



## Business, Finance and Planning

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TO: School Committee

FROM: Liam Hurley, Assistant Superintendent/Chief Financial & Administrative Officer  
Stephanie Gilman, Director of Planning, Project Management and Sustainability

DATE: June 20, 2023

RE: Facilities Update  
FY2024-2028 Supplemental CIP  
Lincoln-Eliot Elementary School  
Countryside Elementary School  
Franklin Elementary School  
Horace Mann Elementary School  
Underwood and Ward Elementary Schools Facility and Enrollment Study  
Cabot MSBA Post Occupancy Survey  
Other Updates

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This report includes updates on major school building projects and other significant school facility matters. This report also includes an update on the Supplemental CIP as well as brief updates on transportation, sustainability, and school-related Parks, Recreation and Culture projects.

### **I. FY2024-2028 Supplemental Capital Improvement Plan (CIP)**

On May 1, 2023, Mayor Fuller presented the [FY24-28 Supplemental Capital Improvement Plan \(CIP\)](#) as part of the FY2024 budget presentation. As noted in the linked document, there were fewer changes to the October CIP than in past years. The most significant changes for school projects from the October 2022 CIP are budget increases for the Newton North field lights, the Burr field improvements, and the Newton South and Newton North turf fields replacement projects. No new school projects have been added to the list of CIP projects, and changes in priority are mostly due to completed projects being removed from the list such as the Newton Early Childhood Program project, the Horace Mann playground and the Brandeis Road field lighting project. There have also been some changes to project funding, most notably \$10 million from free cash for the Lincoln-Eliot project to lower general fund bonding amounts to free up \$600,000 in funding for NPS.

### **II. Lincoln-Eliot Elementary School Project at 150 Jackson Road**

The Lincoln-Eliot project is now in the construction document phase, the final phase of design before putting the project out to bid. The 60% construction documents were submitted to the cost estimators in May as part of the process to ensure that the project remains on budget. While the documents are out to

the cost estimators, the design team has been working with various user groups to gather information and finalize details for information technology and building security, and to begin discussions about furniture and equipment. The design team continues to develop and refine the exterior and interior finish designs, color palette and details, with input from staff, the community, the Design Review Committee, and the School Building Committee. The playground design is also moving forward in collaboration with the Parks, Recreation and Culture department and the city's ADA coordinator to create a play space and play structure that is accessible and inclusive.

Arrowstreet presented a project update to the full Lincoln-Eliot staff on April 12th, and the project was reviewed with the Design Review Committee (DRC) at their meetings on April 12, May 10, and June 14. The Lincoln-Eliot School Building Committee (SBC) and the community are also invited to attend the DRC meetings and to provide input. The June 14th DRC meeting included review of the exterior building design, the auditorium and lobby finishes, and the playground design. The next review with the DRC is scheduled for July 12, 2023.

The project is scheduled to begin selective demolition in the fall of 2023 and construction will be completed in time for the start of school in September of 2025. Past meeting presentations, meeting recordings and additional project information can be found on the project website at <http://lincolneliot-necp-projects.com/>.

### **III. Countryside Elementary School Project**

The Countryside project is currently finishing up the Feasibility Study Phase of the project with the Massachusetts School Building Authority (MSBA).

The Countryside School Building Committee met on April 4, 2023. DiNisco Design presented project updates on sustainability, traffic and site plan options, as well as an update on the March 23rd meeting with the Conservation Commission. The team also presented the preferred design approach to be included in the Preferred Schematic Report (PSR) submission to the MSBA. Based on the analysis and evaluation of multiple options, the consensus on the preferred solution is a new 465 student school on the existing site. The 465 student design enrollment and space summary were then reviewed with the School Committee on April 10th and approved on April 24th. On April 25th, the School Building Committee unanimously voted to approve submission of the Preferred Schematic Report to the MSBA.

The project's Preferred Schematic Report (PSR) was submitted to the MSBA on April 27, 2023. The PSR documents the evaluation of existing conditions, final evaluation of alternatives and the preferred solution for a new 465 student school on the existing site. On May 17th, members of the Public Buildings department, NPS and the consultant team met with the MSBA's Facilities Assessment Subcommittee (FAS) to review and discuss the project and the PSR. The architect's presentation to the FAS is [here](#). Overall, the comments and feedback on the project from the FAS were very positive, and the Educational Program also received a number of positive comments. The committee also noted that one of the next steps in the process is review of the floor plans and educational program by DESE.

