

# NEWTON PUBLIC SCHOOLS

100 Walnut Street, Newtonville, MA 02460

AREA CODE (617) 559-9025

## Memorandum

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TO: David Fleishman, Superintendent  
School Committee

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: August 13, 2013

RE: Angier Elementary School Project  
Carr School Swing Space Project  
Day Middle School Construction Project  
Elementary School Modular Project  
Zervas Elementary School Project  
Security Project

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This update addresses information on the Angier Elementary School project, the Carr School swing space project, the Day Middle School construction project, the elementary school modular project, the Zervas Elementary School project and the security project.

### I. Angier Elementary School Project

After the School Committee and the Board of Aldermen met jointly to review the proposed 100% Schematic Design (SD) drawings and budget on July 15, 2013, the Angier School Building Committee (ASBC) and the Design Review Committee (DRC) met on July 18, 2013 with Joslin Lesser and Associates (JLA) and DiNisco Design Partnership (DDP) to review the proposed 100% schematic design (SD), the project budget summary and the schematic design value engineering summary. DDP provided an update of the SD site plan, floor plans and building elevations; the plans were developed to a level of documentation which enabled the cost estimators to understand the design and assign appropriate cost values. All program needs have been met and all programmatic elements are in the project as intended. Attached is a copy of DDP's July 29, 2013 memo that explains how each design comment or issue that has been raised has been addressed thus far.

JLA also reviewed the Schematic Design Value Engineering (VE) Summary with the ASBC/DRC. This list is required by the MSBA to better understand the path from the budget submitted at the Feasibility Study phase to the current SD phase. The list was reviewed by the design team, Public Buildings and Newton Public Schools. JLA indicated some of the items have no impact on the design such as the reduced General Conditions reflecting a shorter project schedule. Attached is a copy of JLA's Value Engineering Summary. JLA submitted cost estimates, the value engineering summary and the project budget summary to the MSBA on July 25, 2013. The complete Schematic Design package, including the drawings, was submitted to the MSBA on August 8, 2013.

The City's 5-58 Site Plan Approval for the project is also in process with the focus of the schedule to have the Angier project on the October 2, 2013 MSBA Board of Director's meeting

agenda for a vote to approve the project scope and budget agreement. On July 31, 2013, the DRC approved the 100% Schematic Design and Site Plan. The DRC's approval letter was submitted to the Board of Aldermen recommending a site plan approval hearing.

The following are tentative meeting dates regarding the next steps in the Angier review and approval process:

September 9 or 23, 2013	School Committee meeting with Facilities Update
September 11 or 18, 2013	MSBA project scope and budget conference
September 11, 2013	Public Facilities 5-58 site plan approval public hearing opens
September 18, 2013	Public Facilities 5-58 site plan approval public hearing continues
September 23, 2013	Finance: Discussion and vote on "as revised by MSBA" budget and cost estimate
September 25, 2013	Public Facilities: Vote on 5-58 site plan
October 2, 2013	MSBA Board of Directors meeting
October 7, 2013	Board of Aldermen: Vote on 5-58 site plan and full project funding
October 15 or 29, 2013	School Committee meeting with Facilities Update

## II. Carr School Swing Space Project

Work at the Carr School site is underway. The contractor has secured the site as well as all necessary permits to begin work. Pre-abatement demolition of the interior is in process and subcontractors will soon begin the abatement phase of the project. The full construction team is in place and work will begin soon on masonry cleaning and roofing.

## III. Day Middle School Construction Project

The project is on schedule and is progressing smoothly with coordination between the Public Buildings Department and the Operations Department to manage both the construction project and the summer projects. The interior of the administration and classroom additions are complete and the exterior façade is 99% complete. Sprinkler and fire alarm installation is proceeding smoothly and is complete in the auditorium enabling installation of the new seats to begin. Sprinkler and alarm testing will begin during the week of August 19, 2013. Site work is almost completed. Delivery and installation of furnishings will be on-going through the next few weeks.

