

NEWTON PUBLIC SCHOOLS

100 Walnut Street, Newtonville, MA 02460

AREA CODE (617) 559-9025

Memorandum

TO: David Fleishman, Superintendent
School Committee

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: March 26, 2012

RE: Facilities Update: Angier Elementary School Construction Project
Swing Space
Day Middle School
Elementary Sprinkler Systems
FY13 Capital Improvement Plan

This update addresses information on the Angier School construction project, the need for swing space and proposed reuse of the Carr School, the Day Middle School sprinkler system, summer interim space and building façade, the elementary sprinkler systems, and the status of the proposed FY13 CIP and new city-wide CIP process.

I. Angier:

On March 14, 2012, the City executed a Design Enrollment Certification which included exhibits regarding the feasibility study budget and feasibility study schedule and submitted these and other required documents to the MSBA. On March 21, 2012 the City received the MSBA's final version of the feasibility study and other certification documents which must be signed by the Mayor and legal counsel and returned to the MSBA prior to the March 28, 2012 MSBA Board of Directors meeting, at which the MSBA plans to consider inviting the City to conduct a feasibility study.

II. Swing Space:

As described in the March 12, 2012 facilities update, swing space will be needed for a period of at least fourteen and possibly twenty years to accommodate the numerous school renovation projects of various size and scope. The *draft* preliminary timeline indicates Carr will be ready for occupancy in July 2014.

The Parks and Recreation Department recently declared the Carr School building surplus per Section 2-7 of the Revised Ordinances of the City of Newton; the Reuse Committee of the Board of Aldermen will consider the School Committee's request to use the building as swing space. The Reuse Committee will consider such a request at its March 27, 2012 meeting pending the School Committee's vote on this item at its March 26, 2012 meeting. The following is the proposed motion:

Motion to Support the Use of Carr School as Swing Space:

That the School Committee of the City of Newton hereby votes to support the use of Carr School as swing space for anticipated school renovations and construction.

III. Day Middle School:

Sprinklers

On March 15, 2012 the City Design Review Committee (DRC) met to review progress on the Day Middle School Project. The HMFH architects are now in the construction documents phase and no votes or approvals were sought at this meeting. A significant portion of the meeting was spent on a review of the various existing ceiling conditions and design approaches to the sprinkler work based on recent site visits with City Inspectional Services and Fire departments. HMFH will continue to address ceiling conditions in the next round of design. If needed a meeting with the DRC will be scheduled for further review/ discussion. The next DRC meeting is scheduled for April 26, 2012 at which time the team will be looking for concurrence that the design documents address the project scope and advertising of the project for construction can be made.

Summer Interim Space

Day administration and student services will be relocated to Central High at the Education Center this summer while temporary swing space is under construction at Day. No construction is necessary at Central High.

Building façade from HMFH

A draft rendering of the Day building façade is attached.

IV. Elementary Sprinklers:

The project bid for this project was published on March 22, 2012. The bid opening will be held on April 5, 2012.

V. FY13 Capital Improvement Plan:

Please see the attached memo which addresses the proposed FY13 capital projects, provides updates on FY12 capital projects and projects completed in the past five years. Public Buildings Commissioner Stephanie Gilman will be present on March 26 to provide an overview of the new CIP process and projects in the Five-Year CIP FY13-17.



New Addition and Entry 03/15/12
F.A. Day Middle School
Newton, MA

Michael D. Cronin
Chief of Operations
Telephone: (617) 559-9000
FAX: (617) 559-9006
E-mail: michael_cronin@newton.k12.ma.us

MEMORANDUM

TO: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer
FROM: Michael Cronin, Chief of Operations
Carol Chafetz, Director of Operations & Environmental Affairs
DATE: March 26, 2011
RE: FY13 Capital Improvement Plan (CIP) Proposals

This memo outlines recommendations for FY13 capital improvement projects to be voted by the School Committee. Over the years, the Operations Department has collaborated closely with the Public Buildings Department to develop the proposed CIP. That work is continuing in the new CIP process.

On March 26, Stephanie Gilman will present an overview of the new CIP process which utilizes a risk-based analysis to prioritize capital needs across the City. Stephanie will also present the projects which are in the Five Year Capital Improvement Plan FY2014-FY2017.

A CIP Steering Committee is responsible for assessing and prioritizing needs across all departments. The risk-based analysis evaluates projects based both on the risk of failure and the resulting consequences should that failure occur. All projects are evaluated using the same set of criteria. The greater the risk factor, the higher the priority. The CIP is a framework for making informed decisions regarding resource allocation. Any proposed changes or additions throughout the year are pending CIP Steering Committee review. A CIP yearly calendar is attached to this memo.

