

NEWTON PUBLIC SCHOOLS

100 Walnut Street, Newtonville, MA 02460

AREA CODE (617) 559-9025

Memorandum

TO: David Fleishman, Superintendent

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: February 13, 2012

RE: Facilities Update: Angier Elementary School
Day Middle School

This update provides information on both the Angier School Project and the Day Middle School Project.

I. Angier Elementary School:

During the past week several important communications have taken place regarding the initiation of the school project. The School Committee heard a presentation introducing the project and the key elements of the MSBA process on Monday, February 6, 2012. The requirement for the funding of the feasibility study was discussed in relation to an initial timeline for the project and the desire to begin the first module of the MSBA process, the invitation to begin the Feasibility Study as soon as possible, with the ultimate goal of occupying the new or renovated school in September 2016.

The joint meeting of the Public Facilities and Programs and Services Committees of the Board of Aldermen heard a similar introduction to the project and clarification of the need for the feasibility study funding on Wednesday, February 8, 2012. There is a request for a draft working timeline for the project and that is being addressed by the Project Manager and the Angier Working Group and will be provided within the next two weeks.

During the week of February 6, 2012, an application for Historic Review was filed with the Newton Planning Department.

The Angier Working Group held a conference call with MSBA staff on Friday, February 10, 2012 to review a list of questions the group had developed for clarification and guidance on the process and timing for the Angier project. The conference call yielded many answers to the time involved in various steps in the process. The group learned that a meeting will be required at the MSBA once the school enrollment data is submitted in the initial period to review the projections and confirm the Angier population expected over the next years. While meeting the deadlines for inclusion in the March 28, 2012 MSBA Board Meeting will be challenging, the Working Group is continuing to strive for that goal. Some of the information learned will inform the draft project timeline being prepared by the team. The MSBA staff is extremely helpful and will provide guidance

throughout the process, and there will be periodic conference calls to address questions as they arise. Other items discussed were the procurement of the OPM (Owner's Project Manager), the melding of the MSBA process with Newton's city procedures and requirements, the final formation of the School Building Committee and its role, and clarification of the feasibility study resolution and vote format, which was confirmed by the MSBA.

In order to meet the requirement for the eligibility period and invitation to the Feasibility Phase of the MSBA process, it is recommended that the School Committee vote to approve the use of \$750,000 from the current health insurance budget due to savings that will occur in FY12 from a "Health Holiday" based on favorable health insurance costs for the city. These funds if approved will be transferred to a Capital Account reserved for the Feasibility Study including Schematic Design for the Angier Project. Maureen Lemieux, Chief Financial Officer, will be present at the School Committee meeting to answer questions if needed regarding the funding of the feasibility study. Wording of the motion will be provided by Ouida Young, Associate City Solicitor, in order to fully comply with the requirements of the MSBA as well as the city's financial procedures.

II. Day Middle School:

Alex Valcarce, Project Manager, has provided an update on the projected costs for the Day Middle School. These updated costs derive from more complete design and technical work by the designers and engineers. This information has been provided to the Design Review Committee who met to review and discuss the project on February 8, 2012. It has also been included as part of the CIP Update to the Board of Aldermen at their meeting on February 1, 2012. The CIP funding for the Day project has been adjusted to the current estimate for the project.

The following is the Project Manager's Update:

The Day School project budget has been updated since the time of the 50% Schematic Design budget presented in October of 2011. The project cost history is contained in the table on the following page. The Schematic Design phase and the engineering work for Site Plan Approval along with additional existing conditions surveys, environmental testing, and subsurface investigations have been completed.

Based on the updated information and design work, the construction cost estimate and associated project costs have been revised. The project costs have increased by approximately \$680,000. Cost increases include:

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|---|-------------------|
| • Utilities & Site HazMat Work | Approx. \$5,000 |
| • Foundation/ Structural/Bldg. Envelope | Approx. \$385,000 |
| • Sprinklers and Associated Work | Approx. \$175,000 |
| • Contingency and Soft Cost | Approx. \$115,000 |

Principal Brian Turner has been working with Mike Cronin, Chief of Operations, and Cindy Bergan, Assistant Superintendent for Secondary Education, as well as his faculty on plans for the interim space for administrative, student services, and other programs that will be temporarily displaced during the construction period next school year. Final relocation plans are expected by early March of this year.