Please follow the link below to view updated photographs of the construction project:

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

## IV. Elementary School Modular Project

There will be an update on the elementary school modular project at the August 13, 2013 School Committee Meeting.

## V. Zervas Elementary School Project

On July 15, 2013, the Board of Aldermen approved the Mayor's request for bonding \$1,000,000 for the purpose of conducting the feasibility/environmental studies and associated schematic design services for the renovation or replacement of the Zervas Elementary School. The Zervas Working Group is scheduled to meet on August 15, 2013 to review the draft Request for Services (RFS) for an Owner's Project Manager (OPM). The RFS has also been submitted to the City's Designer Selection Committee which will be responsible for reviewing proposals, conducting interviews and ranking of finalists for submission to the Mayor. An OPM is expected to be hired by October 1, 2013. The following is a tentative schedule of the OPM selection process:

August 19, 2013	Advertise RFS in Central Register and the Boston Globe
August 28, 2013	Voluntary informational meeting and facility tour
August 30, 2013	Last day for questions from Respondents
September 4, 2013	Responses due
September 11, 2013	Respondents short-listed
September 18-20, 2013	Interview short-listed Respondents
September 25, 2013	Negotiate with selected Respondent
October 1, 2013	Execute contract

#### VI. Security Project

The security project will be operational at all buildings at start of the 2013-14 school year. The original estimated budget for the entire project was \$560,013. Current expenditures total \$589,601 including the purchase of the additional Aiphones, software upgrade licenses and 400 extra photo ID cards to have on hand. The following is a budget and expense breakdown:

<b>Equipment</b>	<b>Budget</b>	<b>FY13 Expense</b>
Security system	\$346,435	\$346,435
Doors/hardware	\$113,578	\$127,831
Electrical	\$100,000	\$12,282
Alarm interface	--	\$1,334
Additional Aiphones	--	\$76,585
Software License Upgrade	--	\$10,046
Additional ID cards	--	\$1,664
<b>Total</b>	<b>\$560,013</b>	<b>\$576,178</b>

The project will be operational at the beginning of the 2013-2014 school year.

Attachments

**Memorandum 03**

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Date: 29 July 2013  
To: Joslin, Lesser & Associates, Inc. (JLA)  
From: DiNisco Design Partnership (DDP)  
Reference: Responses to 11 June 2013 Memo  
Subject: New Angier Elementary School

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Note: DDP Responses of 7/29/13 are in Bold Italics.

The major design issues that have been discussed during the Schematic Design Phase, which are currently requiring further development and evaluation are summarized below, include but are not limited to the following:

A. Site Design

1. Coordination of the layout and playground equipment with the School Department and Parks and Recreation to avoid conflicts with fixed elements within the landscape.  
***DDP Response: This design issue has been incorporated as currently shown in the 100% SD drawings and will continue to be refined during the next phase.***
2. Refinement to the drive lane for emergency access to the west of the proposed building to avoid conflicts with fixed elements of playground and plantings.  
***DDP Response: This design issue has been incorporated as currently shown in the 100% SD drawings and will continue to be refined during the next phase.***
3. Relocation of the Basketball ½ court area away from the abutters.  
***DDP Response: The basketball court has been relocated is accurately shown in the 100% SD drawings.***
4. Improve the sight line for viewing to the playground from the main entrance and Cafeteria by relocating landscaping.  
***DDP Response: This design issue has been incorporated as currently shown in the 100% SD drawings and will continue to be refined during the next phase.***
5. Provide appropriate access controls to the emergency lane at the north and south ends of the drive lane.  
***DDP Response: Control gates are currently shown to the north and south of the emergency access drive on the 100% SD drawings.***