The proposed and potential FY13 capital projects are listed in Table 1. For reference purposes, Table 2 presents a list of capital projects underway or completed in the past five years. Also attached are updated inventories of boilers, roofs and generators.

Future planning for potential mid-sized elementary school expansions and other renovations for future years will be presented to the School Committee on April 9, 2012 and will require further evaluation in the risk factor assessment model.

Table 1. FY13 PROPOSED CAPITAL PROJECTS

FY 13 PROPOSED PROJECTS	COST ESTIMATE
Day Middle School Addition and Cafeteria Expansion – Create six additional classrooms and expand cafeteria to accommodate growing student enrollment. Project requires installation of fire suppression sprinkler system throughout the building. (Design cost of \$643,500 was appropriated in FY12.) Construction begins July 2012.	\$6,750,000
<i>SUBTOTAL</i>	<i>\$6,750,000</i>
Lincoln-Eliot School Mechanical Upgrades – Improve HVAC distribution system.	\$250,000
Burr School Mechanical Upgrades – Replacement of pneumatic heating controls with digital controls.	\$250,000
Bowen School Masonry Repairs – Address active leaks at window wells into classroom space and general envelope cracks, stairs and ramps. (\$25,000 allocated in FY12 for destructive testing.)	\$60,000
Bigelow Middle School Masonry Repairs – Repair and/or replacement of the concrete stair at main entrance. (\$35,000 allocated in FY12 for design.)	\$350,000
Countryside School Masonry Repairs – Resolve water infiltration causing damage to boiler room equipment.	\$100,000
Oak Hill Middle School Flooding Issue – Address flooding issues through re-grading on land and re-routing two downspouts.	\$100,000
<i>SUBTOTAL</i>	<i>\$1,110,000</i>
TOTAL	\$7,860,000
OTHER FY13 REQUESTED PROJECTS	
Pre-School Program – Space study for Integrated Pre-School Program for approximately 30,000 SF building/space for growing state-mandated program.	\$200,000
OTHER RELATED PROJECTS IN CITY FY13 CIP	
Carr School Project – Building renovation. (\$750,000 in FY12 for design; remaining funding in FY14)	\$2,000,000
OTHER POTENTIAL PROJECTS	
Newton South Science Labs – Renovation proposal is pending MSBA funding review.	TBD

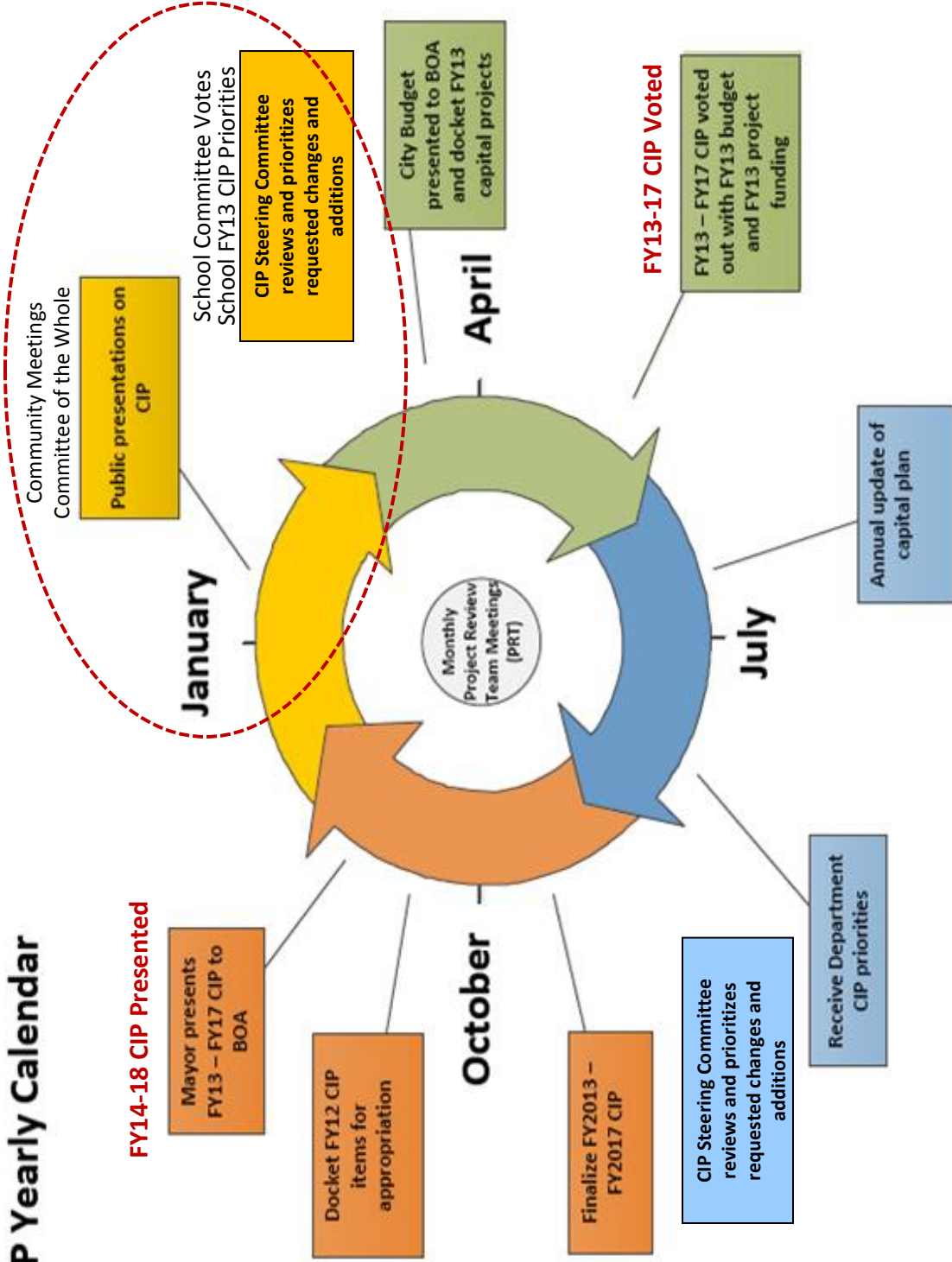
Table 2. CIP-FUNDED PROJECTS FY08 – FY12

