

CITY OF NEWTON

IN BOARD OF ALDERMEN

FINANCE COMMITTEE REPORT

WEDNESDAY, JULY 10, 2013

Present: Ald. Gentile (Chairman), Ciccone, Linsky, Salvucci, Rice, Blazar, and Fuller

Absent: Ald. Lappin

Also present: Ald. Hess-Mahan, Yates, Lennon, Albright, Crossley, and Laredo

City officials present: Dave Turocy (Commissioner of Public Works) Josh Morse (Interim Commissioner of Public Buildings), Maureen Lemieux (Chief Financial Officer), Bob Rooney (Chief Operating Officer), Claire Sokoloff (Chair of the School Committee), Steve Siegel (School Committee Member) and Jonathan Yeo (School Committee Member)

Chairman's Note: The Committee met jointly with the Public Facilities Committee to discuss the jointly referred items.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#251-13 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of four hundred thousand dollars (\$400,000) from bonded indebtedness for the purpose of funding the design and construction of a single salt shed at the Crafts Street Department of Public Works Yard. [07/01/13 @ 1:06 PM]

PUBLIC FACILITIES APPROVED AS AMENDED 6-0 @ \$500,000

ACTION: APPROVED AS AMENDED 6-0 @ \$500,000 (Linsky not voting)

NOTE: The Mayor provided the attached letter requesting an amendment to increase the requested funding for \$400,000 to \$500,000. The additional \$100,000 would be used to replace and relocate the sweeper garage at the Crafts Street Department of Public Works Yard. The current garage is in terrible condition and is used throughout the year as a storage garage for equipment. The garage is meant to provide protection for the equipment; however, there are a number of holes in the structure. The cost of the construction of the two salt sheds is approximately \$300,000, design costs are estimated at \$29,500 and site work at \$50,000. The addition of the garage is expected to add an additional \$100,000 to the project. Public Buildings Commissioner Josh Morse will provide the Committees with a more detailed breakout of costs. The garage was not included in the Capital Improvement Plan, as the greatest priority for the Department of Public Works is the salt sheds. By adding the garage to the project, the City expects to realize savings because of economy of scale related to both construction and materials. In addition, the relocation of the garage from its existing location to the rear left side property line would add open space making it easier for the heavy equipment vehicles to maneuver. Chief Operating Officer Robert Rooney added that including the garage is not likely to affect any of the planned capital improvement projects, as the City will not need approximately \$300,000 of funds allocated for the replacement of the main garage roof at the Crafts Street Department of Public Works Yard.

Public Buildings Commissioner Josh Morse provided an overview of the proposed project. The requested funds would be used to design and construct two salt sheds and one garage as shown on the attached plan. The City originally considered the construction of one large salt shed but after meeting with the neighbors to the site, it was determined that two salt sheds would have less of a negative aesthetic impact and less of a noise impact. Two salt sheds also benefits the City because it allows two trucks to fill at the same time, which improves response time. The salt sheds and garage would be located along the rear property line.

All three buildings would be steel frame structures wrapped with nylon fabric with v-bloc foundations. The foundations would be wrapped in wood to protect the foundation and minimize salt spillage. The back of the buildings would also have a high wood wall to reduce the noise impact on abutters. The proposed structures would be white except for rear of the structure, which would be painted a darker color. The City will work with the abutters to determine an appropriate color for the rear of the structures. The fencing along this portion of the site would be upgraded to provide further screening of the structures.

The Public Buildings Commissioner and Public Works Commissioner visited a State Department of Transportation (DOT) site to look at structures similar to what is being proposed. The DOT has used the same type of structure as what is being proposed for a number of years and is pleased with them. The fabric part of the structure carries a 15 to 20 year warranty. The Administration is proposing to use the heavy mill for the steel mesh that encompasses the steel frame and is located under the fabric wrap. Should the fabric or mesh sustain damage it can be patched.

The Administration would continue to meet with neighbors for further input and discussion. Commissioner of Public Work David Turocy stated that although the City has spoken to a number of neighbors, not all of the abutters on Prescott Street have provided input. Committee members requested that Commissioner Turocy continue efforts to meet with all of the neighbors on Prescott Street. Michael Kaufman, 24 Turner Terrace, thanked the City for working with the neighborhood to address concerns. Mr. Kaufman feels that the proposed plan represents a good compromise between the City and the neighbors. He is supportive of the proposal but expects to continue to work with the City regarding the project. Members of both Committees added their thanks to the Commissioners and Chief Operating Officer Robert Rooney for working with the abutters.

