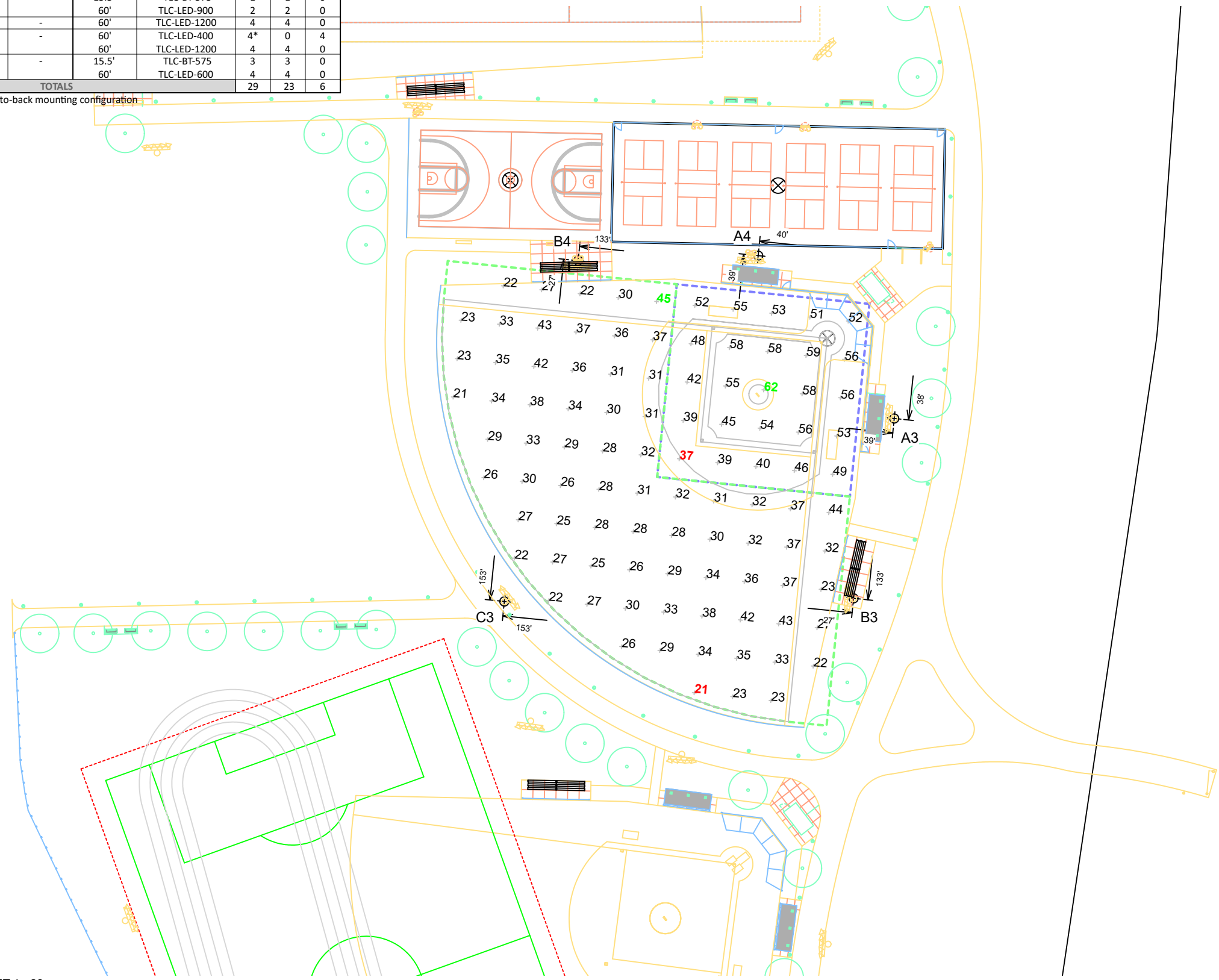
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A3	60'	-	60'	TLC-LED-600	1	1	0
				15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	2	2	0
1	A4	60'	-	60'	TLC-LED-600	1	1	0
				60'	TLC-LED-400	2*	0	2
				15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	2	2	0
				60'	TLC-LED-1200	4	4	0
1	B3	60'	-	60'	TLC-LED-400	4*	0	4
1	B4	60'	-	60'	TLC-LED-1200	4	4	0
1	C3	60'	-	15.5'	TLC-BT-575	3	3	0
				60'	TLC-LED-600	4	4	0
5	TOTALS					29	23	6

* This structure utilizes a back-to-back mounting configuration



Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Softball 1
Size:	200'/200'/200' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

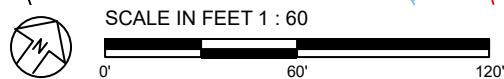
ILLUMINATION SUMMARY		
MAINTAINED HORIZONTAL FOOTCANDLES		
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	50.91	30.83
Maximum:	62	45
Minimum:	37	21
Avg / Min:	1.37	1.49
Guaranteed Max / Min:	2	2.5
Max / Min:	1.67	2.19
UG (adjacent pts):	1.35	1.64
CU:	0.67	
No. of Points:	25	73
LUMINAIRE INFORMATION		
Applied Circuits:	D	
No. of Luminaires:	23	
Total Load:	19.28 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: · File #56066994A Phase 1 · 01-Nov-22

Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗



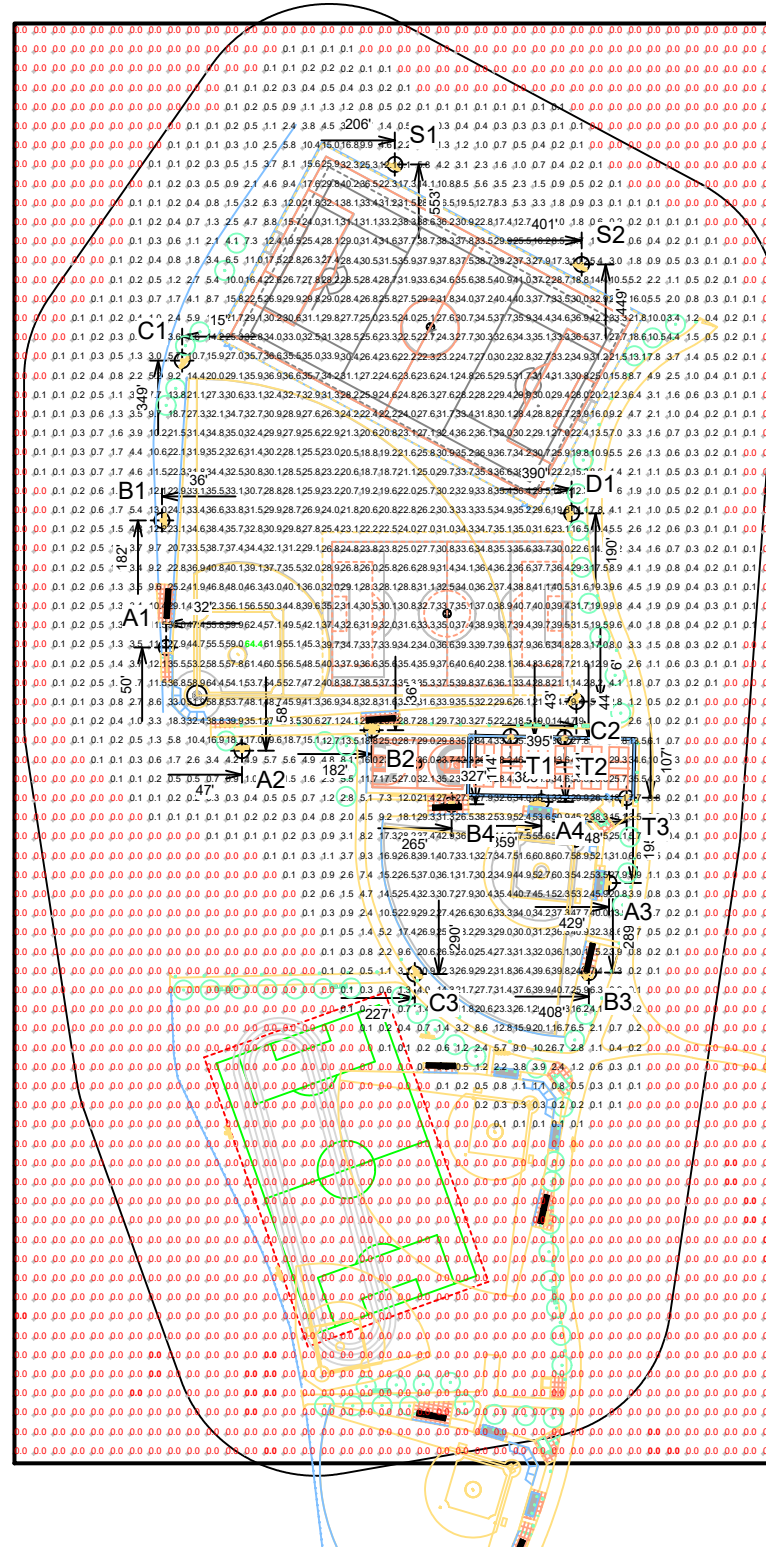
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN							
Pole				Luminaires			
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID / OTHER GRIDS
1	A1	70'	0'	70'	TLC-LED-1200	2	2 0
				15.46'	TLC-BT-575	1	1 0
				70'	TLC-LED-900	2	2 0
1	A2	70'	0'	70'	TLC-LED-1200	2	2 0
				15.48'	TLC-BT-575	1	1 0
				70'	TLC-LED-900	2	2 0
1	A3	60'	0'	60'	TLC-LED-600	1	1 0
				15.48'	TLC-BT-575	1	1 0
				60'	TLC-LED-900	2	2 0
1	A4	60'	0'	60'	TLC-LED-600	1	1 0
				60'	TLC-LED-400	2*	2 0
				15.48'	TLC-BT-575	1	1 0
1	B1	90'	0'	90'	TLC-LED-600	1	1 0
				15.46'	TLC-BT-575	1	1 0
				90'	TLC-LED-1200	8	8 0
1	B2	90'	0'	90'	TLC-LED-600	1	1 0
				90'	TLC-LED-400	2*	2 0
				15.48'	TLC-BT-575	1	1 0
1	B3	60'	0'	60'	TLC-LED-1200	4	4 0
				60'	TLC-LED-400	4*	4 0
				60'	TLC-LED-1200	4	4 0
1	C1	90'	0'	15.46'	TLC-BT-575	1	1 0
				90'	TLC-LED-1200	9	9 0
1	C2	90'	0'	15.48'	TLC-BT-575	1	1 0
				90'	TLC-LED-1200	6	6 0
1	C3	60'	0'	15.48'	TLC-BT-575	3	3 0
				60'	TLC-LED-600	4	4 0
1	D1	90'	0'	15.46'	TLC-BT-575	1	1 0
				90'	TLC-LED-1200	11	11 0
2	S1-S2	70'	0'	70'	TLC-LED-1200	6	6 0
3	T1-T3	40'	0'	40'	TLC-LED-400	2	2 0
17	TOTALS					108	108 0

* This structure utilizes a back-to-back mounting configuration



Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Zero Grid
Size:	790' x 1500'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

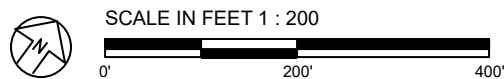
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average:	8.82
Maximum:	64
Minimum:	0
Avg / Min:	-
Max / Min:	-
UG (adjacent pts):	62.13
CU:	0.94
No. of Points:	3000
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E
No. of Luminaires:	108
Total Load:	101.48 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: File #56066994A Phase 1 · 01-Nov-22

Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



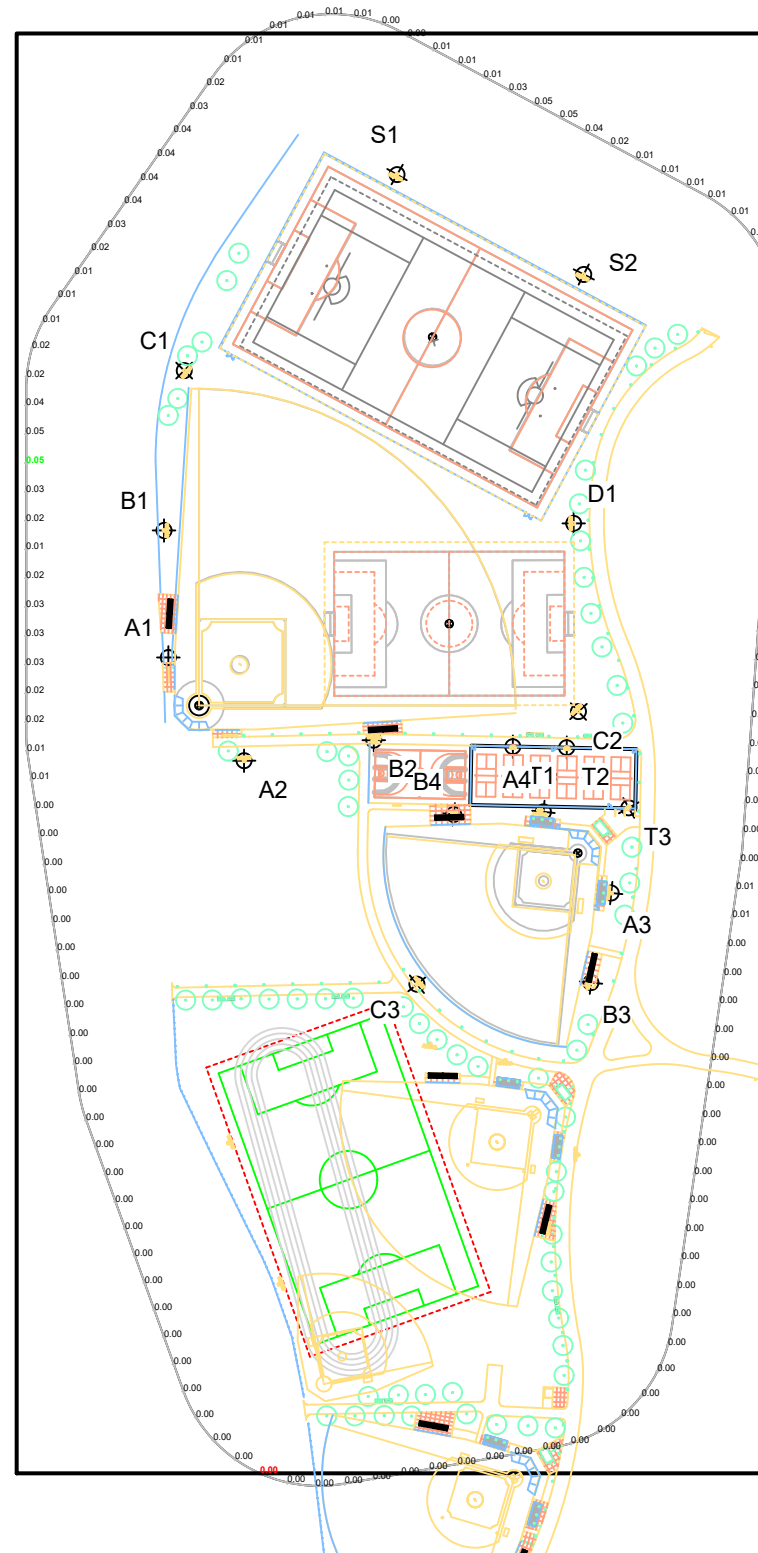
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	70'	-	70'	TLC-LED-1200	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	2	2	0
1	A2	70'	0'	70'	TLC-LED-1200	2	2	0
				15.52'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	2	2	0
1	A3	60'	0'	60'	TLC-LED-600	1	1	0
				15.52'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	2	2	0
1	A4	60'	0'	60'	TLC-LED-600	1	1	0
				60'	TLC-LED-400	2*	2	0
				15.52'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	2	2	0
1	B1	90'	-	90'	TLC-LED-600	1	1	0
				15.5'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	8	8	0
1	B2	90'	0'	90'	TLC-LED-600	1	1	0
				90'	TLC-LED-400	2*	2	0
				15.52'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	8	8	0
1	B3	60'	0'	60'	TLC-LED-1200	4	4	0
1	B4	60'	0'	60'	TLC-LED-400	4*	4	0
				60'	TLC-LED-1200	4	4	0
1	C1	90'	-	15.5'	TLC-BT-575	1	1	0
1	C2	90'	0'	15.52'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	6	6	0
1	C3	60'	0'	15.52'	TLC-BT-575	3	3	0
				60'	TLC-LED-600	4	4	0
1	D1	90'	-	15.5'	TLC-BT-575	1	1	0
2	S1-S2	70'	0'	70'	TLC-LED-1200	6	6	0
3	T1-T3	40'	-	40'	TLC-LED-400	2	2	0
17	TOTALS					108	108	0

*This structure utilizes a back-to-back mounting configuration



Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Spill @ 150'
Spacing:	30.0'
Height:	3.0' above grade

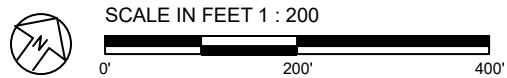
ILLUMINATION SUMMARY	
HORIZONTAL FOOTCANDLES	
Scan Average:	Entire Grid 0.0111
Maximum:	0.05
Minimum:	0.00
No. of Points:	129
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E
No. of Luminaires:	108
Total Load:	101.48 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: · File #56066994A Phase 1 · 01-Nov-22

Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



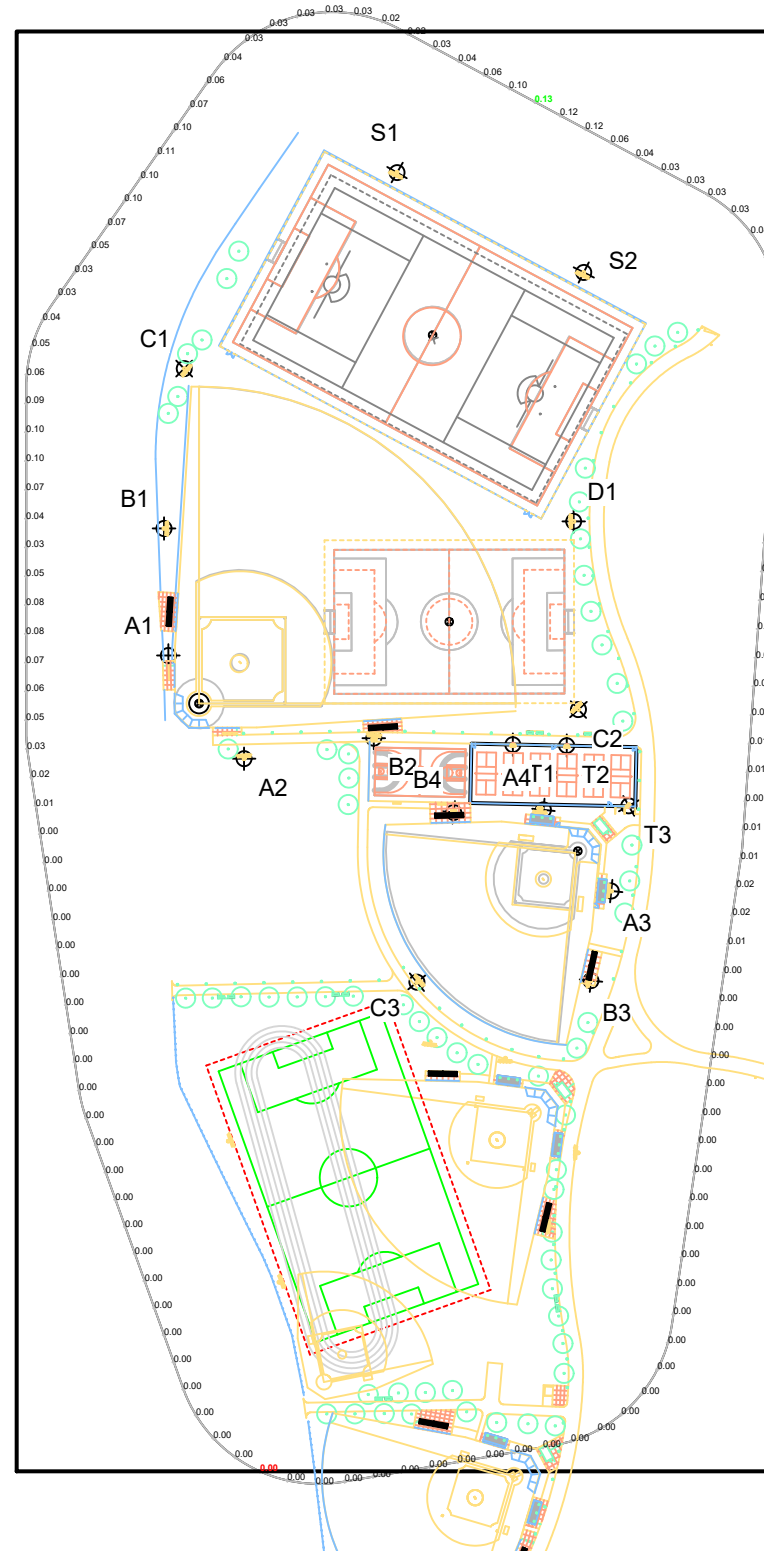
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	70'	-	70'	TLC-LED-1200	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	2	2	0
1	A2	70'	0'	70'	TLC-LED-1200	2	2	0
				15.52'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	2	2	0
1	A3	60'	0'	60'	TLC-LED-600	1	1	0
				15.52'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	2	2	0
1	A4	60'	0'	60'	TLC-LED-600	1	1	0
				60'	TLC-LED-400	2*	2	0
				15.52'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	2	2	0
1	B1	90'	-	90'	TLC-LED-600	1	1	0
				15.5'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	8	8	0
1	B2	90'	0'	90'	TLC-LED-600	1	1	0
				90'	TLC-LED-400	2*	2	0
				15.52'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	8	8	0
1	B3	60'	0'	60'	TLC-LED-1200	4	4	0
1	B4	60'	0'	60'	TLC-LED-400	4*	4	0
1		60'	0'	60'	TLC-LED-1200	4	4	0
1	C1	90'	-	15.5'	TLC-BT-575	1	1	0
1		90'	0'	15.52'	TLC-LED-1200	9	9	0
1	C2	90'	0'	15.52'	TLC-BT-575	1	1	0
1		90'	0'	90'	TLC-LED-1200	6	6	0
1	C3	60'	0'	15.52'	TLC-BT-575	3	3	0
1		60'	0'	60'	TLC-LED-600	4	4	0
1	D1	90'	-	15.5'	TLC-BT-575	1	1	0
1		90'	0'	90'	TLC-LED-1200	11	11	0
2	S1-S2	70'	0'	70'	TLC-LED-1200	6	6	0
3	T1-T3	40'	-	40'	TLC-LED-400	2	2	0
17	TOTALS					108	108	0

*This structure utilizes a back-to-back mounting configuration



Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Spill @ 150'
Spacing:	30.0'
Height:	3.0' above grade

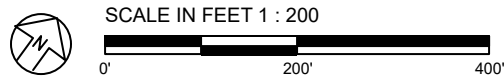
ILLUMINATION SUMMARY	
MAX VERTICAL FOOTCANDLES	
Scan Average:	Entire Grid 0.0311
Maximum:	0.13
Minimum:	0.00
No. of Points:	129
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E
No. of Luminaires:	108
Total Load:	101.48 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: · File #56066994A Phase 1 · 01-Nov-22

