

# NEWTON PUBLIC SCHOOLS

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## Memorandum

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TO: David Fleishman, Superintendent  
School Committee

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: April 7, 2014

RE: School CIP Update

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This memo provides an update on the five-year Capital Improvement Plan with a focus on the specific elements of the FY15 proposal for Newton Public Schools. The Mayor presented the City's FY15-FY19 Five-Year Capital Improvement Program (CIP) on October 23, 2013. This plan includes all school related projects based on prioritized assessments. The School Administration and the Public Buildings Department continue to work together throughout the year to assess school projects and to submit them to the City CIP Steering Committee to be further studied for risk and prioritization. The risk-based analysis is the City's framework for making informed decisions regarding resource allocation evaluating projects on the risk of failure and the resulting consequences should that failure occur. The greater the risk factor, the higher the priority. Any proposed changes or additions to the CIP throughout the fiscal year must be reviewed by the steering committee. As has been frequently stated, the CIP is a "living document", and it has been treated as such to incorporate both the small and large capital improvement needs for the school buildings.

The attached spreadsheet shows only school-related projects from FY15 through FY19 which is a subset of the larger city-wide spreadsheet. This will enable the School Committee to see the range, scope, and timing of projects that will be part of the CIP process over the next five years, including projects which have a funding plan as well as those that will continue to be in the mix of projects but which do not currently have a funding plan.

The CIP Steering Committee met recently with all departments to discuss any proposed changes. The Board of Aldermen will review and vote on specific project recommendations, including any proposed additions or changes in priority/funding year before the end of the fiscal year.

Here are some key points about the school projects:

1. FY14-funded projects that are in the planning stages include an energy conservation project at three elementary schools through the NSTAR preferred vendor program and renovation of the Bigelow Middle School main entrance steps.
2. FY13 and FY14 provided funding for the feasibility study and design of the new Angier School. Funding for the full cost of building the new school will be provided from both city bonding and MSBA funding in FY15 and FY16.

3. FY14 provided funding for the renovation of the Carr Elementary School so that it will be ready for use as “swing space” as the Angier Elementary School will move into the building in September 2014.
4. FY14 included funding the feasibility study for the renovation or replacement of the Zervas School and funds for the remainder of the project are included in FY15 through FY17.
5. FY15 includes funding for the feasibility study of the Cabot School as the City has been invited to participate in the MSBA process for reimbursement of eligible costs for that proposed project.
6. School projects such as roof replacement, generators, boilers, air handlers, windows, masonry and other systems are integrated into the CIP based on assessment of need over the next five years and beyond. Much of this matches earlier proposed five-year CIP plans for the schools.
7. In order to address the growing school population including pre-school students and recognizing that the major school replacements and/or large renovations may require a lengthy timeline to address all needs, the CIP includes the Schools Long Range Plan which includes both major projects as well as a series of smaller projects including additions and renovations to existing space. These projects are currently planned between FY17 and FY31. The smaller projects are meant to follow a similar pattern to the Day Middle School expansion as itemized below:
  - They are permanent construction.
  - They include a block of additional classrooms.
  - They address cafeteria space needs.
  - They will require sprinkler and life safety work.
  - They will provide additional small instruction spaces.
  - They will be planned for site locations that can absorb the additions.
  - They will be planned for areas where the population growth shows the need.
8. As school facility needs continue to be reviewed, there is a growing need for appropriate space for the district’s Pre-School Program. Currently six out of eleven classrooms at the Education Center are out of compliance for instructional group size and this number is expected to rise in the near future. The associated risks of this space deficiency are: non-compliant special education programming and inappropriate learning settings for children requiring an inclusionary environment. As an interim solution, the district is currently using operational funds to design and construct a 12<sup>th</sup> classroom at the Education Center by repurposing administrative office space.

Please note that these projects addressing population growth must be approved for inclusion in the CIP and future funding plans. The City’s CIP yearly calendar of the CIP process is included for reference.

