

Newton City Council



Committee of the Whole Report

Wednesday, March 23, 2016

Present: Councilor Gentile (Chair), Albright, Auchincloss, Blazar, Brousal-Glaser, Ciccone, Cote, Crossley, Danberg, Fuller, Hess-Mahan, Kalis, Lappin, Laredo, Leary, Lennon, Lipof, Norton, Rice, and Schwartz

Absent: Councilor Baker, Harney, Sangiolo, and Yates

City staff present: Matt Hills (Chair of the School Committee), Diana Fischer-Gomberg (School Committee Member), Julie Kirrane (Long Range Planning Manager; School Department), Sandra Guryan (Deputy Superintendent/Chief Administrative Officer), and Alice Ingerson (Community Preservation Planner)

Referred to Programs & Services, Public Facilities and Finance Committees

#90-16 Statement of Interest for Lincoln Eliot Elementary School

SUPERINTENDENT FLEISHMAN is requesting a vote of the City Council to complement the vote of the School Committee to authorize the Superintendent of Schools to submit to the Massachusetts School Building Authority (MSBA) they FY 16 Statement of Interest no later than April 8, 2016 for the consideration of Lincoln-Eliot Elementary School as a major school building project after Cabot Elementary School. [02/29/16 @ 4:45 PM]

Action: **Committee of the Whole Approved by Voice Vote (Albright not voting)**

Note: Deputy Superintendent of Schools Sandy Guryan presented the request for a vote of the City Council to authorize the Superintended of Schools to submit a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) for consideration of Lincoln-Eliot Elementary School as its highest priority school building project after the Cabot Elementary School. The unsigned SOI was attached to the agenda for the Committee of the Whole meeting. The presentation included the attached PowerPoint slides. The School Department would like to submit the SOI application for the Lincoln-Eliot School into the 2016 calendar for the MSBA, which requires a vote of the City Council by April 8, 2016 to authorize the Superintendent of Schools to submit the SOI.

In order for the School Department to file a SOI with the MSBA for any school construction project a funding source for the project must be identified. The City's Fiscal Year 2017 – 2021 Capital Improvement Plan includes a funding source of bonding and possible MSBA funding for the project. The renovation of the Lincoln-Eliot School has been part of the School Department's long-range facilities plan since Fiscal Year 2013. When the School Department prioritized the school buildings based on need, the Lincoln-Eliot School was behind the Ward School but after discussions with the Public Buildings Department, the School Operations Department, and other City and School officials, there was a determination made that Lincoln-Eliot School was in greater need.

The project may include moving Lincoln-Eliot Elementary School to the newly acquired Aquinas site and including space for the citywide integrated preschool. There is no commitment to move forward with a project by the MSBA or the City at the SOI phase of a proposed school project. The City does not need a specific plan to submit a statement of interest for the school. The SOI summarizes the overcrowding issues, the inefficient layout for teaching and learning, failing mechanical systems, and accessibility issues at Lincoln-Eliot School and the need to address severe space deficits in the preschool program, which is located at Lincoln-Eliot School and the Education Center on Walnut Street. The SOI includes the possible use of the Aquinas site to address the needs of both the Lincoln-Eliot School and the citywide preschool.

At this point in the MSBA process, the City needs to make a case for the need for funding through the SOI submittal. If the City makes the case, then the State incorporates the SOI into its list of priorities and the school goes onto the feasibility study phase of the MSBA process. Ms. Guryan stated that the MSBA is aware of the Lincoln-Eliot School and it is a high priority in the State's list of schools. The School Department expects to hear from the State in early 2017, if it going to receive an invite to the feasibility phase of an MSBA project. If the project is accepted by the MSBA, the City could receive up to 40% in reimbursement.

The acquisition of the Aquinas building allows the School Department and City to look at a joint elementary and pre-school building with enough space for both City programs. The joint educational use of the Aquinas building is in keeping with the state's standards for projects that are eligible for MSBA funding. The MSBA developed and refined its process on how it ranks and prioritizes projects and it is a highly competitive process to get funding through the MSBA. Ms. Guryan believes that the City of Newton has developed great credibility with the MSBA and has proven it can plan different approaches to meet the different needs of each of its school projects.

