

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

City of Newton



Ruthanne Fuller
Mayor

(For staff use)
date rec'd:

PRE-PROPOSAL

PROPOSAL

Last updated October 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager

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lkritzer@newtonma.gov

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Louise Levingston Cove Improvements Project		
Project LOCATION	Lake Avenue, Newton Highlands, MA 02459. Lakefront Land across from 183,193 and 203 Lake Avenue		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Luis Perez Demorizi, Open Space Coordinator Parks, Recreation & Culture	lpdemorizi@newtonma.gov	617-796-1507
Other Contacts	Nicole Banks, Commissioner Parks, Recreation & Culture	nbanks@newtonma.gov	617-796-1502
Project FUNDING	A. CPA funds requested: \$ 1,440,344	B. Other funds to be used: \$189,428	C. Total project cost (A+B): \$1,629,772
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		

Levingston Cove is one of the 4 public open space parcels set along the shore of Crystal Lake in Newton. Crystal Lake is designated as one of the state’s Great Ponds; it is a 33-acre glacial kettle pond (actual pond area is 27.5 acres), roughly 10 miles west of Boston. The crescent-shaped Levingston Cove is roughly one-half of an acre; it sits on the shore of Crystal Lake at the intersections of Lake Avenue and Lakewood and Berwick Roads in the Newton Highlands neighborhood. The existing grassy slope and its mostly inaccessible shoreline pathway have eroded severely. There are mature trees and a sparse shrub buffer on the shoreline. The park provides opportunities for sitting and viewing, fishing, nature study, sunbathing, picnicking, and walking. The park also serves as habitat for land- and water-based wildlife. Located further south along the shore is Newton’s only supervised, natural area for public swimming known as Crystal Lake Park and Bath house. Crystal Lake currently suffers from extreme stress and overuse within its watershed. Expanded use of the lake for swimming, demand for fishing and boating, increased on-street parking, the encroachment of invasive plants on the natural habitat, and cyanobacteria algal blooms in the water are the primary stressors on the health of the great pond.

Given the parks location within an ecologically sensitive area, this small, well-used area will be receiving improvements that are packed with environmental performance innovation. The current improvements plan will enhance accessibility, slow and redirect stormwater surface run-off, protect and enhance wildlife habitat, overall recreational value and ensure public safety. The conceptual design and current plan has been conducted and produced by Weston & Sampson Inc. and approved by the Newton Parks and Recreation Commission along with many other stake holders, including members of the public. Public meetings were held to request input from the public. Public comment has been considered and incorporated into the preferred plan where feasible within the park’s current program.

The plan is in the construction documentation phase and moving toward a shovel-ready project. With CPC funding, the city will be able to move forward with construction. The PRC department has and will continue commitment expend staff time and other resources to manage the project through construction completion.

Luis Perez Demorizi, Open Space Coordinator, has 7 years of experience as a landscape designer 5 of which were spent designing parks, playground, streetscape and inspecting post-construction contractor work in the private sector. He helped manage an 11-million-dollar contract with the City of New York’s Department of Environmental Protection’s green infrastructure program retrofitting sidewalks, schools, and parks to manage stormwater. For PRC, Luis has managed and supervised the construction of Heartbreak Hill Park at Waban Hill Reservoir (368K value), the design and construction of the athletic field lights at Newton South High School (~450K value), structural field and court lighting assessment at Albemarle Park, Forte Park and Newton South High School tennis courts, retaining wall assessment at Burr Park, Life course trail renovation at Cold Spring Park, and landscape improvements at the Newton Corner traffic islands. He is currently overseeing the design and engineering of the Improvements to Levingston Cove. He is also in the process of developing trail improvements plan at the Marty Sender greenway. Under his oversight, Luis has been able to deliver quality open space projects to the city of Newton. He puts extra focus on minimizing project unknowns when possible. He is also able to connect effectively with other departments, various city commissions and the public.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Louise Levingston Cove Improvements Project	
USE of CPA FUNDS	RECREATION	
	Preservation	X
	Rehabilitate/ Restore	X
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.	

Open Space and Recreation Plan Update 2020-2027

- Section 8, Page 141 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.
- Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City’s park land.
- Section 9, Pages 152 Goal 2 Objective 2B #26: Crystal Lake: Implement recommendations from the Crystal Lake Management Plan by Woodard & Currant (2020), Crystal Lake Task Force Bath House Study (2010), and **Restoration of Levingston Cove, Crystal Lake, Weston & Sampson (2019)**. Consider an overall Crystal Lake Master Plan for improvements on all the publicly owned parcels:
 - Water quality improvement efforts in the lake and watershed (underway).
 - Crystal Lake Bath House, Beach and Park: Upgrade/replace the existing bath house building, curtail erosion, increase accessibility, expand utility of existing amenities and parking improvements.
 - **Levingston Cove: Implement site improvements to improve erosion, increase accessibility, and utility.**
 - Cronin’s Cove: Consider implementing an improvement and restoration plan to curtail erosion, increase accessibility and utility of existing amenities while preserving some of the site’s historic character.