Attachments

**FY 2015-2019 CIP by Asset Type as of October 23, 2013 - School Projects Only; Listed by Priority**

Key: Risk Factors								ESCALATED COSTS				
61-70								Costs in FY 2016-FY 2019 are escalated 3.5% a year				
51- 60								Total	Total	Total	Total	Total
41 - 50								\$26,150,000	\$45,798,750	\$38,678,722	\$19,513,435	\$573,762
31 - 40												
21 - 30												
Priority Per City	Dept.	Project Title	Project Description - Justification	Estimate Cost in FY 2014	Risk Factor	Funding Source	Prior Year Funding	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
<b>Organized by Priority Per City</b>												
1	Schools	Angier School Replacement	\$11M anticipated from MSBA. Renovate/replace 92 year old school due to poor condition, aging building systems and inadequate space per State Ed standards.	\$37,500,000	63.1	Bonding/MSBA	\$2,500,000	\$19,500,000	\$16,042,500			
4	Schools	Cabot School Renovation	FY 14 feasibility study. Project will address aging systems, access, sprinklers, and space needs. Include cost to move to Carr and back to Cabot. \$7.5M anticipated from MSBA	\$45,000,000	50.0	Bonding/MSBA		\$1,000,000	\$2,587,500	\$26,780,625	\$18,293,845	
5	Public Buildings	Energy Efficiency Upgrades to City/School Buildings	Project includes energy conservation measurers at Library, Franklin, Underwood, Cabot Schools thru NSTAR preferred vendor program.	\$3,000,000	49.1	Energy Stabilization Fund	\$500,000	\$500,000	\$517,500	\$535,613	\$554,359	\$573,762
6	Schools	Zervas School - Renovation/ Replacement	FY 14 feasibility study. Project to address space needs due to growing enrollment, building systems, access. Include cost to move to Carr and back to Zervas.	\$40,000,000	48.6	Bonding/MSBA	\$1,000,000	\$5,000,000	\$25,875,000	\$9,641,025		
13	Schools	Horace Mann School - Electrical/Emergency Generator	Replace emergency generator with smaller unit and install battery back-up emergency egress lighting system. Upgrade elec. Service/panels.	\$150,000	47.1	Bonding		\$150,000				
31	Schools	Ed Center - Electrical Upgrades	Upgrade electric service, panels and sub-panels to support IT server room and other building functions.	\$242,000	44.6	Bonding			\$250,470			
33	Schools	Education Center - Exterior Masonry Work	Repair, repoint and clean exterior masonry. This is Phase II of work begun in FY13.	\$200,000	44.1	Bonding	\$80,000		\$124,200			

**FY 2015-2019 CIP by Asset Type as of October 23, 2013 - School Projects Only; Listed by Priority**

Priority Per City	Dept.	Project Title	Project Description - Justification	Estimate Cost in FY 2014	Risk Factor	Funding Source	Prior Year Funding	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
36	Schools	FA Day School - Replace Boilers	Replace two 60 year old boilers and variable air volume (VAV) coil work.	\$495,000	43.8	Bonding			\$401,580	\$114,621		
41	Schools	Horace Mann School - Replace Roof	Replace Total Building 1986 Built up roof area. Roof has reached its life expectancy.	\$400,000	43.5	Bonding			\$414,00			
52	Schools	Bigelow School - Mechanical Upgrades	Two boilers are 54 years old and beyond their useful life. Replace one boiler, storage , and enhance circulation system.	\$450,000	40.8	Bonding				\$482,051		
58	Schools	Lincoln-Eliot - Replace Emergency Generator	Replace emergency generator with smaller unit and install battery back-up emergency egress lighting system.	\$150,000	40.1	Bonding				\$160,684		
72	Schools	Newton South High School - Mechanical Upgrades	Replace air handlers and roof top equipment, replace hydronic/ACCU system due to burner failures and outdated controls.	\$400,000	37.8	Bonding				\$428,490		
77	Public Buildings	Newton South High School - Controls for HVAC and recommissioning	Install Delta Controls which are incompatible with newer technology. Improve efficiencies by balancing air supply and hydronic systems.	\$500,000	37.8	Bonding				\$535,613		
80	Schools	Ed Center - Mechanical Upgrades	Replace boiler, second boiler and hot water conversion in out years. Boilers are 35 years old.	\$250,000	37.6	Bonding					\$277,179	
89	Schools	Newton South High School - Fire Alarm Upgrades	Upgrade fire alarm system to be fully addressable.	\$150,000	37.3	Bonding					\$166,308	
96	Schools	Ed Center - Accessibility Upgrades	Upgrade elevator, door hardware, and signage for accessibility.	\$100,000	37.1	Bonding					\$110,872	
97	Schools	Burr School - Accessibility Upgrades	Upgrade entrance ramp, elevator, toilet rooms, and door hardware for accessibility.	\$100,000	37.1	Bonding					\$110,872	
<b>Buildings Total</b>				<b>\$129,087,000</b>			<b>\$4,080,000</b>	<b>\$26,150,000</b>	<b>\$45,798,750</b>	<b>\$38,678,722</b>	<b>\$19,513,435</b>	<b>\$573,762</b>
				<b>Estimate Cost in FY 2014</b>			<b>Prior Year Funding</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>