Ms. Guryan and Chief of Staff Maureen Lemieux will be developing a budget for the project, which would include a review of the debt schedule. There is a number of \$52,850,000 to renovate the Aquinas building for a joint elementary school/pre-school in the Fiscal Year 2017 Capital Improvement Plan. The number includes the purchase cost of the Aquinas building.

Ms. Guryan stated that the School Department's Long Range Plan is up-to-date and concurs with the City's Capital Improvement Plan. The City Council and School Committee will be meeting jointly in June or September 2016 for an update of the School Department's long-range capital plan.

The School Committee has not officially voted to move the Lincoln Eliot Elementary School to the Aquinas site but is not opposed to the idea, as it is a sensible solution to address the school's needs. Although there are issues with the move, the use of Aquinas as Lincoln-Eliot School is a reasonable basis on which to proceed with the MSBA.

There was a request that the School Department be mindful of development in the area of the Aquinas site like the expansion of the JFK Senior Housing and that the community is included in all aspects of the project. Ms. Guryan responded that the School Department is aware of the JFK

Housing project. The School Department fully intends to include the community in the project, as it moves forward.

Councilor Lennon moved approval of the authorization for the School Department to submit to the Massachusetts School Building Authority (MSBA) the FY 16 Statement of Interest, which was approved unanimously by voice vote. The draft Council Order with the language required by the MSBA for the authorization is attached.

Referred to Programs & Serv., Public Facil., Land Use and Finance Committees

#119-16 \$100,000 in CPA funding for technical assessments of 70 Crescent Street
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of one hundred thousand (\$100,000) from the Community Preservation Fund to the Public Buildings Department for technical assessments of 70 Crescent Street as a site for the CPA eligible affordable housing and park uses described in Board Order #384-11(4) and in the department's February 2016 proposal to the CPC. [03/10/16 @ 11:33 AM]

Action: **Committee of the Whole Approved by Voice Vote (Cote, Lappin abstaining)**

Note: Chair of the Community Preservation Committee Jim Robertson presented the recommendation of the Community Preservation Committee to appropriate \$100,000 from Community Preservation Act (CPA) Funds for environmental studies, a civil survey, and a geotechnical survey at 70 Crescent Street. The total budget for the site assessment is \$110,000 with \$10,000 coming from the Public Buildings Department staff time for project management. The project is eligible for CPA funds as the site is the proposed location of affordable housing and a community park. A portion of the project includes market-rate housing on the site, which is not eligible for CPA funds. Therefore, the City will need to determine the proportion of pre-development costs attributable to the market-rate housing and provide documentation that no CPA funds were expended on that portion of the project.

The pre-proposal to the Community Preservation Committee was a request for the full funding for the project; however, the Community Preservation Committee felt that it was more appropriate to fund the site assessments to understand that the site is environmentally appropriate for housing and/or a community park before recommending approval of full funding for the project. By only funding the site assessment portion of the project, the full project will fall within the Community Preservation Committee's funding cycle.

There was some sentiment among the Community Preservation Committee members that the project should have a larger affordable housing component. They also felt that the City should try to reduce the subsidy needed for each unit of affordable housing and look for other funding opportunities. It was pointed out that the City will own the housing and it will be considered an asset. The cost per unit for the affordable housing may also include the funding for park space.

A Councilor member was concerned that funding the site studies and surveys with CPA funding was not appropriate because if the environmental studies determined that the site is not

appropriate for housing or a park, the site would not be eligible for any further CPA funding. It would have made the Councilor more comfortable to approve all of the funding instead of just this piece. Community Preservation Planner Alice Ingerson stated that municipalities all over the State have funded this type of project with CPA funding. The intended uses for the site are CPA funding eligible and the Community Preservation Committee felt it was prudent to split the funding. Other City projects have come in for CPA funding for design and come back later for construction money, which is not that different from this. Mr. Robertson added that the Committee also felt that it is more than likely that the site will be CPA eligible. In the worst-case scenario that the site is contaminated and nothing can be done with it, the City can payback the funds to the CPA fund. Commissioner Morse stated that earlier studies during the real property reuse process have indicated that the site is not contaminated.

