



**Zervas School Building Committee and Design Review Committee**

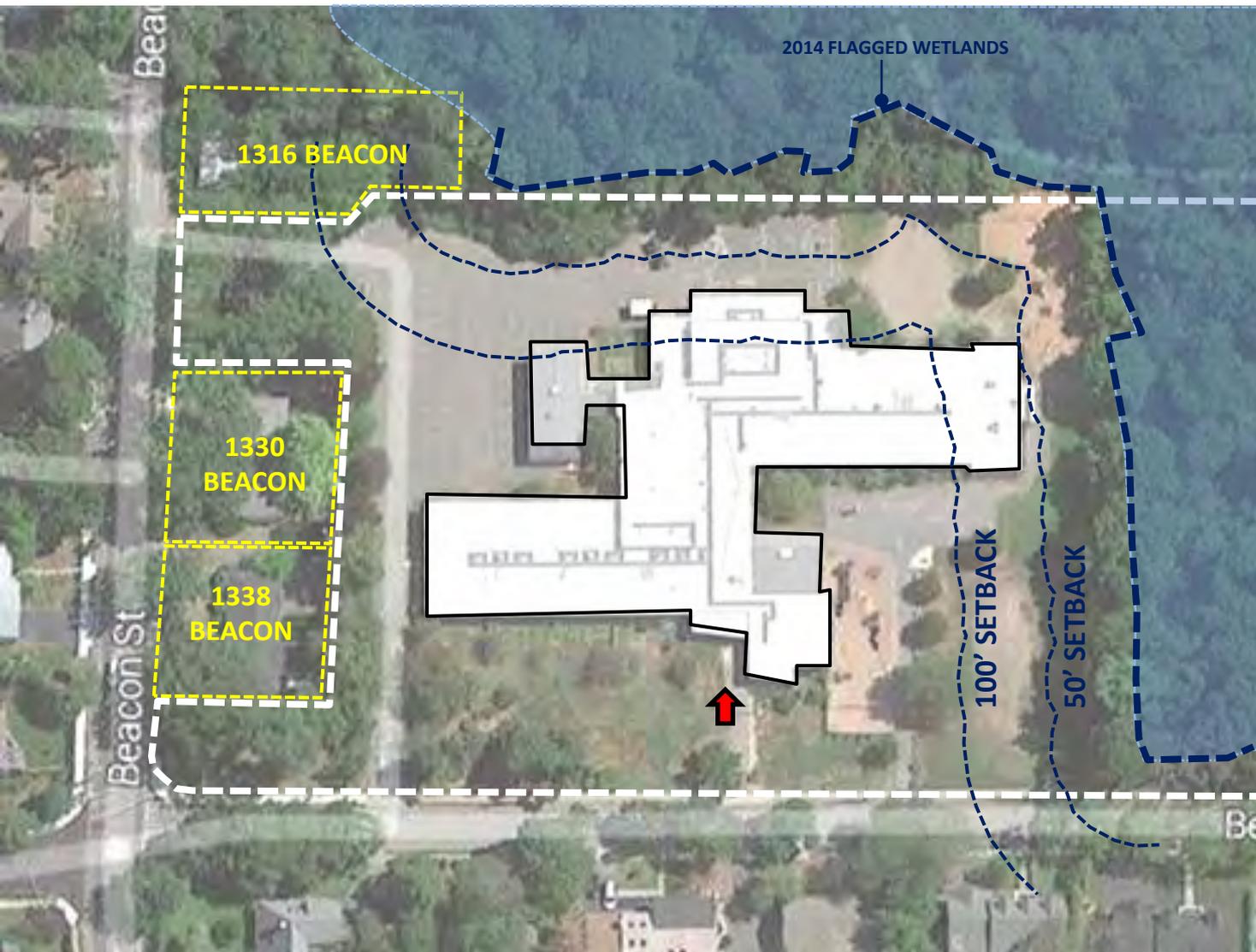
**Zervas Elementary School – Newton, MA**