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



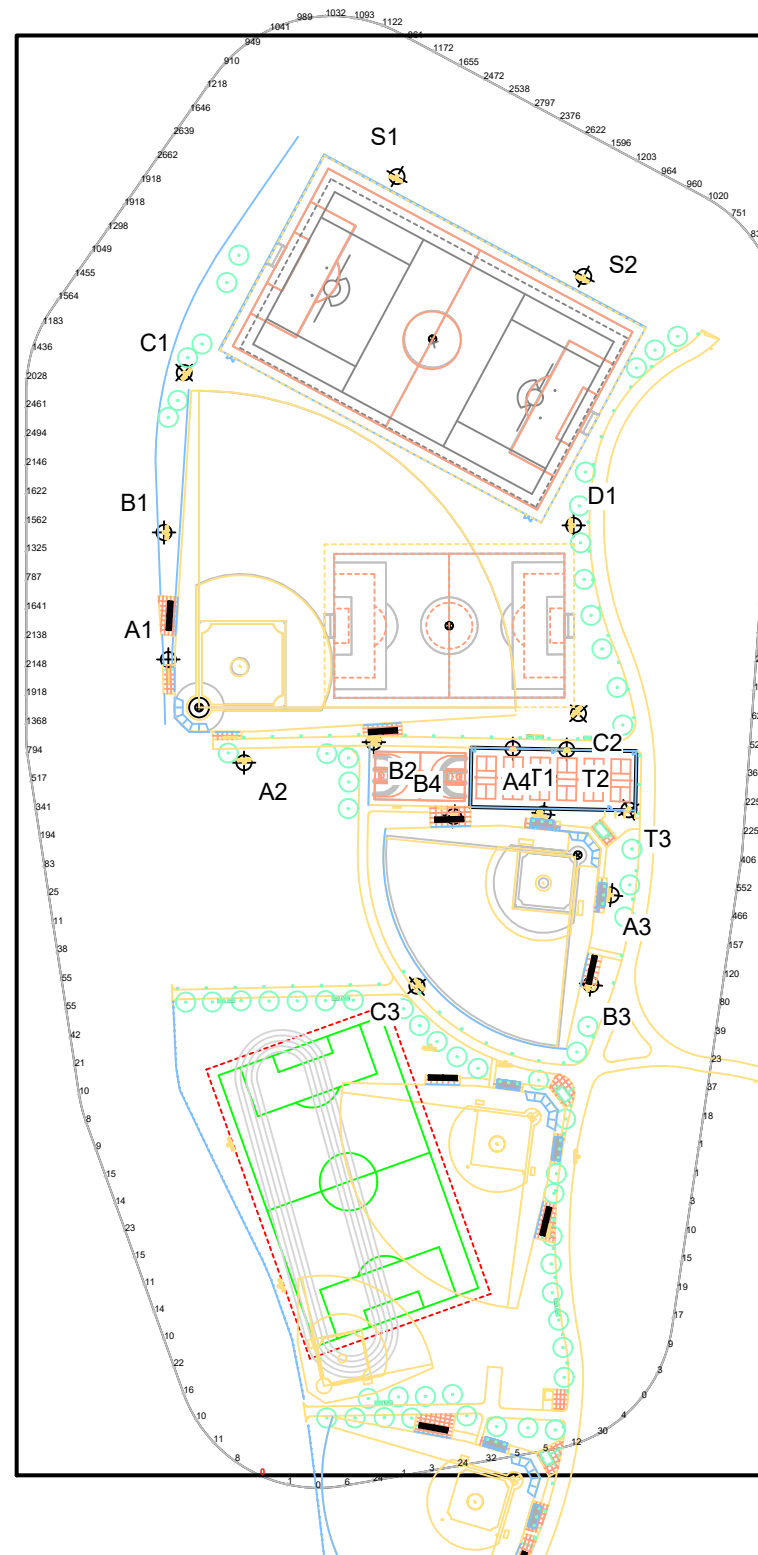
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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	70'	-	70'	TLC-LED-1200	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	2	2	0
1	A2	70'	0'	70'	TLC-LED-1200	2	2	0
				15.52'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	2	2	0
1	A3	60'	0'	60'	TLC-LED-600	1	1	0
				15.52'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	2	2	0
1	A4	60'	0'	60'	TLC-LED-600	1	1	0
				60'	TLC-LED-400	2*	2	0
				15.52'	TLC-BT-575	1	1	0
				60'	TLC-LED-900	2	2	0
1	B1	90'	-	90'	TLC-LED-600	1	1	0
				15.5'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	8	8	0
1	B2	90'	0'	90'	TLC-LED-600	1	1	0
				90'	TLC-LED-400	2*	2	0
				15.52'	TLC-BT-575	1	1	0
				90'	TLC-LED-1200	8	8	0
1	B3	60'	0'	60'	TLC-LED-1200	4	4	0
1	B4	60'	0'	60'	TLC-LED-400	4*	4	0
1		60'	0'	60'	TLC-LED-1200	4	4	0
1	C1	90'	-	15.5'	TLC-BT-575	1	1	0
1		90'	0'	15.52'	TLC-LED-1200	9	9	0
1	C2	90'	0'	15.52'	TLC-BT-575	1	1	0
1		90'	0'	90'	TLC-LED-1200	6	6	0
1	C3	60'	0'	15.52'	TLC-BT-575	3	3	0
1		60'	0'	60'	TLC-LED-600	4	4	0
1	D1	90'	-	15.5'	TLC-BT-575	1	1	0
2		90'	0'	90'	TLC-LED-1200	11	11	0
2	S1-S2	70'	0'	70'	TLC-LED-1200	6	6	0
3	T1-T3	40'	-	40'	TLC-LED-400	2	2	0
17	TOTALS					108	108	0

* This structure utilizes a back-to-back mounting configuration



Albemarle Park LED

Newton, MA

GRID SUMMARY	
Name:	Spill @ 150' (Cd)
Spacing:	30.0'
Height:	5.0' above grade

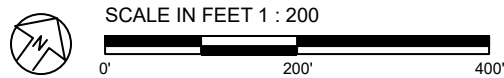
ILLUMINATION SUMMARY	
CANDELA (PER FIXTURE)	
Scan Average:	Entire Grid 845.3354
Maximum:	2828.22
Minimum:	0.00
No. of Points:	129
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E
No. of Luminaires:	108
Total Load:	101.48 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: · File #56066994A Phase 1 · 01-Nov-22

Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



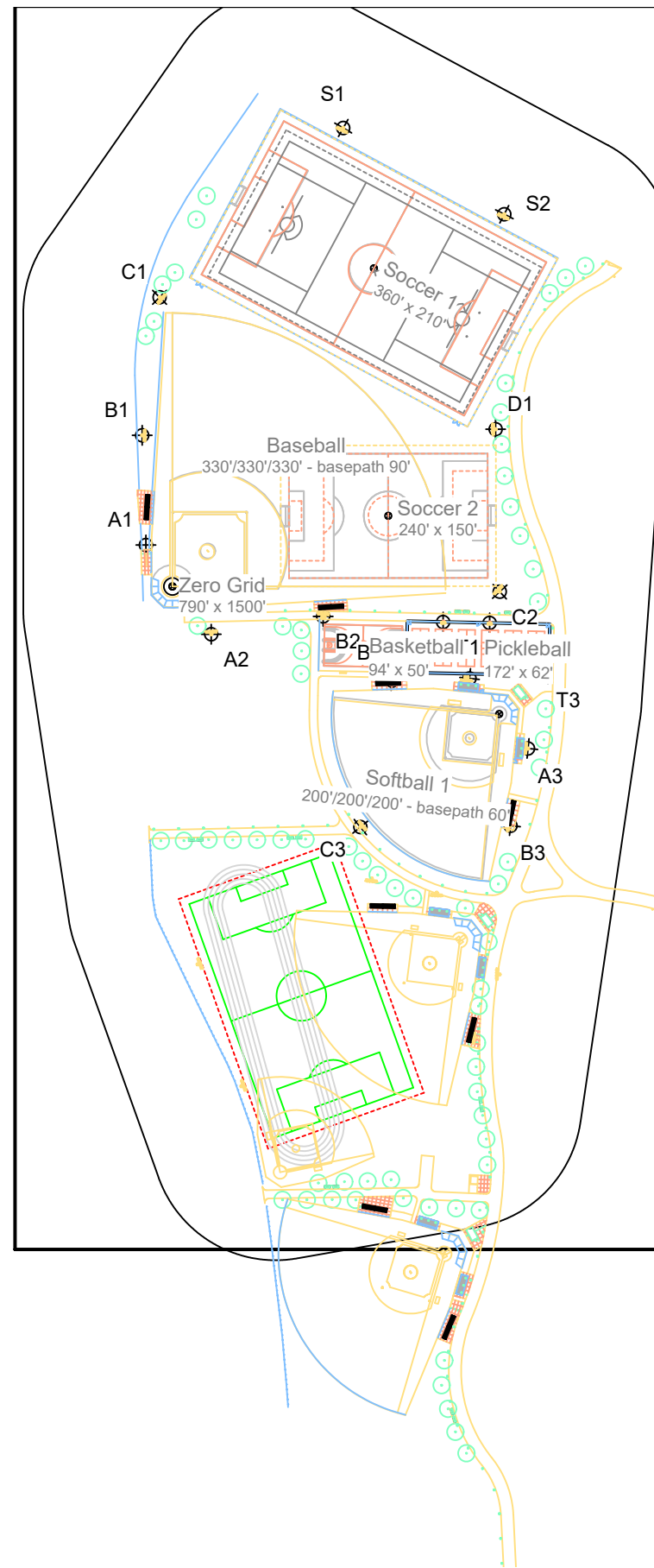
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ILLUMINATION SUMMARY

Albemarle Park LED

Newton, MA



EQUIPMENT LAYOUT

INCLUDES:

- Baseball
- Basketball
- Pickleball
- Soccer 1
- Soccer 2
- Softball 1
- Zero Grid

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		Luminaires		
		SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
1	A1	70'	-	70'	TLC-LED-1200	2
				15.5'	TLC-BT-575	1
				70'	TLC-LED-900	2
1	A2	70'	0'	70'	TLC-LED-1200	2
				15.52'	TLC-BT-575	1
				70'	TLC-LED-900	2
1	A3	60'	-	60'	TLC-LED-600	1
				15.5'	TLC-BT-575	1
				60'	TLC-LED-900	2
1	A4	60'	-	60'	TLC-LED-600	1
				15.5'	TLC-LED-400	2*
				60'	TLC-BT-575	1
1	B1	90'	-	90'	TLC-LED-600	1
				15.5'	TLC-BT-575	1
				90'	TLC-LED-1200	8
1	B2	90'	0'	90'	TLC-LED-600	1
				90'	TLC-LED-400	2*
				15.52'	TLC-BT-575	1
				90'	TLC-LED-1200	8
1	B3	60'	-	60'	TLC-LED-1200	4
1	B4	60'	-	60'	TLC-LED-400	4*
1	B4	60'	-	60'	TLC-LED-1200	4
1	C1	90'	-	15.5'	TLC-BT-575	1
1	C2	90'	0'	15.52'	TLC-BT-575	9
1	C2	90'	0'	90'	TLC-LED-1200	6
1	C3	60'	-	15.5'	TLC-BT-575	3
1	C3	60'	-	60'	TLC-LED-600	4
1	D1	90'	-	15.5'	TLC-BT-575	1
1	D1	90'	-	90'	TLC-LED-1200	11
2	S1-S2	70'	-	70'	TLC-LED-1200	6
3	T1-T3	40'	-	40'	TLC-LED-400	2
17	TOTALS					108

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1200	7.0	6.6	6.1	5.2	4.2	4.0	3.0
TLC-LED-400	2.3	2.2	2.0	1.7	1.4	1.3	1.0
TLC-LED-900	5.3	5.0	4.6	4.0	3.2	2.9	2.3
TLC-LED-600	3.4	3.2	3.0	2.6	2.0	1.9	1.5
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5



SCALE IN FEET 1 : 200



ENGINEERED DESIGN By: · File #56066994A Phase 1 · 01-Nov-22

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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EQUIPMENT LAYOUT

Albemarle Park LED Phase 2

Newton, MA

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A5-A6	70'	70'	2	TLC-LED-600	1.16 kW	E
		70'	1	TLC-LED-900	0.89 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
B5-B6	80'	80'	7	TLC-LED-1200	8.19 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
C5-C6	90'	90'	4	TLC-LED-1200	4.68 kW	E
		90'	1	TLC-LED-900	0.89 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
6			36		35.07 KW	

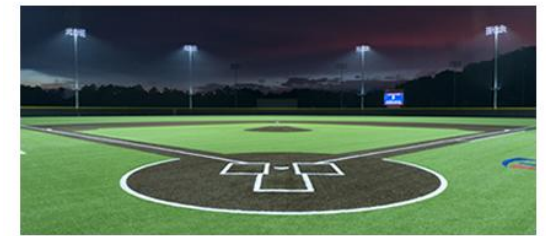
Circuit Summary			
Circuit	Description	Load	Fixture Qty
E	Softball 2 / Soccer 3	35.07 kW	36

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	6
TLC-LED-1200	LED 5700K - 75 CRI	1170W	136,000	>120,000	>120,000	>120,000	22
TLC-LED-900	LED 5700K - 75 CRI	890W	89,600	>120,000	>120,000	>120,000	4
TLC-LED-600	LED 5700K - 75 CRI	580W	65,600	>120,000	>120,000	>120,000	4

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Soccer 3	Horizontal Illuminance	32.2	22	44	1.99	1.46	E	36
Softball 2 (Infield)	Horizontal Illuminance	53.3	39	67	1.72	1.37	E	36
Softball 2 (Outfield)	Horizontal Illuminance	33	24	44	1.78	1.37	E	36
Spill @ 150' (Cd)	Max Candela (by Fixture)	14815	0	128545	0.00		A,B,C,D,E	36
Spill @ 150'	Horizontal	0.01	0	0.05	0.00		A,B,C,D,E	36
Spill @ 150'	Max Vertical Illuminance Metric	0.04	0	0.14	0.00		A,B,C,D,E	36
Zero Grid	Horizontal Illuminance	3.14	0	68	0.00		A,B,C,D,E	36

From Hometown to Professional



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EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires							
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A5-A6	70'	0'	70'	TLC-LED-600	2	2	0	
				15.5'	TLC-BT-575	1	1	0	
				70'	TLC-LED-900	1	1	0	
2	B5-B6	80'	0'	15.5'	TLC-BT-575	1	1	0	
				80'	TLC-LED-1200	7	7	0	
				90'	TLC-LED-900	1	1	0	
1	C5	90'	0'	15.48'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
				90'	TLC-LED-900	1	1	0	
1	C6	90'	0'	15.5'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
				90'	TLC-LED-900	1	1	0	
6	TOTALS						36	36	0

Albemarle Park LED Phase 2

Newton, MA

GRID SUMMARY

Name: **Softball 2**
 Size: 200'/200'/200' - basepath 60'
 Spacing: 20.0' x 20.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

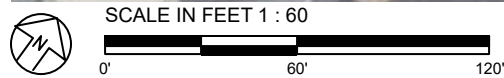
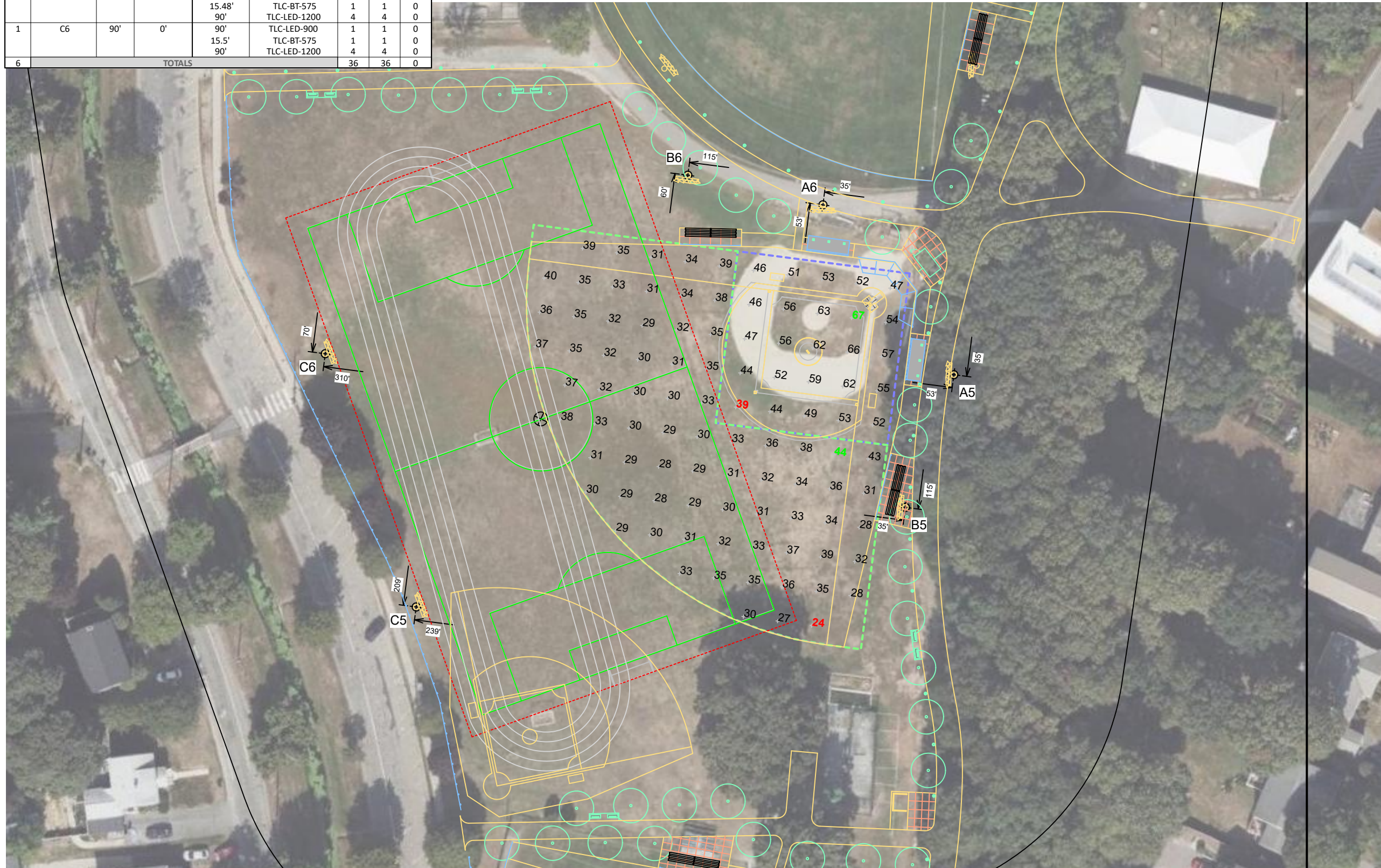
MAINTAINED HORIZONTAL FOOTCANDLES		
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	53.28	32.96
Maximum:	67	44
Minimum:	39	24
Avg / Min:	1.37	1.35
Guaranteed Max / Min:	2	2.5
Max / Min:	1.72	1.78
UG (adjacent pts):	1.27	1.42
CU:	0.39	
No. of Points:	25	73
LUMINAIRE INFORMATION		
Applied Circuits:	E	
No. of Luminaires:	36	
Total Load:	35.07 kW	

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



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EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires							
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A5-A6	70'	.06'	70.06'	TLC-LED-600	2	2	0	
				15.56'	TLC-BT-575	1	1	0	
				70.06'	TLC-LED-900	1	1	0	
2	B5-B6	80'	.06'	15.56'	TLC-BT-575	1	1	0	
				80.06'	TLC-LED-1200	7	7	0	
				90'	TLC-LED-900	1	1	0	
1	C5	90'	0'	15.54'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
				90.06'	TLC-LED-900	1	1	0	
1	C6	90'	.06'	90.06'	TLC-LED-900	1	1	0	
				15.56'	TLC-BT-575	1	1	0	
				90.06'	TLC-LED-1200	4	4	0	
6	TOTALS						36	36	0

Albemarle Park LED Phase 2

Newton, MA

GRID SUMMARY	
Name:	Soccer 3
Size:	300' x 180'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

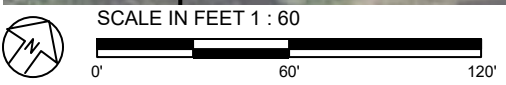
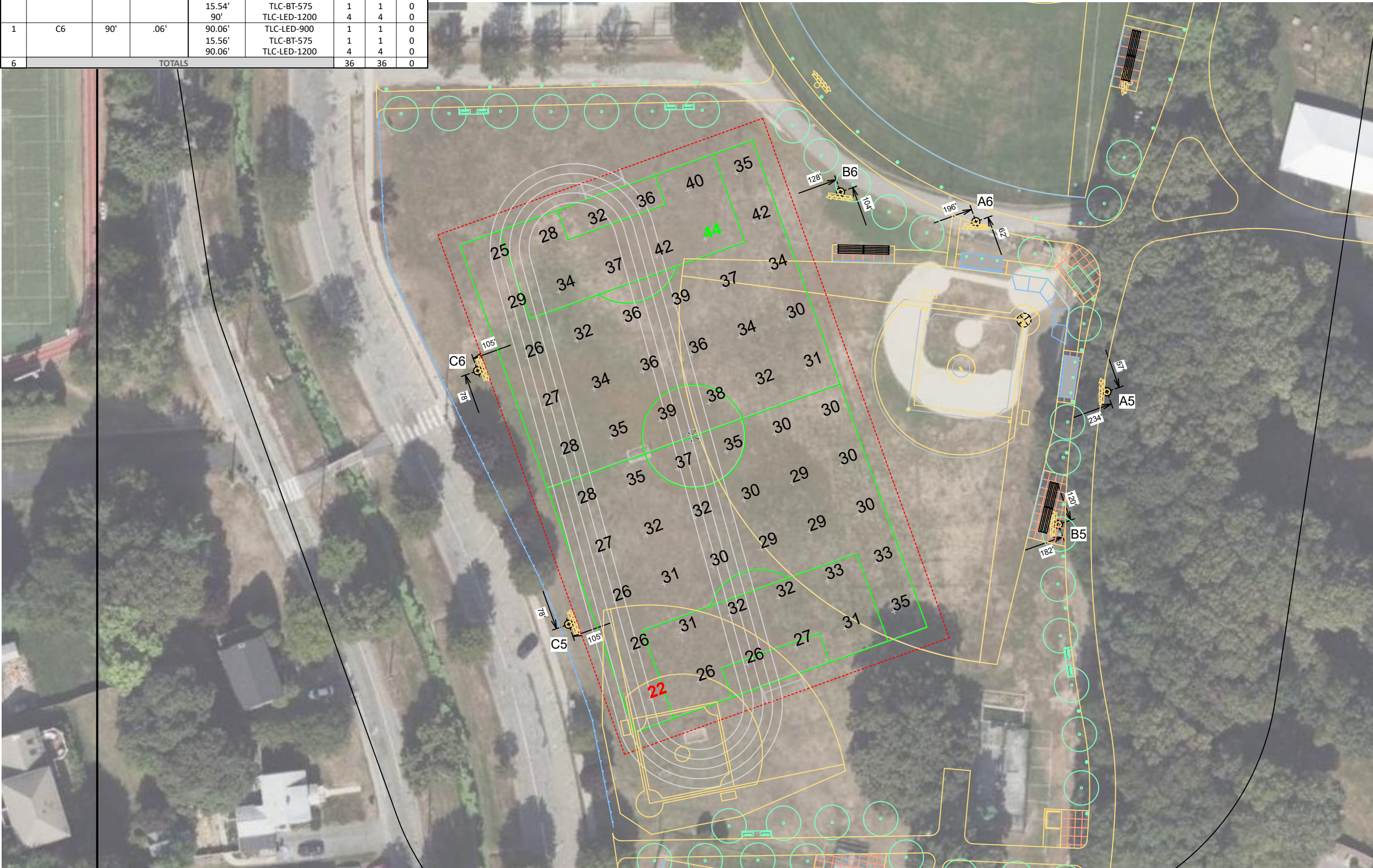
ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average:	30
Scan Average:	32.21
Maximum:	44
Minimum:	22
Avg / Min:	1.46
Guaranteed Max / Min:	2.5
Max / Min:	1.99
UG (adjacent pts):	1.26
CU:	0.45
No. of Points:	60
LUMINAIRE INFORMATION	
Applied Circuits:	E
No. of Luminaires:	36
Total Load:	35.07 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

