

# 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:** June 11, 2012

**RE:** Facilities Update: Angier Elementary School Construction Project  
Carr School Swing Space  
Day Middle School Construction Project  
MSBA Science Lab Initiative  
Facilities Meeting with Board of Aldermen  
Proposed FY13 Energy Efficiency Projects

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This update addresses information on the Angier School construction project, the status of the Carr School as swing space, the Day Middle School project update, the status of the MSBA review of the application for funding for the Newton South Science Labs, and the joint School Committee and Board of Alderman Meeting on facilities and the mid-range elementary school planning project.

### I. Angier Elementary School Construction Project:

Project management efforts are currently focused on the selection of an Owner's Project Manager (OPM.) During May 2012, a request for services for an OPM was advertised, a pre-bid conference and tour of Angier were held and proposals from 12 bidders were received. The Designer Selection Committee (DSC) reviewed the proposals, interviewed the top three candidates and submitted its recommendation to Mayor Warren on June 8, 2012. Upon the Mayor's approval, the DSC will negotiate terms with the prospective candidate with the goal of submitting a preferred OPM candidate to the MSBA by June 20, 2012. On July 9, the DSC, project manager Alex Valcarces and the preferred OPM will meet with the MSBA OPM Review Panel. Assuming approval by the MSBA, the City expects to execute the OPM contract on July 10, 2012.

The City is also drafting the advertisement for engagement of a designer which will be bid in late June or early July. The MSBA selection process for a designer mirrors that of the OPM, whereby the City's preferred designer is submitted to the MSBA Designer Review Panel for review, and if approved by the panel, submitted by the panel to the MSBA Board for approval. It is expected that the designer contract will be executed by September 2012 at which time the feasibility study will begin. The designer will be responsible for both the feasibility study and schematic design. Both the OPM and feasibility study/design costs will be funded from \$750,000 approved by the Board of Aldermen on February 21, 2012.

## II. Carr School Swing Space:

The bid for design services has been awarded to Turowski<sup>2</sup> Architecture, Inc. The contract documents will be finalized this week and a kick-off meeting will be held as soon as possible.

## III. Day Middle School Construction Project:

The project was advertised for general construction bids in mid-May 2012. Due to a low number of bidders, the bid schedule was extended for two weeks to ensure that there is sufficient competitive bidding on the project. Current project milestones have not been changed and the overall schedule remains the same. The Board of Aldermen will hold joint committee reviews of the project on June 11, 2012. Principal Brian Turner will attend the committee review meeting to provide information as requested on the programmatic needs at Day followed by a vote to approve funding by the full Board of Aldermen on June 18, 2012. Filed sub-bids are due on June 13, 2012 and general bids are due on June 21, 2012.

## V. MSBA Science Lab Initiative:

On January 11, 2012 a Science Lab Statement of Interest (SOI) was submitted to the MSBA on behalf of Newton South to seek available funding for upgrades to the science labs. After submissions of extensive additional data requested by the MSBA, the MSBA science lab advisory committee toured South High School on May 18. On June 5, the MSBA's Director of Capital Planning informed Newton Public Schools that Newton South was not being recommended for inclusion in the Science Lab Initiative. The MSBA have requested a meeting with school and city administrators on June 26 to elaborate on the MSBA's decision and discuss any further options to address issues specific in the science program and facilities at Newton South.

## VI. Facilities Meeting with the Board of Aldermen:

On May 30, 2012 a joint facilities meeting of the School Committee and the Board of Aldermen was held at Newton North to present the long range facilities plan as well as an update on facilities planning for Day and the elementary schools. The long-range facilities planning overview generated many questions and comments. City Clerk David Olson has compiled the list of questions that will be forwarded to Newton Public Schools for further clarification.

## VII. Proposed FY13 Energy Efficiency Projects

In collaboration with NSTAR and its Preferred Vendor Program, the City's Public Buildings Department has proposed energy efficiency upgrades across multiple school buildings. Each proposed project will have a blended eight (8) to ten (10) year payback where the energy savings will pay for the project over the term of the bond. Each project will stand on its own and will be cost neutral over the term of the bond. There will be four exceptions, Cabot, Ward, Pierce, and Zervas, where the blended payback will be achieved significantly quicker. In addition to improving the efficiency of each building, each project will address existing occupant comfort deficiencies and a backlog of deferred maintenance.