**October 9, 2014**



**Design***partnership*  
OF CAMBRIDGE

**JOSLIN  
LESSER**  
Project Management



- 5.3 Acres (**3.5 Useable**)
- 35k SF Building
- 43k SF** Play Areas
- + Outdoor Classroom
- + Outdoor Gardens
- Plaza/Gathering on Lawn
- 8+ Bike Storage
- Dumpsters/Service
- 44** Parking Spaces (lined)
- 1 Bus Drop-Off (lined)
- 0 Car Drop-Off
- (on-site totals listed)
- SF Over 100' Setback\*
- (including Beacon properties)
- 5.2k Building (4.6+.6k)
- 19.8k Imperv. (19.7+.1k)
- 25k Total** within Setback
- School Building is Outside of 50'
- All Paving is Outside of 25'
- \*Based on Flagged Wetlands

**EXISTING SITE**

**Zervas Elementary School – Newton, MA**

**October 9, 2014**





6.0 Acres (**4.2 Useable**)  
78.8k SF Building

**60k SF Play Areas**  
+ Outdoor Classroom  
+ Outdoor Gardens

**8k SF Plaza/Gathering**  
**36+ Bike Storage**  
Dumpsters/Service

**75 Parking Spaces**  
**4 Bus Drop-Off**  
**20 Car Drop-Off**  
(added drop-off lane)

SF Over 100' Setback\*  
(including Beacon properties)  
11.2k Building (vs. 5.2k)  
5.4k Imperv. (vs. 19.8k)  
9.2k Porous

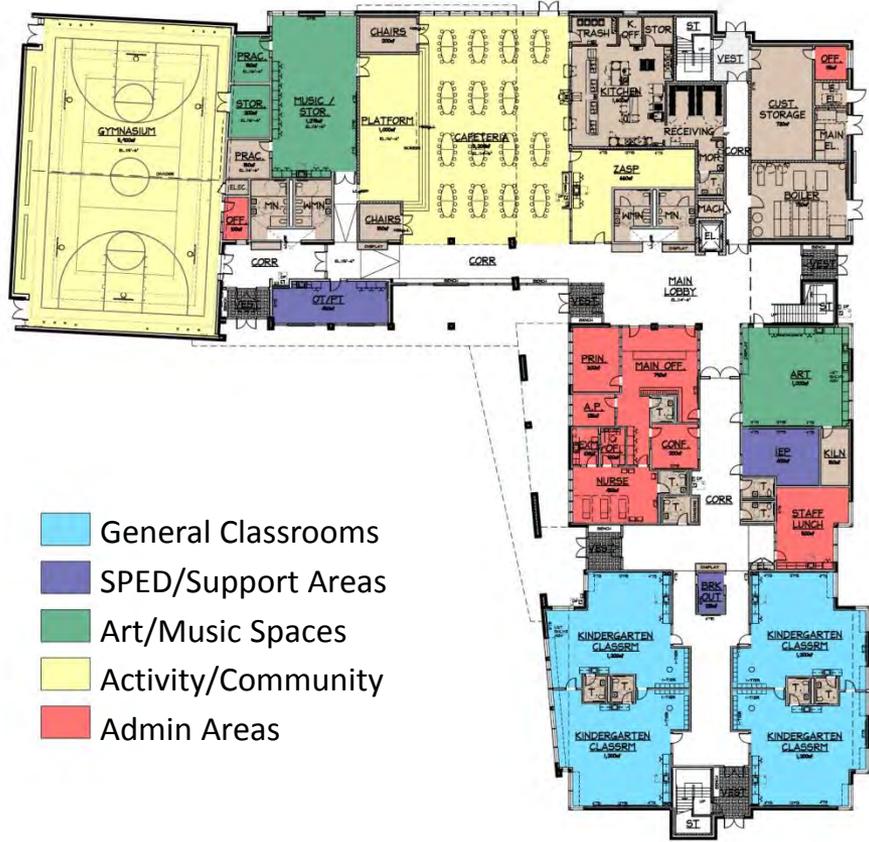
**25.8k Total (25k exists)**  
**Full Building is Kept Out of 50'**  
**All Paving is Kept Out of 25'**  
\*Based on Flagged Wetlands