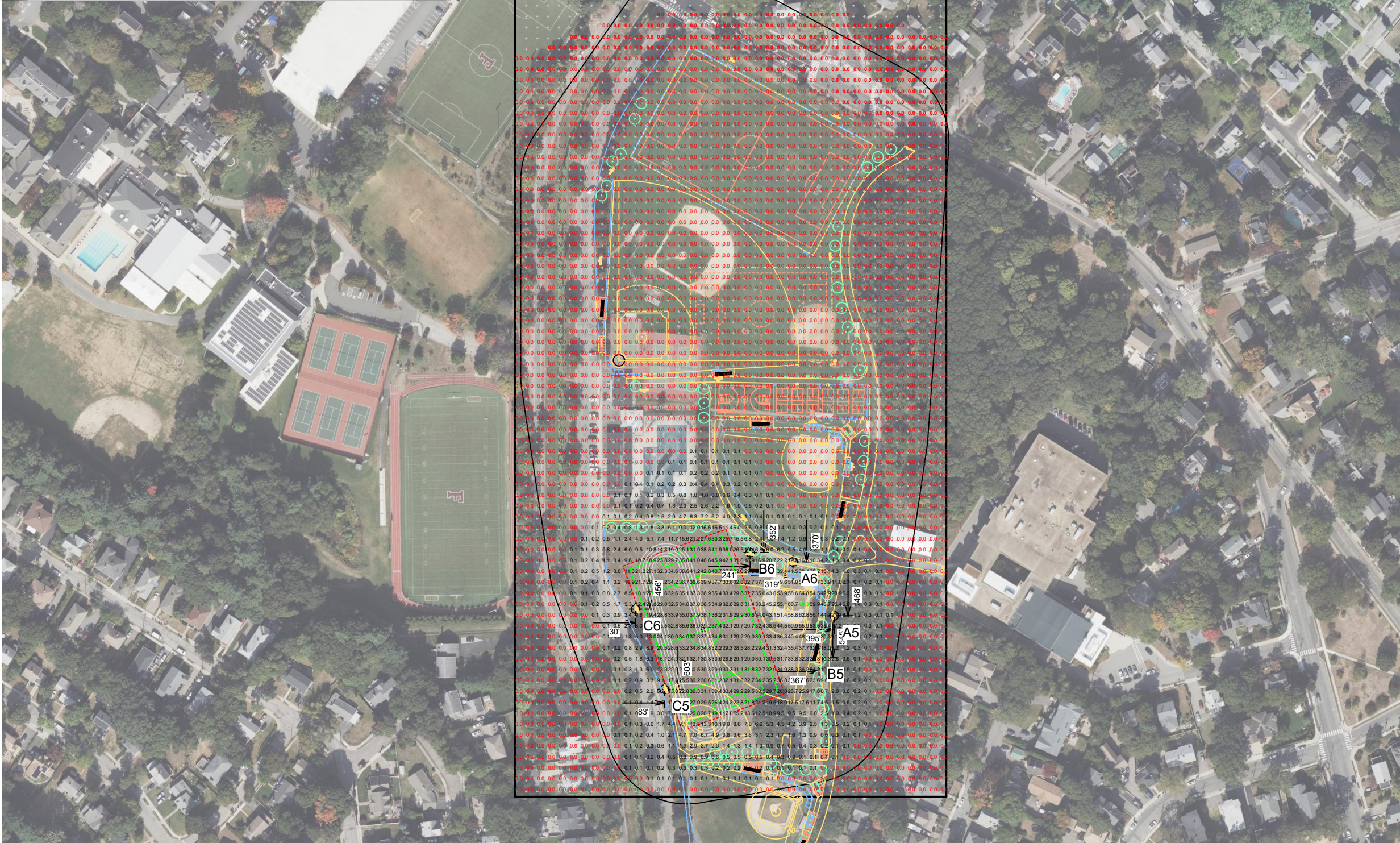
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



EQUIPMENT LIST FOR AREAS SHOWN									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A5-A6	70'	0'	70'	TLC-LED-600	2	2	0	
				15.5'	TLC-BT-575	1	1	0	
				70'	TLC-LED-900	1	1	0	
2	B5-B6	80'	0'	15.5'	TLC-BT-575	1	1	0	
				80'	TLC-LED-1200	7	7	0	
				15.48'	TLC-LED-900	1	1	0	
1	C5	90'	0'	90'	TLC-LED-900	1	1	0	
				15.48'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
1	C6	90'	0'	90'	TLC-LED-900	1	1	0	
				15.5'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
6	TOTALS						36	36	0



Albemarle Park LED Phase 2

Newton, MA

GRID SUMMARY	
Name:	Zero Grid
Size:	790' x 1500'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average:	3.14
Maximum:	68
Minimum:	0
Avg / Min:	-
Max / Min:	-
UG (adjacent pts):	119.55
CU:	0.92
No. of Points:	3000
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E
No. of Luminaires:	36
Total Load:	35.07 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

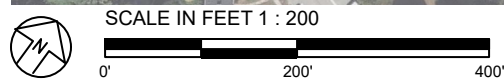
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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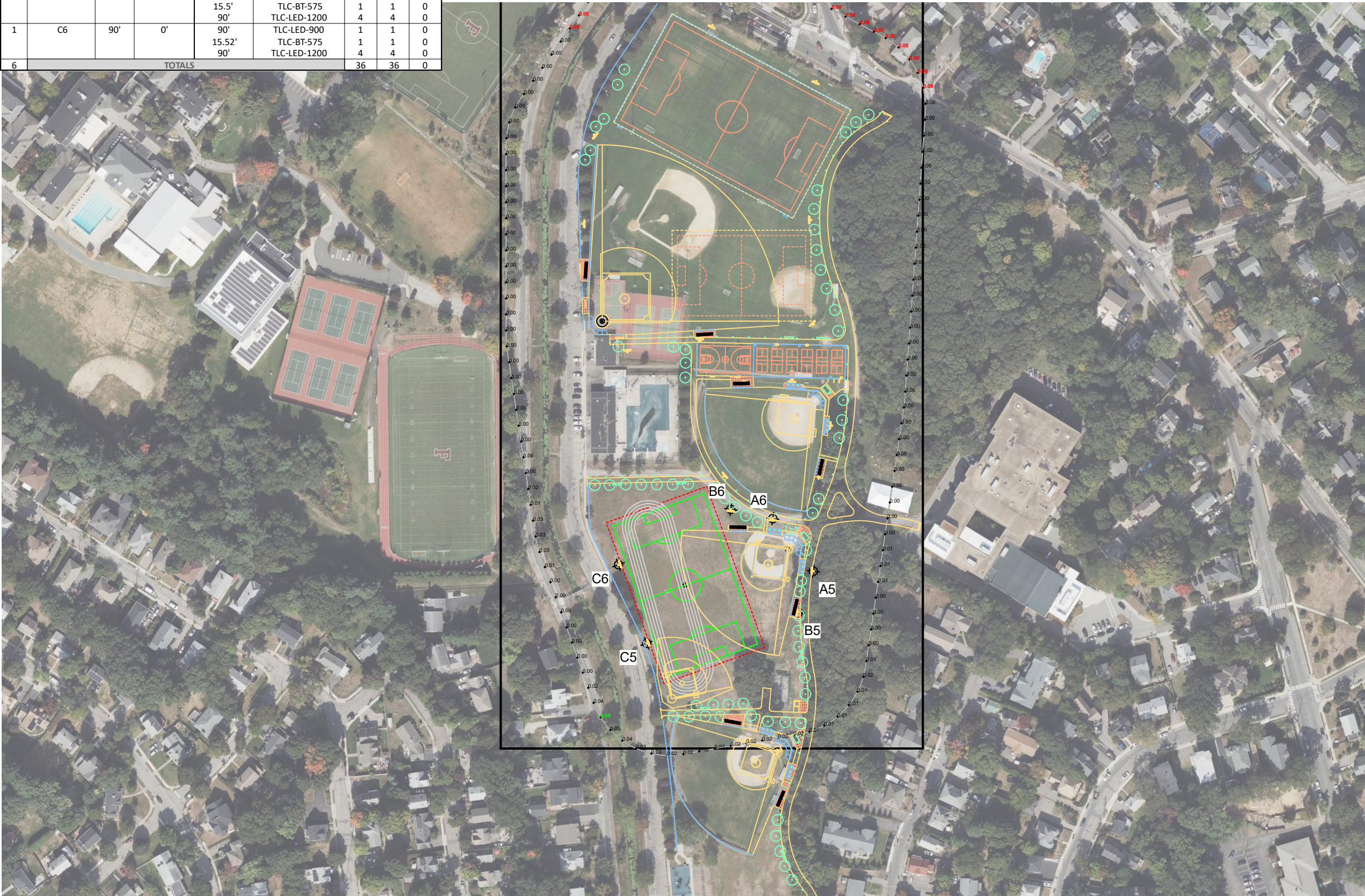
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ILLUMINATION SUMMARY



Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A5-A6	70'	0'	70'	TLC-LED-600	2	2	0	
				15.52'	TLC-BT-575	1	1	0	
				70'	TLC-LED-900	1	1	0	
2	B5-B6	80'	0'	15.52'	TLC-BT-575	1	1	0	
				80'	TLC-LED-1200	7	7	0	
				90'	TLC-LED-900	1	1	0	
1	C5	90'	0'	15.5'	TLC-LED-900	1	1	0	
				90'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
1	C6	90'	0'	90'	TLC-LED-900	1	1	0	
				15.52'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
6	TOTALS					36	36	0	



Albemarle Park LED Phase 2

Newton, MA

GRID SUMMARY

Name: Spill @ 150'
 Spacing: 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

Entire Grid
 Scan Average: 0.0064
 Maximum: 0.05
 Minimum: 0.00
 No. of Points: 129

LUMINAIRE INFORMATION

Applied Circuits: A, B, C, D, E
 No. of Luminaires: 36
 Total Load: 35.07 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 200

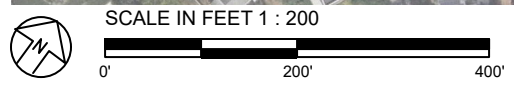
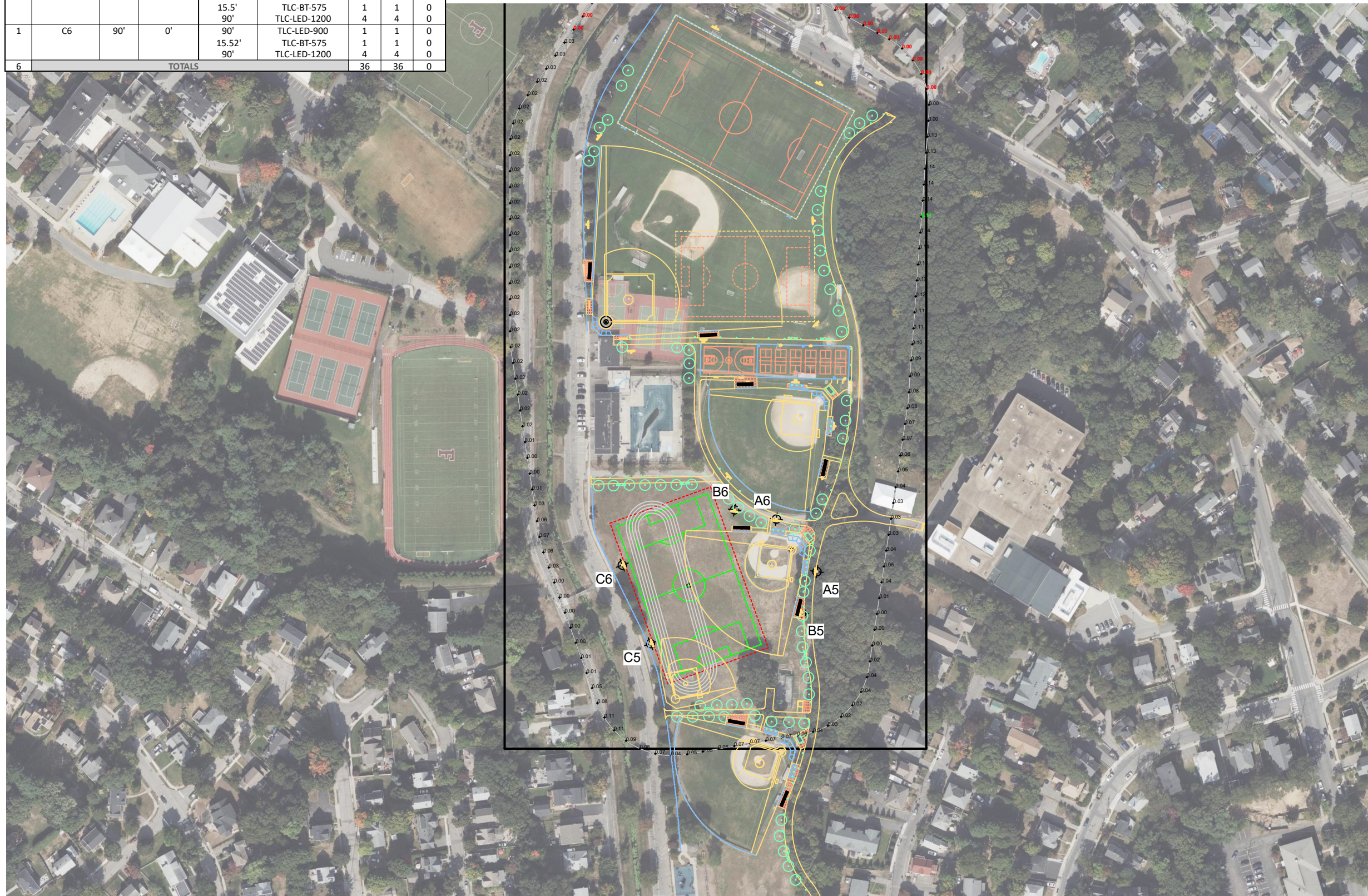
Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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EQUIPMENT LIST FOR AREAS SHOWN									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A5-A6	70'	0'	70'	TLC-LED-600	2	2	0	
				15.52'	TLC-BT-575	1	1	0	
				70'	TLC-LED-900	1	1	0	
2	B5-B6	80'	0'	15.52'	TLC-BT-575	1	1	0	
				80'	TLC-LED-1200	7	7	0	
				90'	TLC-LED-900	1	1	0	
1	C5	90'	0'	15.5'	TLC-LED-900	1	1	0	
				90'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
1	C6	90'	0'	90'	TLC-LED-900	1	1	0	
				15.52'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
6	TOTALS					36	36	0	



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: · File #56066994A Phase 2 · 01-Nov-22

Albemarle Park LED Phase 2

Newton, MA

GRID SUMMARY	
Name:	Spill @ 150'
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY	
MAX VERTICAL FOOTCANDLES	
Scan Average:	Entire Grid 0.0425
Maximum:	0.14
Minimum:	0.00
No. of Points:	129
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E
No. of Luminaires:	36
Total Load:	35.07 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

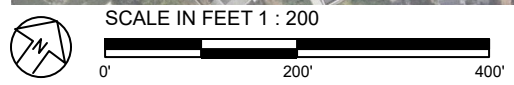
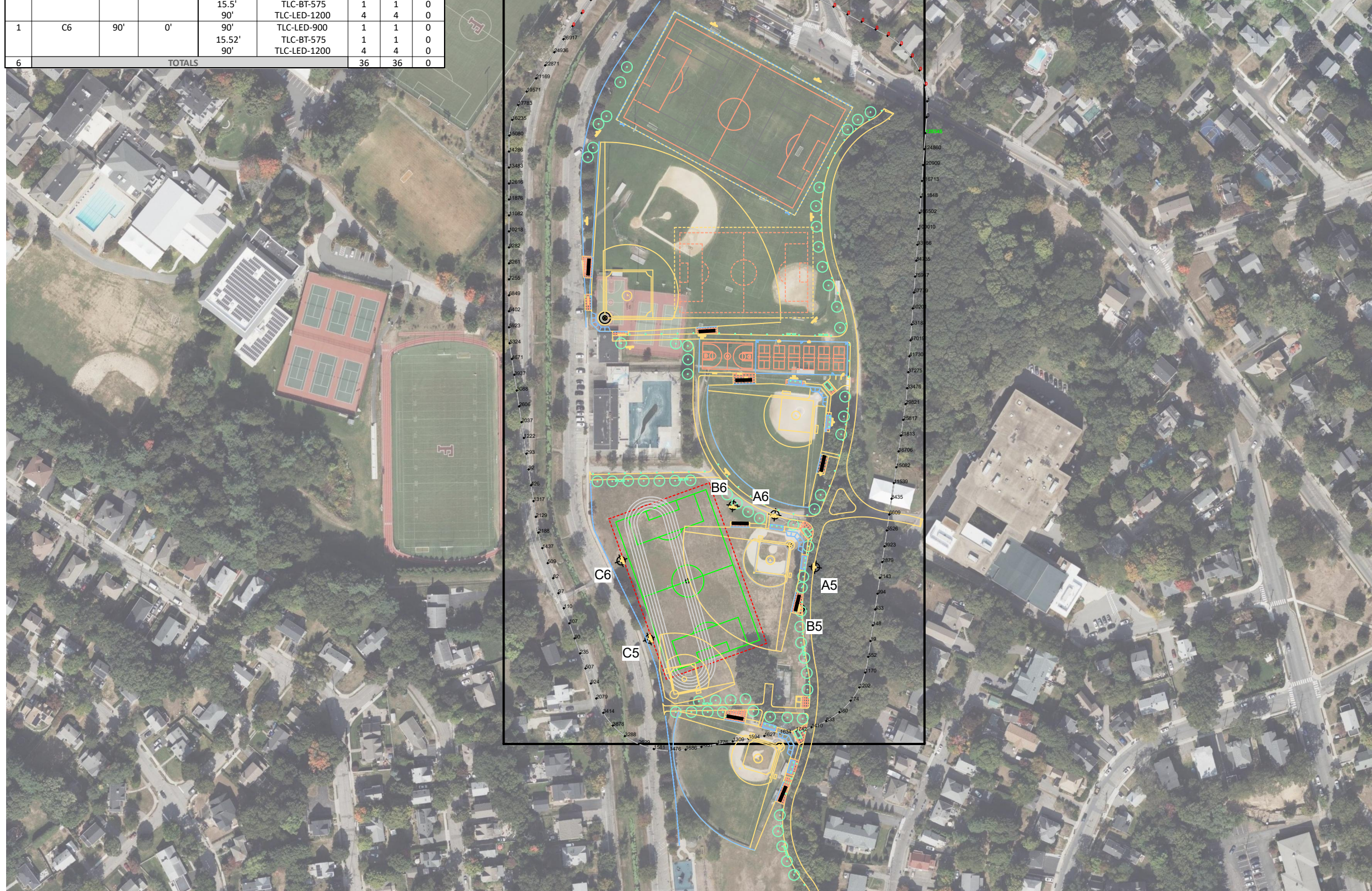


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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A5-A6	70'	0'	70'	TLC-LED-600	2	2	0	
				15.52'	TLC-BT-575	1	1	0	
				70'	TLC-LED-900	1	1	0	
2	B5-B6	80'	0'	15.52'	TLC-BT-575	1	1	0	
				80'	TLC-LED-1200	7	7	0	
				90'	TLC-LED-900	1	1	0	
1	C5	90'	0'	15.5'	TLC-LED-900	1	1	0	
				90'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
1	C6	90'	0'	90'	TLC-LED-900	1	1	0	
				15.52'	TLC-BT-575	1	1	0	
				90'	TLC-LED-1200	4	4	0	
6	TOTALS					36	36	0	



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Albemarle Park LED Phase 2

Newton, MA

GRID SUMMARY	
Name:	Spill @ 150' (Cd)
Spacing:	30.0'
Height:	5.0' above grade

ILLUMINATION SUMMARY	
CANDELA (PER FIXTURE)	
Scan Average:	Entire Grid 14815.3047
Maximum:	128545.30
Minimum:	0.00
No. of Points:	129
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E
No. of Luminaires:	36
Total Load:	35.07 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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Albemarle Park LED Phase 2

Newton, MA

EQUIPMENT LAYOUT

INCLUDES:

- Soccer 3
- Softball 2
- Zero Grid

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

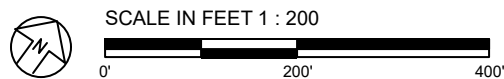
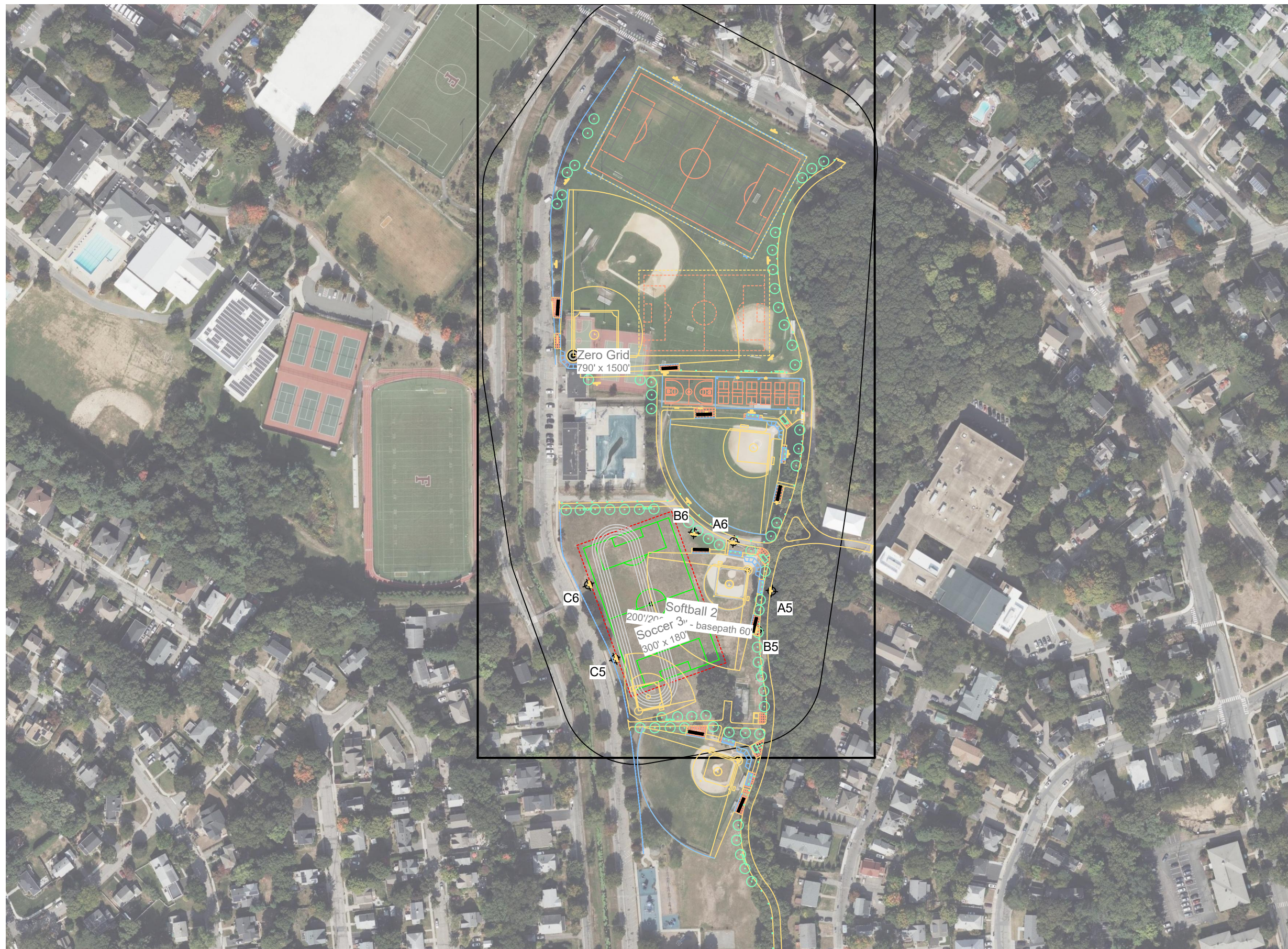
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		Luminaires		
		SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY/POLE
2	A5-A6	70'	0'	70'	TLC-LED-600	2
				15.5'	TLC-BT-575	1
				70'	TLC-LED-900	1
2	B5-B6	80'	0'	15.5'	TLC-BT-575	1
				80'	TLC-LED-1200	7
1	C5	90'	0'	90'	TLC-LED-900	1
				15.48'	TLC-BT-575	1
1	C6	90'	0'	90'	TLC-LED-1200	4
				15.5'	TLC-LED-900	1
1	C6	90'	0'	15.5'	TLC-BT-575	1
				90'	TLC-LED-1200	4
6	TOTALS					36

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)					
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	480 (60)
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	480 (60)
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8
TLC-LED-1200	7.0	6.6	6.1	5.2	4.2	4.0
TLC-LED-900	5.3	5.0	4.6	4.0	3.2	2.9
TLC-LED-600	3.4	3.2	3.0	2.6	2.0	1.9



ENGINEERED DESIGN By: · File #56066994A Phase 2 · 01-Nov-22

Pole location(s) ⚡ dimensions are relative to 0,0 reference point(s) ⊗



We Make It Happen.