# CIP Yearly Calendar

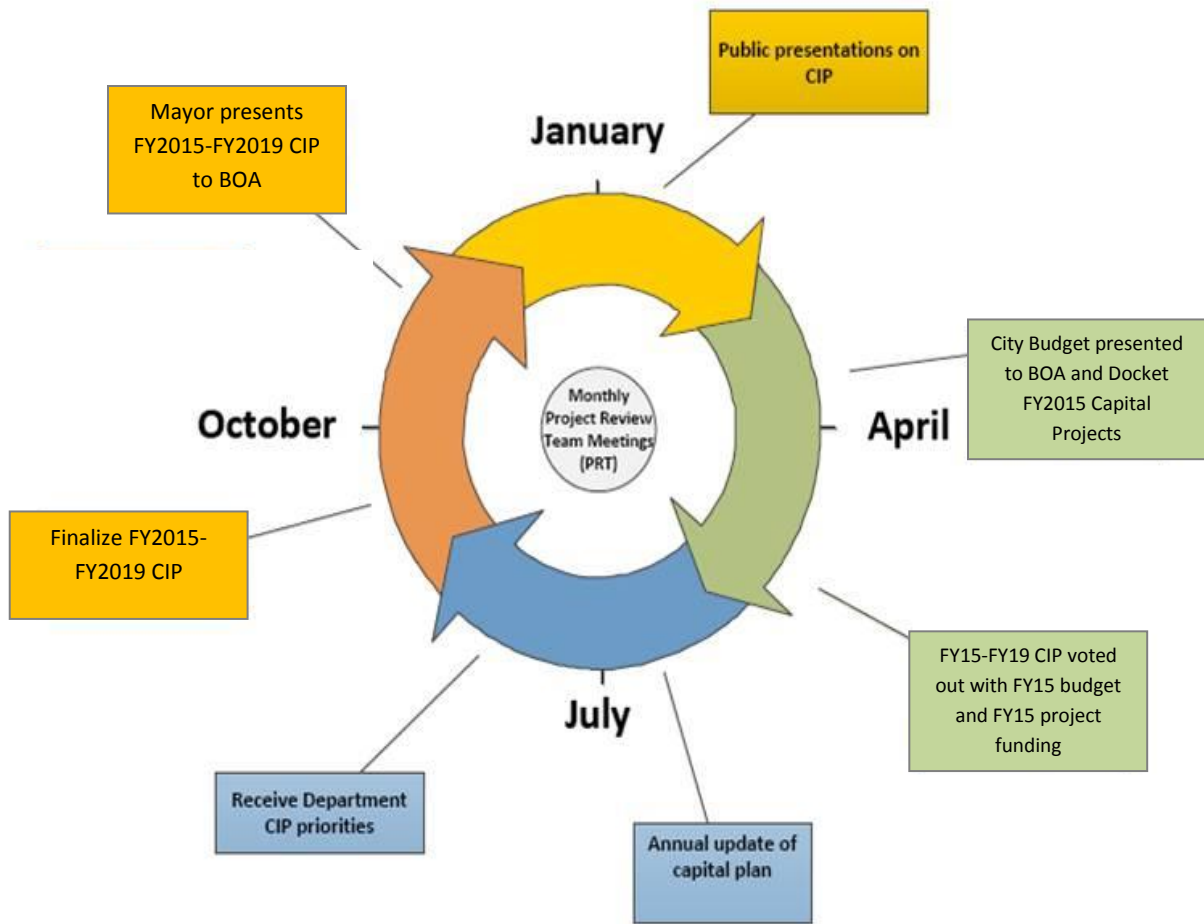


Figure 3. Annual Capital Improvement Plan Calendar Cycle