

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: November 14, 2011

RE: Facilities Update: Vote Needed on Revised FY12 CIP
Design Review Committee: Day Middle School
Update on Elementary Modular Classrooms

This memo addresses the need to vote on the revised FY12 CIP, includes information on the Design Review Committee's assessment of the HMFH design for the Day Middle School project, and provides an update on the progress of the elementary modular classrooms.

I. Revised FY12 CIP:

Attached is the November 2011 revised FY12 CIP; the document includes the current revisions based on the City's CIP proposal as well as a comparison to the FY12 CIP as voted in June 2011. A motion is required to approve the revised FY12 CIP as presented in this memo.

II. Day Middle School:

As indicated in the attached letter dated October 28, 2011 to the Honorable Setti D. Warren, Mayor of Newton, from Stephanie Kane Gilman, Commissioner of Public Buildings, the Design Review Committee provided an initial positive assessment of the plans submitted by HMFH Architects and a directive to continue to full schematic design. The next meeting with the Design Review Committee for 100% schematic design and site plan approval is scheduled for 11/17/11, with the expectation of a Public Facilities Site Plan Approval Public Hearing to follow in December 2011.

To view the 50% Schematic Design Drawings for the Day Middle School project prepared by HMFH Architects, go to the following link:

http://www3.newton.k12.ma.us/schoolcommittee/documents/linked_resources

III. Elementary Modular Classrooms:

The estimated cost of the modular project of \$998,375 has been refined to reflect actual costs of construction, contingency and design. The cost of the project has increased from initial estimates by \$86,545 (8.7%) to \$1,084,920; increases are in the design cost (+\$40,976) and contingency costs (+\$46,144), offset by a decrease of \$575 in the construction cost. Refer to the 9/12/11 Facilities Update to the School Committee for the initial modular cost estimates.

The elementary modular classroom project is on schedule. It is expected that Triumph will meet the timelines and the modular classrooms at Burr, Horace Mann and Zervas will be in place, fully furnished and ready for occupancy by January 2012. Footings have been installed at Burr and at Horace Mann. The four modulars are currently under construction in the factory and a ship date of mid-November is expected for Burr. The construction and design team meets weekly and principals and senior custodians are kept informed.

**Newton Public Schools
Revised FY12 CIP
November 2011**

Project	Revised 11/11	Approved 6/11	Change (\$)
1) Peirce Accessibility Upgrade - Install accessible lift	\$150,000	\$0	\$150,000
2) Boiler Replacements at Mason-Rice and Lincoln-Eliot	\$450,000	\$400,000	\$50,000
3) Masonry Repairs at Bowen, Ed Center, Horace Mann, Underwood, Ward, Bigelow	\$485,000	\$450,000	\$35,000
4) Replace Generators at Burr and Bigelow	\$165,000	\$350,000	(\$185,000)
5) Horace Mann Accessibility Upgrades - Hardware, Toilet Rooms, Elevator	\$150,000	\$150,000	\$0
6) Electrical Upgrades - Countryside, Memorial-Spaulling	\$200,000	\$400,000	(\$200,000)
7) Ed Center Generator - Full Replacement	\$150,000	\$0	\$150,000
Total FY12 CIP	\$1,750,000	\$1,750,000	\$0

Notes:

- 1) This project is new and was not included in the June 2011 CIP. The needs of a wheelchair bound preschool student will require accessibility and modifications to Peirce Elementary School. The project includes installation of a vertical lift and modifications to the front entrance.
- 2) The increased cost of \$50,000 is an adjustment by Public Buildings based on new cost information @ \$225,000 per boiler.
- 3) The increased cost of \$35,000 is due to the addition of the Bigelow steps to the masonry concrete list.
- 4) The decreased cost of \$185,000 is an adjustment by Public Buildings whereby generators will be replaced with smaller units providing life/safety upgrades.
- 5) There is no change in this project.
- 6) The original scope of work has been adjusted downward in order to fund the other projects.
- 7) The installation cost of the final product has escalated due to the complexity of the installation including significant interior electrical work.

City of Newton



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT
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28 October, 2011

The Honorable Setti D. Warren
Mayor
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: FA Day School Renovation Project

SUBJECT: 50 % Schematic Design Review

Dear Mayor Warren:

On Thursday, 27 October 2011 the Design Review Committee reviewed plans submitted by HMFH Architects on behalf of the Public Buildings Department and Newton Public Schools for the above referenced project.

The proposed design will convert the existing administration offices and student services areas, and add a third floor addition to create six new class rooms and associated learning spaces. Interior modifications are proposed to expand the existing cafeteria to provide additional seating to allow the school to reduce the number of lunch periods from five to three. Additionally the design proposes a two-story addition at the Minot Street entry to accommodate the relocated administration offices and student services, and to provide an appropriate and supervised building entry.

The Design Review Committee's opinion in general is that the overall planning approach, site organization, and design concepts are logical, thoughtful, and well presented. The School Committee confirmed that the proposed design meets the programmatic needs for the school and the projected increase in enrollment.

To ensure the appropriateness and cost effectiveness of the final design solution, the Committee recommends that the design team evaluate the following programmatic, design, operational and technical project components through the continuation of the Schematic Design and Design Development Phases:

- Analyze existing spaces and uses which may be relocated to yield more efficient use of space, provide better supervision of west entry, and potentially reduce size of addition and extent of interior renovations.
- Confirm quantity, size, and dimensions of program spaces for efficient layout and use of space to reduce extent of renovation and new construction.
- Analyze alternative cafeteria seating layouts to reduce extent of interior demolition / renovations and ensure appropriate circulation for student queuing and trash removal.
- Analyze trash removal from cafeteria, and confirm that dumpster count and layout will accommodate increased enrollment, food service and seating.
- Confirm food services areas and kitchen will accommodate increased service and seating.
- Confirm with code consultant the proposed egress configuration for the second floor student services area.
- Confirm extent of modifications required to existing structure to accommodate third floor addition.
- Analyze appropriate and cost effective location for proposed science room fit-out design alternate.
- Review opportunities to provide windows at percussion and choral rooms to offset windows removed to accommodate two-story addition.
- Evaluate feasibility and cost saving potential of eliminating ceilings in conjunction with installation of sprinklers and life safety devices.
- Confirm with NFD dimensional specifications for fire truck turning radii requirements.

The Design Review Committee has also requested the 50% Schematic Design cost budget and anticipated review schedule for the project.

The Design Review Committee recommends continuation of design of the proposed design scheme and site plan development for submittal to the Committee for Schematic Design review and Site Plan approval.

Sincerely,



Stephanie Kane Gilman,
Commissioner of Public Buildings

SKG: amv

CC: Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
Dr. David Fleishman, School Superintendent
Sandy Guryan, Deputy Superintendent/Chief Administrative Officer