Ald. Fuller moved approval of the item as amended to increase the request to \$500,000 in the Finance Committee and Ald. Albright made same motion for approval in Public Facilities Committee. The motions carried by votes of six in favor and none opposed

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#252-13 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of four hundred sixteen thousand dollars (\$416,000) from bonded indebtedness for the purpose of funding the remaining design funds for the Station 10/Wires Division Project. [07/01/13 @ 1:06 PM]

PUBLIC FACILITIES APPROVED 5-0 (Albright not voting)

ACTION: APPROVED 4-0-2 (Blazar and Ciccone abstaining; Linsky not voting)

NOTE: Commissioner of Public Buildings Josh Morse presented the request for additional funds needed to complete the design of Station 10 and the Wires Division building on Dedham Street site. The requested \$416,000 would provide enough funding to complete 100% construction drawings for both Station 10 and the wires building. The final cost of design work for the project is in line with the budget for the project. Committee members requested the design costs for Stations 7 and 4 in order to compare them to this project. The Committees understand that the design for Station 10 and the wires building is going to be more expensive than the design costs for the other stations as there is an additional building to design. Commissioner Morse responded that he would provide those costs.

It was pointed out that there could be project cost savings if the wires division building were a metal butler building instead of brick building. Commissioner Morse was unsure what materials would be used for the wire division building but will provide that information. The Chairman of Finance pointed out that there was a previous discussion regarding whether the fire station building should have metal paneling and there was consensus that the building exterior should be brick to remain consistent with the other fire stations throughout the City. The Public Buildings Department has looked at the cost of brick versus metal paneling. When the cost was looked at, life expectancy and price were taken into consideration and it was determined that using brick would be cost neutral. The Public Buildings Department did a cost benefit analysis that can be provided. With that, Ald. Lennon moved approval in Public Facilities, which carried unanimously. Ald. Salvucci moved approval in Finance, which carried by a vote of four in favor and two abstentions.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#253-13 **HIS HONOR THE MAYOR** requesting authorization to transfer the sum of eighty five thousand one hundred forty-six dollars (\$85,146) within the FA Day Middle School Project Board Order from the Board of Aldermen's Contingency Account to the Mayor's Contingency Account. [07/01/13 @ 1:06 PM]

PUBLIC FACILITIES APPROVED 6-0

ACTION: **APPROVED 6-0 (Linsky not voting)**

NOTE: Commissioner of Public Buildings Josh Morse explained that the request is to reallocate funds from the Board of Aldermen's contingency line item to the Mayor's contingency line item within the F.A. Day Middle School Project Board Order. The transfer of funds will allow the Public Buildings Department to address Change Order 3 and Change Order 4. The Public Buildings Department provided detailed descriptions of the change orders, which were attached to the agendas. Members of both Committees felt that it was beneficial to have the details of the change orders and asked that the department continue to provide them in the future. Commissioner Morse responded that the practice would continue going forward.

Change Order #3 has been submitted and approved. Change Order #4 is under negotiation, which is expected to be completed in July. The transfer will restore the Mayor's contingency to approximately \$100,000, which would be available for the sprinkler and fire alarm work. If the transfer is approved, the Board's contingency will be \$168,253. There was some concern that many of the line items in the change orders could be attributed to design error

and omission. Commissioner Morse explained that the design errors and omissions remain within the threshold of acceptability. However, the Executive Department has made sure that the architect will not receive additional money. Commissioner Morse will provide the actual cost of the errors and omissions.

The ongoing dispute with the contractor regarding the amount of soil removed from the site has not been resolved. The Public Buildings Department will be meeting with the contractor next week. The Commissioner feels that the City has limited exposure, as the contractor has not provided any records that reflect the claim that additional soil was removed from the site.