Next the project will go before the MSBA Board of Directors for a vote of approval at their June 21, 2023

meeting. If approved, the project will move into the Schematic Design phase, module 4 of the MSBA process.

The schematic design, including the site plan, floor plans, massing and stormwater approach, will be developed over the coming months and is anticipated to be submitted to the MSBA in late October, in order to be considered for review at the MSBA Board of Directors meeting in December 2023.

The Design team presented a project update to the Countryside school staff on April 12, 2023. An update was also presented to the City Council Public Facilities Committee on April 12th.

Project information, presentations and meeting recordings can be found on the [Countryside Elementary School Project](#) webpage. Information about Module 4 can be found at [MSBA Module 4 - Schematic Design](#), and an overview of the eight module MSBA process is at [MSBA Module Overview](#).

#### **IV. Franklin Elementary School Project**

With the successful override vote on March 14, 2023, the Franklin School Project is now able to move forward. CHA has been selected as the Owner's Project Manager, and the architect, HMFH Architects, has been re-engaged. The project now picks up where it left off in the very early stages of the feasibility study. The proposed design enrollment of 396-414 students and space program for the project were presented to the School Committee on June 12th, and a vote on both is anticipated at the June 20th meeting. Once the design enrollment and the space program are approved, the design team will begin to further develop their initial conceptual designs and will work with the SBC, school staff and the community to determine a preferred option.

Architect and Educational Planner, David Stephen of New Vista Design led a second educational visioning session with the Franklin staff on June 7th. A summary report of the process and the staff feedback will be provided and will be used to help inform and guide the design.

The Franklin School Building Committee and the DRC met on March 21st and May 4th. Meeting materials and recordings can be found on the [Franklin Elementary School Project](#) webpage of the Newton Public Buildings website. The next School Building Committee meeting is scheduled for July 6, 2023.

#### **V. Horace Mann Elementary School Project**

As you are aware, following the unsuccessful outcome of the operating override in March 2023, Mayor Fuller proposed a plan to work with the Newton Retirement Board and the Newton City Council to modify the retirement program funding schedule in order to create the financial flexibility to fund the \$23 million Horace Mann renovation and addition project.

Thanks to the collaboration and hard work of many people, the Retirement Board voted to adjust their funding program, and the City Council approved several items including the annual budget on May 31st. These actions and successful votes will allow the project to move forward as of July 1<sup>st</sup> with the start of the annual budget cycle.

Prior to being put on hold, the project had progressed through much of the feasibility study phase and consideration of multiple design options. Project information and previous SBC meeting presentations and recordings can be found on the [Horace Mann Elementary School Project](#) webpage of the NPS website. Project information can also be found on Newton Public Buildings's [Horace Mann Project](#) webpage. A new project website will be created by the OPM, NV5, once the project is restarted in July.

## **VI. Underwood and Ward Elementary Schools Facility and Enrollment Study**

On April 25, 2023, the first meeting of the Underwood and Ward Task Force was held at the Education Center. The Task Force is made up of representatives from the Underwood and Ward family and staff communities, NPS administrators, City of Newton Administrators, City Councilors, and School Committee members. The first meeting focused on the [Draft Mission and Guiding Principles](#) for the Task Force, the overall timeline, and a strengths and challenges exercise that elicited initial feedback on both schools from Task Force members.

Phase I of the study is focused on gathering information and data about enrollment, the building and site conditions, and how the existing buildings are supporting the educational program, as well as initial feedback on the strengths and challenges of both buildings. At the May 9th Task Force meeting, historic and projected enrollment data for Ward and Underwood was presented, as well as the enrollment projection methodology. The discussion also highlighted the specific educational, staffing and social challenges of a small school with around 200 students and 11-12 classrooms.

The May 23rd Task Force meeting included additional enrollment information and a presentation from Jennifer Cairn in the Planning Department that looked at the MBTA Communities Law and the potential for development in the city and in the Ward and Underwood neighborhoods.

Our consultant, Perkins Eastman, presented their findings on the existing physical conditions of both buildings and sites at the June 13th Task Force meeting. Their presentation also included an analysis of the space use and space sizes in the existing buildings. Both buildings have building systems that are well beyond their useful lives and the majority of spaces are undersized, with some spaces missing. Both buildings also have significant accessibility challenges. Perkins Eastman's existing condition presentation is [here](#). A detailed report with all of the existing condition information is forthcoming and will be posted on the Underwood and Ward Facility and Enrollment Study webpage.