FA Day Project Cost History

<u>Cost Item</u>	SC/BOA Mtg. Oct 2011 <u>50% SD</u>	PF/FC Dec 2011 <u>Budget</u>	Feb 2012 <u>100% SD</u>
Program Space Construction Cost	\$2,004,131		\$2,385,315
Sitework and HazMat Abatement	<u>\$468,142</u>		<u>\$473,957</u>
Subtotal	\$2,472,273		\$2,859,272
General Conditions and Related Costs	<u>\$936,992</u>		<u>\$940,701</u>
Total Construction Cost	\$3,409,264	\$3,650,200	\$3,799,973
Other Project Costs (Design, Const. Cont.)	<u>\$870,378</u>	<u>\$630,000*</u>	<u>\$984,993</u>
Total Site and Building Cost	\$4,279,643	\$4,280,200	\$4,784,966
Sprinkler Construction w/Mark-ups		\$2,358,800	\$2,408,813
Other Project Costs (Design, Const. Cont.)		<u>\$157,500</u>	<u>\$283,040</u>
Total Sprinkler Cost		\$2,516,300	\$2,691,853
TOTAL PROJECT COST		\$6,796,500	\$7,476,819**

* Contingency carried in construction cost

** 100% SD Estimated Construction Cost including 5% const.
contingency is \$6,519,200.

9 February 2012

ANGIER ELEMENTARY SCHOOL PROJECT

REQUEST FOR FEASIBILITY AND SCHEMATIC DESIGN FUNDS

3 February 2012

Angier School Project Overview

The Angier Elementary School is the City of Newton's number one priority school requiring major renovation or replacement as identified in the City's Capital Improvements Plan. The need to renovate or replace this facility has been further confirmed by the Massachusetts State Building Authority's ranking of this facility along with the evaluation provided by HMFH Architect's "Newton Schools Long-Range Facilities Master Plan" update of November 2011.

The Angier Elementary School is over 90 years old with original building systems in poor condition. Mechanical systems are inoperable or not working as intended, causing some areas to over-heat while others have very limited heating. Heating controls have failed and ventilation is below standard or missing in some areas. Plumbing is original and beyond useful life, and the number of toilet fixtures is inadequate. Electrical, lighting and emergency systems are also inadequate. In addition to aging and failing building systems, storm water drainage is inadequate resulting in periodic flooding of the courtyard. Storm water backs up into the gymnasium and as a result wood floors have been replaced or repaired four times over the past 6-7 years. In addition the building does not meet current accessibility requirements.

The School is approximately 51,000 S.F. in size with a current enrollment of 395 students, and an average class room size of approximately 600 S.F. As indicated in the HMFH study the school's enrollment is projected to increase to some 435 students for the 2016-2017 school year. In order to meet the school's growing demand and comply with MSBA guidelines for elementary school space needs, which include class room sizes of approximately 900 S.F., the renovated or replacement Angier School is expected to be approximately 73,000 S.F.

Angier School Projected Construction, Feasibility Study and Schematic Design Costs

Based on this programmatic information and a review of the cost figures in the tables provided on the MSBA website for Owner's Project Manager (OPM), Designer, fees and other professional services costs; and Estimated Construction and Total Project Budget Cost Data at Schematic Design; the following costs are projected for the Angier Elementary School Project if new construction is recommended by the feasibility study. This budget assumes that the project will be developed through the MSBA school building program. The projected costs will be further refined through the process as the Owner's Project Manager (OPM), and Designer are selected and the study and design work is developed.

(BO #)

CITY OF NEWTON
IN BOARD OF ALDERMEN

(Date)

RESOLVED:

That the City support the vote of the Newton School Committee to spend the amount of Seven Hundred and Fifty Thousand and no/100ths (\$750,000.00) Dollars for the purpose of paying the costs of a Feasibility Study of A.E. Angier Elementary School, 1697 Beacon Street, Waban, MA 02468, including the payment of all costs incidental or related thereto, and for which the City may be eligible for a grant from the Massachusetts School Building Authority (“MSBS”), said amount to be expended by the City under the direction of the Commissioner of Public Buildings. The City acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City.

Under Suspension of Rules
Readings Waived and Adopted

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____