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TLC *for* LED[®]

Total Light Control[™]



We Make It Happen[®]

Keeping Good Lighting Affordable

With the emergence of LED sports lighting, facility owners are discovering that different manufacturers produce vastly different results.

The LED light source has distinctive challenges and advantages. To realize the full potential of LED lighting, it takes experience and a proven system for controlling and applying the unique characteristics of the diode in a sports setting.

With Musco's more than 45 years of experience—and over a decade of researching LED—our Team has looked at the combination of issues to achieve the best solution to meet your needs from structures, to quality of on-field light, to off-site impact, to energy and costs.

The result is a system that makes Musco's great lighting even better.

Better for players...

who want to perform their best and be able to track the entire flight of the ball.

Better for fans...

who want to see the game better and enjoy world-class light shows watching preps or the pros.

Better for neighbors...

who won't have light spill or glare in their homes or lights left on when not in use.

Better for the night sky...

with more light directed onto the field and less spilling above it.

Better for your budget...

an affordable system that's built to last and control operating costs.

And you won't have to worry about maintenance costs for up to 25 years.

Control

from foundation to poletop...

from the light source to the field,
preserving the night sky...

assuring the results you expect,
day 1... year 1... and for 25 years.



A Unique System Design

5 Easy Pieces™ complete from foundation to poletop.

While other manufacturers produce single light fixtures, our system approach delivers better long-term reliability and trouble-free operation.

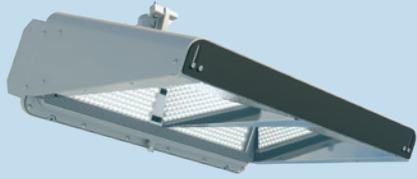
Whether it's Light-Structure System™ complete from foundation to poletop, or SportsCluster® System retrofitted to existing structures, we include lighting, structural, and electrical components designed to work together.

Our system provides a more protective environment for the LED's sensitive electronics, integrated grounding, surge protection, and remote drivers so servicing can be done from a step ladder, not a lift.

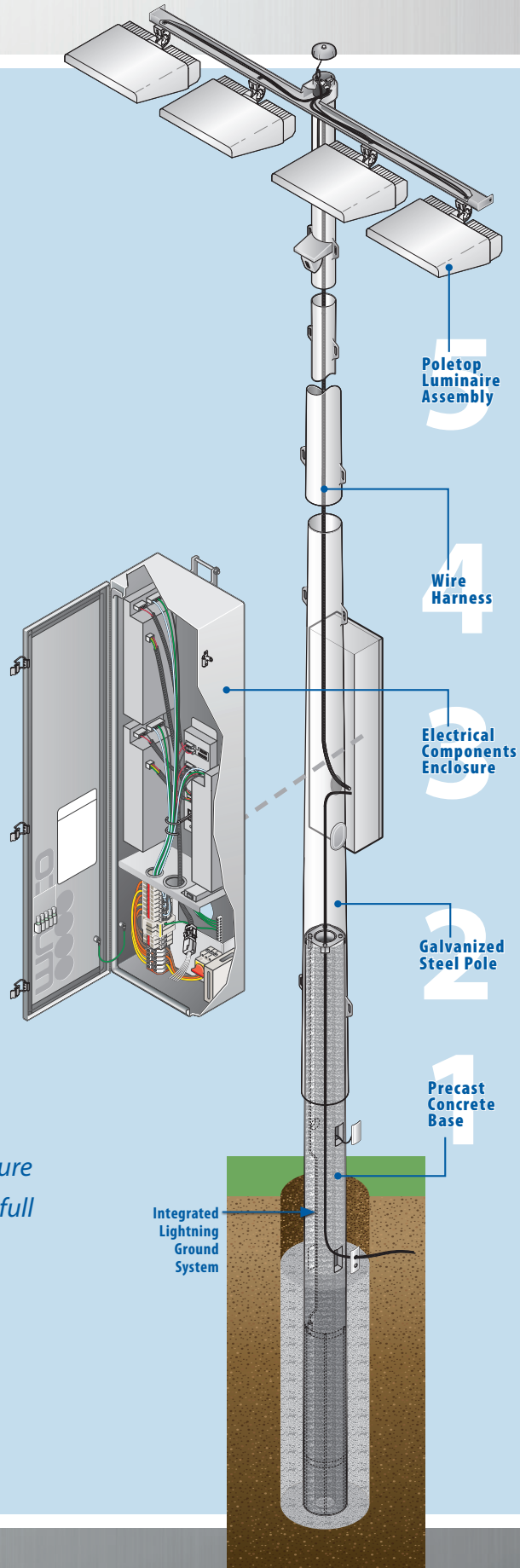
And we guarantee its performance for up to 25 years.



Control
from the foundation to the poletop.



TLC for LED[®]
Total Light Control™



“Advancements in all aspects of fixture design are critical to achieving the full performance of LED technology.”

— U.S. Department of Energy
www.energy.gov/eere/ssl/led-basics

A Better Night Game Experience

The key issues in sports lighting haven't changed—how do you put more light onto the field, spill less around it, protect the night sky, reduce glare, and ensure it performs when needed and withstands the elements.

Our TLC for LED® system delivers highly-controlled downward light from the poletop, along with precisely-targeted upward light from our BallTracker® luminaires. Together, this patented system illuminates the underside of a ball in flight, creates better contrast against the dark night sky, and creates unparalleled cut-off, preventing spill and glare from affecting the surrounding area.

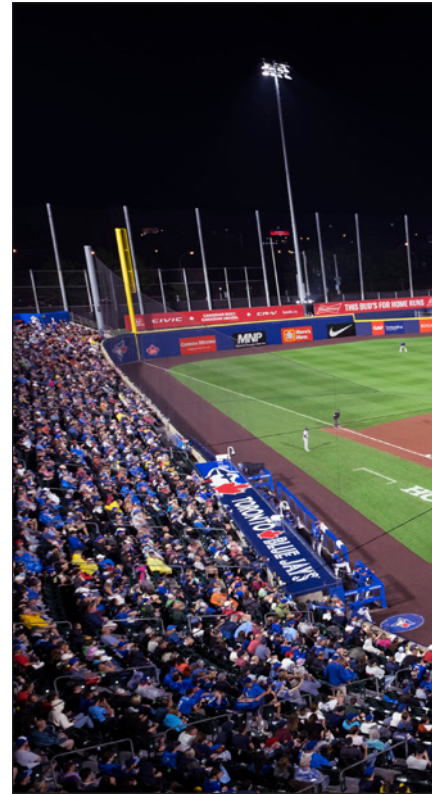
And for an enhanced entertainment experience, Musco's strategically located color-changing luminaires and innovative light-to-sound synchronization capabilities create Big League light shows for players and fans at fields of all sizes.

This is why, when you walk onto a field lighted by Musco, it just looks better.

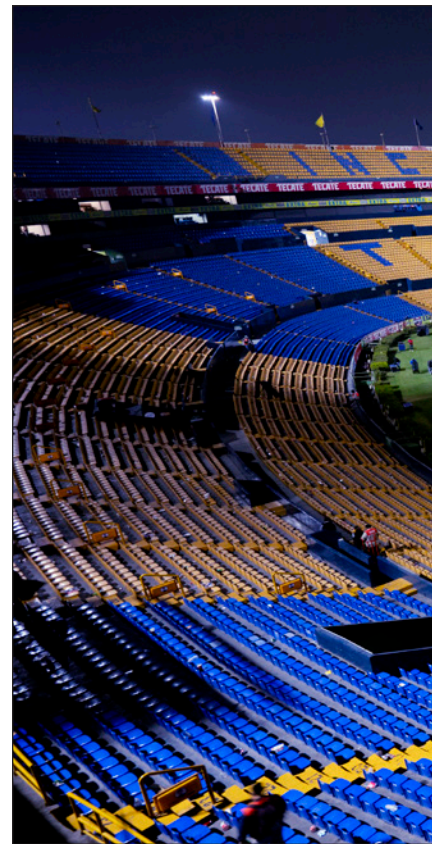
"Now you can actually see the seams of the baseball coming in at you, and you can pick up spin easier. BallTracker is really important because when the ball gets up into the air it keeps the ball white against the dark sky. So it helps a lot."

— Nate Esposito, Wilmington Blue Rocks (MiLB)

Control from the light source to the field.



Sahlen Field - Buffalo, New York, USA



Estadio Tigres - Nuevo Leon, Mexico



With patented BallTracker® technology, players enjoy quality lighting, no glare, and better ability to track the entire flight of the ball.



Pinpoint control from 1,100 feet away highlights the target area while preserving surrounding darkness.



Event lighting with dimming saves energy for high-usage, multi-use venues.



Show-Light® theatrics and special effects enhance fan and TV experience.

Mount Rushmore - Keystone, South Dakota, USA

University of Notre Dame - Notre Dame, Indiana, USA

A Solution Neighbors Will Love

Emitting light is easy, controlling it isn't. At Musco, we care as much about preserving darkness around your field as we do putting high-quality lighting onto it.

Our system's custom optics, designed around the LEDs, control and apply the light precisely where it's needed. And our patented fixture visoring greatly reduces glare at the light source.

This means no spill light or disruptive glare affecting neighboring homes, and the preservation of dark skies above. It's why our system could be installed at a large, multi-field sports complex located in close proximity to an international airport.

Our light control capabilities have made lighting possible at fields where, previously, it wasn't allowed due to community concerns.

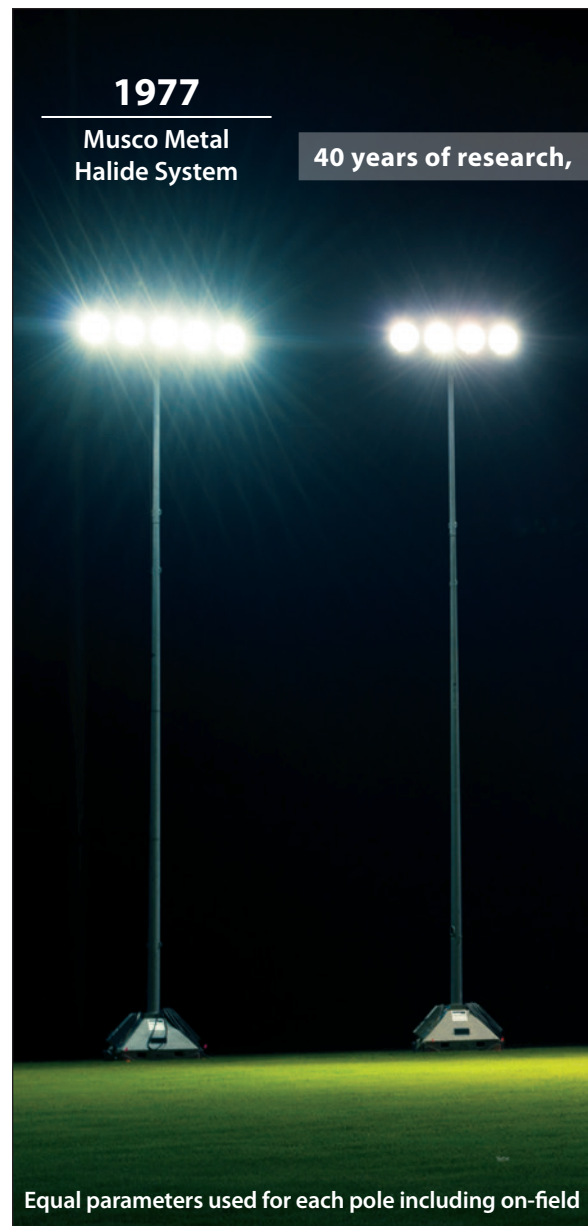
Control
preserving the night sky.

"Glyndon Park is in a naturally wooded residential area. We didn't want to illuminate the homes of neighbors in the area. I initially wasn't supportive of putting in traditional lights. The product Musco has developed allows us to light this field, yet light nothing else around it."

— Parks and Recreation Director, Vienna, VA



Glyndon Park Little League, Vienna, Virginia, USA



Equal parameters used for each pole including on-field

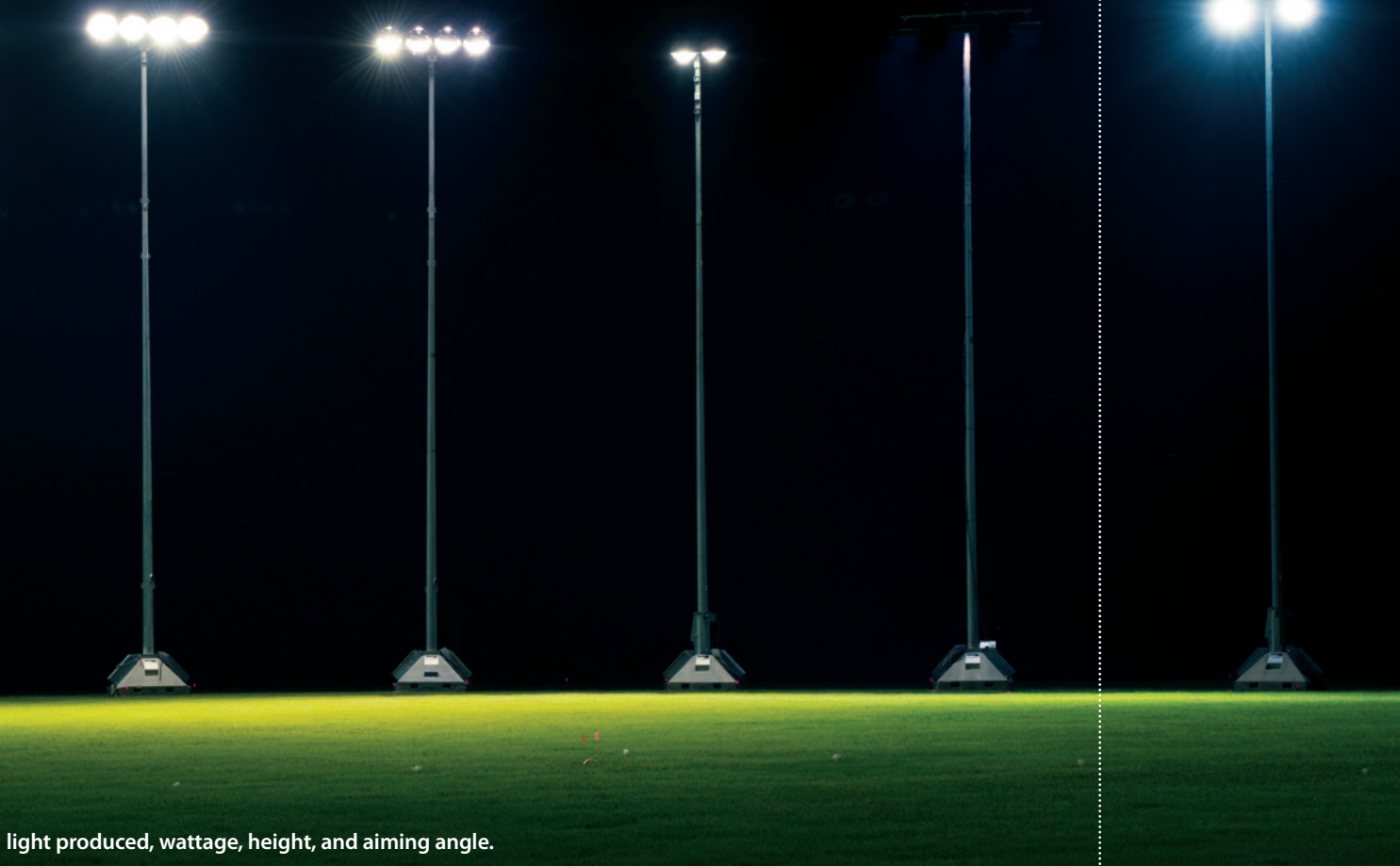
increasing efficiency and minimizing environmental impact.

Today

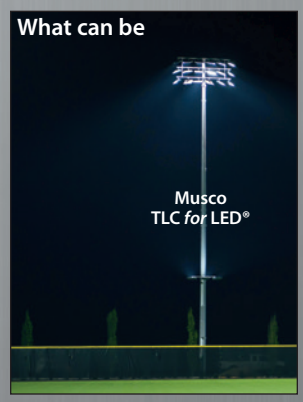
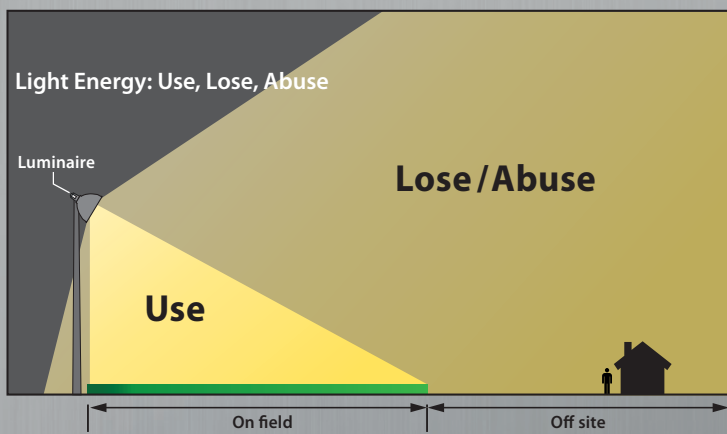
Musco LED System

Today

Other Luminaire Manufacturer LED



light produced, wattage, height, and aiming angle.



A Field That's Always Ready for Play

With the remote facility management of Musco's Control-Link® service, your field will always have light when it's needed.

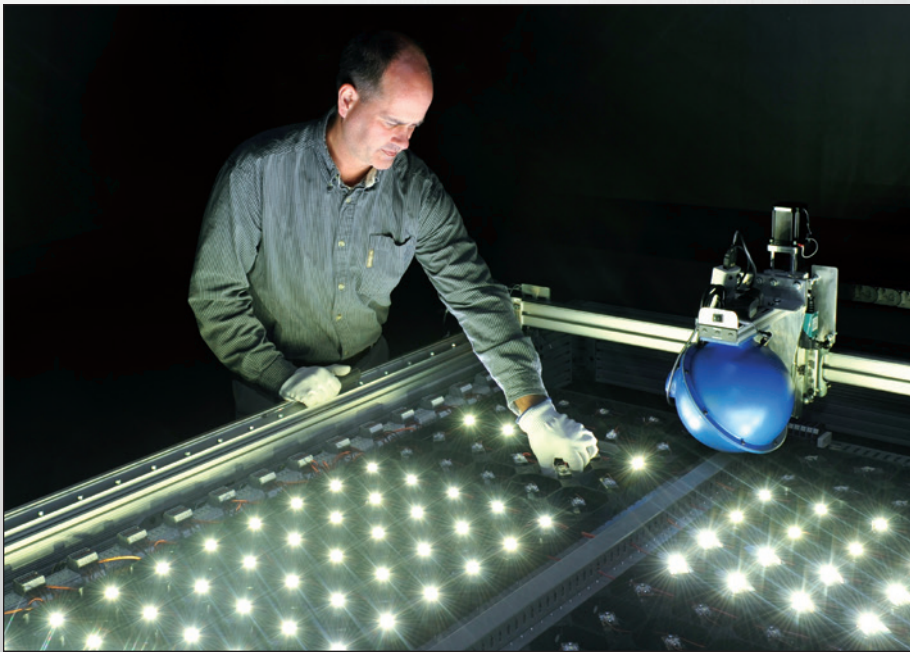
You'll be able to instantly turn your lights on or off from anywhere, with the touch of a smart phone. Our Team at Control-Link Central™ will be there for you 24/7 to provide scheduling and monitoring support.

In fact, if a problem arises we'll likely know about it before you do, right down to the fixture. Here's a look at the service we provided customers in just the past year:

- *Turned lights on/off remotely for more than 7.6 million events.*
- *Conducted routine inspections and maintenance at over 11,000 fields.*
- *Helped with scheduling and answered questions on over 297,000 calls, over 981,000 app sessions, and 1.3 million web site log-ins.*
- *Traveled enough miles servicing fields to circle the equator 24 times.*

And with our 25-year parts and labor warranty, you'll have peace of mind for the next 9,125 days knowing that you'll pay zero maintenance costs, won't have headaches over staffing and managing your lights, and will be free from neighbors complaining about lights being left on.

Control assuring the results you expect.



Our R&D, customization, and application capabilities deliver solutions specific to each customer's needs.

"Musco called to let us know there was an issue before we knew we had a problem."

— Stephen Cooke, CPRP, CYSA
Greenville County Recreation Athletics Manager, Taylors, SC



Our regionally-based technicians provide prompt service for 25 years.

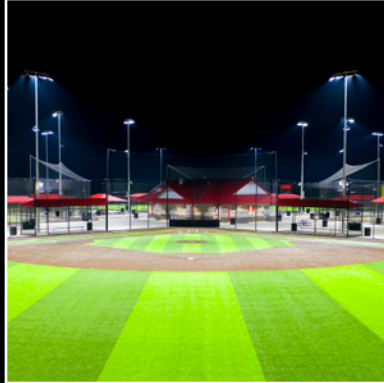


Our Control-Link service provides 24/7 proactive monitoring and the support of a fully staffed call center.



Musco's Light-Structure System™ performs in real world conditions ***for 25 years, guaranteed.***

We Make It Happen.®



Control

from foundation to poletop...

from the light source to the field,
preserving the night sky...

assuring the results you expect,
day 1...year 1... and for 25 years.