Phase II of the study will focus on developing and evaluating both short and long term options to address the facility, enrollment and educational program challenges at both schools. There will also be opportunities to provide additional input and feedback. As stated in the Mission Statement, the task force will be transparent and collaborative and information will be shared with the community and posted on the webpage as it is available. The intent is to be thoughtful and thorough in our work together, to look at many possible options, and to use the data and careful analysis to evaluate the options and arrive at a set of options that will be presented to the School Committee for their consideration in December 2023.

On May 10, 2023, the Underwood and Ward Staff came together at the Underwood School to hear an update on the Task Force and the Facility and Enrollment Study. Staff were then split up into small groups

for an interactive strengths and challenges exercise where they were able to provide feedback and input on their school. Meetings with Underwood and Ward families were held on May 18th at Ward and on June 6th at Underwood to provide an update on the Task Force and the Study, and both parent communities also provided input on the strengths and challenges of their schools. The collected feedback from task force members, staff and families will be summarized and posted on the website, and will be used to inform discussions moving forward. Additional updates, opportunities for feedback and meetings with staff and families will be scheduled in the coming months.

The Task Force Mission Statement and Guiding Principles was reviewed with the School Committee on May 22nd, and a vote of approval was requested at the June 12th meeting. Based on feedback, the Mission Statement will be brought back to the Task Force to clarify the language about short and long term options and then will be brought back to the School Committee for review and a vote.

The next Task Force meeting is scheduled for June 27, 2023 at 3:00PM and will be virtual. The meeting agenda and zoom link will be posted on the City's electronic posting board.

Information about the Underwood and Ward Task Force goals, process, and timeline can be found on the [Underwood and Ward Facility and Enrollment Study webpage](#). Task force presentations and meeting minutes can also be found on the webpage.

Questions can be emailed to [npsunderwoodwardstudy@newton.k12.ma.us](mailto:npsunderwoodwardstudy@newton.k12.ma.us).

## **VII. Cabot Elementary School - MSBA Post-Occupancy Survey**

As previously reported, the MSBA selected the Cabot Elementary School project to participate in a new pilot Post-Occupancy Survey process. Participation is currently voluntary, but will likely eventually be required as part of the MSBA process. In early March, Principal Eric Sprung invited staff and families to complete occupant feedback surveys, and Public Buildings and NPS facilities completed a detailed questionnaire on enrollment, the educational program, space use, maintenance and energy use for the building. In mid-March the MSBA conducted an all day site visit to tour the building, gather additional information and to observe program use and building operations. We are now awaiting a draft report from the MSBA with the collected data and findings. Once received, we will provide an update on the findings to the School Committee.

## **VIII. Other Updates**

### **Phase 3 Solar Panel Project Update from Bill Ferguson, Co-Director of Sustainability**

Work on the phase 3 solar projects is progressing. As indicated in the attached table, 8 of the 11 sites have now received MA Department of Energy Resources (DOER) approval for the Solar Massachusetts Renewable Target (SMART) solar incentives. Work on a Power Purchase Agreement (PPA) and revised lease for the four Solect Energy projects continues with the Law Department. A second meeting with Solect Energy and the Law Department is scheduled for Wednesday, June 21st to review and finalize the draft agreement. The goal is to complete this work by the end of June.

A PPA and lease are already in place with Ameresco that will continue to be used for their new projects.

The rest of the DOER SMART approvals and interconnection approvals from Eversource are pending. All local approvals, with the exception of building permits, are in place. More specific construction schedules will be provided as soon as they are available. (See the attached spreadsheet)

### Helpsy Textile Collection Bins

Helpsy textile collection bins are located at schools throughout the city. Collecting textiles helps keep them out of the waste stream and helps the city comply with the recent state textile waste ban. It also generates a small amount of revenue that can be used for sustainability initiatives in the schools. From July 2022 through May 2023, we have collected and diverted 220,813 pounds of textiles from the waste stream and generated a total of \$24,294.93. The School Sustainability Working Group is proposing to use these funds for a Green Team Leader in each school to help support the district's sustainability goals.