FISCAL YEAR(S)	SCOPE OF WORK	COST	COMPLETION DATE
FY12	Day Middle School Design	\$643,500	May 2012
FY12	Carr School Design – RFQ has been advertised.	\$750,000	June 2013

FISCAL YEAR(S)	SCOPE OF WORK	COST	COMPLETION DATE
FY12	Modular classrooms at four elementary schools: Burr (1); Horace Mann (1) and Zervas (2). Construction and design included in cost. Modulares completed in January 2012. Landscaping completed 3/23/12.	\$1,086,000	March 2012
FY12	Sprinkler Installation at Burr, Horace Mann and Zervas as required by building code due to addition of modular classrooms. \$102,117 approved for design. Construction to begin in Spring 2012.	\$1,299,000	Summer 2012
FY09 and FY 12	Ed Center Generator - A pre-construction meeting was held on 3/16/12. Construction will occur in Summer 2012.	\$352,000	September 2012
FY12	Bigelow Generator and Life Safety Project - Replace with smaller unit and back-up system. Install exit signs and emergency lights. Project to be bid in March.	\$100,000	September 2012
FY12	Burr Generator and Life Safety Project - Replace with smaller unit and back-up system. Install exit signs and emergency lights. Project to be bid in March.	\$65,000	September 2012
FY12	Electrical Upgrades at Countryside, Franklin and Memorial-Spaulling – Scope and schedule are in process of being determined. Construction starts in June.	\$200,000	September 2012
FY12	Bigelow Masonry – Repair and/or replace concrete stair at main entrance - Design work and discussions are underway on the scope of this project to determine the best method of repair.	\$35,000	Summer 2012
FY12	Ed Center Masonry Repairs - Project is in design phase.	\$125,000	September 2012
FY12	Underwood Masonry Repairs - Design is complete and the project is now in the procurement phase.	\$50,000	September 2012
FY12	Ward Masonry Repairs – Repairs at two exterior stairways are complete. A larger scale project has been approved combining new funds with previous allocations and is scheduled for June 2012. This project will be phased over multiple years.	\$250,000	September 2012
FY12	Bowen Masonry Investigation/Repairs – General envelope cracks, stairs and ramps will undergo destructive testing in FY12. (Cost is for testing only.)	\$25,000	Spring 2012
FY12	Mason-Rice Boiler - Design is complete. Gas conversion will be part of this project. The boiler will be bid with the Lincoln Eliot boiler.	\$225,000	September 2012
FY12	Lincoln-Eliot Boiler - Design is complete. The boiler will be bid with the Mason Rice boiler.	\$225,000	September 2012
FY12	Horace Mann Accessibility Upgrades	\$150,000	September 2012
FY12	Peirce Accessibility Upgrade – Install accessible lift.	\$150,000	September 2012
	<i>FY12 Total</i>	\$5,730,500	