We Make It Happen.

www.musco.com

e-mail: lighting@musco.com

Phone: 800.825.6030

DESIGN CRITERIA

Reference: IES RP-43-22, Lighting Exterior Applications, Pathways Adjacent to Buildings, Exits, & Hardscapes
 Lighting Zone: LZ-1, Low Ambient Light (low-density residential areas)

Calculation Parameters:

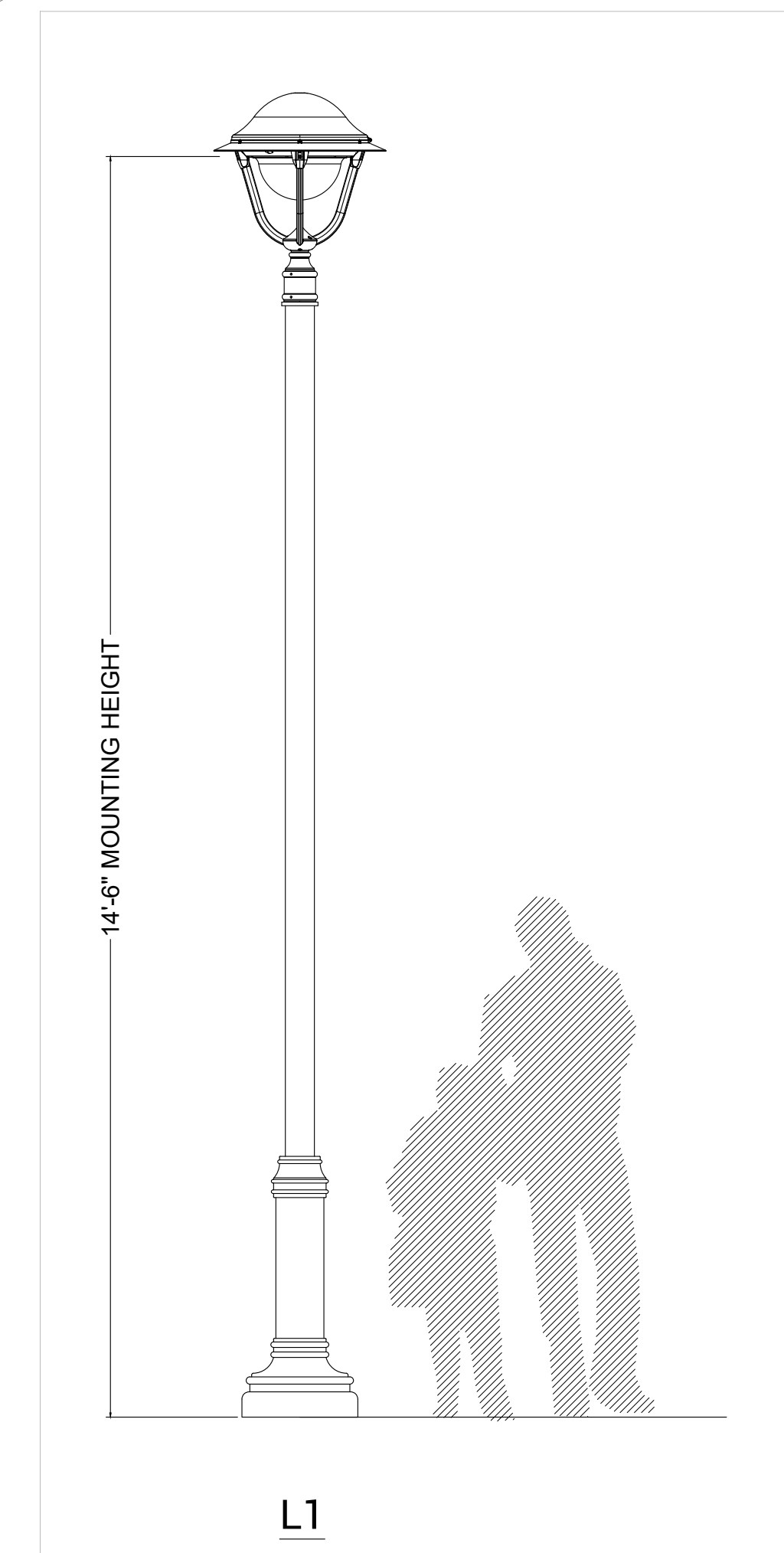
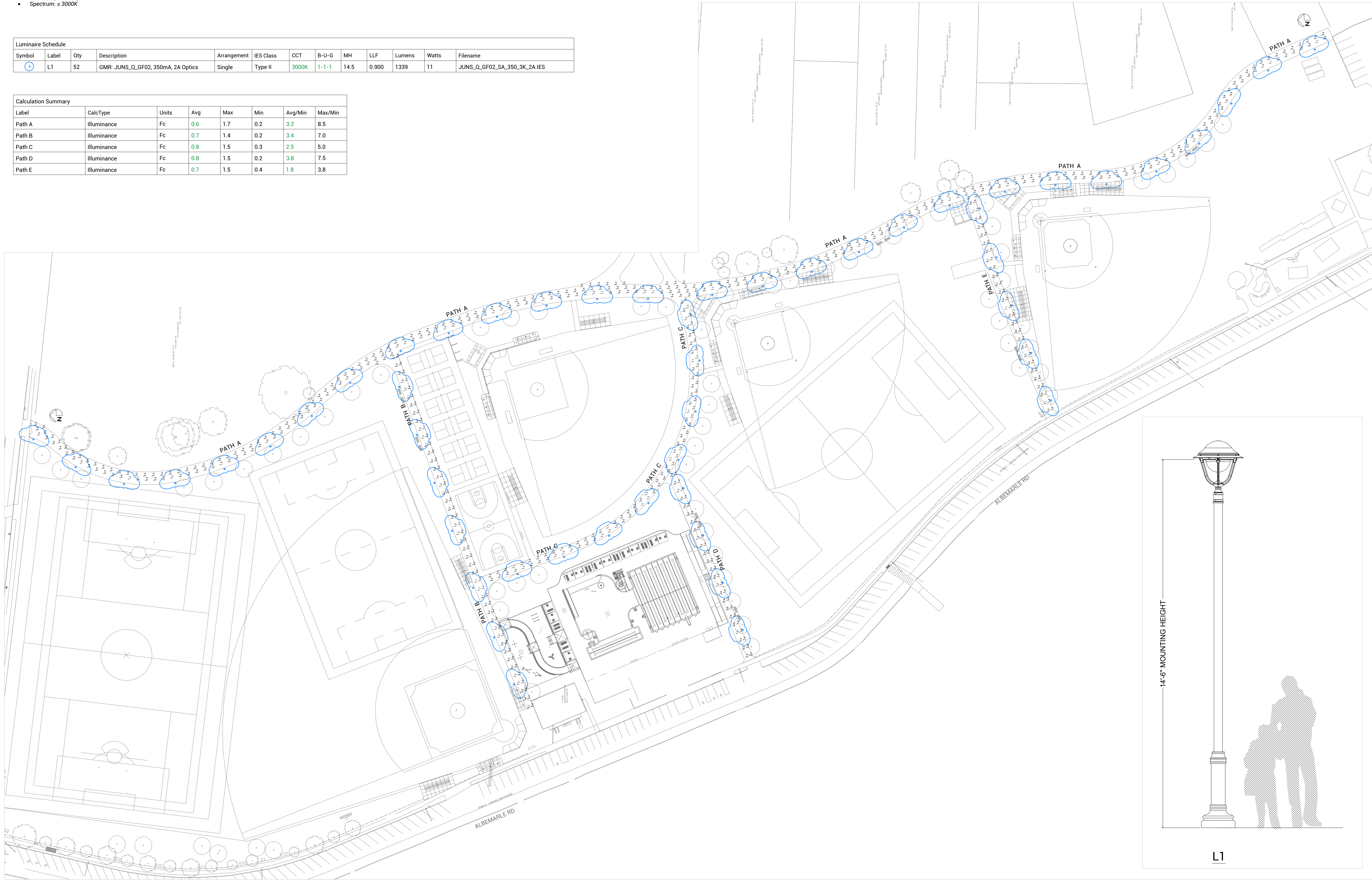
- Lighting for Human Vision, Visibility, and Reassurance
- Average illuminance, $Avg E_{av}(fc) = 0.5 \leq E_{av} \leq 1.0$
- Average uniformity, $E_{av}/min = \leq 10.0$

Luminaire Parameters:

- Lighting for Responsible Design
- Max. Glare Rating: *G1*
- Max. Uplight Rating: *U1*
- Spectrum: $\leq 3000K$

Symbol	Label	Qty	Description	Arrangement	IES Class	CCT	B-U-G	MH	LLF	Lumens	Watts	Filename
	L1	52	GMR: JUNS_Q_GF02, 350mA, 2A Optics	Single	Type II	3000K	1-1-1	14.5	0.900	1339	11	JUNS_Q_GF02_SA_350_3K_2A.IES

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Path A	Illuminance	Fc	0.6	1.7	0.2	3.2	8.5
Path B	Illuminance	Fc	0.7	1.4	0.2	3.4	7.0
Path C	Illuminance	Fc	0.8	1.5	0.3	2.5	5.0
Path D	Illuminance	Fc	0.8	1.5	0.2	3.8	7.5
Path E	Illuminance	Fc	0.7	1.5	0.4	1.8	3.8



Revisions:

Revision Description

Photometric Study

Albemarle Field/Playground

Newton, MA

Title:

Project:

Location:

Sheet: 1 of 1
 Scale: N.T.S.
 Format: PDF, Size D
 Designed By: Patrick
 Date: 29NOV2022

Project No.: 22-5971

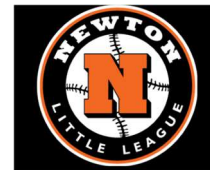
Drawing No.: Version:

PH1

1

Newton Little League

Email: info@newtonllbaseball.org
Website: www.newtonllbaseball.org



MARCH 23, 2023

Luis Perez Demorizi

Director of Parks & Open Space

Parks, Recreation & Culture

City of Newton

Re: Donation for Lighting System at Murphy Field

Dear Luis Perez Demorizi,

I am pleased to inform you that the Newton Little League, a charitable organization under M.G.L. c.180, will be donating the funds required to purchase the lighting system for the James E. Murphy Field at Albemarle. The Field was proudly named for former Recreation Commissioner “Jim” Murphy, a long-time advocate for Newton youth sports and one of the pioneers in bringing Little League Baseball to Newton in 1952.

This letter will serve as a commitment to donate the necessary funds required to purchase the lighting equipment. The donation will be made to the City of Newton Parks, Recreation & Culture Department (“PRC”) in a timely manner to coincide with a schedule established by the PRC. As conceived, installation of the lighting system for Murphy Field will be executed and coordinated as part of the larger PRC Athletic Field Improvements at Albemarle Project. As discussed, Newton Little League is hopeful that the Murphy lights installation can be completed as part of the Phase I scope of the Albemarle Fields project.

The Newton Little League is very appreciative of the partnership with the PRC on this project and its commitment to install the lights at Murphy Field. As we are all aware there has been an exponential growth in demand for athletics field access by the many youth groups and countless community organizations in Newton. The Murphy Field lighting project will enable the Little League to program increased usage of this time-honored field and thereby provide welcome relief from the competitive pressure on the PRC to fulfill its mission.

Warm regards,

Emmanuel Govignon

NEWTON LITTLE LEAGUE BOARD MEMBER

Cc: Devin Evangelinos, President Newton Little League
Doug Feldman, Newton Little League Board

Attached (via email sent 03/23/2023)

ATHLETIC FIELDS PROJECTS - CPC FUNDING

Project	Category	Total Cost	Bondable?	Bondable Assets	Life Cycle	Bond Length
Albemarle						
	Site Prep/Earthwork	\$ 875,368	\$ -			
	Ballfields	\$ 563,346	\$ 302,248	Dugout, Scoreboard, Foul Pole, Fencing	20	15-20
	Basketball Court	\$ 64,432	\$ 64,432	Court	20	15-20
	Pickleball Courts	\$ 141,759	\$ 141,759	Courts	20	15-20
	Site Amenities	\$ 104,975	\$ 54,800	Guardrails, scoreboard	15, 20	15-20
	Surfacing	\$ 204,035	\$ 204,035	concrete paving	25	20-25
	Multi-Use Path/Road	\$ 176,995	\$ 176,995	road	25	20-25
	Plantings	\$ 642,562	\$ -		30-100	
	Sports Lighting	\$ 1,443,000	\$ 1,443,000	Lighting systems	50	20-30
	Irrigation/Well	\$ 245,000	\$ 245,000	well system and irrigation	20-25	15-20
	Stormwater/Drainage	\$ 211,200	\$ 211,200	pipng, manholes, catch basins	50	20-30
	Murphy Field Lighting	\$ 47,500	\$ 47,500	Lighting systems	50	20-30
	15% General	\$ 708,026	\$ 433,645			
	20% Contingency	\$ 944,034	\$ 578,194			
	Project Total	\$ 6,372,232	\$ 3,902,808			
McGrath Field						
	Site Work/Trees	\$ 293,640	\$ -			
	Bondable Assets	\$ 233,616	\$ 233,616	fencing, irrigation, well	20-25	15-20
	15% General	\$ 101,888	\$ 35,042			
	20% Contingency	\$ 135,851	\$ 46,723			
	Project Total	\$ 764,995	\$ 315,382			
Burr School Field						
	Site Work/Trees	\$ 698,991	\$ -			
	Bondable Assets	\$ 366,340	\$ 366,340	irrigation, pathway	20-25	15-20
	15% General	\$ 159,800	\$ 54,951			
	20% Contingency	\$ 213,066	\$ 73,268			
	Project Total	\$ 1,438,197	\$ 494,559			
TOTAL						
	Bondable Const/Design	\$ 5,000,920	55%			
	Non-Bondable Const/Design	\$ 4,098,867	45%			
	Total	\$ 9,099,787				

To: Community Preservation Committee

From: Dan Brody

Date: April 7, 2023

Re: Proposed language for CPC Recommendation to City Council on Athletic Fields Proposal

I've drafted the attached motion, which I plan to ask the CPC to approve at our April 11th meeting. I asked Lara Kritzer to include it in the meeting packet to give CPC members a chance to consider it in advance of the meeting.

My understanding of the state Open Meeting Law is that we should not "deliberate" on any proposal outside of our public meetings. I believe that my asking to have my motion included in the meeting packet, which is publicly available on the city website, is permitted under the law. But I would suggest that committee members refrain from communicating about this issue with me or with other CPC members before we meet on the 11th.

Of course, any CPC member will be free to propose amendments to this motion when we discuss it on the 11th.

MOVED, that the Community Preservation Committee:

- 1) approves the appropriation of \$9,099,787 from the Community Preservation Fund for the Athletic Fields Capital Improvement Plan Construction Phase FY 2023-2025
- 2) directs CPC Program Manager Lara Kritzer to include the language set out below in the CPC funding recommendation to the City Council, and
- 3) authorizes Lara Kritzer to edit the recommendation to a) indicate the number of statements and letters received in opposition to the synthetic turf field, and b) make any technical changes in the first four paragraphs that may be suggested by the Treasurer/Collector or the Chief Financial Officer and approved by CPC Chair Jennifer Molinsky.

The Community Preservation Committee recommends that \$9,099,787 be appropriated to the control of the Parks, Recreation & Culture Department from the Community Preservation Fund for the projects included in the Athletic Fields Capital Improvement Plan Construction Phase FY 2023-2025, as presented at the CPC public hearing on April 11, 2023.

Of this appropriation, the CPC recommends that \$4,099,787 be appropriated from the Community Preservation Fund's unrestricted balance.

To fund the remainder of this appropriation, the CPC recommends that the City Council authorize the treasurer to borrow \$5,000,000, issuing any bonds or notes that may be necessary for that purpose, as authorized by General Laws Chapter 44B, Sect. 11, or any other general or special law, for a period of not more than 30 years. As required by Chapter 44B, Sect. 11, all proceeds from general obligation bonds or notes issued under this authorization shall be deposited in the Community Preservation Fund.

The CPC further recommends that any premium received upon the sale of such bonds or notes, less any such premium applied to the payment of issuance costs of the bonds or notes, shall be deposited in the Community Preservation Fund's unrestricted fund.

The CPC notes that the Athletic Fields Capital Improvement Plan includes the construction of a synthetic turf playing field at Albemarle Playground, to be funded with non-CPA money. The CPC has determined that the Community Preservation Act would prohibit the use of any CPA funding for this field, including funding for any work needed to ready the site for the installation of the synthetic turf field (such as removal of grass, drainage, plumbing, curbing, etc.). Therefore, the CPC has concluded that it does not have the responsibility to make a recommendation about the desirability of this part of the project.

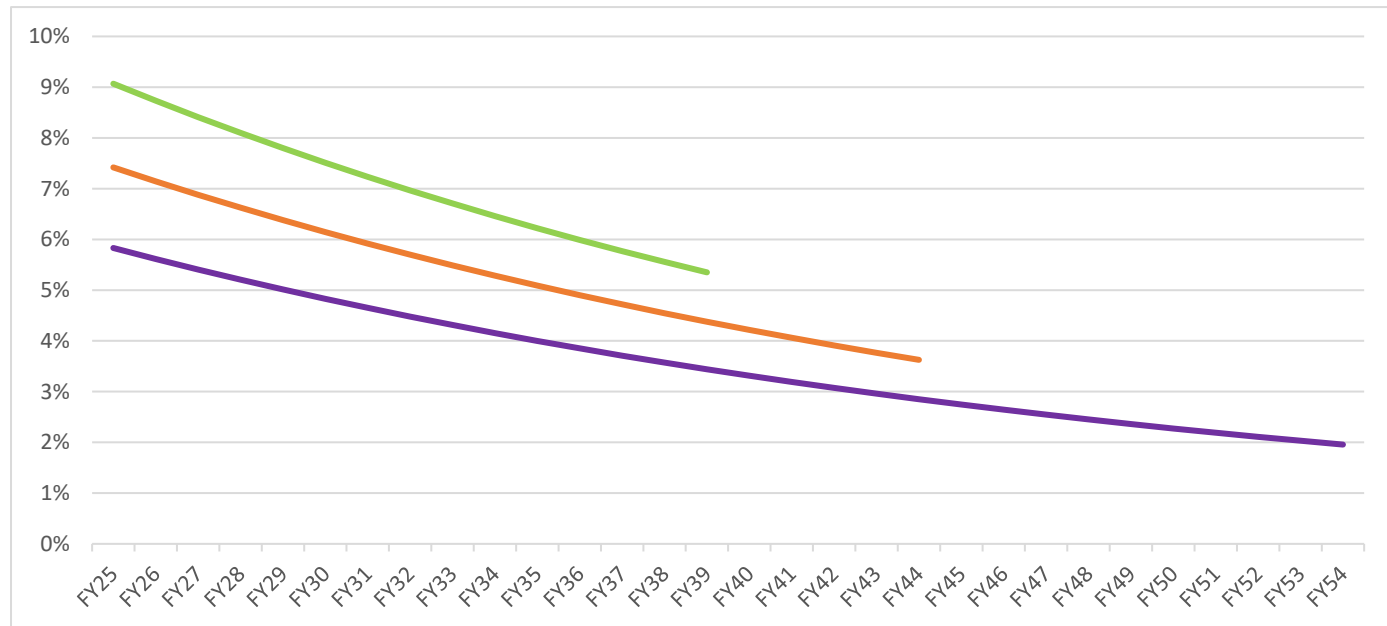
However, at its April 11th public hearing the CPC received statements in opposition to the synthetic turf field from XXXX individuals and organizations. In addition, the CPC has received XXXX letters in opposition to the synthetic turf field. The statements and letters raised a variety of concerns, including possible risks to the health and safety of athletes who use the field as well as the risk of contaminating Albemarle Field, Cheesecake Brook, and the Charles River with dangerous compounds such as PFAS. The likely presence of PFAS and other carcinogens in synthetic turf raises the possibility that new state or federal regulations will require expensive measures to control runoff from the synthetic turf field and to ensure the safe removal and disposal of the turf at the end of its 10-year life.

The CPC is aware that City Council docket item #69-23 calls for a study of the financial and environmental impacts of synthetic turf fields. The CPC recommends that the City Council commission a study that addresses the concerns raised in this docket item as well as other concerns brought before the CPC by the public. The CPC recommends that the City Council consider the results of the study before authorizing construction of any new synthetic turf field.

Gath Pool Bonding Schedule Comparison
of 15, 20 and 30 Year Bonds

Annual Payments over life of bonds	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
15 Yr. Bond at 4% Interest	\$524,748.94	\$524,748.94	\$524,748.94	\$524,748.94	\$524,748.94	\$524,748.94	\$524,748.94	\$524,748.94
Pmt as % of Annual Revenue	9%	9%	8%	8%	8%	8%	7%	7%
20 Yr. Bond at 4% Interest	\$429,302.57	\$429,302.57	\$429,302.57	\$429,302.57	\$429,302.57	\$429,302.57	\$429,302.57	\$429,302.57
Pmt as % of Annual Revenue	7%	7%	7%	7%	6%	6%	6%	6%
30 Yr. Bond at 4% Interest	\$337,401.73	\$337,401.73	\$337,401.73	\$337,401.73	\$337,401.73	\$337,401.73	\$337,401.73	\$337,401.73
Pmt as % of Annual Revenue	6%	6%	5%	5%	5%	5%	5%	4%

Total Payment over life of 15 Yr Bond: \$7,871,234.00
Total Payment over life of 20 Yr Bond: \$8,586,051.00
Total Payment over life of 30 Yr Bond: \$10,122,052.00



Gath Pool Bonding Schedule Comparison
of 15, 20 and 30 Year Bonds

Annual Payments over life of bonds	FY49	FY50	FY51	FY52	FY53	FY54
15 Yr. Bond at 4% Interest						
Pmt as % of Annual Revenue						
20 Yr. Bond at 4% Interest						
Pmt as % of Annual Revenue						
30 Yr. Bond at 4% Interest	\$337,401.73	\$337,401.73	\$337,401.73	\$337,401.73	\$337,401.73	\$337,401.73
Pmt as % of Annual Revenue	2%	2%	2%	2%	2%	2%

Draft FY23 Community Preservation Program Budget

City of Newton COMMUNITY PRESERVATION FUND	Fiscal 2023	Fiscal 2024 Provisional
Program Budget	<i>Approved June 2022</i>	<i>Draft February 8, 2023</i>
REVENUE		
Local CPA surcharge	\$3,922,024	\$4,120,278
State Matching Funds <i>(For FY24, currently estimating 20% match)</i>	\$771,569	\$796,154
Unrestricted Fund Balance	\$714,416	\$703,910
Fund Balance <i>(assume \$0 in budget)</i>		
Interest <i>(assume \$0 in budget)</i>		
TOTAL REVENUE	\$5,408,009	\$5,620,342
EXPENDITURES		
PROGRAM ADMINISTRATION & DEBT SERVICE		
Program Administration <i>(max. 5% of annual new funds)</i>	\$179,376.00	\$182,907.00
Debt Service: Webster Woods <i>(in addition to Open Space Budget Reserve)</i>	\$154,052.10	\$132,818.80
BUDGETED RESERVES		
Community Housing Reserve <i>(min. 10% of annual new funds)</i>	\$540,801	\$562,034
Historic Resources Reserve <i>(min. 10% of annual new funds)</i>	\$540,801	\$562,034
Open Space Reserve <i>(min. 10% of annual new funds)</i>	\$540,801	\$562,034
General Reserve (unrestricted, any CPA purpose)	\$3,406,181	\$3,618,514
TOTAL EXPENDITURES	\$5,362,011	\$5,620,342

**Draft FY23 Community Preservation Program
Administrative Budget Detail**

Newton, Massachusetts COMMUNITY PRESERVATION PROGRAM				
Budget Detail for Program Administration	MUNIS Accounts (58Z11400 unless shown otherwise)	Fiscal 2023 Final	Fiscal 2024 Provisional	NOTES
		Approved June 2022	As of January 25, 2023	
PERSONNEL				
Program Manager(s) total (salary plus benefits)		\$133,726	\$140,757	<i>Estimated Personnel Total</i>
Work by Other Depts.	513040	\$5,000	\$5,000	<i>Primarily for project mgmt assistance from housing rehab manager, Planning & Development Dept., to verify construction work for reimbursement from CPA grants. Also</i>
SUBTOTAL Personnel		\$138,726	\$145,757	
OTHER				
Consultants	530100	\$20,000	\$20,000	<i>For appraisals and outside expert reviews of proposals. FY21 total expense = 726.60</i>
Advertising/ Publications	534300	\$3,000	\$3,000	<i>Design & printing for tax bill insert (proposed).</i>
Audiovisual Equipment	585130	\$500	\$500	
Computer Software	585121	\$500	\$500	<i>For needed updates or upgrades.</i>
Computer Supplies	558500	\$500	\$500	<i>For needed updates or upgrades.</i>
Dues & Subscriptions	573000	\$8,150	\$8,150	<i>Dues for Community Preservation Coalition. Newton's dues were stable at \$7900 Fy14-Fy23 and are not anticipated to change at this time; \$250 for National Trust</i>
In-State Conferences	571100	\$1,000	\$1,000	<i>Training for staff as needed.</i>
Office Supplies	542000	\$1,000	\$1,000	<i>FY23= 0</i>
Postage	534100	\$500	\$500	<i>City of Newton mailroom - FY21 (March 2020) spent \$46.30 to date. Retain for future citywide mailings</i>
Printing	534200	\$2,000	\$1,000	<i>City printing services, incl. tax bill insert and/or new small lawn signs. FY23 Costs are 0</i>
Signs	554800	\$1,500	\$1,000	<i>New banners produced by Newton North at approx. \$35/sign. Capacity in budget for some permanent signs in future</i>
SUBTOTAL Other Expenses		\$38,650	\$37,150	
TOTAL All Expenses		\$177,376	\$182,907	<i>Must not exceed statutory max. 5% of annual new revenue. See max. calculation below</i>



Ruthanne Fuller,
Mayor

Newton, Massachusetts
Community Preservation Committee
COMMUNITY PRESERVATION PLAN
 Revised December 14, 2021

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1142
 TDD/TTY
 (617) 796-1089
www.newtonma.gov

Barney S. Heath
 Director of Planning
 & Development

Massachusetts' [Community Preservation Act](#) (CPA) provides local and state funds for projects in community housing (affordable housing), historic resources, open space, and recreation, within certain constraints:

ALLOWABLE SPENDING PURPOSES under the Community Preservation Act				
	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
ACQUIRE	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE	YES	YES	YES	YES
SUPPORT	YES	NO	NO	NO
REHABILITATE / RESTORE	YES, IF acquired or created with CPA funds	YES	YES, IF acquired or created with CPA funds	YES

The [About the CPA](#) page in Newton's CPA program website includes a more detailed [Allowable Uses of Funds](#) chart, including the full definition of each eligible resource and its CPA fundable activities. On the website's [CPA Funding Process and Materials](#) page there is Newton-specific information on the project proposal process, proposal instructions and upcoming deadlines. The CPC regularly works with CPA funding applicants to ensure that their proposals meet the requirements and goals of Newton's CPA program.