Capital Improvement Plan FY2022-2026

- Page 11, *Protecting Woods and Open Spaces & Caring for our Parks and Recreational Spaces* – “...Over the next several years, the FY2022 – FY2026 CIP includes a number of important parks and recreation projects. These include shoreline improvements at Crystal Lake’s Levingston Cove...”
- CIP by Priority FY 2022-2026, Priority 26: “Renovation of entire lakefront park to include improvements to accessibility, drainage, erosion and water quality.”

COMMUNITY CONTACTS List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.

Name & title or organization	Email	Phone	Mailing address
Arthur Magni, Chairman Parks & Recreation Commission	magni@rcn.com	617-821-8351	107 Mt. Vernon Street Newton, MA 02465
Janice Bourque, Co-President Crystal Lake Conservancy	jbouque@htgc.com	617-967-0797	
Schuyler Larrabee, Co-President Crystal Lake Conservancy	schuyler.larrabee@verizon.net	617-864-3870	
Sonya Kurzweil, President Friends of Crystal Lake	sonya@skdc.org		203 Lake Ave. Newton, MA 02461

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	Louise Levingston Cove Improvements Project	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Planning, design, construction oversight and city staff time (16% of total estimated project cost)		189,428
Site Preparation / Demolition		120,532
Earthwork / Drainage and Utilities		\$142,994
Paving / Curbing		\$36,220
Decking – Cantilevered and On-Grade		\$533,325
Retaining Walls and Stairs		\$124,598
Site Amenities and Improvements		\$63,929
Planting		\$86,358
Construction year 2022 escalation (3%)		\$33,239
Mobilization, Overhead and Profit (12%)		\$132,955
Contingency (20%)		\$166,194
D. TOTAL USES (should equal C. on page 1 and E. below)		\$1,629,772
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$1,440,344
Approximate staff time for the duration of project @ 10 Hrs. a week for Duration of project (approx. 1.5 yrs)	Expected	\$24,255
Conceptual Plan development	Confirmed	\$42,878
Topographic Survey Conducted by City of Newton DPW	Confirmed	\$8,295
Design Development through Bidding	Confirmed	\$89,000
Construction Oversight -	Expected	\$25,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$1,629,772
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Tree Pruning		\$50
Site Mowing and String Trimming		\$780
Leaf Litter and Branch Removal		\$1000
Vegetation Maintenance (Shoreline)		\$75
Vegetation Maintenance (landscape plants)		\$112
Rain Garden Maintenance & Cleanup (2.3% of Total Capital Cost)		\$906
F. TOTAL ANNUAL COST (should equal G. below)		\$2,923
Sources of Funds		
Operating Budget		\$2,923
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$2,923

Project TIMELINE	Phase or Task	Season & Year
	Conceptual Design	2018-2019
	Construction Documents through Bidding	Winter 2021 thru Fall 2022
	Expected Construction Duration	Fall 2022- Late Spring 2023

Project TITLE		Levingston Cove Preservation/Rehabilitation Project	
↓ Check off submitted attachments here.			
REQUIRED.	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)	
	MAP	of site in relation to nearest major roads (omit if project has no site)	
<p>Pre-proposals: separate attachments not required, just use page 3 of form.</p> <p>Full proposals: separate, detailed budget attachments REQUIRED.</p>	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
	<p>Development budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)</p> <p>Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)</p>		
	<p>Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions</p> <p>Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies</p>		
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
	<p>For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)</p> <p>For project manager: relevant training & track record of managing similar projects</p>		
	<p>CAPITAL IMPROVEMENT PLAN current listing/ranking & risk factors for this project</p> <p>COVER LETTER from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management</p>		
REQUIRED for all full proposals involving City govt., incl. land acquisition.	ZONING & PERMITTING		
	<p>Permits required: including building permits, environmental permitting, parking waivers, demolition, comprehensive permit or special permits (if applicable)</p> <p>Other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.</p>		
	DESIGN & CONSTRUCTION		
	<p>Professional design & cost estimates: include site plans, landscape plans, etc.</p> <p>Materials & finishes; highlight “green” or sustainable features & materials</p>		
	<p>LETTERS of SUPPORT from Newton residents, organizations, or businesses</p>		
OPTIONAL for all proposals.			