Councilor Lipof moved approval of the appropriation, which carried by a voice vote of 18 in favor, none opposed and two abstentions. A draft Council Order for the item is attached.

Respectfully submitted,

Leonard J. Gentile, Chair

LINCOLN-ELIOT ELEMENTARY SCHOOL MSBA FY16 STATEMENT OF INTEREST (SOI)

Newton Public Schools Presentation

Newton City Council, Committee of the Whole

March 23, 2016

LONG-RANGE ELEMENTARY FACILITIES PLANNING

- Initiated in 2011-12 to address capacity and school facilities
- Based on facilities assessments done in 2007, 2011:
 - *Enrollment projections*
 - *Building conditions*
 - *Suitability for educational programs*
- Priorities are reviewed annually
- Part of NPS strategic plan & district goals
- Done in conjunction with City and Capital Plan
- Responsive to new information and opportunities

LONG-RANGE ELEMENTARY FACILITIES TIMELINE

Fiscal Year	School Year	New School / Major Renovation					Renovations / Additions													Pre-K and Ed Center	Swing Space
		Angier (MSBA)	Zervas	Cabot (MSBA)	Lincoln-Eliot (MSBA)	Ward (MSBA)	NECP (PreK)	Horace Mann	Lincoln-Eliot as Swing Space	Countryside	Franklin	Mason-Rice	Burr	Peirce	Bowen	Williams	Memorial-Spaulding	Underwood	Ed Center and NECP	Carr / Lincoln-Eliot	
		1919	1954	1929	Aquinas	1928	Aquinas	1965	1939	1953	1939	1959	1967	1951	1952	1950	1954	1924	1928		
FY12	2011-12	Start MSBA	+2 Classrooms					+1 Classroom					+1 Classroom							Plans to Vacate	
FY13	2012-13	Feasibility																		Feasibility	
FY14	2013-14	Design	Feasibility					+1 Classrooms	+1 Classroom; PreK to EDC			+4 Classrooms	+1 Classrooms		+3 Classrooms (NET)					Construction	
FY15	2014-15	Construction	Design	Feasibility					+1 Classroom; PreK to EDC											Angier Students	
FY16	2015-16			Design			Feasibility		+1 Classroom; PreK to EDC											Zervas Students	
CURRENT CIP GROUP - CITY FUNDING	FY17	Completed: +3 Classrooms JAN '16	Construction		Start MSBA		Replace Windows												NECP Move to Aquinas SEP '16		
	FY18		Completed: +3 Classrooms SEP '17	Construction	Feasibility		Design													Cabot Students	
	FY19						PreK Complete SEP '19													Lincoln-Eliot	
	FY20			Completed: +4 Classrooms JAN '19	Construction			Moves to Carr: +1 Classrooms SEP '19	Feasibility												
	FY21					Start MSBA			Design	Feasibility											
NEXT CIP GROUP - CITY FUNDING	FY22				Completed: +6 Classrooms SEP '21	Feasibility			Construction	Design										Not Available	
	FY23					Design			Completed: +6 Classrooms SEP '22	Construction	Feasibility									Countryside	
	FY24					Construction				Completed: +6 Classrooms SEP '23	Design	Feasibility								Ward	
	FY25										Design	Feasibility									
	FY26					Completed: +4 SEP '25				Construction				Design						Franklin	
NEXT CIP GROUP - CITY FUNDING	FY27										+6 New Classrooms SEP '26	Construction		Feasibility						Mason-Rice	
	FY28											+1 New Classrooms SEP '27	Construction	Design	Feasibility					Burr	
	FY29												+6 New Classrooms SEP '28	Construction	Design	Feasibility				Peirce	
	FY30													+3 New Classrooms SEP '29	Construction	Design	Feasibility			Bowen	
	FY31														+6 New Classrooms SEP '30	Construction	Design	Feasibility		Williams	
	FY32															+3 New Classrooms SEP '31	Construction	Design		Memorial-Spaulding	
	FY33																+6 New Classrooms SEP '32	Construction		Underwood	
	FY34																	+6 New Classrooms SEP '33			

FY16 STATEMENT OF INTEREST (SOI)

The SOI procedure is necessary to start the MSBA process.