6. Refine the program and layout of the courtyard gathering space to maximize the flexibility of its use.  
**DDP Responses: An option to relocate the center planting area to the periphery was presented at the 18 July 2013 DRC-ASBE. The design of the gathering space will continue to be developed and programmed with the School Department during the Design Development phase.**
7. Provide a snow removal plan for the School site and playground areas.  
**DDP Response: This issue will need to be discussed further with the Facilities Department and School Department during the Design Development phase to develop the most preferable solution.**
8. Provide a sidewalk access along the south edge of the parking lot from the building's north entrance to the playground.  
**DDP Response: This design issue has been incorporated as currently shown in the 100% SD drawings and will continue to be refined during the next phase.**
9. Provide a "pedestrian" type paving material along the west side of the building from Beacon Street to the playground at the Emergency drive lane.  
**DDP Response: This issue has not currently been incorporated in the design, but will continue to be studied for appropriate finish material within the current project budget.**
10. Further develop the design character and use of the exterior space within the overhang of the building along its northern face.  
**DDP Response: This issue will need to be discussed further with the Facilities Department and School Department during the Design Development phase to develop the most preferable solution.**
11. Provide seat walls, benches or other between the two play areas to define access and snow removal routes.  
**DDP Response: This issue will need to be discussed further with the Facilities Department and School Department during the Design Development phase to develop the most preferable solution.**

B. Building

1. Simplify the ramping arrangement along the corridor at the Cafeteria which accesses the Stage and raised academic area of the Music, Art and Library.  
**DDP Response: A solution has been designed and is currently represented in the 100% SD Drawings and will continue to be studied in the Design Development phase.**
2. Distribute more toilets to the Art, Music and Library area on the first floor and similarly in the locations for the upper 2<sup>nd</sup> and 3<sup>rd</sup> floors.  
**DDP Response: A solution has been designed and is currently represented in the 100% SD Drawings and will continue to be studied in the Design Development phase.**

3. Provide an arrangement to secure the three stairwells at the first floor.

***DDP Response: A solution for two (2) out of three (3) stairs is currently represented in the 100% SD drawings and will continue to be studied in the Design Development phase.***

4. Provide a more transparent arrangement to the central stair, maximizing the glazing or possibly eliminating the stair enclosure.

***DDP Response: A solution has been designed and is currently represented in the 100% SD Drawings and will continue to be studied in the Design Development phase.***

5. Enlarge the width of the central stair at the first floor level.

***DDP Response: A solution has been designed and is currently represented in the 100% SD Drawings and will continue to be studied in the Design Development phase.***

6. Provide a sliding glass wall enclosure at the Cafeteria wall of the main corridor for acoustic control and security while maintaining visual connection.

***DDP Response: A fixed glass wall at the cafeteria is currently represented in the 100% SD drawings. It was agreed that no substantive benefit was realized to increase the occupancy of the cafeteria to offset the additional cost of a sliding glass wall.***

7. Provide a secure but transparent arrangement at the main administration reception desk to control acoustics and environmental conditions between the main office and corridor.

***DDP Response: A fixed glass solution is currently represented in the 100% SD drawings and will continue to be studied in the Design Development phase.***

8. Engage NPS further regarding the arrangement of the music room layout. Consider eliminating the double door acoustic vestibule between the Stage and Music Room.

***DDP Response: This issue will need to be discussed further with the Facilities Department and School Department during the Design Development phase to develop the most preferable solution.***

9. Enlarge the doors into the Kitchen recycling room.

***DDP Response: A solution has been designed and is currently represented in the 100% SD Drawings and will continue to be studied in the Design Development phase.***

10. Reduce and relocate the Network Head End room (IT Equipment Room) if possible to provide more flexibility for the Music Room layout or additional toilets.