Like most CPA communities, Newton will not always have enough CPA funding for all of its current and anticipated funding proposals. The Community Preservation Committee (CPC) relies on the following guidelines in determining which project proposals to recommend to the City Council for funding.

1. Project is drawn from or guided by Newton's regularly updated community-wide plans

The CPC relies on Newton's *Comprehensive Plan* and other regularly updated community-wide plans to prioritize Newton's CPA-eligible needs. Each funding proposal must cite at least two of these plans, most of which can be found on the [CPA Funding Process and Materials](#) page on the City of Newton's website.

2. Project helps to balance funding across all of the eligible CPA funding categories

The CPA legislation allows funding to be used for projects in Community Housing, Historic Resources, Open Space, and Recreation. It also requires communities to spend at least 10% of each year's new funds on each of three of those categories – Community Housing, Historic Resources, and Open Space. Funds may be allocated in the year they are received or retained for future projects. Unless exceptional needs require otherwise, Newton's CPC aims to end each year with approximately one year's worth of funds (currently about \$4.5 million) in reserve so that the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital

website www.newtonma.gov/cpa
 contact Lara Kritzer, Community Preservation Program Manager
 email lkritzer@newtonma.gov phone 617.796.1144

improvements to public buildings or parks, may also be funded by selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding in each eligible project category are intended to be flexible guidelines, not rigid quotas. These targets reflect Newton's past funding patterns, available information about possible future proposals, and feedback on the City's priorities received through community surveys and public hearings.

Newton CPA Allocation Targets: Balancing Funds Across Resources	
Community Housing (statutory minimum 10%)	35%
Historic Resources (statutory minimum 10%)	20%
Open Space (statutory minimum 10%)	20%
Recreation	20%
CPA Program Administration	5%

The final two pages of this *Plan* compare the allocation of current and future funding requests to these targets.

3. Projects leverage non-CPA funds to achieve community goals

The CPC prioritizes projects that are not only eligible for CPA funding but which also leverage their CPA funding to achieve the maximum possible funding from other sources. The CPC also recognizes that a project may need a relatively high share of CPA funding in its initial phases (such as design) in order to raise funds primarily from non-CPA sources for its later phases (such as construction). In reviewing the CPA fund's financial contribution to a project, the CPC may choose to look at individual project phases or the project as a whole. The CPC prefers to see a minimum of 50% funding match for all CPA projects whenever possible, but may allow for a lower percentage match depending on the project and its overall benefits to the community. Municipal projects will be given more flexibility and have a lower preferred target match of 30%.

4. Extent to which the Project benefits the Community

The CPC will take into consideration the location of the project and its impact both on its surrounding neighborhood and the City as a whole. Projects which involve publicly (municipal) or privately owned assets that benefit all Newton residents and neighborhoods may be given more weight than projects which will have a more limited impact on the community. Community Housing is generally considered as having a wide public benefit to the City as a whole when it is both deed-restricted to ensure permanent affordability and proactively marketed to all eligible households.

When existing municipal assets, whether it be buildings or landscapes, are considered for CPA funding, the CPC must be careful to distinguish between projects which might be considered general maintenance, and therefore are not eligible for CPA funding, and projects which are capital improvements to the site and may be funded. There is no set definition of general maintenance vs. capital improvement, and the CPC will make decisions on the eligibility of projects on a case by case basis. When appropriate, the CPC may recommend dividing the cost of an improvement so that the CPA funding is used to provide an additional benefit which the City might otherwise not be able to fund. For example, CPA funding could be used to pay the difference between replacing an historically significant slate roof with the more appropriate but more expensive slate rather than a less costly asphalt shingle alternative.

Projects which have a limited or no public benefit to the community are generally considered to not be eligible for CPA funding.

5. Extent to which the Project includes Sustainable Development Design Elements

The CPC supports the City's goal to reach carbon neutrality by 2050 and encourages all applicants to incorporate sustainability into their projects through design decisions such as: eliminating or reducing fossil fuel use; reducing embodied carbon, especially by reusing existing resources, prioritizing energy efficiency through methods like the Passive House standard, incorporating EV charging stations and/or solar panels, etc. CPA funding applicants should also consider that any projects over 20,000 sq. ft of new construction or substantial reconstruction will be expected to meet the City's Sustainable Development Design requirements as outlined in Section 5.13 of the Zoning Ordinance as the project goes through the Special Permit process. Additional information on these requirements is available on the City's website at: <https://www.newtonma.gov/home/showpublisheddocument?id=29553>

The CPC feels strongly that new CPA funded projects should move the City forward in meeting its sustainable energy goals and is aware that by adding in energy-saving measures a project may have higher upfront costs, particularly for renovations. The CPC encourages projects to incorporate all relevant energy efficiency and electrification measures into their proposals to be included in their discussions with the CPC. Any project which does not include these elements will be expected to provide a written explanation as to why they cannot be incorporated into the project with their funding proposal.

6. Project managers have a proven capacity for project management and long-term maintenance

Newton's CPC requires each proposal to identify both a qualified, available project manager and a reliable source of non-CPA funding for future maintenance. The CPC also considers each proposal sponsor's past record of project management and maintenance when reviewing new proposals from that sponsor.

These requirements help Newton to avoid repeating past experiences with projects that took far more time or public funding to complete than originally anticipated or promised, and to comply with the state CPA statute's prohibition on using CPA funds for maintenance and operations.

7. Evaluate completed projects to ensure accountability and improve future projects

Once a project is funded, the CPC requires regular progress reports. For all non-City projects, the final release of CPA funds is contingent on a final in-person presentation and written report to the CPC. City project managers are also expected to provide final reports to the CPC on CPA-funded City projects.

The CPC monitors completed projects indefinitely, to evaluate the community's long-term returns on its CPA investments, and to learn how well – and why – different projects are maintained with non-CPA funds.

**Community Preservation Act Funds
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$134,962	\$285,038	Work in progress - Parks and Rec working with two consulting firms who will share the design work
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$3,793,160	\$421,462	Work in progress - Funding expended up to 10% hold back
FY21, FY23	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$523,002	\$438,015	\$84,987	Design work in progress - Addnl Funding approved Aug 8
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	\$360,000	\$225,403.00	\$134,597.00	Project on hold since 2018.
FY21	Gath Memorial Pool Feasibility Study	256 Albemarle Road Newtonville	Recreation	\$60,000	\$58,700	\$1,300	Project complete?
FY23	Gath Memorial Pool Enhancements - Phase II	256 Albemarle Road Newtonville	Recreation	\$486,500	\$3,600	\$482,900	In Progress - Bargmann Hendrie + Archetype will complete once Phase I finalized
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$4,045,371	\$449,486	Project underway - Four requisitions to date and have used all funding except 10% retainage
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	\$1,433,000	\$1,022,254	\$410,746	Work wrapped up for the winter. Anticipated completion Spring 2023. Preservation Restriction drafted and sent to applicant for review.
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$2,769,910	\$307,990	Occupancy anticipated for March 2023 - have used all funding except 10% holdback to date
Multiple	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$164,454	\$44,246	Retaining wall work complete, replacement fencing in progress
FY23	Jackson Homestead Basement Rehabilitation, Phase I	537 Washington Street, -2458	Historic Resources	\$75,000	\$0	\$75,000	City Council approved funding Oct. 3, 2022.
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$2,200	\$26,790	Project originally delayed to 2022 - now working with new vendor and waiting for new proposal
FY22	Levingston Cove Improvements Project	Crystal Lake, Lake Avenue, Newton Highlands	Open Space/Recreation	\$1,440,344	\$153,283	\$1,287,062	Work underway
FY22	New Art Center/Church of the Open Word Restoration	19 Highland Avenue, Newtonville	Historic Resources	\$94,600	\$0	\$94,600	Jan 2023 - Study work largely complete. New Art currently in negotiations with property owner for purchase of building
FY23	Newton Affordable Housing Trust	Various	Community Housing	\$1,948,056	\$0	\$1,948,056	Trust waiting for future applications.
FY22	Newton Architectural Survey, 1940-1972	Various	Historic Resources	\$17,500	\$4,950	\$12,550	Phase I completed 1/6/23.
FY18	NEWTON CEMETERY Whipple-Beal Cast Iron Fence	791 Walnut Street, Newton Center, MA 02459	Historic Resources	\$60,000	\$54,000	\$6,000	Final Report Approved; Preservation Restriction sent to MHC for final signatures
FY22	Newton Community Farm	303 Nahanton Street, Oak Hill	Historic Resources	\$88,554	\$49,899	\$38,655	First Water Infiltration and HVAC work complete. The Kitchen Ceiling and Water Heater have been determined to be fine. Only things left to do is electrical upgrade work.
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kesseler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$3,209,050	\$2,584,958	\$624,092	In Progress
FY22	Nonantum Village Senior Housing Preservation	241 Watertown Street	Community Housing	\$500,000	\$246,290	\$253,710	Roof work complete, HVAC equipment purchased
FY20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	\$50,000	\$3,737.93	\$46,262	10/4/22 - Working with MassDOT to coordinate design/build contract with upcoming work on I90 and would like to use CPA funding to integrate this project into the larger construction work. Anticipate requesting a time extension for this work.
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
FY22	West Newton Armory Affordable Housing Development	1135 Washington Street	Community Housing	\$3,000,000	\$0	\$3,000,000	City Council approved funding July 11, 2022. Grant Agreement under review by applicant.
Project Totals				\$41,545,675.00	\$30,974,572.75	\$10,571,102.26	

February 2023 Potential Future Project List

Potential Project Name	Applicant	Potential Funding Request	Category	Description	Timeline	Other
Adams Street Shul	Adams Street Shul	\$10,000 (or less)	Historic Resources	Restoration of Historic Front Doors, possible masonry work	TBD	Initial discussion Aug. 2022
Albemarle Park Renovations	Parks, Recreation and Culture	\$5 million	Recreation	Reconfigure and Rehabilitate all fields including pathways based on study currently underway	Fall 2023	Rough Estimate of \$7 million for all four parks projects
Brown and Oak Hill Fields Restoration	Parks, Recreation and Culture	\$500,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
Burr School Fields Restoration	Parks, Recreation and Culture	\$500,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
Dudley Road Estate	?	TBD	Open Space/ Recreation/ Community Housing	Purchase of land for conservation and recreation and/or funding for additional affordable housing units	TBD	Could be requested for City's contribution to a larger development project with City partner.
First Baptist Church Bell Tower Restoration	First Baptist Church, Newton Center	TBD - initial discussion anticipated work to be in millions	Historic Resources	Restoration of badly deteriorated bell tower	TBD	Emergency work already underway to prevent tower's collapse. Study in progress to develop plan and estimates for restoration
Jackson Homestead Basement Restoration/ Rehabilitation	City of Newton, Historic Newton	TBD	Historic Resources	Construction funding for work to remediate water and humidity issues, address accessibility, preserve historic artifacts	TBD	Funding and timing information will be available following completion of current study
McGrath Park Restoration	Parks, Recreation and Culture	\$600,000	Recreation	Restore/Rehabitate/Reconfigure based on study currently underway	TBD	Rough Estimate of \$7 million for all four parks projects
Municipal Historic Structure Building Envelope Study	Public Buildings	\$100,000	Historic Resources	Funding to review and assess building envelope on up to 15 city owned historic structures	TBD	Invitation issued for full proposal Oct. 2021 - Project on hold
Pellegrini Field House Restoration	Public Buildings	TBD	Historic Resources	Funding to restore exterior of existing Fieldhouse at Pellegrini Playground	TBD	
Warren House Exterior Restoration and Preservation	Newton Community Development Foundation	\$4.1 million	Historic Resources	Exterior masonry work and window repair/replacement on former middle school building. Property has a preservation restriction given to the City for prior CPA funded work	2023-2024	Property is going through refinancing process which will impact timing of the work.
Estimated Funding Requests At This Time: \$13,000,000 - \$16,000,000						
New Trail	Conservation Committee	TBD	Open Space/ Recreation	Create Trail from Harwich Road to Lagrange		City has some funding but not anticipated to be enough for boardwalk and bridge needed in area
Newton Highlands Women's Club Building	Newton Highlands Women's Club	\$60,000	Historic Resources	Restoration work on existing historic building	?	Initial email conversations with Alice in 2019, me in 2020 - no specifications on work to be done as of March 2020
Norumbega Conservation Area	Conservation Committee	TBD	Open Space/ Recreation	Convert the main oval path at Norumbega Conservation Area and the path at the Upper Falls Riverwalk Conservagtion Area to stone dust or crushed stone for accessibility		
Potential Accessible Affordable Housing Project	55 Chinian Path	?	Community Housing	Purchase existing property and construct fully accessible affordable group home.	Unknown	ca. 1940s House currently used as affordable group home. CT organization contacted City interested in purchasing and redeveloping site
Historic Properties Grant Program	TBD		Historic Resources	Grant Fund to pay for difference between repairs and historically correct rehabilitations/repairs on eligible properties		Cambridge has similar program - others?
Small Scale Affordable Housing Projects	TBD	\$300,000	Community Housing	Funding to restore, rehab, and/or preserve existing affordable housing units in Newton		Funding to restore, rehab, and/or preserve existing affordable housing units in Newton
Affordable Housing Plan	Affordable Housing Trust	TBD	Community Housing	Community Affordable Housing Plan to assist new Affordable Housing Trust on determining needs of community, potential uses for Trust funds		
Upper Falls Greenway	Conservation Committee	TBD	Open Space/ Recreation	Install steps between the Upper Falls Greenway to conservation land in south and Braceland Park in north	?	

City of Newton Community Preservation Committee

Finances At a Glance

As of April 6, 2023

Fiscal Year 2023

Revenue

Beginning balance	6,309,217
Local CPA surcharge	3,980,772
State match	
Budget for this FY	771,569
Additional from prior FY	714,416
Total Available Resources	11,775,974

Expenses

Bond repayment obligations	694,353
New funding authorizations	8,476,920
Administrative costs	179,376
Total Expenses	9,350,649

Current Fund Balance 2,425,325

Fiscal Year 2024

Revenue

Beginning balance	2,425,325
Local CPA surcharge	4,120,278
State match	
Budget for this FY	796,154
Additional from prior FY	703,910
Total Available Resources	8,045,668

Expenses

Bond repayment obligations	694,853
New funding authorizations	-
Administrative costs	182,907
Total Expenses	877,760

Projected Fund Balance 7,167,909

Spending Compared to Program Area Targets

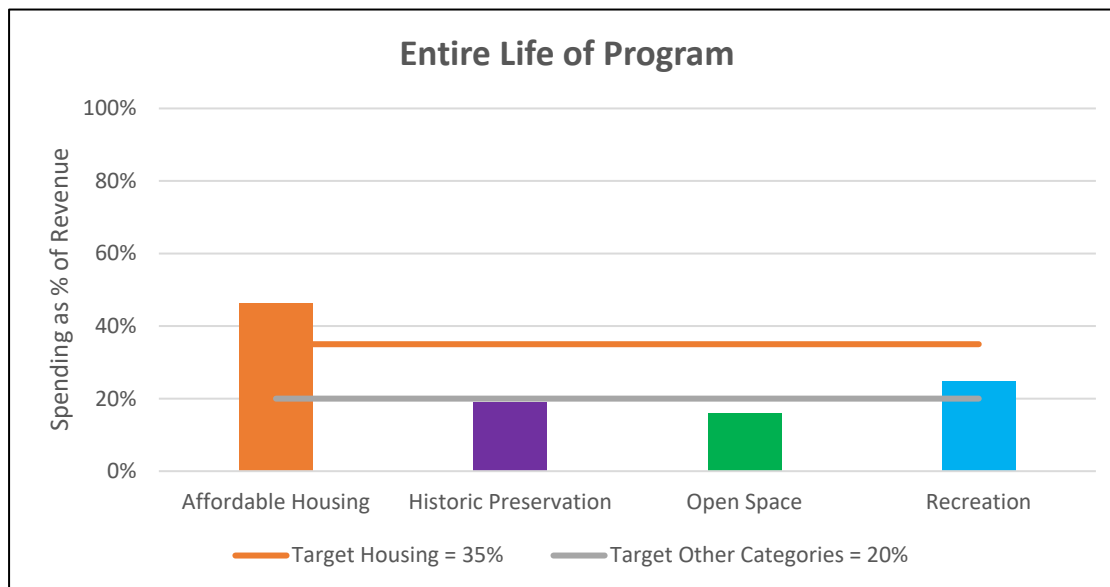
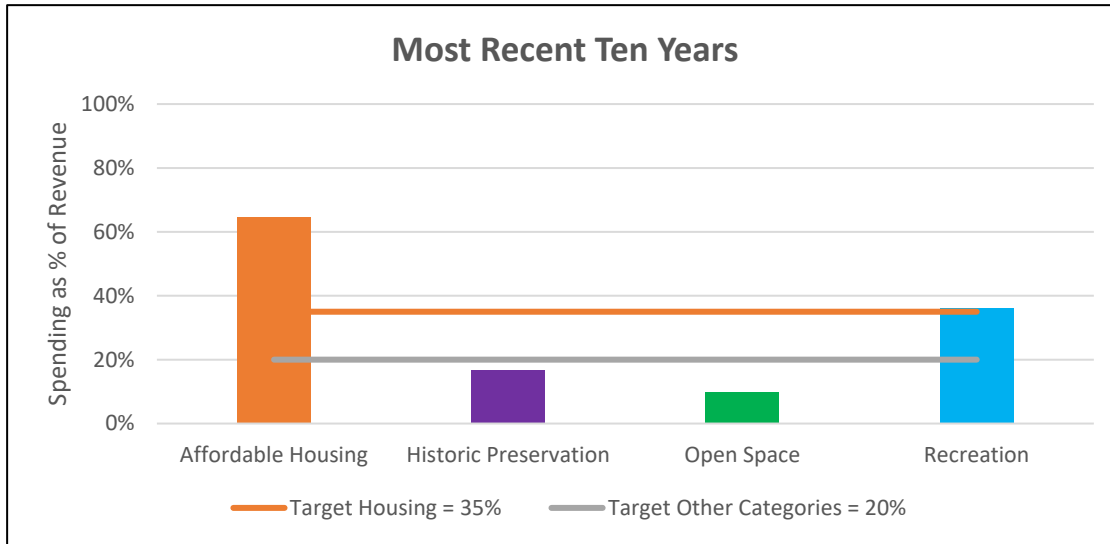
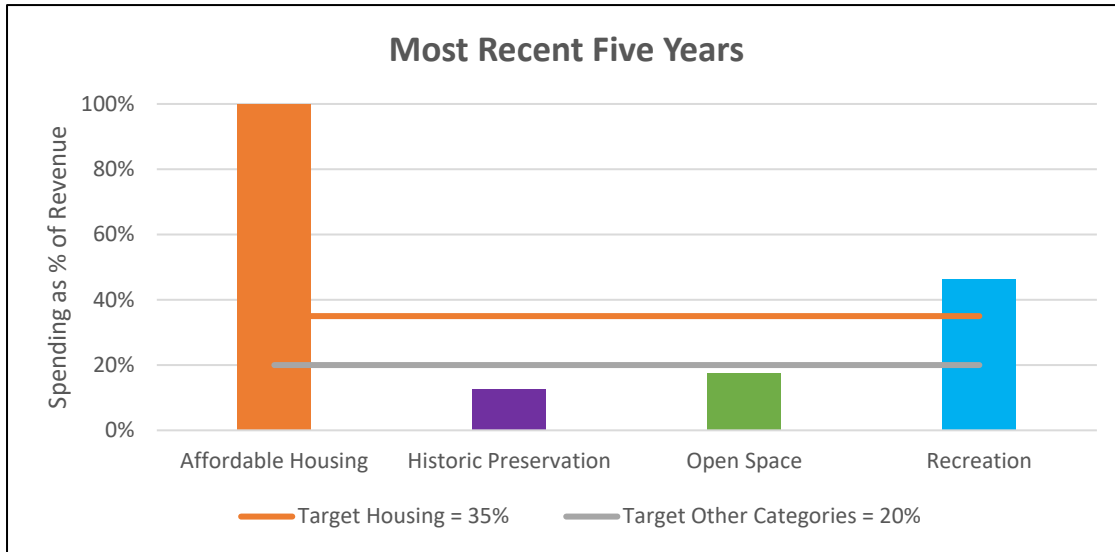
Comparisons Based on % of Current Revenue

