

NEWTON PUBLIC SCHOOLS

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Memorandum

TO: David Fleishman, Superintendent
School Committee

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: November 14, 2014

RE: Angier Elementary School Project
Zervas Elementary School Project
Cabot Elementary School Project

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

I. Angier Elementary School Project

After receiving favorable to budget filed sub-bids from the trade subcontractors in early October, the construction manager, W.T. Rich, is in final price negotiation with a few of the subcontractors. When this work is complete, W.T. Rich will submit a final GMP (guaranteed maximum price) to the City for review. It is expected that the GMP will remain within the planned construction budget.

The Angier building was demolished in September and a significant amount of site work is currently in process. The 470-foot retaining wall behind the new building footprint and abutting the MBTA property has been completed. Installation of the concrete foundation for the building is well underway. The City has installed a temporary traffic light that can be activated by pedestrians and vehicles leaving the site, which improves safety along Beacon Street.

Weekly construction meetings continue to be held by the project team and construction update meetings with the Waban Area Council are held on the second Thursday of the month, unless otherwise scheduled. The project team has been informed that the MSBA will be visiting the site every other month beginning with a first visit on December 3, 2014. General information about the project, and updates on community meetings, is available at the Angier School Construction website:

<http://angier.projects.joslinlessner.com/>

W.T. Rich's webcam of the Angier construction site can be viewed at:

<http://oxblue.com/open/Angier>

III. Zervas Elementary School Project

On October 6, 2014 the Board of Alderman approved the acquisition of three residential properties adjacent to the Zervas School site; the properties were acquired on October 30, 2014. At a joint meeting of the Zervas School Building Committee (ZSBC) and the Design Review Committee (DRC) held on October 9, 2014, the ZSBC approved the schematic design (SD) package and the budget to allow the project to proceed to the design development (DD) phase. At the same meeting the DRC approved submittal of the site plan and schematic design to the Board of Aldermen pursuant to Section 5-58 of City Ordinances for Site Plan Approval.

The Newton Historical Commission met on October 23, 2014 to review demolition requests for the three houses that were acquired by the City. The Commission voted to find the house at 1316 Beacon Street preferably preserved and imposed a one-year demolition delay. The Commission voted that the houses at 1330 and 1338 Beacon Street are not preferably preserved, and, therefore, that demolition is not delayed and that no further review is required.

The Conservation Commission met on October 30, 2014 to review the environmental Notice of Intent (NOI) to demolish the existing school building. The item was held until their November 20, 2014 meeting in order to review additional engineering information to be submitted by the designers.

On November 12, 2014 the Public Facilities Committee is holding the required Sec. 5-58 Site Plan Approval public hearing for the project. After the hearing, the Public Facilities and Finance committees will meet jointly to consider the Mayor's funding request of \$36,585,000 from bonded indebtedness for the project. The project must receive site plan approval prior to the Board of Aldermen's approval of the funding request. All of the members of the Board of Aldermen have been invited to attend the November 12th meeting.

To initiate the design development phase, Design Partnership of Cambridge (DPC) has begun a series of programming meetings with school staff to evaluate needs for classrooms, art and music, special education and other special services, technology/media, food service, PE/health, administration/nurse/afterschool, and custodial. All of this input is crucial to the design work.

For more information, including the latest design presentations to ZSBC/DRC, please follow the link below to access the project page:

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

IV. Cabot Elementary School Project

On September 23, 2014, the MSBA's Designer Selection Panel interviewed three design firms for the project and selected DiNisco Design Partnership (DDP) to join the project team which also includes Joslin Lesser and Associates (JLA) as the owner's project manager. Both JLA and DDP are the project team for the Angier School construction project.

The feasibility study phase of the project was kicked off at the joint Cabot School Building Committee (CSBC)/Design Review Committee (DRC) meeting on October 16, 2014. The committee last met on April 17, 2014 to organize as a committee and discuss their role in the MSBA process. At the October 16 meeting the CSBC/DRC met the members of the project team and discussed schedules, communications and the formation of a working group subcommittee. In addition, JLA gave an overview of the advantages and disadvantages of two construction delivery methods, Design-Bid-Build and Construction Manager at Risk (the preferred approach by the MSBA.) The CSBC voted to approve use of the construction manager-at-risk method, which is working very well for the Angier and Zervas school building projects.

In addition, to plan for next steps in the feasibility study process JLA presented the CSBC/DRC a draft matrix of site options and evaluation criteria for development alternatives. As in the Angier project, site and building options may include (1) full renovation with no addition, (2) renovation and addition, (3) partial renovation, partial demolition and a larger addition, (4) full demolition and new construction at the existing site, (5) new construction at a different site, and (6) new construction at an adjacent site. These potential options will be evaluated against a wide range of criteria from cost, education program, community needs/access, environmental/energy consideration and site utilization/circulation/traffic safety. The CSBC/DRC reviewed and suggested changes to the draft matrix and will have an opportunity to review a more refined version at their next meeting.

Currently the designers have been working on the project, including updating the educational programming which is well defined due to the baseline work completed as part of the City's process on the Angier and Zervas school projects. In addition, the designers and their consultants have also visited the site to begin documenting existing conditions. The consultants will be visiting the site to conduct a site survey, structural analyses and geotechnical investigations. The designers are also collecting staffing data for parking needs and student travel data, including bus routes, walking routes, parent drop off and pick up. After the team and consultants compile this information, the designers will begin developing proposed schemes for the building and the existing site as well as other sites. These evaluations will be shared with the Cabot Working Group in late November or early December and subsequently shared with CSBC/DRC.