SOI outlines the need for:

- An appropriate facility to accommodate the Lincoln-Eliot Elementary School Population (K-5)
- Space for Newton's district wide Integrated Preschool
- Renovation/Addition with full program space
- Opportunity to relieve north-side crowding
- Aquinas site option

LINCOLN-ELIOT IS NEWTON'S NEXT PRIORITY

- Urgent need for improved space for Lincoln-Eliot K-5 and preschool populations
- Building needs full renovation or replacement due to:
 - Building age and condition
 - Building systems
 - Two additions that created inefficient layout for 21st century teaching and learning

LINCOLN-ELIOT IS NEWTON'S NEXT PRIORITY (CONT.)

- Building does not support education program
- Classrooms do not meet standards
 - Size, type, location, adjacencies
- Small instructional areas are insufficient
- Gym, library, art, music and cafeteria undersized and located in basement
- Instructional spaces have inadequate light and ventilation
- Lack of appropriate space for district-wide integrated preschool program

MSBA PROCESS TIMELINE

- *Spring 2016 – Statement of Interest to MSBA*
 - *A competitive process to allocate available funds to cities and towns that demonstrate highest need*
 - *City Council authorization is required*
 - *Neither MSBA nor City is committed at the SOI stage*
- 2016-17 – Possible MSBA Invitation
- 2017-18 – Feasibility
- 2018-19 – Design
- 2019-21 – Construction (2 years)
- 2021-22 – Completed

NEXT STEPS

Date	Action
April 4, 2016	City Council Vote to Authorize Submission of SOI
June or September 2016	Joint City Council/School Committee Meeting: Update on Long-Range Plan

CITY OF NEWTONIN CITY COUNCIL

2016

ORDERED:

RESOLUTION TO THE NEWTON SUPERINTENDENT OF SCHOOLS AUTHORIZING THE
SUPERINTENDENT TO SUBMIT TO THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY A
STATEMENT OF INTEREST FOR THE LINCOLN-ELIOT ELEMENTARY SCHOOL BY APRIL 8, 2016

BE IT RESOLVED : that the City Council of Newton, Massachusetts having convened in an open meeting on March 23, 2016 in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority (MSBA) the Statement of Interest that will be submitted to the MSBA by no later than April 8, 2016 for consideration in FY2013 for the Lincoln-Eliot Elementary School, located at 191 Pearl Street, Newton, Massachusetts 02458 which describes and explains the following deficiencies and the priority category(s) for which Newton may be invited to apply to the Massachusetts School Building Authority in the future: the elimination of existing severe overcrowding; replacement, the renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilations systems, to increase energy conservation and decrease energy related costs in a school facility; and the replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements; and hereby further specifically acknowledges that by submitting this Statement of Interest, that Massachusetts School Buidling Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authoriy, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

Under Suspension of Rules
Readings Waived and Approved

CITY OF NEWTON

IN CITY COUNCIL

2016

ORDERED:

That, in accordance with the recommendations of the Community Preservation Committee, through its Chairman James Robertson, and the City Council Programs & Services, Public Facilities, Land Use and the Finance Committees their respective Chairs John B. Rice, Deborah J. Crossley, Marc C Laredo, and Leonard J. Gentile, the sum of one hundred thousand dollars (\$100,000) be and is hereby appropriated from the Community Preservation Fund as shown below to be expended under the direction of the Public Buildings Department to for technical assessments of 70 Crescent Street as a sit for the Community Preservation Act eligible affordable housing and park uses as described in Board Order #384-11(4) and as detailed in the Community Preservation Committee's March 17, 2016 funding recommendation.

FROM: CPA Fund Undesignated Fund Balance
(21-3497)..... \$100,000

TO: Crescent ST Site Assessment
(21C11501-5301) \$50,000
(21D11501-5301) \$50,000

Under Suspension of Rules
Readings Waived and Item Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____