***DDP Response: A solution has been designed and is currently represented in the 100% SD Drawings and will continue to be studied in the Design Development phase.***

11. Minimize the openings between the stairwell runs.

***DDP Response: A solution has been designed and is currently represented in the 100% SD Drawings and will continue to be studied in the Design Development phase.***

12. Consider adding a viewing window from the stair into the Gymnasium.

***DDP Response: This design issue has been incorporated as currently shown in the 100% SD drawings and will continue to be refined during the next phase.***

13. Study ways to reduce the overall building heights.

***DDP Response: This request will continue to be studied in the Design Development phase to ensure all the building mechanical systems can be routed through the building to support adequate finished ceiling heights.***

14. Re-orient the Kindergarten solarium configuration to maximize natural daylight.

***DDP Response: The solariums have been eliminated from the design, as there was not a substantial benefit given the pre-determined classroom solar orientation.***

15. Consider mirroring the Kindergarten layout to simplify plumbing arrangement.

***DDP Response: This design issue has not been addressed in the 100% SD drawings. Further discussion with the School Department is required during the Design Development phase to develop the most preferable solution.***

16. Remove the entry doors to the gang toilets for an "airport" arrangement to maximize security and safety.

***DDP Response: This design issue has been incorporated as currently shown in the 100% SD drawings and will continue to be refined during the next phase.***

17. Test the viability of various furnishing layouts for the SPED Resource Rooms.

***DDP Response: This design issue has not been addressed in the 100% SD drawings. Further discussion with the School Department is required during the Design Development phase to develop the most preferable solution.***

18. Maximize the use of the triangular areas along the corridors.

***DDP Response: This issue will need further study during the Design Development phase.***

19. Provide unobstructed viewing of the stairwells from the corridor.

***DDP Response: This issue will need further study during the Design Development phase.***

20. Study scale and size of the exterior window arrangement.

***DDP Response: This design issue has been incorporated as currently shown in the 100% SD drawings and will continue to be refined during the next phase.***

21. Study the building character for the exterior material palate selection and contextual relationship and incorporate historical attributes.

***DDP Response: This design issue has been incorporated as currently shown in the 100% SD drawings and will continue to be refined during the next phase.***