As of April 6, 2023

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
Most Recent Five Years							
Spending	21,085,829	2,354,528	3,235,723	8,548,639	713,752	35,938,471	18,434,168
% of Total Current Revenue	114%	13%	18%	46%	4%		195%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	79%	-7%	-2%	26%	-1%		
Most Recent Ten Years							
Spending	24,134,232	6,291,367	3,744,223	13,538,136	1,311,299	49,019,257	37,398,625
% of Total Current Revenue	65%	17%	10%	36%	4%		131%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	30%	-3%	-10%	16%	-1%		
Entire Life of Program							
Spending	35,979,883	14,760,781	12,347,601	19,212,381	2,476,518	84,777,164	77,536,558
% of Total Current Revenue	46%	19%	16%	25%	3%		109%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	11%	-1%	-4%	5%	-2%		

Spending as % of Program Revenue, Compared to Guidelines



Spending Compared to Program Area Targets

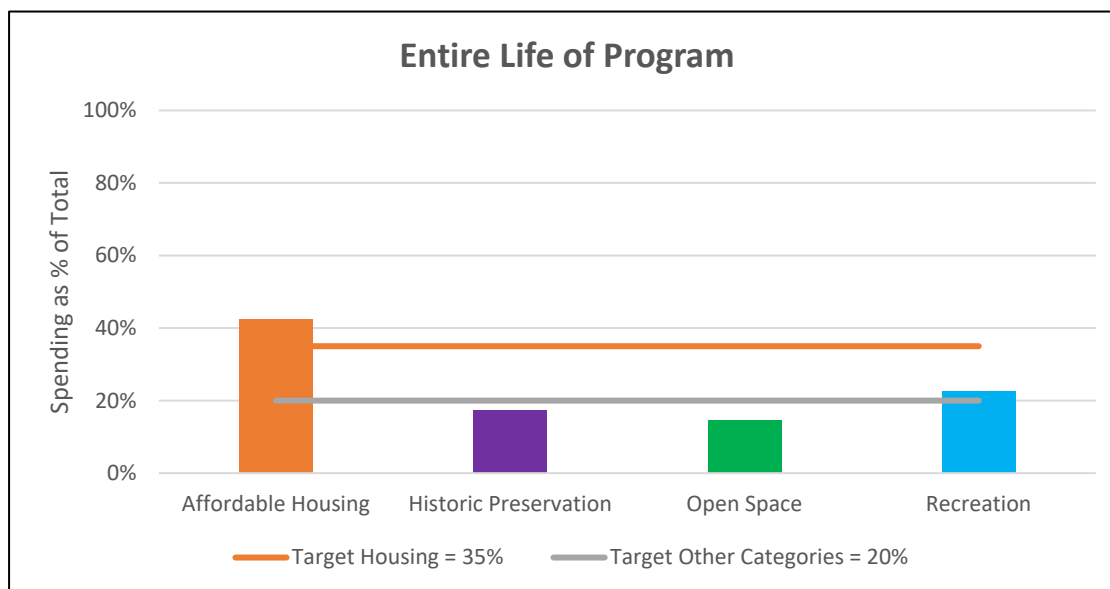
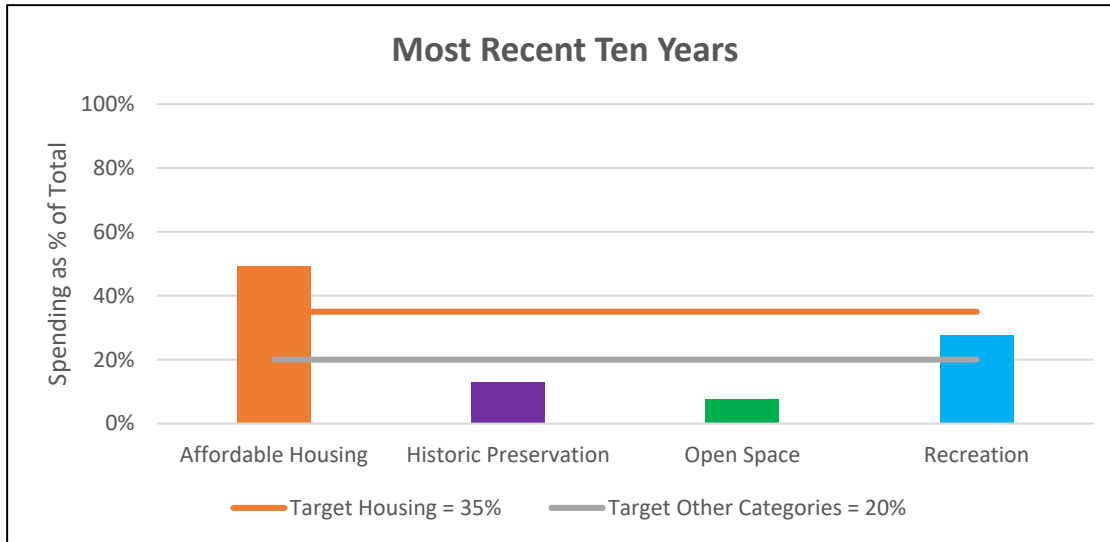
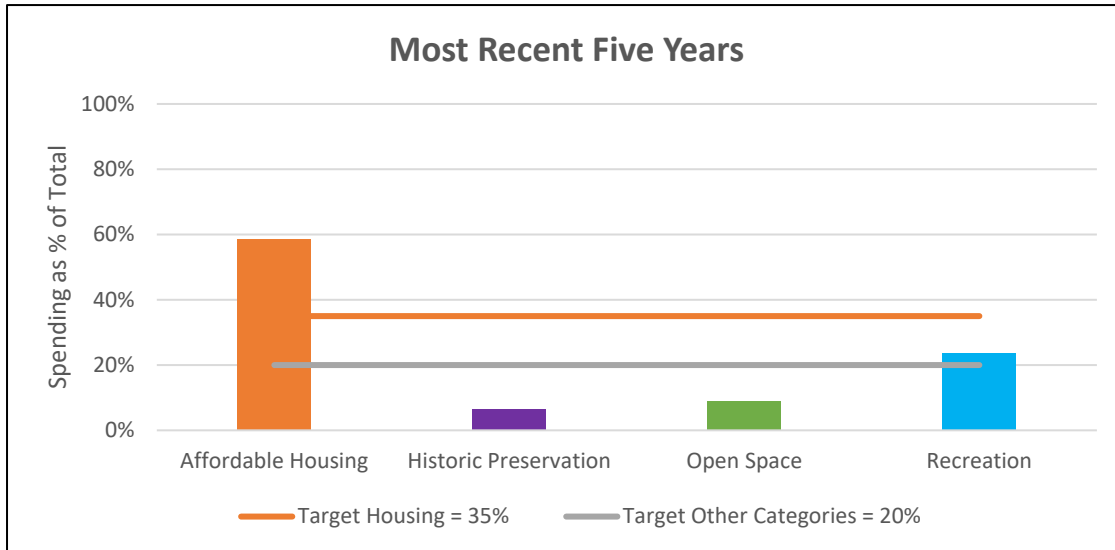
Comparisons Based on % of Current Spending

As of April 6, 2023

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	
Most Recent Five Years						
Spending	21,085,829	2,354,528	3,235,723	8,548,639	713,752	35,938,471
% of Total	59%	7%	9%	24%	2%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	24%	-13%	-11%	4%	-3%	
Most Recent Ten Years						
Spending	24,134,232	6,291,367	3,744,223	13,538,136	1,311,299	49,019,257
% of Total	49%	13%	8%	28%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	14%	-7%	-12%	8%	-2%	
Entire Life of Program						
Spending	35,979,883	14,760,781	12,347,601	19,212,381	2,476,518	84,777,164
% of Total	42%	17%	15%	23%	3%	100%
Target %	35%	20%	20%	20%	5%	100%
Percentage Point Difference Between Actual and Target	7%	-3%	-5%	3%	-2%	

Spending as % of Annual Spending, Compared to Guidelines



Spending History

Note: for projects funded by bond issues, list only the annual debt service payments on this sheet

Fiscal Year	Project	Phase	Debt Service Payment?	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	Total	Status
2024	Administration							182,907	182,907	Approved
2024	Webster Woods		Debt			694,853			694,853	Approved
2023	Administration							179,376	179,376	Approved
2023	Webster Woods		Debt			694,353			694,353	Approved
2023	Newton Affordable Housing Trust Fund			1,948,056					1,948,056	Approved
2023	Jackson Homestead Basement Rehabilitation	Phase I			75,000				75,000	Approved
2023	Gath Pool Enhancements	Phase II - Design and Construction Documents					486,500		486,500	Approved
2023	Commonwealth Ave Carriageway Redesign	Additional Funding to Complete Final Design					133,002		133,002	Approved
2023	Gath Pool Enhancements	Phase III - Construction					5,834,362		5,834,362	Rec'd by CPC
2023	Warren House Preservation and Rehabilitation				2,100,000				2,100,000	Funds requested
2023	Athletic Fields Improvements	Construction Phase Funding					9,163,912		9,163,912	Funds requested
2022	Administration							131,298	131,298	Actual admin
2022	West Newton Armory Affordable Housing	Construction of 43 Affordable Housing Units		3,000,000					3,000,000	Approved
2022	Webster Woods	Bond Payment	Debt			693,103			693,103	Approved
2022	Grace Church Tower Restoration	Stone tower stabilization and restoration			441,755				441,755	Approved
2022	Levingston Cove Improvements Project	Construction of open space/recreation amenities				288,069	1,152,275		1,440,344	Approved
2022	Athletic Fields Improvements	Design through construction of six sites					420,000		420,000	Approved
2022	Nonantum Village Place Affordable Housing	Roof, Siding and HVAC Repair/Replacement		500,000					500,000	Approved
2022	New Art Center/Church of the Open Word Restoratio	Feasibility and Design			94,600				94,600	Approved
2022	Newton Architectural Survey 1940-1972	140 Inventory Forms			17,500				17,500	Approved
2022	Newton Community (Angino) Farm Farmhouse Rehabilitation and Restoration Project				88,554				88,554	Approved
2021	Administration							125,572	125,572	Actual admin
2021	Coleman House Preservation			4,214,622					4,214,622	Approved
2021	Commonwealth Ave Carriageway	Initial Funding for Redesign					390,000		390,000	Approved
2021	COVID-19 Emergency Housing Assistance	Phase 2		724,124					724,124	Approved
2021	Durant-Kenrick Homestead	4 Gutter and Window Repair			16,884				16,884	Approved
2021	Gath Pool Enhancements	Design study					60,000		60,000	Approved
2021	Golda Meir House Expansion			1,244,857					1,244,857	Approved
2021	Grace Church Tower Restoration	Stone tower stabilization and restoration			991,245				991,245	Approved
2021	Haywood House Senior Living			77,900					77,900	Approved
2021	Jackson Homestead Museum	Fence Replacement			28,990				28,990	Approved
2021	Webster Woods		Debt			697,699			697,699	Approved
2021	West Newton Armory Affordable Housing			21,270					21,270	Approved
2020	Administration							145,932	145,932	Actual admin
2020	COVID-19 Emergency Housing Assistance	Phase 1		2,000,000					2,000,000	Approved
2020	Kessler Woods	Newton Conservators CR oversight				15,000			15,000	Approved

City of Newton



Ruthanne Fuller,
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Barney S. Heath
Director

Community Preservation Committee

DRAFT MINUTES

February 14, 2023

The virtual meeting was held online on Tuesday, February 14, 2023, beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Dan Brody, Eliza Datta, Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky and Judy Weber. Committee Members Mark Armstrong and Martin Smargiassi and were not present for the meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Jennifer Molinsky opened the Community Preservation Committee's public meeting and introduced the CPC members present at this time.

Update on Current and Future Recreation Projects from the Parks, Recreation, and Culture Department

Commissioner Nicole Banks and Director of Parks and Open Space Luis Perez Demorizi presented the Committee with the Parks, Recreation, and Culture Department's Comprehensive Improvements and Maintenance Plan Update. Mr. Demorizi explained that they would also provide a quick update on the progress with the Athletic Fields project, Levingston Cove, and the upcoming groundbreaking for the Marty Sender Path. He noted that 62% of the open space in Newton is dedicated to public use and reviewed those public owners. Mr. Demorizi explained that the Citywide Open Space Analysis had looked at the amount of space needed for athletic fields versus other open space needs and found that only 8% of all open space in Newton is dedicated to athletic fields, while an additional 25% is school and municipal public land. He noted that there is a growing need for more multipurpose fields but that the remaining open land has difficulties. Much of it was located in low lying areas that needed to be drained and there was little flat land available so the City needed to get creative as to how it would proceed. Mr. Demorizi next reviewed their proposed implementation strategy and five plan objectives.

Mr. Demorizi explained that they had developed this project using prioritization criteria. The first of these was to increase ongoing maintenance by putting in more effort and budget into the fields. He noted that the Parks and Recreation's maintenance budget has grown 757% since 2019. Second, they had looked at their capital project management work by creating a new Parks and Open Space Division within the Department. In addition to having new staff available to work on these spaces, they also were working to standardize materials and processes. Mr. Demorizi noted that they Department was also considering how to expand synthetic field use by installing them at two new locations and were planning to install new lighting systems throughout the City to expand playing

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staff contact Lara Kritzer, Community Preservation Program Manager

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opportunities at both large and small facilities. He explained how the City was also managing the field usage now so that it did not need to worry about wear. Lastly, Mr. Demorizi explained how they had managed this work while also continuing to address other multi-year projects included in the City's Capital Improvements Plan (CIP). He noted that they had recently completed the installation of new lighting at Newton South High School and would be installing lighting at Newton North High School over the summer.

Mr. Demorizi next moved to a review of the three sites that were anticipated to be included in the upcoming CPA construction funding application. He explained that the work at Albemarle Park had been broken into two phases – Phase I in the north half of the park and Phase II in the south half. Phase I proposed to modify the northern half of the park by repositioning the baseball field to allow for more multipurpose space. They would also be removing and replacing the existing sports lighting and installing new lighting at Murphy Little League Field. This Phase I work was anticipated to cost \$7.1 million with both equipment and amenities including lighting, synthetic turf, contingency funds, etc. The Burr School fields were currently very sloped and were not considered to be a safe place to play. Work in this location would include leveling the site to expand its useability and adding a perimeter walking path and landscaping. The new fields would allow for flexibility in future uses and would cost \$1.62 million. Mr. Demorizi noted that they hoped to be able to use sustainable fill that was already stored at another City site. The third site, McGrath Field, currently had four fields which were considered to be unsafe due to limited run out zones. They were planning to remove the baseball diamond and install three new fields with new walking paths and trees at a cost of \$769,340. He noted that elsewhere they were primarily altering land surrounding baseball diamonds and that they would leave as much land untouched as possible. The overall cost for all three sites was anticipated to be \$9,487,983.

Commissioner Banks noted that for Albemarle Park, they would be decommissioning the existing tennis courts and installing new pickle ball courts. Ms. Molinsky asked about the basketball courts and was told that they would remain in place. Mr. Demorizi explained how that area would be reorganized and reconfigured. Ms. Molinsky noted that the southern half of Albemarle Park was not included in the proposal and Commissioner Banks confirmed that that half would be completed separately in the future.

Ms. Lunin asked about the lacrosse facilities at McGrath park. Mr. Demorizi explained that they planned to fundraise for a lacrosse practice wall area to be installed there. Ms. Molinsky asked about anticipated lifespan of the fields assuming appropriate maintenance. Mr. Demorizi answered that a grass field can last 30 years before needing a full depth renovation while a synthetic turf field needed to be renovated every 10 years. For synthetic turf, the carpet needed to be replaced every ten years while the infill/pellets could be used twice. He also noted that the lighting fixtures had a 25 year warranty but were anticipated to last 50 years and that the pool was anticipated to have a 50-60 year lifespan.

Mr. Brody asked about the other three sites that had been included in the preliminary planning work. Mr. Demorizi stated that Forte Park, Braceland Park, and the Brown/Oak Hill School fields were being planned for the next phase of construction. Mr. Demorizi explained that the upcoming work on finalize the design and construction for Albemarle Park would help to guide how they proceeded with the remaining three sites.

Mr. Brody thought that the Committee would need to issue bonds to pay for these projects and thought that it would be helpful to have a ballpark number for work at those last three sites as well. He asked when the Department planned to finalize the Gath Pool project and Mr. Demorizi answered that they planned to have a full application ready for the March meeting. Mr. Brody thought that the Committee would need these numbers before it could send any bonding recommendations to the City Council for approval. He thought that the length of the bond would come back to the lifespan of the elements involved in the project and thought it would be useful to have a recommendation from Parks and Recreation on the potential length of the bond. Commissioner Banks stated that she wanted to meet with the City's Financial team and Ms. Kritzer to discuss how the bonding could be structured. There was agreement that Gath Pool was the greatest need at this time and that it made sense to complete the work on Albemarle North at the same time. She explained that the other sites could potentially be staged and explained how they were planning to address the needed work. For example, the Burr fields were important to expanding the available field play space and so would be done early in the plan. For the remaining three fields, they were in early discussions on what made sense to do next but had not worked out the details or completed any high level numbers on those yet.

Ms. Datta asked if there were any benefits or efficiencies in combining all of the fields into one package and doing them at the same time. Mr. Demorizi stated that their goal was to find efficiencies in the process and that they were looking to have some funding allocated to each of the proposed sites so that as soon as they were done with Burr they could move to McGrath and so on. He explained that they had to balance which fields would be open and closed and felt that they were developing a good sequence for that work. Ms. Datta noted that McGrath Field had some matching funds and asked the applicant to provide more detail on that funding in the pre-proposal. Mr. Demorizi stated that that information would be included and that they were continuing to have conversations on those and other matching fund opportunities.

Mr. Maloney stated that he had a follow up bonding question about the other fields that were not included in the current project. He thought that it would be useful to have some idea of what other Recreation funding needs might come up during the life of the bond as he would like the CPC to have enough funding available for those as well. Commissioner Banks stated that they would continue to develop broad estimates as part of their capital spending. She stated that as a Department, they worked to develop maintenance plans and schedules that would help to avoid the extent of these types of projects in the future. She added that they were also looking for other funding sources that they could access in the future and were working with the Planning Department to potentially use development mitigation payments for Braceland Park and to pull from other resources. Commissioner Banks noted that while there were some efficiencies in doing several projects at the same time, they also recognized the need to work hard to identify future funding sources.

Mr. Brody noted the City's CPA program's bonding history and how it had approached bonding for Webster Woods. He explained that the CPC's goal was to spend 20% of its annual funding on Open Space and that the Committee had ultimately decided that it was most comfortable with setting aside 10% of its annual funding for that payment. He thought that they would need to do similar planning for this site but that they needed to have a clearer sense of what was out there and what the City was comfortable with bonding and spending first.

Review of Pre-Proposal for Phase III of the Gath Memorial Pool Renovation Project

Consultant Tom Scarlata, Bargmann Hendrie + Archtype (BH+A), made the presentation on the current plans for the updated Gath Pool. He began by noting that the design of the pool had changed in July 2022 from one pool with a large spray deck to a two pool design which included a recreational pool and an eight lane lap pool. The splash pad area had been narrowed and one ramp and walkway area removed. The new design would now allow full access to all sides of both pools as well as a zero-entry area and a new ramp leading into the competition pool. The redesigned spray pad would still be two levels and the existing bathhouse would be retained but renovated to provide full accessibility, direct access through the building to the pool, and new gender neutral changing areas as well as a more generous area for checking in and registering. The project would add a new ramp to the front of the site as well as new steps and fencing. Mr. Scarlata pointed out the new hip roofed shade structures that would be installed around the decks and explained that they were looking at more permanent metal structures for the shades to save in both maintenance and durability. These could also be used for solar in the future if needed. On the lower level of the bathhouse, they were creating a new second means of access out of the filter room and redesigning the space to provide better solutions for maintenance and safety.

Mr. Scarlata explained that the competition pool would have eight lanes of equal size and depth. A ramp was part of the pool design and a lift would also be added along with two diving boards. Mr. Scarlata noted the multiple options for use here and how the pool had been designed for multiple users. The recreation pool would include a 0 entry area with a splash area as well as a walking area that could also be used for laps and a general play/exercise area. He explained how the two pools would have two separate filter systems and reviewed their features and benefits. The spray deck had a new linear design on two tiers with universal accessibility. The space was designed for toddler through pre-teen use and would have an impervious, slip-resistant but soft surface. This area was designed so that it could be used even when the pool was closed and their team was beginning to look at the specific water features to be installed. Four new shade structures would be installed on the east side of the pool with two more to be located on the north side and another adjacent to the bathhouse. Mr. Scarlata noted the new storage area that would be created adjacent to the bathhouse which would allow them to open up the deck space. He also pointed out how the space had been designed to allow for better viewing during swim events and showed further plans and overall views of the site.

A breakdown of the proposed \$7.2 million was reviewed and it was noted that it included \$967,000 in contingency funding due to the current environment. Commissioner Banks stated that she was excited to be bringing this project forward and to see it completed next year as a fully accessible facility with eight lap lanes significant improvements to the decks and shade areas. She stated that they were looking forward to having the new pool facility open for the following summer season.

Ms. Molinsky thought that it looked like a great design and asked if the two pools was the reason for the two filter systems. Mr. Scarlata answered yes and explained that the water needed to be turned over every four hours in the recreation pool versus every six hours in the lap pool. He also noted that the spray system would recirculate the water every 25 minutes. Mr. Scarlata added that the two pool design allowed for better access to the far side of the pools, more flexibility in uses, and full access to the lap pool. Commissioner Banks stated that the design provided full accessibility to both pools and had allowed them to pick up more deck space for seating and shade areas. Ms. Molinsky asked if the

budget shown was the full budget and if the amount requested from the CPA fund was just over \$5.8 million. The applicants answered yes.

Mr. Maloney noted that the Committee had received several letters with concerns about the depth of the pool and asked if the starting blocks could be located at the deep end. Commissioner Banks stated that that was an option and that the deep end of the pool would be 12 feet deep in all lanes. Mary Pohlman stated that the current pool went from 4.5' to 6' at its shallow end. She explained that 6' was recommended for diving but that 4' was the current requirement. The new lap pool was proposed to be designed with a consistent 4' shallow end and they were concerned with younger divers since their races start at the shallow end.

Ms. Weber thought that the design process seemed to have gone smoothly and asked if the Parks and Recreation Commission felt that they were finished with the design. Mr. Demorizi answered that they had taken a lot of input on the design and were still finalizing it but felt that the design was pretty advanced. He stated that a lot of thought had gone into the plans and a lot of changes made over time. He also noted that the plans had been reviewed by the Parks and Recreation Committee and the Commission on Disabilities. Commissioner Banks agreed with Mr. Demorizi on the level of care and review that had gone into the designs.

Mr. Scarlata noted that future races could be started in the deep end and noted that the City also wanted to use the lap pool for recreation use, the standard for which was 4' shallow end depth. He stated that Massachusetts's current regulations did not have depth requirements for starting blocks and noted the requirements in other locations. He explained that they had tried to design the best competition course that they could while also providing an adaptive design. Commissioner Banks added that they had reviewed the proposed design and uses alongside other pools in the area and could not find any other pools with 6' shallow ends. She stated that this needed to be a pool which worked for the whole community, which is why they had designed it with a 4' shallow end. Mr. Demorizi also pointed out that the ADA compliant ramp leading into the lap pool ended in the 4' end and could need to be completely redesigned if the shallow end was 6' deep. The current ramp and pool design had achieved a careful balance and they could not maintain accessibility and equal depth lanes with a 6' shallow end. Ms. Molinsky asked about the dimensions of the Newton North High School Pool. Commissioner Banks stated that Parks and Recreation did not oversee that pool but that the current Gath Pool had a 4' shallow end.