The project is on track to come in within budget and on time. Members of both committees stated that they were pleased that the project has remained within the allotted 5% contingency. Ald. Ciccone moved approval of the item in the Finance Committee and Ald. Crossley made the same motion for approval in Public Facilities Committee. The motions carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#254-13 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two million three hundred twenty-eight thousand eight hundred fifty-eight dollars (\$2,328,858) from the MSBA Final Newton North High School Reimbursement Fund Balance to a one-time lump sum payment towards the Massachusetts School Building Authority Loan for the Newton North High School Project. [07/01/13 @ 1:06 PM]

PUBLIC FACILITIES APPROVED 5-0 (Albright not voting)

ACTION: **APPROVED 6-0 (Linsky not voting)**

NOTE: The Mayor is requesting that the final reimbursement payment from the Massachusetts School Building Authority (MSBA) be used to make a lump sum payment towards the MSBA Loan for Newton North High School. All of the reimbursement funds must be used to pay back the loan but the City has the option of making incremental payments or a lump sum payment. Chief Financial Officer Maureen Lemieux stated that by making the lump sum payment, the City could potentially save over \$1 million. The Docket request letter states that the payment would save the City more than \$600,000 over the length of the loan. Ms. Lemieux explained that the \$600,000 figure is based on the MSBA changing the payment structure but it is likely that the structure would not change resulting in larger savings. The Comptroller agrees that the best option is to make a lump sum payment. Ald. Crossley moved approval of the request in Public Facilities, which carried unanimously. Ald. Ciccone moved approval in the Finance Committee, which carried unanimously.

REFERRED TO PROG & SERV, PUBLIC FACIL, AND FINANCE COMMITTEES

#255-13 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of one million dollars (\$1,000,000) from bonded indebtedness for the purpose of funding the feasibility/environmental studies and associated schematic design services for the renovation or replacement of the Zervas Elementary School. [07/01/13 @ 1:06 PM]

PUBLIC FACILITIES APPROVED 5-0 (Salvucci abstaining)

ACTION: APPROVED 5-0-2 (Linsky and Salvucci abstaining)

NOTE: Commissioner of Public Buildings Josh Morse presented the request for \$1 million to fund a feasibility study and environmental study and associated schematic design for the Zervas Elementary School. The City will receive 100% schematic designs at the end of the study. Commissioner Morse provided the attached funding breakdown for the feasibility study. He explained that the cost of the Zervas Feasibility Study is \$250,000 more than the Angier Feasibility Study as a result of escalation, the need to investigate possible swing space sites and the need for an in depth environmental study due to Zervas's proximity to wetlands and a State watershed area.

The Chairman of Public Facilities voiced concern that the requested funding source for the study is bonding. He stated that the City only bonds for items that have a useful life and not studies. Chief Financial Officer Maureen Lemieux believes that the City has used bonding as a funding source for feasibility studies; however, the funds for the study were folded into the construction project budget and bonded. The bonding would only be for a term of five years, as no other debt relating to the Zervas School Project has been issued. Ms. Lemieux added that the City could opt not to bond the study and fund the study through the operating budget. The City sells bonds in April each year; therefore, there is considerable time to determine if funds will be available to fund the study without bonding. The authorization to bond the study gives the City more cash on hand providing flexibility. It was suggested that the Committees docket an item requesting an update on the funding source for the study to be provided in February 2014.

Ald. Yates asked if there would be consideration given to a wide range of options during the study. Ald. Yates added that many of the elementary age students in Newton Upper Falls must take a bus to school and it would seem that the study could look at and address a variety of possibilities that could resolve the need to bus these students. It was explained that a feasibility study by design looks at a broad spectrum of options. The Finance Committee Chairman suggested that a citizen representative from the Upper Falls area could serve on the Zervas School Building Committee. The Zervas School Building Committee will review the study and all options. The Chairman added that Ald. Yates could work with Ward 5 School Committee Member Steve Siegel to find someone to serve on the Committee.

Ald. Albright moved approval of the request in Public Facilities, which carried by a vote of five in favor and one abstention. Ald. Ciccone moved approval in the Finance Committee, which carried by a vote of five in favor and one abstention.

Reappointment by His Honor the Mayor

#249-13 JAMES A. PELLEGRINE, 60 Clinton Street, Newton, re-appointed as a Constable for the City of Newton for a term of office to expire June 25, 2016. (60 days) 09/06/13 @ 10:42 AM]

ACTION: APPROVED 7-0

NOTE: Jim Pellegrine is a retired Newton police officer that is being re-appointed as a Constable of the City for a second three-year term. The appropriate paperwork has been filed with the Clerk's office including a copy of the required \$5,000 bond. The Chairman did not feel

it was necessary for Mr. Pellegrine to be present for the meeting as he is a re-appointment and well known to most Committee members. Ald. Ciccone moved approval of the re-appointment, which carried unanimously.