### Transportation Updates

- Albemarle Neighborways Plan - The Neighborways plan to improve Albemarle for biking will be installed this summer-fall. The plan adds bike lanes and traffic calming measures and will also improve visibility and safety at the crosswalk at the Cheesecake Brook footbridge.
- A MassDOT Safe Routes to School (SRTS) Infrastructure Grant was awarded to Newton for improvements to the Parker Road and Route 9 intersection. The grant will help pay for safety improvements at the intersection that will support better walking and biking routes for students at Brown and Oak Hill Middle Schools and NSHS. The initial concept plans were presented in May and various stakeholders have provided feedback. The project will next move into more detailed design. It's anticipated that the project will begin construction in 2026 and be completed in 2027.
- Newton Bike/Ped Network Plan Advisory Committee - NPS and our Safe Routes to Schools partners have been participating in the planning for the City's Bike/Ped Network Plan, which will provide an action-oriented road map to make Newton more safe, enjoyable, and accessible for everyone to get around on two feet, two wheels, or using any mobility device. The plan has begun to be developed and the first public meeting was held on June 13th. More information on the plan can be found [here](#).

### Parks, Recreation & Culture (PRC) Updates

- NNHS Stadium Sports Lighting  
PRC received bids and awarded the project to an electrical/General Contractor to install the lighting equipment. The installation will be done this summer.
- NSHS Synthetic Turf Replacement and Track  
This work will be starting just after the last day of school and will be completed in September. The entire track surfaces including the long jump and pole vault runs will be resurfaced as part of this project.
- Cabot Park Pavilion  
The Pavilion is now complete. It was designed and constructed by Mass Art Architecture school students. The pavilion will be available for school special activities as well as community art and culture exhibitions.

Phase 3 Solar - Update June 15, 2023

Completed

In progress

Roof Sites		Total First Year Output (kWh)	KW (AC)	KW (DC)	Location	Type	Solar Company	Estimated Construction Timeline
1	Ed Center roof, 100 Walnut St.	95,779	67	81	Roof	BTM	Ameresco	completed
2	Fire Station #3 and Headquarters, 31 Willow Street	77,395	67	63	Roof	BTM	Ameresco	completed
3	Zervas Elementary School, 30 Beethoven Ave	216,094	133	182	Roof	BTM	Ameresco	completed
4	Angier Elementary School Gym roof, 1697 Beacon St	98,208	73	88	Roof	BTM	Ameresco	fall 2024
5	Cabot, 229 Cabot School	142,409	109	122	Roof	BTM	Ameresco	fall 2024
6	Horace Mann School, 225 Nevada Street	66,161	50	57	Roof	BTM	Solect	fall 2024
7	Williams Elementary School, 141 Grove Street	87,835	59	68	Roof	BTM	Solect	fall 2024
<b>Total Phase 3 Roof sites kWh</b>		<b>783,881</b>	<b>558</b>					

Parking Lot Canopy Sites

8	Ed Center parking lot, 100 Walnut St. (Crafts St side)	335,119	216	284	Parking lot	FTM	Ameresco	TBD
9	Oak Hill MS parking lot, 130 Wheeler Road, behind Oak Hill Middle School	197,117	136	150	Parking lot	BTM	Solect	TBD
10	Memorial Spaulding Elementary School parking lot, 250 Brookline Ave	204,698	146	182	Parking lot	FTM	Ameresco	TBD
11	26-28 Pleasant Street lot, Newton Centre	120,656	100	108	Parking lot	FTM	Ameresco	TBD
12	Mason Rice School Parking lot, 149 Pleasant St	200,824			Parking lot	BTM	Solect	TBD
13	North High School, Lowell Ave	582,786	360	492	Parking lot	FTM	Ameresco	completed
14	North High School, Walnut Street	354,392	220	267	Parking lot	BTM	Ameresco	completed
15	Brown Middle School Lot (behind school) 125 Meadow	321,338	216	277	Parking lot	FTM	Ameresco	TBD
16	Wheeler Rd lot, corner of Meadowbrook & Wheeler	313,500	220	270	Parking lot	FTM	Ameresco	TBD
17	Newton Free Library, 330 Homer Street	378,230	240	347	Parking lot	BTM	Ameresco	completed
<b>Total Phase 3 Canopy sites kWh</b>		<b>3,008,660</b>	<b>1,854</b>					

Phases	Annual	Municipal Use
Phase 3 Total kWh-completed, estimated FY 2022 kWh	1,704,676	9%
Phase 3 Total kWh-proposed	2,087,865	10%
Phase 2 Total kWh-actual FY 2021 kWh	3,933,819	20%
Phase 1 Total kWh-actual FY 2021 kWh	736,813	4%
All Phases kWh	8,463,173	42.2%
<b>Municipal Total Use kWh FY 2021</b>	<b>20,044,000</b>	