Ms. Datta stated that it was great to see the design update and asked to hear more about any sustainable elements of the design in the full proposal. Ms. Weber asked if the original proposal had requested \$5 million. Mr. Demorizi answered yes and noted that the current plans were coming in at slightly more than they had originally thought. Ms. Molinsky stated that it would be helpful to include information on the longer term picture of potential future funding requests in addition to providing the information on sustainability and any other potential funding sources for the next discussion. Mr. Demorizi asked for more information on the CPC's sustainability guidance and Ms. Molinsky referred him to the Proposal Guidelines on the City Website. Commissioner Banks noted that one of the urgent problems with the current pool was its water loss issues and asked if that could be considered as a sustainable component of the project. Ms. Molinsky answered yes, as could their work on solar readiness and reusing of fill from other Newton sites. Ms. Lunin moved to invite the applicants to

submit a full proposal for the construction funding of the Gath Pool project. Mr. Maloney seconded the motion which passed by unanimous vote.

Status Report and Review of CPA Program Information Session

Ms. Kritzer reported on the work to proposed date for the information session and the potential agenda. She agreed to recirculate the list of organizations to be contacts to members for review. Members also discussed creating a handout for the meeting.

Review of Existing and Potential Future Projects

Members had a brief review of current and potential future projects at this time. Ms. Kritzer reported that she had contacted the New Art Center about the status of their project as requested. The New Art Center was in the process of negotiating the purchase of the property with the owners but had not reached an agreed price yet and discussions were still ongoing.

Review of Current Finances

Members reviewed the most recent Finances At A Glance update at this time.

Ms. Molinsky noted that bonding had been discussed as a potential option for the Recreation projects and asked what resources would be needed for the Committee to make that decision. Members discussed the extent of the Recreation projects and what other projects could be coming in in the next few years. Mr. Dunker noted that there were five fields that needed to be redone (Braceland and Oak Hill/Brown being the two that were not included in the current application) and that the rest of the City's fields would probably only need maintenance. Mr. Brody thought that the issue was the interest rate that the City could get for the bonds. He thought it would be helpful to find out if the City could anticipate what effective interest rate might be available for a bond issued in the next year. With that information, he thought the Committee could have a good understanding of what it would mean to bond the Gath Pool project for a set number of years. He thought the interest rate and length of time that the Committee and City were comfortable with were the most useful elements to consider. Ms. Molinsky wondered if it made sense to consider a mix of bonding and outright funding for the project and asked staff to check with the applicant on that question. Members agreed to hold an extra meeting on Tuesday March 7 to discuss the CPA bonding process and what it might look like to approve bonding for one or more of the upcoming recreation projects. Ms. Kritzer agreed to reach out to Mr. Demorizi prior to this meeting for more information on the recommended length of the bond and whether there was an ideal amount to bond.

Approval of January 10 Minutes

Members had reviewed the draft minutes prior to the meeting and Mr. Maloney had sent back revisions. Ms. Weber moved to approve the January 10 meeting minutes as revised. Mr. Maloney seconded the motion. The motion passed with 5-0-2 with Ms. Lunin and Mr. Dunker abstaining from the vote as they had not been present for the meeting.

Mr. Maloney moved to adjourn. Ms. Datta seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 8:51 P.M.

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Barney S. Heath
Director

Community Preservation Committee

DRAFT MINUTES

March 14, 2023

The virtual meeting was held online on Tuesday, March 14, 2023, beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong Dan Brody, Eliza Datta, Byron Dunker, Susan Lunin, Jennifer Molinsky and Judy Weber. Committee Members Robert Maloney and Martin Smargiassi and were not present for the meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Chair Jennifer Molinsky opened the Community Preservation Committee's public meeting and introduced the CPC members present at this time.

Public Hearing on the Phase III of the Gath Memorial Pool Renovation Project

Commissioner Nicole Banks, Director of Parks and Open Space Luis Perez Demorizi, Project Manager Rafik Ayoub, Aquatics Director Sean Nickerson and Consultant Tom Scarlata from Bargmann Hendrie + Archtype (BH+A) were present for the public hearing on the full proposal. Mr. Demorizi gave a PowerPoint presentation on the project and reviewed its design and process to date. He noted that the City had originally started with a one pool design but after community discussions had separated it into a recreation pool and lap pool design instead. The new pool design included a spray park and larger pool deck and was being coordinated into the larger plans for the redevelopment of the surrounding park. The renovated pool house had been designed to allow better flow and easier access, with new reorganized areas for first aid and lifeguard use. Mr. Demorizi reviewed the details of the pool designs, noting the zero entry locations, walking area with stair access, and splash down area in the recreation pool and how supervision and visibility had been improved with the new design. The new design also improved and increased the shade space available. He next reviewed the spray deck design, ramp access and congregating areas surrounding the pool and explained how they had improved accessibility to the site as well as visibility for those attending swim meets. Mr. Demorizi showed the elevations of the new pool and explained the proposed grading and stormwater improvements as well as the accessibility improvements surrounding the site and in the bathhouse. Returning to the design of the individual pools, he reviewed the depths and designs of each of the swimming areas and showed images from other similar pools to explain what the automatic lift, ramps and railings would look like in the new facility. Mr. Demorizi also noted that the new shade structures would have metal frames which would be ready for future solar installations.

Mr. Demorizi explained that the spray park would be adjacent to the pool and would include a 5' grade change while still providing universally accessible features. The water would be controlled by

website www.newtonma.gov/cpa

staff contact Lara Kritzer, Community Preservation Program Manager

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actuators and recycled and the consultants and staff were working on specific features and design elements at this time. There would be no standing water and no lifeguard required for the space. The space had been designed to be separate from the pool so that it could be used when the pool was closed.

Mr. Demorizi explained the remaining elements of the new design and arrangements of the deck, storage areas, and secured covered areas before turning to the project budget. He noted that the total cost was estimated at \$7.2 million including both construction and staff time breakdowns. He reviewed their proposed CPA funding request and the funding identified from other sources before going on to show a full picture of the Department's Capital Improvement Budget of \$19 million for the pool and surrounding park area.

Discussion turned to questions from the Committee. Ms. Datta asked about the funding from the State. Commissioner Banks stated that the State had confirmed that earmarked funds were available in the current year budget but these funds still needed to be accepted by City Council. It was also noted that the currently proposed budget was the same as the one included in the pre-proposal.

Ms. Molinsky opened the discussion to the public at this time. Councilor Downs stated that she was excited by the plan and all the accessibility features as she felt that it was important for the facility to be as accessible as possible. She encouraged the applicants to continue to work on the details with the Bluefish Swim Team which had concerns about the depth of the lap lanes. Councilor Wright raised questions about the proposed ladder and gutter systems in the lap pool, noting that the current systems were somewhat of a hazard. Mr. Scarlata explained how the lap pool would be set up with 8' lanes and lap lane marks and noted that this would allow the ladders to be installed without interrupting the lanes. The new pool would have a recessed gutter system on either end that would be flush with the pool wall which created a better surface for the end of the pool as well. He noted that the new pool would be slightly wider than the existing one with better end conditions and lanes which were all identical in width and depth. He added that the deep end would also have recessed toe holds in the walls.

Councilor Kelly thought that it was important to see the progress in this project and was looking forward to the updated facility. She noted how the project had developed over the course of its reviews with the CPC and was glad to see where it was at this time with the two pool design. She asked for more information on the viewing and spectator areas surrounding the pool. Mr. Scarlata explained that the viewing area would be from the ramp and area along the south side of the pool where a level concrete walkway and deck would be installed. They were also pushing back the east wall of the existing facility which would allow for more space for seats and access to the length of the pool. Mr. Scarlata explained how the space could be used and managed during meets for spectator viewing. It was noted that there would not be any spectator seating but that spectators could stand along the south side deck. Mr. Scarlata stated that they were trying to give as much space on the deck and sides of the pool as possible with the new design. Mr. Nickerson explained how the viewing area needs varied by the size of the meet.

Councilor Kelly asked where the gender neutral changing areas would be located. Mr. Scarlata stated that they had added two new changing room in the lobby area by taking space out of the men's side which was currently underutilized. He noted how the new bathhouse design improved flow and

storage areas. It was noted that the new men's changing area would also have new portioned showers. Councilor Kelly asked why changing the depth of the lap lanes to meet the swim teams request was so difficult and why it was not possible to do in all six lanes. Mr. Scarlata noted that the current pool had been designed with a uniform depth and a 1' in 12' slope which was required by code. The ramp access needed to end in 4' deep water to provide accessibility so at least a portion of the shallow end would need to be 4' and it would take four lane widths to make the transition to the 6' depth that was being requested as they wanted to keep the slopes as gentle as possible. Councilor Kelly stated that she understood that they wanted to keep the corner with the ramp shallow and Mr. Scarlata confirmed that the slopes were required by building code.

Councilor Kelly asked about the areas of the pool facility that would remain open. Mr. Scarlata stated that the spray deck could remain open as it would be separate with a lockable fence between it and the pool. It could then be available when lifeguards were not available for the main pool. Councilor Kelly appreciated the ability to extend the existing pool season in this way.

There were no more public comments at this time. Ms. Weber moved to close the public hearing. Ms. Lunin seconded the motion and all voted in favor.

Ms. Datta thanked the team for keeping the CPC well informed on the project and expressed her appreciation for all the stakeholder engagement and the information on the sustainable features of the project. Mr. Brody thought that it was a great project and that the only element to consider was the best funding mechanism. Commissioner Banks stated that they would work closely with Maureen Lemieux and staff to work through any question on the separate assets and their lifespan in terms of bonding. She thought that they could create a proposal together which considered how to break out any individual materials and how long to bond the project for overall. Mr. Demorizi added that the one detail still to be addressed was the length of the bond recommendation based on the lifespan of the features involved.

Mr. Brody recommended approving the funding now and working out the details of the bond itself later. Ms. Weber asked about the timeframe of the project and Mr. Demorizi stated that they wanted to be ready for construction after the summer season. Ms. Molinsky agreed that some details of the bond could be decided later and noted that not all of the bonding might be done at the same time. Commissioner Banks stated that they were really looking to receive the full project costs at this time and noted that they would be back at the next meeting with the Athletic Fields. Ms. Molinsky noted that the project could not be completely open ended. Mr. Dunker asked how the CPC had reviewed and approved the funding for the Webster Woods project. Mr. Brody stated that the Committee had recommended full bonding but that he was not sure whether they had recommended the length of the bond. Members discussed whether it was possible to approve the funding at this time and have staff work out the details of the bond and whether any of the funding should be cash following the meeting.

It was noted that the timeline for the construction bidding required them to be ready to move forward in mid to late May. The bond package would need to be done soon so that the construction funds would be available at the start of the fiscal year and all agreed that the details of this funding mechanism would need to be worked out with Ms. Lemieux. Commissioner Banks thought that they could begin that discussion next week. Mr. Dunker noted that the project did have ARPA funds as

well that could be used immediately. Mr. Demorizi stated that Mr. Yeo had suggested considering a 20 year bond for all of the Gath Pool funding. Mr. Brody stated that he was comfortable with this but was not sure that they were ready to work out those details. He added that he would be fine with bonding all of the funding for the pool as he believed there would be plenty of chances to use current funding for the Athletic Fields.

Members discussed the status of the project and agreed to consider bonding 100% of the funding for the Gath Pool project. Commissioner Banks agreed with this course of action, noting that this asset had the greatest longevity of their projects as well as the biggest comfort level for bonding. She noted that based on their prior discussions, the Athletic Fields project would have more varied lengths of longevity to work with.

Ms. Datta moved to recommend full funding for the Gath Memorial Pool Proposal in the amount requested of \$5,834,362 through a bonding mechanism to be determined through discussions between City staff, the applicant and Committee. Ms. Lunin seconded the motion which was unanimously approved by voice vote.

Review of Pre-Proposal for the Athletic Fields Improvements Plan Construction Phase

Ms. Molinsky began the discussion by noting that this was not a public hearing. She also thanked those who had sent in letters on the possible installation of synthetic turf at Albemarle Park.

Mr. Demorizi gave a presentation on the status of the project and explained that they had submitted a pre-proposal for the construction phase of the project. This would include work at Albemarle Park, McGrath Park, and the Burr School Fields. He stated that they understood that CPA funding was explicitly prohibited from being used in any location proposed for artificial turf. He noted that all types of fields were important and that a large part of this project was to improve the City's multipurpose fields and develop creative approaches to providing more multi-purpose field offerings throughout the City. He pointed out that there had been a lot of emphasis placed on the athletic fields in recent years and that a new organization, the Newton Athletic Field Foundation, had also been established. In response, the Department had developed a five year capital plan that considered the quality, quantity, and maintenance improvements needed for the City's fields. He reviewed the elements of the goals that they had established and noted that their proposed capital projects needed to address accessibility, asset management, sustainability and no mow areas. He reviewed the list of concerns and goals that their Department had been using for the last year to complete these reviews.

Beginning with Albemarle Park, Mr. Demorizi reviewed the existing conditions and noted that there was a lot of overlap between the existing baseball diamonds. Their plan for this site had looked at the full site and considered the changes that would be made by the new pool. The work would include replacing 50 year old lights and moving and reconfiguring the existing fields. Mr. Demorizi reviewed whether the lights would be located and noted that they were working with the Newton Little League on the proposed field lights for Murphy Field. The project would request \$4,221, 304 in CPA funding for this location which did not include either the lights at Murphy Field or any of the synthetic field expenses. The total anticipated cost for this site was \$5.9 million and they were working on a breakdown of the project units and their lifespan for the next meeting.

The Burr School Fields were noted to have a large grass area but to be of low quality with uneven land and no irrigation. Mr. Demorizi stated that only a small area was usable now but that by leveling the field they could create new full size fields and showed possible configurations for the new site. He stated that the project would also include a perimeter path that would be fully accessible as well as a no mow area for pollinators. The total cost for this site would be \$1,273,512.50 from CPA funds. Mr. Demorizi stated that they were considering whether existing fill at another City site could be used here which would save on costs and believed that they had 6,000 cubic feet of the 10,000 cubic feet of dirt needed for the site.

Mr. Demorizi then reviewed the existing configuration of McGrath Park and explained how the fields lacked safety zones. They were proposing to reconfigure the site for better and safer field placement and new perimeter paths. They were also working with the Lacrosse teams on a possible practice wall at this site. The anticipated CPA funding request for this site was \$632,644.90 which included light changes, clearing of the surrounding land, and reconfiguring fencing. Mr. Demorizi noted that they would also be using CDBG funding for the perimeter path and reviewed the life cycle of the project features.

Lastly, Mr. Demorizi explained that they would also need some additional funding to complete design work on the three sites. This amounted to \$478,862.50 in additional CPA funding requested. Mr. Demorizi explained how the artificial turf field would be considered as a completely separate project from the current proposal and was not included in the requested CPA funds. It was noted that the full CPA fund request was just over \$8.3 million. Mr. Demorizi reviewed the timeline for the project and explained that they were working to confirm the schedule. He stated that they planned to be back before the Committee in April with a full application and noted the next steps involved in continuing this project at the remaining sites.

Councilor Downs asked to confirm that synthetic turf could not be funded from CPA funds. Ms. Molinsky stated yes, that the state CPA legislation prohibited that use. Councilor Downs then asked how committed the Parks and Recreation Department was to having a synthetic turf field at this site. Commissioner Banks answered that they were not looking to put any of the elements of the CPA funding request into the potential synthetic turf area and that they planned to keep that work separate from the rest of the project. She stated that they would be in front of the City Council to discuss the fields and that they had come Newton North High School's interest in expanding from one to two synthetic turf fields. She stated that she had heard concerns from residents and had held public meetings and spoken with scientists about the materials. She noted that a lot of the concerns were with crumb rubber fill which the City was moving away from in its replacement work. Instead, the City was using TPE which was a different product from the existing fields and was expected to be safer. Commissioner Banks noted that many people were worried about PFAS forever chemicals and that some artificial turf was exposed to these materials during manufacturing. She explained that the City was committed to finding a manufacturer who will limit this exposure and was also prepared to send any proposed material out for independent testing. Commissioner Banks stated that they had already been asked to look into these chemical issues and Mr. Demorizi added that the City was about a week away having lab results as required by the Order of Conditions for the Newton South High School project.

Ms. Molinsky noted again that the CPA funding legislation prohibited the use of any CPA funding for the purchase of synthetic turf and explained how this has been interpreted in the past. Mr. Brody asked if the synthetic turf field could be separated out from the rest of the Albemarle Park project and done at a later time. Mr. Demorizi noted that this element would likely be done at a later date as they would need space for material storage for the Gath Pool project, which also required site work and groundwater permitting with the Conservation Commission. However, they did want to keep these projects moving forward and needed to have the money in place as soon as possible to move forward with construction. If the City decided against synthetic turf, then he anticipated that they would be coming back to the CPC for funding for the grass field.

Commissioner Banks stated that they were working on these projects in parallel and also needed to go to the City Council for the synthetic turf field funding. Mr. Brody noted that Councilor Albright had requested a study on the merits of artificial vs. grass fields. Commissioner Banks stated that they would be having a parallel discussion with the City Council on the turf. She went on to note that they could not schedule using the existing lights at Albemarle Park because they were so out of date and that the elements of this project were intertwined and that they did not want to stop moving the elements forward if possible. Mr. Brody stated that he would be more comfortable if all of the elements of the Albemarle Park project that were not scheduled for immediate construction were removed from the proposal materials. He asked that the applicants separate out these elements to make the project easier to approve. Commissioner Banks appreciated this recommendation and thought that they could focus on what they wanted to do now and their confidence with the new design.

Mr. Armstrong asked where their cost estimates for the project were coming from. Mr. Demorizi stated that they were finalizing the design and working with the engineer's cost estimates. It was noted that these estimates had come from the project consultants, not the Department. Mr. Armstrong asked if the applicants had high confidence in the proposed maintenance budget for the City. Mr. Demorizi stated that all three sites were considered to be premier field sites and how they had been working for the last three years to develop a framework for their continued maintenance including field fees. He also noted that they had worked on their maintenance budget and fee structure before developing the renovation plans. Ms. Datta asked the applicants to address any sustainable design elements in the project in the same manner that they had for Gath pool.

Councilor Wright noted that Councilor Albright had docketed the study on the fields and that the funding for the synthetic turf still needed to complete the City Council review process. She also asked about a potential state bill to ban synthetic turf fields. Councilor Malakie cautioned against installing more synthetic turf fields as she felt it committed the City to the budget and potential liability of dealing with their future recycling. She was concerned with chemicals leaching into the ground and thought that the City should instead use CPA funds to acquire more grass fields.

Ms. Molinsky reiterated that no CPA funding would be used for the design, preparation, or construction of synthetic fields. She also stated that she would be more comfortable with a full proposal that did not include the synthetic field elements. Ms. Lunin noted that there was already a synthetic field across the street at Fessenden School. She stated that the Conservation Commission had required testing when that field was installed and that none of the fill was found in the water

supply. She did think these changes warranted consideration for both the environment and the athletes, however, and noted that there were more infections and heat incidents with synthetic fields. She thought that grass fields were preferred but noted that synthetic turf fields were less weather dependent. As a Conservation Commission member, she had never seen a definitive study against synthetic turf but agreed that there were many indications of concern. Commissioner Banks stated that she loved grass fields and noted that the City had many of these too. She noted that the type of synthetic field under consideration had better temperature control allowed for less water migration.

Ms. Weber commented that there has clearly been a lot of thought put into these issues. She thought that the Committee's job was now to consider how to support this project and asked if there were comments on the distribution of funds. Ms. Molinsky agreed and stated that she would be more comfortable with the project if they had a better sense from the CFO on what elements of the project could and could not be bonded. Mr. Brody stated that he had thought of two options for the project. He would like to see the proposal broken into four components – McGrath, Burr, Albemarle work for this fiscal year, and Albemarle work in the future. Commissioner Banks stated that her concern with breaking down the project like this is that they would want to manage the work all together. She noted that Phase I of the construction work included everything in the current funding request. Ms. Molinsky clarified that the City needed to have the funding committed before going out to bid. Mr. Demorizi answered yes and noted that doing all the work at once would save on overhead. Ms. Weber and Ms. Datta agreed that the details in the presentation were very helpful. Mr. Brody agreed and asked for a further breakdown of the project costs. Ms. Weber moved to invite the applicants to submit a full proposal for the Athletic Fields Construction Project at their earliest convenience. Ms. Datta seconded the motion and all voted in favor by voice vote.

Review of Pre-Proposal for the Warren House Preservation and Rehabilitation Project

Ms. Weber left the meeting at this time as she is a member of the funding applicant organization.

Newton Community Development Foundation (NCDF) Executive Director Jeanne Strickland was present along with one of their board members, David Levy, who specializes in affordable housing and real estate. Ms. Strickland explained that they were considering a future full proposal for funding to complete cast stone, masonry, and window repair and replacement work at the Warren House, a former junior high school building. In the 1990s, NCDF had been approached by the City to purchase the vacant building and convert it into housing which resulted in a 59 unit project that includes 21 affordable units available at 50% AMI. The affordability of six of these units is now set to expire and they had been working with Gale Associates to address the building envelope needs. Ms. Strickland noted that CPA funding had been awarded to Phase I of their project in the early 2000s to complete masonry and roof repairs and that they were now seeking to do Phase II of the necessary work through refinancing the building. She noted that the building was surrounded by the City's McGrath playing fields and was well maintained with relatively new systems, new elevators installed in 2021, and new kitchens in many of the units. She saw the Warren House as a valuable resource and appreciated the CPC's willingness to discuss future funding options.

Ms. Molinsky noted that the request for CPA funding was for \$2.1 million. It was also noted that the project was requesting funding from the Newton Housing Trust and HOME funds. Director of Housing and Community Development Amanda Berman stated that Ms. Strickland had been working with the City

for the last few months to work out the details of the project's refinancing. She noted that NCDF was a critical partner to the City and provided lower than market value housing as well as supportive services. Ms. Berman stated that the City had a vested interest in seeing this property well maintained and restored. Ms. Molinsky asked what the units which were not restricted to 50% AMI were rented for. Ms. Strickland answered that they were market rate units but were rented at rates that were considerably lower than the newer units at Trio and other buildings in Newton. Ms. Datta asked if all 21 of the affordable units were at 50% AMI. Ms. Strickland answered yes, that this rate also extended to the 6 units which were expiring.

Ms. Molinsky noted that this was an application for historic resource funding and that the CPC liked to see projects that furthered sustainability. She asked the applicants to highlight the sustainable elements in their proposed work. It was noted that similar work was done in 2018 at the NCDF's Weeks House. Ms. Datta agreed that it would be good to know more about sustainability, project management, and how they were leveraging their funding. She noted that there was typically more leveraging in affordable housing projects and asked why they were not reaching out to additional funding sources. Mr. Levy stated that they were avoiding tax credits as they wanted to minimize the costs in straight recapitalizing. Their plan was to pay off the second mortgage and get a new first mortgage and complete the necessary work using cash from sponsors and the CPC. Ms. Datta wondered if there might not be other funding available from using historic tax credits or sustainability elements. Mr. Levy did not believe those were available and thought that that the performative objective of the project was sufficient. He also noted that Phase II of this project had used \$300,000 in state tax credits. Ms. Strickland stated that they were working with Gale Associates to develop the scope and details of the project and stated that each project that they had done with this group had been under budget and on time. Ms. Lunin moved to invite NCDF to submit a full proposal for funding of restoration work at the Warren House complex at the applicant's convenience. Mr. Brody seconded the motion which passed by unanimous vote.

Status Report and Review of CPA Program Information Session

Ms. Kritzer stated that due to an unforeseen absence, she was behind in outreach and would like to reschedule the information session to later in the spring. Members agreed to look for a new date later in April or May.

Review of Existing and Potential Future Projects

Members had a brief review of current and potential future projects at this time.

Review of Current Finances

Members reviewed the most recent Finances At A Glance update at this time.

Approval of February 14 Minutes

No minutes were available at this time. This item was postponed to the following meeting.

Ms. Datta moved to adjourn. Ms. Lunin seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 9:35 P.M.