## SCHEMATIC DESIGN – SITE PLAN

Zervas Elementary School – Newton, MA

October 9, 2014





- General Classrooms
- SPED/Support Areas
- Art/Music Spaces
- Activity/Community
- Admin Areas



**SCHEMATIC DESIGN – FLOOR PLANS**  
**Zervas Elementary School – Newton, MA**  
**October 9, 2014**





## SCHEMATIC DESIGN – ENTRY PERSPECTIVE

Zervas Elementary School – Newton, MA

October 9, 2014



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**North/West Facades**  
(toward Beacon/Beethoven)

**SCHEMATIC DESIGN – BUILDING PERSPECTIVES**

**Zervas Elementary School – Newton, MA**

**October 9, 2014**



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**South/East Facades**  
(toward woods/wetlands)

**SCHEMATIC DESIGN – BUILDING PERSPECTIVES**

**Zervas Elementary School – Newton, MA**

**October 9, 2014**



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**BUDGET & CATEGORIES OF EXPENSES FOR THE NEW ZERVAS SCHOOL PROJECT BUDGET**

JOSLIN LESSER + ASSOCIATES for CITY OF NEWTON PUBLIC BUILDINGS DEPARTMENT

August 31, 2014

CATEGORIES OF THE BUDGET	BUDGET	CURRENT EXPENDITURES	TOTAL EXPENDITURES	TOTAL ENCUMBRANCES	UNOBLIGATED BUDGET
FEASIBILITY STUDY (Includes A/E, OPM & CM PreCon)	\$ 800,000	\$ 40,000	\$ 606,720	\$ 739,194	\$ 60,806
PROJECT ADMINISTRATION (Includes OPM)	\$ 1,025,000	\$ -	\$ -	\$ -	\$ 1,025,000
CONSTRUCTION CLERK OF THE WORKS	INCLUDED IN OPM SERVICES UNDER PROJECT ADMINISTRATION				
BUILDING SYSTEM COMMISSIONING	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
ARCHITECTURE & ENGINEERING	\$ 2,800,000	\$ -	\$ -	\$ -	\$ 2,800,000
PRE CONSTRUCTION SERVICES	\$ 140,000	\$ -	\$ -	\$ -	\$ 140,000
CONSTRUCTION	\$ 29,000,000	\$ -	\$ -	\$ -	\$ 29,000,000
OFF SITE IMPROVEMENTS (Acquisition/Blue Zone)	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000
FURNITURE/FIXTURES/COMPUTER EQUIPMENT	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,200,000
OTHER PROJECT COSTS	\$ 270,000	\$ -	\$ -	\$ -	\$ 270,000
CONSTRUCTION CONTINGENCY	\$ 1,365,000	\$ -	\$ -	\$ -	\$ 1,365,000
OWNER'S CONTINGENCY (SOFT COSTS)	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
<b>TOTAL PROJECT EXPENDITURE BUDGET</b>	<b>\$ 40,000,000</b>	<b>\$ 40,000</b>	<b>\$ 606,720</b>	<b>\$ 739,194</b>	<b>\$ 39,260,806</b>

Total Value of CM Change Orders Submitted to Date	\$ -
Total Number of CM Change Orders Submitted to Date	0

Construction Completion Rate (%)	NA
Projected Construction Start Date	January 2016
Substantial Completion Date	July 2017
Final Project Completion Date	Fall 2017

**NOTES:**

Current approved project funding is \$1 M

Expenditures are listed "as submitted" to the City, some expenditures may not yet be processed by the City of Newton

