

NEWTON PUBLIC SCHOOLS

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Memorandum

TO: David Fleishman, Superintendent
School Committee

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: December 15, 2014

RE: Angier Elementary School Project
Zervas Elementary School Project
Cabot Elementary School Project
Short-term Special Education Space Needs

This update addresses information on the Angier Elementary School project, the Zervas Elementary School project, the Cabot Elementary School project, and Short-term Special Education Space needs.

I. Angier Elementary School Project

Construction is on schedule. Construction of the retaining wall along the MBTA property is complete. Structural steel is on track to be delivered on December 17, 2014 and installation of the foundation is anticipated to be complete by December 19, 2014.

DiNisco Design Partnership (DDP) and staff have been working to develop specifications for the purchase of furniture, fixtures and equipment for the new building. On November 21, 2014, the project team, school principal and administrators conducted site visits to three new elementary schools in Lexington, Weston and Billerica. Based on preferences that were expressed during the site visits, DDP is refining the draft FF&E specifications for further review by the project team.

W.T. Rich has submitted a draft Guaranteed Maximum Price (GMP) to DDP, the Public Buildings Department, and Joslin Lesser. It is currently being reviewed so that any minor adjustments can be made prior to submission of the final GMP for execution. It is expected that the GMP will remain within the planned construction budget.

On December 3, 2014, the Massachusetts School Building Authority conducted its first bi-monthly site visit. 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.

General information about the project, and updates on community meetings, is available at:

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

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

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

II. Zervas Elementary School Project

As part of the current design development (DD) phase, Design Partnership of Cambridge (DPC) conducted eleven programming meetings with school staff and administrators during the month of November 2014. The purpose of the meetings was to evaluate and establish programmatic needs for classrooms, art and music, special education and other special services, technology/media, food service, PE/health, administration/nurse/afterschool, and custodial areas. All of this input has provided crucial direction to the design work.

The Conservation Commission met on November 20, 2014 to review additional engineering information submitted by the designers. The project team will continue to work with the Commission throughout the DD phase to minimize and mitigate the impacts, if any, on the project.

The Public Facilities Committee of the Board of Aldermen held a public hearing on November 12, 2014 for Site Plan Approval pursuant to Section 5-58 of City Ordinances. This hearing was followed by a meeting of the Finance Committee to consider the Mayor's funding request of \$36,585,000 from bonded indebtedness for the project. Both of these items were held for continued discussion. During a recess of the December 1, 2014 Board of Aldermen meeting, a joint Public Facilities/Finance Committee meeting was convened. JLA, DPC, and members of the Public Buildings and Traffic departments gave a summary presentation of the project's site plan goals and a review of the consultant's traffic study. The site plan's goals were presented as follows: 1) maximize use of the site, 2) optimize building placement, 3) provide bus/pedestrian/vehicular safety for students, 4) minimize neighborhood impact and 5) minimize wetland impact.

The presentation was followed by a question and answer period after which the Public Facilities Committee voted to approve the 5-58 site plan with conditions in a draft Board Order. Immediately following the Public Facilities vote, the Finance Chairman presented the project funding request for authorization to appropriate \$36,585,000 from bonded indebtedness. It was noted that the total project budget is \$40,000,000, \$3,415,000 of which has already been appropriated for the feasibility study, design, and the acquisition of the three properties on Beacon Street. The Finance Committee voted to approve the funding request.

Following the committee votes, the full Board of Aldermen reconvened to consider both the 5-58 site plan approval and funding request and approved both items. The Board Order for site plan approval was conditioned on periodic reviews by the Design Review Committee, the Zervas Working Group and regular updates to the Public Facilities Committee on the following information: traffic and pedestrian circulation/safety; best efforts to retain and protect existing trees on the site; a Public Facilities Committee review of the site plan should the Conservation Commission take action to move the building location; an architectural salvage plan for the structure at 1316 Beacon Street; landscape buffers/fencing; options for mitigation of the building mass facing Beethoven Avenue; materials to enhance the appearance of the gym wall; and life-cycle cost analysis of mechanical systems and construction methods to promote building energy efficiency and conservation.

Next steps for the project between now and March 2015 are continuation of design development with cost estimates/reconciliation to be presented for local approval at the end of design development and prior to the development of construction documents. The project is on budget and on schedule with a planned opening of a new Zervas in September 2017.

For more information, including the latest design presentation to the Board of Aldermen on December 1, 2014, and as well as past presentations, please follow the link below:

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

III. Cabot Elementary School Project

The project team of Joslin Lesser and Associates (JLA) and DiNisco Design Partnership (DDP) have been working on the feasibility study by updating the educational program, conducting engineering analyses, and collecting data for parking needs and student travel data, including bus routes, walking routes, as well as parent drop off and pick up. With this information, DDP has begun to evaluate the feasibility of the existing site and other sites and to develop proposed initial design concepts for the building. On December 9, 2014, the Massachusetts School Building Authority (MSBA) visited Cabot and kicked off the feasibility/design phase in a meeting with members of the project team, executive department, public building department and school administration. The purpose of the meeting was to review to MSBA building process, which is the same that was used in the Angier school construction project, submission timetables and to tour the building.

The site and building options and initial design concepts will be shared with the Cabot Working Group at its December 11, 2014 meeting and with CSBC/DRC at its December 18, 2014 meeting. These options will be evaluated against a matrix of criteria developed by the CSBC/DRC during its October 2014 meeting.

Key upcoming dates are as follows:

December 18, 2014	CSBC/DRC meeting
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IV. Short-term Special Education Space Needs

On September 29, 2014, the School Committee voted to support proposed projects for inclusion in the FY16 five-year Capital Improvement Plan that included a project to address short-term space needs for special education programs at multiple grade levels. This project will relocate four modular classrooms from Zervas to Newton South enabling a code-deficient metal building to be demolished and replaced by the modulares. The High School Stabilization Program, housed in the metal building, will be relocated to a modular. In addition, the Middle School Stabilization Program, that is currently located in a modular at the Education Center, will be relocated into a modular at Newton South. This move will create space at the Education Center to accommodate the last two remaining classrooms of the Newton Early Childhood Center that are currently located at Lincoln-Eliot, enabling this program to function more efficiently at one location and assisting Lincoln-Eliot to better accommodate its growing enrollment.

The logistics and schedule of the project will require demolition of the metal building at Newton South during the summer of 2015. Temporary construction trailers will be used to house the special education programs from September 2015 to January of 2016 at which time the Zervas modulares will be relocated to Newton South.

On November 24, 2014, the Mayor submitted a request to the Board of Aldermen for authorization to appropriate \$400,000 from Free Cash to fund the design, construction, and relocation of modular buildings for this project. At its December 3, 2014 meeting, the Public Facilities Committee conducted a preliminary discussion of the project with members of the city and school administrators. As the project is in the early planning phase, the Committee held the item for a future discussion as additional information becomes available.