The first scheduled project is the Cabot School. Due to the building's imminent renovation, this project will have a very short payback and its scope will focus only on short-term payback improvements that will enhance occupant comfort and address major deferred maintenance items. Attached is a memorandum from Public Buildings Commissioner Stephanie Gilman which details the project scope and budget for all FY13 projects.

City of Newton



**Setti D. Warren**  
Mayor

**THE PUBLIC BUILDINGS DEPARTMENT**

**Stephanie Kane Gilman, Commissioner**

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617)796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461

TO: David Fleishman, Superintendent of Schools  
FROM: Stephanie Kane Gilman, Commissioner, Public Buildings Department  
DATE: June 6, 2012  
RE: Proposed FY13 Energy Efficiency Projects

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The attached document outlines the planned Energy Efficiency projects across multiple schools during the 2013 fiscal year. Savings from these upgrades will be sufficient to cover the bond debt payment; consequently, each of the included projects will be cost neutral over the term of the bond. In addition to improving the efficiency of each buildings, and perhaps more importantly, each project will address existing occupant comfort deficiencies and a backlog of deferred maintenance.

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## ENERGY EFFICIENCY PROJECTS

**Project Description:** In collaboration with NSTAR and its Preferred Vendor Program, the Buildings Department will complete energy efficiency upgrades across multiple school buildings. Each Project will have a blended eight (8) to ten (10) year payback where the energy savings will pay for the project over the term of the bond. Each project will stand on its own and will be cost neutral over the term of the bond. There will be four exceptions, Cabot, Ward, Pierce, and Zervas ES, where the blended payback will be achieved significantly quicker.

**Project Justification:** Each project completed through this program will address three very important deficiencies prevalent across Newton buildings: (1) energy efficiency, (2) occupant comfort, and (3) a backlog of deferred maintenance. The scope of work at each building will include a comprehensive energy audit that will clearly identify work to be completed. The most common types of energy conservation measures (ECMs) that will be considered are:

1. Lighting and Lighting Controls – Install high efficiency lamps and controls to reduce consumption and run-time.
2. Water Conservation – Upgrade water fixtures with low flow devices.
3. Steam Trap Replacement – Improve efficient steam heating system efficiency and function.
4. Thermostatic Radiator Valves and Programmable Thermostats – Allow localized space temperature control.
5. Heating, Ventilation, and Air Conditioning – Evaluate systems and upgrade as appropriate.
6. Energy Management System – allow for more accurate and efficient control of buildings' systems.
7. Improved Operations and Maintenance protocols to improve efficiency and extend equipment life.
8. Review additional alternative energy opportunities.

### **Project Budget:**

Construction	\$ 1,330,000
Advanced Building Commissioning Services	\$ 100,000
Project Contingency – 5%	\$ 70,000
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Total Project Cost	\$ 1,500,000

### **FY 13 Project Schedule:**

Design:	Ongoing
Construction:	July 2, 2012 – June 30, 2013

### **Future FY 13 Projects:**

1. Franklin ES
2. Underwood ES
3. Zervas ES – reduced scope
4. Lincoln Eliot ES
5. Ward ES – reduced scope

**Cabot Elementary School:** Proposed upgrades to the Cabot Elementary School include the following ECMs:

<i>Energy Conservation Measures (ECMs)</i>	ECM Cost	kWh Saved	Therms Saved
Steam Trap Survey and Steam Trap Repairs	\$ 18,688	0	2,179
Main School Attic Ventilation Controls and Pneumatic Sys Update	\$ 64,832	11,500	6,750
Boiler Water Treatment	\$ 4,368	0	802
Attic Air Sealing and Insulation	\$ 21,104	3,332	4,239
Lighting and Lighting Controls	\$ 61,348	76,321	0

The Project cost breakdown is:

Project Cost	Projected Utility Incentive	Customer Cost	Projected Annual Utility Savings	Simple Payback
\$ 170,340	\$ 40,097	\$130,243	\$ 29,268	4.5