22. The Building will be fully air conditioned, including the Gymnasium.

***DDP Response: Air conditioning for the entire school has been incorporated within the 100% SD drawings.***



<b>Angier Elementary School: Newton, MA</b>			
<b>Schematic Design Phase Value Engineering Summary</b>			<b>July 23, 2013</b>
<b>Scope Adjustment</b>	<b>AMF</b>	<b>WTR</b>	<b>Comment</b>
<b>General</b>	<b>\$ 225,000</b>	<b>\$ 225,000</b>	
Reduce construction duration from 24-18 months, reduce General Conditions	\$ 225,000	\$ 225,000	Shorter duration allows the Carr School swing space to be available sooner, the extended duration offers no advantages
<b>Building Exterior</b>	<b>\$ 234,790</b>	<b>\$ 206,488</b>	
Use painted aluminum panels instead of zinc (2,700 SF)	\$ 26,790	\$ 30,248	Appearance of the two products is similar, this approach reduces the number of different materials
Delete kindergarten projecting solarium windows	\$ 15,000	\$ 13,443	Due to the solar orientation of Kindergarten classrooms the proposed solariums would not have worked optimally
Use jumbo brick instead of standard brick	\$ 55,000	\$ 73,594	Jumbo brick is the same quality material as standard brick and would be the predominant exterior material
Delete stair enclosure to roof, substitute roof hatch and ladder	\$ 85,000	\$ 45,372	The proposed stair penthouse created a tall vertical element at the front of the school, a roof hatch and ship's ladder will be provided instead for service access
Delete exterior balconies at teacher's lunch room	\$ 25,000	\$ 18,877	The balconies proposed by the architect were not in the educational program and had not been requested by NPS
Reduce extent of exterior wood ceilings under overhangs by 50%	\$ 28,000	\$ 24,954	A similar effect can be achieved by introducing some other materials
<b>Building Interior</b>	<b>\$ 617,924</b>	<b>\$ 528,793</b>	
Do not require proprietary "Delta" HVAC controls, allow "or equal"	\$ 86,086	\$ 56,015	Listing any item as proprietary eliminates the benefits of competitive bid pricing, we believe it likely we can still get the desired manufacturer
Delete rock climbing wall at gym	\$ 11,478	\$ 5,601	The climbing wall was not a program requirement, it was a staff request that would set an unnecessary precedent for other elementary schools
Decrease quantity of security cameras from 34 to 17	\$ 52,860	\$ 24,646	The number of cameras in the base estimate was an allowance in excess of actual needs, an appropriate quantity of interior cameras remains in the budget
Glass wall at Cafeteria to be fixed rather than retractable	\$ 30,000	\$ 33,609	The proposed retractable glass wall did not offer sufficient functional advantage
Delete decorative fiberglass column and beam covers	\$ 147,000	\$ 46,624	Painted tubular steel columns will be encased as necessary for safety
Reduce tectum wall panels in gym from 3000 sf to 1500 sf	\$ 25,000	\$ 28,007	The quantity of acoustical panels in the gym exceeded the percentage typically used by NPS
Reduce extent of interior wood finishes by 50%	\$ 80,000	\$ 129,998	The extent of decorative accent wall panels and wood ceilings that remains in scope will allow the designer to achieve aesthetic goals
Do not use "classroom" acoustic ceiling tiles throughout, use standard acoustic tiles in corridors, offices and project areas	\$ 15,000	\$ 16,804	The type of acoustic ceiling tile used should be consistent with the program use of each space, the "classroom" type is not needed in corridors and smaller spaces.
Toilet accessories will be provided by product vendors	\$ 18,000	\$ 18,485	The vendors for consumable products will supply these items at no cost, therefore they were removed from the estimates
Use surface instead of recessed walk off mats at vestibules	\$ 15,000	\$ 11,855	NPS and Public Buildings do not want recessed mats due to maintenance and durability concerns
Reduce extent of interior glazing by 30%	\$ 12,500	\$ 22,406	Interior glazing was reduced, abundant interior windows will remain, particular focus for use of glass will be at Cafeteria, Media Center and Admin Suite
Use painted concrete block instead of glazed concrete block at 50% of areas	\$ 23,000	\$ 15,236	Glazed block is not required at many proposed areas, painted block is standard for NPS
Use poured epoxy instead of quarry tile at Kitchen and Bathrooms	\$ 27,000	\$ 38,062	Poured epoxy is durable, low maintenance and NPS standard
Use 2 boilers instead of proposed 3 units	\$ 45,000	\$ 49,517	This configuration provides adequate redundancy and is standard for NPS and Public Buildings
Reduce allowance for Food Service Equipment at Kitchen	\$ 20,000	\$ 22,406	Adjusted budget is consistent with recent projects, no reduction in program function
Simplify design of built in wood benches at Cafeteria	\$ 10,000	\$ 9,522	Extent of hardwood in the proposed design will be adjusted without loss of function
<b>Site</b>	<b>\$ 379,920</b>	<b>\$ 256,024</b>	
Substitute bituminous for stamped colored concrete at emergency driveway	\$ 24,420	\$ 32,006	Colored concrete will be used at all pedestrian areas, including the patio between the Cafeteria and the Playgrounds
Delete concrete site walls at playground	\$ 275,000	\$ 180,887	Curved concrete walls were potential barriers, a much less expensive alternative means to identify the zone for snow plowing will be incorporated
Reduce quantity of wood benches by 50%	\$ 30,500	\$ 8,402	Number of benches were reduced without loss of function
Reduce trellis length at front plaza, do not extend over walkway	\$ 20,000	\$ 14,564	Trellis at front plaza was limited to the seating/planting area without loss of function
Delete 5 of 7 stainless steel bollards	\$ 10,000	\$ 6,722	Quantity of bollards was reduced without compromising safety or function
Reduce scope of planting by 10%	\$ 20,000	\$ 13,443	Proposed extent of planting was slightly reduced, scope remaining will support design intent
<b>Total SD Phase Value Engineering</b>	<b>\$ 1,457,634</b>	<b>\$ 1,216,305</b>	