

CITY OF NEWTON

IN BOARD OF ALDERMEN

FINANCE COMMITTEE AGENDA

MONDAY, JANUARY 9, 2012

7 PM
Room 222

Chairman's Note: There will be an update on the Newton North High School Project finances.

ITEMS TO BE DISCUSSED:

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #380-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of four hundred eighty-five thousand dollars (\$485,000) from bonded indebtedness for the purpose of funding masonry repairs at various schools. [10/31/11 @ 2:48 PM]
PUBLIC FACILITIES APPROVED 7-0 on 01-04-12

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #379-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of four hundred fifty thousand dollars (\$450,000) from bonded indebtedness for the purpose of funding mechanical upgrades at various schools. [10/31/11 @ 2:48 PM]
PUBLIC FACILITIES APPROVED 6-0 (Danberg not voting) 01-04-12

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #378-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of three hundred fifteen thousand dollars (\$315,000) from bonded indebtedness for the purpose of funding the emergency generator upgrades at various schools. [10/31/11 @ 2:48 PM]
PUBLIC FACILITIES APPROVED 6-0 (Danberg not voting) on 01-04-12

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #377-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of two hundred thousand dollars (\$200,000) from bonded indebtedness for the purpose of funding electrical upgrades in various schools. [10/31/11 @ 2:48 PM]
PUBLIC FACILITIES APPROVED 6-0 (Danberg not voting) on 01-04-12

The location of this meeting is handicap accessible, and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, please contact the Newton ADA Coordinator Trisha Guditiz, 617-796-1156, via email at TGuditiz@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

ITEMS NOT TO BE DISCUSSED:**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

- #407-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of ninety thousand dollars (\$90,000) from bonded indebtedness for the purpose of purchasing a backhoe for the Department of Public Works. [10/31/11 @ 2:48 PM]

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #383-11 HIS HONOR THE MAYOR submitting the FY13-FY17 Capital Improvement Program pursuant to section 5-3 of the Newton City Charter and the FY12 Supplemental Capital budget, which require Board of Aldermen approval to finance new capital projects over the next several years. [10/31/11 @ 3:12 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #374-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of twenty-five thousand dollars (\$25,000) from FY11 Free Cash for the purpose of repairing/replacing a broken jail cell door and track at Police Headquarters. [10/31/11 @ 2:49 PM]
- #267-11 COMPTROLLER transmitting the Budgetary Basis Annual Financial Report for fiscal year ending June 30, 2011 for Board of Aldermen review/acceptance. [09/09/11 @ 2:05 PM]

REFERRED TO PUBLIC SAFETY & TRANS. AND FINANCE COMMITTEES

- #262-11 HIS HONOR THE MAYOR requesting amendments to Chapter 17 of the City of Newton Ordinances, 2007 to increase fees for permits issued by the Fire Department. [08/29/11 @ 3:50 PM]
- #140-11 ALD. HESS-MAHAN requesting acceptance of MGL Chapter 59 §5c which allows communities to shift the tax burden away from homeowners who live in lower than average valued single and multi-family homes to owners of higher valued homes, second homes, and most apartment buildings. {04-15-11 @ 3:07 PM]

REFERRED TO ZONING AND PLANNING AND FINANCE COMMITTEES

- #102-11 ALD. HESS-MAHAN, JOHNSON, COMMISSIONER LOJEK & CANDACE HAVENS requesting an amendment to Chapter 17 to establish a fee for filing a notice of condo conversion. [03-29-11 @ 4:55PM]
ZAP APPROVED 7-0 on 06/13/11

REFERRED TO ZONING AND PLANNING AND FINANCE COMMITTEES

- #95-11 ALD. HESS-MAHAN proposing an ordinance requiring that a notice of conversion to condominium ownership be filed with the Inspectional Services Department and that the property be inspected to determine compliance with all applicable provisions of the state and local codes, ordinances and the rules and regulations of all appropriate regulatory agencies. [03-24-11 @ 9:30AM]
ZAP APPROVED 7-0 on 06/13/11