Parks Recreation & Culture Department
 Levingston Cove Estimated Annual Operating & Maintenance Costs (2021 Dollars)

Operation Item	Unit of Measurement per Year	Quantity	Annual Unit Cost	Total Annual Cost
Tree Pruning	Annual	1	\$ 250	\$ 50
Site Mowing and String Trimming	Annual	1	\$ 780	\$ 780
Leaf Litter and Branch Removal	Season	2	\$ 500	\$ 1,000
Vegetation Maintenance (Shoreline)	Acre	0.12	\$ 625	\$ 75
Vegetation Maintenance (landscape plants)	Acre	0.08	\$ 1,400	\$ 112
Rain Garden Maintenance & Cleanup (2.3% of Total Capital Cost) <i>**Estimated Rain Garden Construction Cost @ 39,413</i>	Annual	1	\$ 906	\$ 906
Grand Total Annual Operations & Management Cost:				\$ 2,923

DRAFT

60% Progress Cost Estimate

	Quantity	Unit	Unit Price	Total	Notes
SITE PREPARATION/ DEMOLITION					
Temporary Construction Fence	670	LF	\$ 10	\$ 6,700	
Erosion Controls	1,060	LF	\$ 8	\$ 8,480	
Shoreline Protection (Turbidity Curtain)	480	LF	\$ 35	\$ 16,800	
Construction Entrance	1	LS	\$ 5,000	\$ 5,000	
Tree Pruning	20	EA	\$ 500	\$ 10,000	
Tree Protection	31	EA	\$ 200	\$ 6,200	
R&S Flat and Rounded Granite Boulders	27	EA	\$ 250	\$ 6,750	For reinstallation
R&D Handrails	310	LF	\$ 12	\$ 3,720	
Arborvitae Removal	11	EA	\$ 200	\$ 2,200	
Tree Removal	1	EA	\$ 1,500	\$ 1,500	10" cal. multistem
R&D Walls	265	LF	\$ 15	\$ 3,975	
R&D Concrete Paving	2,134	SF	\$ 10	\$ 21,340	
Strip & Stockpile Topsoil (6" depth)	1,076	SY	\$ 12	\$ 12,907	
R&D Utility Pole	2	EA	\$ 1,500	\$ 3,000	
Removal of Invasive Plant Species along shoreline (+/-600 sf)	24	HOUR	\$ 290	\$ 6,960	Assumes 25% of the square footage of shoreline zone has invasives present; 2 laborers, a foreman and a PWS for 1 day
Misc. Salvage and Demolition	1	LS	\$ 5,000	\$ 5,000	
			Subtotal	\$ 120,532	
EARTHWORK / DRAINAGE AND UTILITIES					
Boulder Excavation	106	CY	\$ 350	\$ 36,944	Assumes no removal of ledge
Cut/Fill Excavation	1,646	CY	\$ 35	\$ 57,601	
Rough/Fine Grading	1,646	SY	\$ 5	\$ 8,229	
6" Perforated Pipe	30	LF	\$ 20	\$ 600	
6" HDPE Solide Pipe	76	LF	\$ 20	\$ 1,520	
12" HDPE Solid Pipe	20	LF	\$ 30	\$ 600	
Overflow Drain with Beehive Dome	5	EA	\$ 1,500	\$ 7,500	
Communication Line Undergrounding by Comcast	1	LS	\$ 30,000	\$ 30,000	
			Subtotal	\$ 142,994	
PAVING / CURBING					
Vertical Granite Curb	75	LF	\$ 35	\$ 2,625	
Flush Granite Curb	515	LF	\$ 35	\$ 18,025	At stonedust paving
Steel Edger	515	LF	\$ 7	\$ 3,821	
Cast-In-Place Concrete Paving (4" depth)	88	SY	\$ 65	\$ 5,722	
Gravel Base (8" depth)	60	CY	\$ 35	\$ 2,085	
Detectable Warning Mat at Curb Cut	2	EA	\$ 300	\$ 600	ADA Solutions
Accessible Stone Dust Surfacing (stabilized)	24	TONS	\$ 225	\$ 5,400	Quote from Read Custom Soils
Stone Dust Delivery	1	LS	\$ 536	\$ 536	
Gravel Base (8" depth under stone dust.)	35	CY	\$ 35	\$ 1,226	
			Subtotal	\$ 36,220	
DECKING - CANTILEVERED AND ON-GRADE					
Guardrail at Cantilevered Decking	223	LF	\$ 225	\$ 50,175	Steel post and rail with mesh insert
Steel Structure	705	SF	\$ 250	\$ 176,250	Estimated between \$150k - \$200k
Concrete Pile Cap (2' depth)	147	CY	\$ 1,000	\$ 146,667	
Gravel Fill (4" depth)	24	CY	\$ 65	\$ 1,587	
Micropiles	40	EA	\$ 2,500	\$ 100,000	
Cantilevered Decking (Composite)	405	SF	\$ 88	\$ 35,640	Trex or equal