FISCAL YEAR(S)	SCOPE OF WORK	COST	COMPLETION DATE
FY11	Roof Repairs – Significant replacement of roof sections at Bowen, Brown, Cabot, Countryside, Franklin, Lincoln-Eliot and Ward.	\$810,000	Spring and Summer 2012
FY11	Masonry Repairs – Bigelow, Education Center, and Ward – additional funding was required; these projects moved to FY12	\$450,000	See FY12
FY11	Countryside Boiler - Installation of new boiler is complete. Punch list items are under review and full completion is expected by 3/16/12. Project includes removal of oil tanks and conversion to natural gas.	\$200,000	March 2012
FY11	Bowen Boiler - Installation of new boiler is complete. Feasibility of oil to gas conversion is being explored with the utility.	\$150,000	March 2012
FY11	Roof Top Unit and Exhaust Unit Replacements -- Bowen, Countryside, Underwood and Lincoln-Eliot	\$100,000	October 2011
FY11	Horace Mann Window and Door Replacement	\$500,000	Summer 2012
	<i>FY11 Total</i>	\$2,210,000	
FY10	Burr Window and Door Replacement	\$385,000	January 2012
FY10	Countryside Elevator	\$109,133	September 2010
FY10	Oak Hill Modular classrooms	\$1,200,000	September 2010
FY10	Williams Boiler #1	\$168,500	June 2011
	<i>FY10 Total</i>	\$1,862,633	
FY09	Ed Center Generator – Project moved to FY12 as bids were higher than estimates and allocation.	\$202,125	(see FY12)
FY09	Underwood Boiler	\$230,650	July 2009
FY09	Brown Windows & Doors Phase 2	\$914,259	September 2009
	<i>FY09 Total</i>	\$1,347,034	
FY08	Brown Windows & Doors Phase 1	\$2,064,091	September 2009
FY08	Peirce Generator	\$235,064	December 2010
	<i>FY08 Total</i>	\$2,299,155	

CIP Yearly Calendar



SCHOOL BOILER INVENTORY**March 2012**

School	Year Installed	Condition
Countryside	2007	Good
	2012	Great
Memorial Spaulding	2006	Good
	1950	Emergency Only
Brown	1996	Good
	1996	Good
Oak Hill	2008	Great
	1997	Good
Bowen	2005	Good
	2012	Great
Ward	2005	Good
	1948	Emergency Only
Bigelow	1967	Ok
	1967	Ok
Underwood	2009	Great
	2003	Good
Lincoln Elliot	2012	Design
	1965	Ok
Horace-Mann	2006	Great
	1970	Emergency Only
Ed Center	1976	Ok
	1976	Ok
F.A. Day	1970	Good
	1970	Good
Cabot	1950	Emergency Only
	2010	Great
Peirce	1951	Ok
	1951	Ok
Burr	2009	Great
	1999	Ok
Franklin	1983	Good
	1983	Good
Mason Rice	2012	Design
	1952	Ok
Zervas	2004	Good
	2010	Great
Angier	2010	Great
	1940	Emergency Only
	1940	Emergency Only
Williams	2011	Great
	2011	Great

ROOFING SYSTEMS AT SCHOOL BUILDINGS - TYPE AND YEAR OF INSTALLATION

March 2012

SCHOOL	SLATE	YEAR	ASPHALT SHINGLE	HOT APPLIED BUR	YEAR	COLD APPLIED (TREMCO)	YEAR	RUBBER	YEAR	SANAREFIL	YEAR	EDPM	YEAR
<u>ELEMENTARY SCHOOLS</u>													
ANGLER						X						X	2000
BOWEN				X									
BURR				X									
CABOT	X	1936						X	1992				
COUNTRYSIDE				X	1986			X	2012				
FRANKLIN	X	1936	X	1993				X	2008				
LINCOLN-ELIOT	X	1936		X									
HORACE MANN				X	1986								
MASON-RICE										X	1987		
MEMORIAL-SPAULDING				X	1995/2002			X	2002			X	2002
PEIRCE						X	2003						
UNDERWOOD				X									
WARD	X	1934						X	1986				
WILLIAMS				X				X	2000				
ZERVAS				X									
<u>MIDDLE SCHOOLS</u>													
BIGELOW				X									
BROWN				X				X					
FA DAY				X				X					
OAK HILL	X	1936	X	1996									
<u>HIGH SCHOOLS</u>													
NORTH HIGH				X								X	2010
SOUTH HIGH				X		X	2003/2004/2007	X		X			

SCHOOL GENERATOR INVENTORY**March 2012**

SCHOOL	GENERATOR AGE
Angier School	56
Bowen School	12
Burr School	(design) 45
Cabot School	55
Countryside School	7
Franklin School	18
Horace-Mann School	46
Lincoln-Eliot School	53
Peirce School	2
Memorial-Spaulding	10
Mason Rice	52
Underwood School	59
Ward School	11
Williams School	11
Zervas School	11
Bigelow Middle School	(design) 45
Brown Middle School	25
Day Middle School	42
Oak Hill Middle School	15
Education Center	(construction) 55
Newton North High School	2
Newton South High School	10