Reappointment by His Honor the Mayor

#250-13 SHAWN MURPHY, 11 Morrill Street, West Newton, re-appointed as a Constable for the City of Newton for a term of office to expire June 25, 2016. (60 days)
09/06/13 @ 10:42 AM]

ACTION: **APPROVED 7-0**

NOTE: Newton Fire Fighter Shawn Murphy is being re-appointed as a Constable of the City for a second three-year term. The appropriate paperwork has been filed with the Clerk's office except for a copy of the required \$5,000 bond. Mr. Murphy will need to provide the copy of the bond by the Board of Aldermen meeting on Monday, July 15, 2013 or his reappointment will be held. The Chairman did not feel it was necessary for Mr. Murphy to be present for the meeting as he is a re-appointment and well known to most Committee members. Ald. Ciccone moved approval of the re-appointment, which carried unanimously.

#256-13 HIS HONOR THE MAYOR requesting authorization to transfer the sum of two thousand five hundred dollars (\$2,500) from the Inspectional Services Part-time Salaries Account to the Inspectional Services Temporary Staffing Account. [07-08-13 @ 10:33 AM]

ACTION: **APPROVED 7-0**

NOTE: An employee who covered the counter in the Inspectional Services Department left the City and a temporary staff person was hired to help provide coverage for the counter. The Committee understood the need and Ald. Ciccone moved approval, which carried unanimously.

The Committee adjourned at 8:50 PM and all other items before the Committee were held without discussion. Draft Board Orders for the above items that are recommended for Board of Aldermen action are attached.

Respectfully submitted,

Leonard J. Gentile, Chairman



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

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July 10, 2013

Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Board amend Docket Item # 251-13 *HIS HONOR THE MAYOR requesting authorization to appropriate the sum of four hundred thousand dollars (\$400,000) from bonded indebtedness for the purpose of funding the design and construction of a single salt shed at the Crafts Street Department of Public Works Yard. [07/01/13 @ 1:06 PM]* by deleting the sum of \$400,000 and replacing it with the sum of \$500,000.

As a result of discussions with the Ward Aldermen, abutters and the Public Works Commissioner, instead of replacing the two sheds in-kind, we would like to take the opportunity to remove the sweeper garage (which is defunct) and add a third facility as its replacement.

This change serves the needs of the department and is preferred by the abutters. With this appropriation, the Building Department is prepared to initiate design of the structures this summer, with construction by September. The Ward Aldermen have been working with the abutters to ensure their interests are addressed, and are in support of this plan. I am attaching a copy of the plan.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Setti D. Warren".

Setti D. Warren
Mayor



City of Newton



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Interim Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

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52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

July 12, 2013

Re: Fire Station Design Costs and Brick versus Metal Panel at Fire Station #10 and Wires Division

The following is a comparison of the Fire Station Design and Construction Costs:

Fire Station #4 - 2008 \$325,000 for Design of a \$2.9M renovation/addition.

Fire Station #7 - 2010 \$365,000 for Design of a \$4.7M renovation/addition.

Fire Station #10 - 2013 \$696,000 for Design of a \$6.4M new construction project including both Fire Station #10 and the Wires Division Building. The design fees included the \$85K for the feasibility study of Fire Station #3, Wires Division, Fire Headquarters, and Fire Station #10.

The design costs for Fire Station #7 are much lower than we typically see, and the primary reason was the fact that the design started in 2009 when construction and design costs were bottomed out based on the struggling economy.

Both Fire Station #10 and the Wires Division Building will be all brick. Metal panels were looked at and a cost benefit analysis was performed. Ultimately we found that in order to get metal panels that matched the life expectancy of brick, the metal panels actually became more expensive. For this reason, and based on the fact that the neighbors and a vast majority of the aldermen requested that the building be comprised completely of brick, we opted to eliminate metal panels as a major component of the exterior of both Fire Station #10, and the Wires Division Building. Based on our findings, if desired on future projects, metal panels should be of a quality that provides a 50 year life expectancy. Additionally, based on the current market costs they would likely only be used as facade accents, and not as the predominant exterior envelope material.