On-Grade Deck at Shoreline (Composite)	240	SF	\$ 88	\$ 21,120	Trex or equal; Note that helical piers will NOT be required
Granite Curb surrounding On-Grade Deck	45	LF	\$ 35	\$ 1,575	
Crushed Stone under On-Grade Deck (4" depth)	9	CY	\$ 35	\$ 311	
			Subtotal	\$ 533,325	
RETAINING WALLS AND STAIRS					
Cheek Wall	32	CY	\$ 700	\$ 22,463	On top of ex. retaining wall
Cast-In-Place Concrete Stairs	6	CY	\$ 700	\$ 3,928	
Granite Block Stair Treads	15	EA	\$ 675	\$ 10,125	Quote from Swenson Granite
Concrete for Granite Block Stairs	4	CY	\$ 700	\$ 3,098	
Handrail at Stairs and Ramps	241	LF	\$ 175	\$ 42,175	
CIP Concrete Foundation for Stone Veneer Walls	7	CY	\$ 700	\$ 4,896	
Granite Cap for Retaining Walls	333	LF	\$ 89	\$ 29,471	Quote from Swenson Granite
Stone Veneer for Ex. Retaining Wall	880	SF	\$ 17	\$ 14,758	Phone quote from Stoneyard
Stone Veneer for CMU Block Wall	412	SF	\$ 17	\$ 6,909	Phone quote from Stoneyard
CMU Block Wall	1,015	EA	\$ 2	\$ 2,223	Phone quote from Linden and Malden Cement Block Co.
Unit Block Retaining Wall	412	FF	\$ 55	\$ 22,660	Redirock precedent
			Subtotal	\$ 124,599	
SITE AMENITIES AND IMPROVEMENTS					
Wood Guardrail	515	LF	\$ 30	\$ 15,450	
Backed Bench with 2 Armrests	3	EA	\$ 1,833	\$ 5,499	Dumor Bench 160
Back Bench mounted on Seat Walls	3	EA	\$ 3,000	\$ 9,000	Bench TBD
Relocated Memorial Plaque	1	EA	\$ 1,000	\$ 1,000	
Reinstalled Granite Blocks and Boulders	27	EA	\$ 500	\$ 13,500	
Stabilizing Riverstone at Lake Edge (6" depth)	15	TON	\$ 250	\$ 3,733	
Granite Blocks for Sign Wall (6' length)	4	EA	\$ 450	\$ 1,800	Quote from Swenson Granite
Sign Wall Etching	2	EA	\$ 3,000	\$ 6,000	Quote from Newton Memorial Art
Bike Racks	3	EA	\$ 267	\$ 801	Bike Rack 290
Dog Waste Receptacle	1	EA	\$ 2,382	\$ 2,382	Model #TBD
Trash Receptacles	2	EA	\$ 2,382	\$ 4,764	VS Model SD-42 with Domed Lid and Black Plastic Liner and Plaque Decal
			Subtotal	\$ 63,929	
PLANTING					
Loam and Seed (6" loam borrow)	995	SY	\$ 6	\$ 5,969	
Erosion Control Matting	15,951	SF	\$ 0.20	\$ 3,190	
Tree Planting	7	EA	\$ 1,200	\$ 8,400	
Bank Restoration Planting Area					
Shrub Planting	40	EA	\$ 65	\$ 2,600	
Groundcover/Herbaceous Perennial Plugs	526	EA	\$ 4	\$ 2,104	4" plug
Bank Stabiliation Area TBD	269	EA	\$ 35	\$ 9,293	Assumes 18" o.c. avg; assumes 25% coverage of area shown on the plans; mix of shrubs and groundcovers
Slope Planting Area					
Shrub Planting	80	EA	\$ 65	\$ 5,200	
Slope Stabilization Seeding	361	SY	\$ 8	\$ 2,889	
Groundcover/Herbaceous Perennial Planting	380	EA	\$ 35	\$ 13,300	
Rain Garden / Infiltration Planting Area					
Shrub Planting	28	EA	\$ 65	\$ 1,820	
Groundcover/Herbaceous Perennial Planting	633	EA	\$ 35	\$ 22,155	
Bioretention Soils (12" Depth)	107	SY	\$ 60	\$ 6,393	
Aquatic Edge Planting	60	EA	\$ 4	\$ 239	Assumes 18" o.c. avg; assumes 25% coverage of area shown on the plans; 4" plug
Pine Bark Mulch (3" depth)	37	CY	\$ 75	\$ 2,806	In slope planting and rain garden areas
			Subtotal	\$ 86,358	
SUBTOTAL				\$ 1,107,957	
Construction year 2022 escalation 3%				\$ 33,239	
Mobilization, Overhead & Profit (12%)				\$ 132,955	
Contingency (15%)				\$ 166,194	
TOTAL BASE BID				\$ 1,440,344	
CPC Estimate 4/21/2021				\$ 1,125,900	