

# NEWTON PUBLIC SCHOOLS

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## Memorandum

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TO: David Fleishman, Superintendent  
School Committee

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: June 16, 2014

RE: Angier Elementary School Project  
Carr School Swing Space Project  
Zervas Elementary School Project  
Cabot Elementary School Project

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This update addresses information on the Angier Elementary School project, the Carr School swing space project, the Zervas Elementary School project, and the Cabot Elementary School project.

On June 11, 2014 the School Committee and the Board of Aldermen met jointly to review the plans, progress and budget for the Zervas School Project. The project team also provided brief updates on the Angier, Cabot and Carr school projects and a general schedule for all four projects.

### I. Angier Elementary School Project

The Angier project team presented a project update to the School Committee and Board of Aldermen at a joint meeting held on May 27, 2014. At the May 29, 2014 meeting of the Angier School Building Committee and Design Review Committee, the ASBC voted to approve submission of the 60% construction document package to the MSBA. Feedback on the project design, budget and project management has been very positive.

Project construction manager, W.T. Rich, has entered into contracts for the early site construction which will begin at the end of June 2014 lasting through October 2014. This work will include work on the retaining wall at the MBTA property, site mobilization, site preparation including building abatement and demolition. Tree removal along the MBTA property is in process and will be completed this week. W.T. Rich has been meeting with the Waban community on the second Thursday of each month to provide construction updates.

The Design Review Committee (DRC) met regularly to review the progress and costs estimates of the 60% construction documents (CD). It will review of the 90% CD on June 18, 2014 and will review the W.T. Rich's guaranteed maximum price (GMP 2) for the full construction budget. The project schedule has been accelerated so that the Angier School will move out of the Carr School back to the new building at the end of December 2015 rather than February 16, 2016. This schedule will enable the Zervas School to move to the Carr School during construction.

Key upcoming dates are as follows:

June 18, 2014	Design Review Committee (DRC) meeting – 90% CD progress review
July 10, 2014	Angier Project Construction Update – Waban Neighborhood Area Council
July 31, 2014	ASBC/DRC meeting - Vote to approve 90% CD for submittal to the MSBA

A link to the Angier project website is as follows:

[http://www.newtonma.gov/gov/building/angier\\_school](http://www.newtonma.gov/gov/building/angier_school)

## II. Carr School Swing Space Project

Students and families of the incoming Angier kindergarten class of 2014-15 visited the Carr School by bus on June 10, 2014. The construction project continues to be on schedule and a significant amount of work has been completed with punch list work in process. Interior painting on the second floor is completed and is nearing completion on the first floor. Interior mechanical, electrical, plumbing and fire protection work is ongoing. The automatic temperature control system is in the process of going through startup. The new front entry door and the cafeteria door have been installed. Classroom and corridor lighting fixtures have been completed. Toilet rooms are complete including tiles, epoxy floors and plumbing fixtures. The site has been graded and installation of concrete walkways has begun, while landscaping is scheduled to begin this week. The parking lot binder course and the exterior basketball court are completed. Concrete curbing will be installed this month and final paving will be completed in July 2014. The kiln was recently removed from Angier and relocated to Carr and the Angier furnishings are scheduled for delivery on June 25, 2014. The building will be substantially completed on August 15, 2014.

A link to recent photos of the Carr School project is as follows:

[http://www3.newton.k12.ma.us/schoolcommittee/documents/linked\\_resources](http://www3.newton.k12.ma.us/schoolcommittee/documents/linked_resources)

## III. Zervas Elementary School Project

On May 28, 2014, the City received prequalification packages from three construction management firms in application for the construction manager-at-risk contract for the project. A prequalification and selection committee consisting of city/school representatives reviewed the proposals and met on June 5, 2014 to discuss bidder qualification. All three firms were invited to submit separate work and cost proposals. Interviews of these firms will be held on July 8, 2014.

The Zervas School Building Committee (ZSBC) and DRC met on June 4, 2014 for a feasibility study update presented by Joslin Lesser and Associates (JLA) and Design Partnership of Cambridge (DPC). On June 11, 2014 DPC and JLA provided a project update at a joint meeting of the Board of Aldermen and School Committee that included a review the feasibility study's scope and analyses, a budget update and the project schedule. As mentioned in the Angier School update, the Zervas School will move to the Carr School once the Angier School moves back to its new building in December 2015. The Zervas construction schedule is on track for completion by August 2017. This will enable the Cabot School to move into Carr School September 2017. This working schedule eliminates the need for a second swing space.

The project team has completed a significant amount of work to achieve the feasibility study's purpose:

- Establish goals
- Assess existing site and building conditions
- Identify and test alternatives, on the existing site and on an expanded site by acquiring adjacent properties
- Explore various design concepts to allow further refinement of the design in Schematic Design phase

The feasibility study includes detailed documentation of:

- Educational program and space program
- Existing conditions investigations for the building and site
- Site selection process including alternative locations and evaluation criteria
- Site expansion analysis, costs and benefits
- Site layout options for the existing and expanded site
- Building floor plan options and orientations
- Design progression and analysis for further development in Schematic Design
- Local review and approval process

A range of design studies were conducted on both the existing site and on the expanded site. Design options for siting the building were shown, including variations for building layout, parking, walking paths to the building adjacent streets, maximizing gathering space, play areas/green space and alternative locations/configurations of parent drop-off and pick-up areas. These design options/concepts will be elaborated upon in more extensive studies during the upcoming Schematic Design phase during which a preferred design concept will be developed.

The ZSBC/DRC will meet on June 26, 2014 with the goal of approving the feasibility study to enable the team to move into the schematic design phase which will conduct more extensive studies on the building and site design and configuration.

Key upcoming dates are as follows:

June 26, 2014	ZSBC/DRC joint meeting
July 8, 2014	Interview of construction manager-at-risk candidates

For more information, including materials such as the educational program, feasibility site options and selection matrix, please use the following link to access the project page:

<http://zervas.projects.joslinlesser.com/>

#### IV. Cabot Elementary School Project

On May 14, 2014, prospective three owner's project manager (OPM) firms submitted proposals for the Cabot project. After in depth reviews of proposals and interviews with each firm, the Designer Selection Committee (DSC) recommended the firm of Joslin Lesser and Associates as the firm with the best fit for managing the project. The Mayor has selected JLA and the executive team is negotiating the contract terms. A package of information regarding the JLA and the selection process was submitted on June 10, 2014 to the MSBA's OPM Review Panel for review at its July 7, 2014 meeting. Assuming approval by the MSBA, the City expects to execute the OPM contract on July 8, 2014. Once hired, the OPM will assist in designer selection which is handled through the MSBA's Designer Selection Panel. The feasibility study will begin after the designer is hired.

Key upcoming dates are as follows:

June 11, 2014	OPM selection package submitted to MSBA for review and approval
July 7, 2014	MSBA OPM Panel meeting to review Cabot OPM submittal
July 8, 2014	OPM contract executed