Regards,

Josh Morse
Interim Public Buildings Commissioner
Public Buildings Department
City of Newton

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That for the purposes of paying costs of designing and constructing two salt sheds and a garage for use by the Department of Public Works at the Crafts Street Public Works Yard, and for the payment of all costs incidental and related thereto, there is hereby appropriated the sum of five hundred thousand dollars (\$500,000), which amount shall be borrowed under and pursuant to Chapter 44, Section 7(21) of the Massachusetts General Laws, or pursuant to any other enabling authority.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That for the purposes of paying costs of design of Fire Station 10 and the Wires Division building, and for the payment of all costs incidental and related thereto, there is hereby appropriated the sum of four hundred sixteen thousand dollars (\$416,000), which amount shall be borrowed under and pursuant to Chapter 44, Section 7(21) of the Massachusetts General Laws, or pursuant to any other enabling authority.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Leonard J. Gentile, the transfers within the F.A. Day Middle School F.A. Day Addition & Renovation Project Budget included in Board Order #205-12 approved on October 1, 2012; be and are hereby approved as follows:

From:	Board of Aldermen Contingency	\$85,146
To:	Mayor's Contingency	\$85,146

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON

City Clerk

(SGD) SETTI D. WARREN

Mayor

Date: _____

CITY OF NEWTON

IN BOARD OF ALDERMEN

June 17, 2013

ORDERED:

That, in accordance with the recommendation of the Public Facilities and Finance Committees through their respective Chairmen Anthony J. Salvucci and Leonard J. Gentile, the sum of two million three hundred twenty-eight thousand eight hundred fifty-eight dollars (\$2,328,858), to be appropriated from the Fund Balance for Newton North High School Debt Service, be and is hereby appropriated, granted and expenditure authorized for the purpose of ,along a lump sum payment toward the Massachusetts School Building Authority Loan for the Newton North High School Project as follows:

FROM:	Fund Balance – NNHS Debt Service (01-3271).....	\$2,328,858
TO:	Debt Service – NNHS Bond Maturities (0110771-581A67).....	\$2,328,858

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Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date _____

Feasibility Breakdown

Angier	Zervas
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Programming/Feasibility	\$ 485,000.00	\$ 647,000.00	Includes swing space evaluation, feasibility, and design as needed.
Geo-Environmental	\$ 11,000.00	\$ 70,000.00	Zervas sits next to wetlands, and this will require extensive surveys and potential remediation of impact.
GeoTechnical	\$ 45,000.00	\$ 50,000.00	Adjusted for inflation and additional borings.
Archeological/Historic	\$ 12,000.00	\$ 3,000.00	Zervas is expected to have much less design and survey work in this area.
Site Survey	\$ 25,000.00	\$ 40,000.00	Zervas site survey is more complicated due to wetlands.
Traffic Consultant	\$ 12,000.00	\$ 20,000.00	Zervas is in a more congested area, and will require additional traffic study work.
Schematic Design	\$ 160,000.00	\$ 170,000.00	Adjusted for inflation and potential design complexity.
Total	\$ 750,000.00	\$ 1,000,000.00	

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That for the purposes of paying costs of a feasibility study for the Zervas Elementary School, and for the payment of all costs incidental and related thereto, there is hereby appropriated the sum of one million dollars (\$1,000,000), which amount shall be borrowed under and pursuant to Chapter 44, Section 7(21) of the Massachusetts General Laws, or pursuant to any other enabling authority.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

(SGD) SETTI D. WARREN
Mayor

Date: _____

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That in accordance with the recommendation of His Honor the Mayor and with the confirmation of the Honorable Board of Aldermen, be it known that JAMES PELLEGRINE is hereby appointed as a Constable for the City of Newton for a term of office to expire July 25, 2016.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk

CITY OF NEWTON
IN BOARD OF ALDERMEN

2013

ORDERED:

That in accordance with the recommendation of His Honor the Mayor and with the confirmation of the Honorable Board of Aldermen, be it known that SHAWN MURPHY is hereby appointed as a Constable for the City of Newton for a term of office to expire July 25, 2016.

Under Suspension of Rules
Readings Waived and Approved

(SGD) DAVID A. OLSON
City Clerk