Expenditures and Encumbrances are rounded to the nearest whole dollar

As with the Angier project, the potential cost of concrete slab moisture mitigation will be covered under Construction Contingency

Construction budget include demolition of 3 existing adjacent residences and development of those sites

Off Site improvements include potential acquisition of adjacent residential properties and reconstruction of the Blue Zone on Beethoven Street

## SCHMATIC DESIGN – BUDGET

### Zervas Elementary School – Newton, MA

October 9, 2014



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**ZERVAS ELEMENTARY SCHOOL - NEWTON, MA**

**Project Milestone Schedule**

**9/23/14**

<b>Start</b>	<b>Finish</b>	<b>Activity</b>
August-13	October-13	OPM Selection
October-13	January-14	Designer Selection
January-14	June-14	Feasibility Study/Options Analysis
July-14	September-14	Schematic Design
	September-14	SD Cost Estimates and Reconciliation
	October-14	Site Plan Approval and 5-58 Funding Approval
November-14	March-15	Design Development
February-15	March-15	DD Cost Estimates & Reconciliation
	March-15	DD Local Approval
March-15	September-15	Construction Documents
	July-15	60% CD Cost Estimates and Local Review
	September-15	90% CD Cost Estimates and Local Review
	October-15	Bidding
	November-15	Develop Guaranteed Maximum Price Construction Contract
November-15	December-15	Construction Mobilization and Procurement
	December-15	Zervas Faculty and Students relocate to Carr Facility
January-16	July-17	Construction of new Zervas School
July-17	August-17	Fit out, furnishing, and NPS occupancy of New Zervas School
	September-17	New Zervas School opens for students

**SCHEMATIC DESIGN – SCHEDULE**

**Zervas Elementary School – Newton, MA**

**October 9, 2014**





**BOARD of ALDERMEN MEETING**

**Zervas Elementary School – Newton, MA**

**October 9, 2014**



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# Program Comparison

<b>Zervas Elementary</b>	
<b>ROOM TYPE</b>	
<b>CORE ACADEMIC SPACES</b>	
Pre-Kindergarten w/ toilet	
Kindergarten w/ toilet	
General Classrooms - Gr. 1-6	
<b>SPECIAL EDUCATION</b>	
Self-Contained SPED	
Self-Contained SPED - toilet	
Resource Room	
Small Group Room / Reading	
Substantially Separate Classroom	
Learning Centers (K-2 & 3-5)	
Breakout Rooms (1 for each grade)	
ELL Program	
OT/PT	
Quiet Room (1 per academic floor)	
Speech & Language	
Reading/Literacy Classroom	
Inclusion Facilitators	
Literacy Specialist	
Math Coach	
IEP Conference Rooms	
Psychologist (office, testing, therapy & storage)	
Social Worker (office, testing & conference)	
Intervention Office	
<b>ART &amp; MUSIC</b>	
Art Classroom - 25 seats	
Art Workroom w/ Storage & kiln	
Music Classroom / Large Group - 25-50 seats	
Music Practice / Ensemble	
Music Storage	
<b>HEALTH &amp; PHYSICAL EDUCATION</b>	
Gymnasium	
Gym Storeroom	
Health Instructor's Office w/ Shower & Toilet	
<b>MEDIA CENTER</b>	
Media Center / Reading Room	

<b>ANGIER / MSBA for 465 STUDENTS</b>			<b>ZERVAS SCHEMATC for 490 STUDENTS</b>		
<b>NFA</b>	<b>QTY</b>	<b>TOTAL</b>	<b>NFA</b>	<b>QTY</b>	<b>TOTAL</b>
		<b>21,450</b>			<b>23,300</b>
0	0	0	0	0	0
1,200	4	4,800	1,200	4	4,800
925	18	16,650	925	20	18,500
		<b>5,800</b>			<b>5,650</b>
		0			0
		0			0
		0			0
		0			0
925	1	925	900	1	900
433	2	866	450	2	900
125.3	6	752	125	6	750
240	1	240	150	1	150
450	1	450	450	1	450
105	2	210	100	2	200
240	1	240	150	2	300
925	1	925	900	1	900
207	1	207	150	1	150
140	1	140	125	1	125
127	1	127	125	1	125
420	1	420	400	1	400
149	1	149	150	1	150
149	1	149	150	1	150
				0	0
		<b>2,675</b>			<b>2,725</b>
1,000	1	1,000	1,000	1	1,000
150	1	150	150	1	150
1,200	1	1,200	1,200	1	1,200
155	1	155	150	2	300
70	1	70	75	1	75
		<b>6,300</b>			<b>6,300</b>
5,997	1	5,997	6,000	1	6,000
198	1	198	200	1	200
105	1	105	100	1	100
		<b>2,763</b>			<b>2,875</b>
2,763	1	2,763	2,875	1	2,875

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# Program Comparison

<b>Zervas Elementary</b>	
<b>ROOM TYPE</b>	
<b>DINING &amp; FOOD SERVICE</b>	
Cafeteria / Dining	
Stage	
Chair / Table / Equipment Storage	
Kitchen	
Staff Lunch Room	
<b>MEDICAL</b>	
Medical Suite Toilet	
Nurses' Office / Waiting Room	
Examination Room / Resting	
<b>ADMINISTRATION &amp; GUIDANCE</b>	
General Office / Waiting Room / Toilet	
Teachers' Mail and Time Room	
Duplicating Room	
Records Room	
Principal's Office w/ Conference Area	
Principal's Secretary / Waiting	
Assistant Principal's Office	
Supervisory/Spare Office +After School Pgm	
Conference Room	
Guidance Office	
Guidance Storeroom	
Teachers' Work Room	
<b>CUSTODIAL &amp; MAINTENANCE</b>	
Custodian's Office	
Custodian's Workshop	
Custodian's Storage	
Custodian's Storage	
Recycling Room / Trash	
Receiving and General Supply	
Storeroom	
Network / Telecom Room	
Total Building Net Floor Area (NFA)	
Total Building Gross Floor Area (GFA) <sup>2</sup>	
Grossing factor (GFA/NFA)	

<b>ANGIER / MSBA for 465 STUDENTS</b>			<b>ZERVAS SCHEMATC for 490 STUDENTS</b>		
<b>NFA</b>	<b>QTY</b>	<b>TOTAL</b>	<b>NFA</b>	<b>QTY</b>	<b>TOTAL</b>
		<b>6,366</b>			<b>6,663</b>
3,025	1	3,025	3,200	1	3,200
996	1	996	1,000	1	1,000
355	1	355	363	1	363
1,470	1	1,470	1,600	1	1,600
260	2	520	250	2	500
		<b>510</b>			<b>510</b>
51	1	51	60	1	60
234	1	234	250	1	250
112.5	2	225	100	2	200
		<b>2,318</b>			<b>2,515</b>
681	1	681	680	1	680
included in General Office			included in General Office		
included in General Office			included in General Office		
62	1	62	60	1	60
300	1	300	300	1	300
included in General Office			included in General Office		
125	1	125	125	1	125
450	1	450	650	1	650
200	1	200	200	1	200
0	0	0	0	0	0
0	0	0	0	0	0
250	2	500	250	2	500
		<b>1,861</b>			<b>1,865</b>
130	1	130	125	1	125
0	0	0	0	0	0
141	2	282	120	2	240
185	1	185	200	1	200
655	1	655	650	1	650
included in Recycling Room			included in Recycling Room		
176	2	352	200	2	400
257	1	257	250	1	250
		<b>49,943</b>			<b>52,403</b>
		<b>74,960</b>			<b>78,800</b>
		<b>1.50</b>			<b>1.50</b>

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