REFERRED TO PUBLIC FACILITIES & FINANCE COMMITTEES

- #89-11 FINANCE COMMITTEE recommending that **Sec. 29-72(b) Same— Assessments upon owners of estates passed by new sewers.** of the City of Newton Rev Ordinances, 2007, be amended to increase the fixed uniform rates assessed upon owners of all estates passed by new sewers to rates that more accurately represent the estimated average cost of installing such sewers. [03-07-11 @9:30 AM]

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

- #367-10 HIS HONOR THE MAYOR requesting authorization to appropriate an amount not to exceed five million dollars (\$5,000,000) from bonded indebtedness for the following:
- (B) installation of up to six modular classrooms at five elementary schools as well as the addition of permanent classrooms and renovations to the core of F.A. Day Middle School. [11/29/10 @ 3:23 PM]
 - (A) \$75,000 for site plan work for 1 modular at Horace Mann, 2 at Zervas, and 1 at Burr was approved on December 20, 2010.
 - (B1) \$923,375 for installation of 4 modulares was approved on July 11, 2011
 - (B2A) \$86,545 for additional expenses related to the construction and installation of modular was approved on November 21, 2011.
 - (B2B) \$102,117 for design of sprinkler systems at three elementary schools was approved on November 21, 2011.
 - (B2C) Six hundred forty-three thousand five hundred dollars (\$643,500) of the remaining \$3,812,963 for the design and other related expenses associated with the building renovations to F.A. Day Middle School was approved on December 19, 2011.
- #367-10(B2)** – \$3,169,463 (remaining balance) for renovations to the core of F.A. Day Middle School and sprinkler systems.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #311-10(A) HIS HONOR THE MAYOR requesting an appropriation in the amount of three million three hundred thirty-five thousand dollars (\$3,035,000) from bonded indebtedness for the purpose of funding the FY 2011 Capital Improvement Plan projects as follows: [11/29/ 10 @ 3:23 PM]
- | | |
|--|-----------|
| Architectural Design and Engineering/ Next Scheduled Fire Station | \$400,000 |
| A-2 - HELD 6-0 \$270,000 for final design bidding and construction admin on 12/08/10 | |

REFERRED TO LAND USE & FINANCE COMMITTEES

- #276-10 ALD. FULLER, CROSSLEY, DANBERG, LINSKY requesting a review of guidelines for mitigation fund provisions to maximize the use of such funds on behalf of the city together with mechanisms by which the city can better track such funds to ensure they are used in a timely fashion.

REFERRED TO FINANCE AND PROGRAMS AND SERVICES COMMITTEES

- #245-06 ALD. JOHNSON AND HESS-MAHAN requesting an amendment to the City Charter to require the Mayor annually to prepare and submit to the Board of Aldermen a long-term financial forecast of anticipated revenue, expenditures and the general financial condition of the City, including, but not limited to identification of any factors which will affect the financial condition of the City; projected revenue and expenditure trends; potential sources of new or expanded revenues; anticipated municipal needs likely to require major expenditures; and a strategic plan for meeting anticipated municipal needs, to include, but not be limited to, any long or short-term actions that may be taken to enhance the financial condition of the City.

Respectfully submitted,

Leonard J. Gentile, Chairman



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#380-11

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(617) 796-1100

Facsimile
(617) 796-1113

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(617) 796-1089

E-mail
swarren@newtonma.gov

October 31, 2011

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

11 OCT 31 1 P 2:48
CITY CLERK
NEWTON, MA 02159

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to authorize the following appropriation and authorize a general obligation borrowing of an equal amount for the purpose of funding the FY2012 Capital Improvement Plan.

<u>Project</u>	<u>Amount</u>
Newton Public Schools – Masonry Repairs	\$485,000

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

City of Newton



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Stephanie Kane Gilman, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

October 31, 2011

The Honorable Setti D. Warren
Mayor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: FY 2012 Capital Improvement Plan – Building Related Items – Newton Public Schools

Dear Mayor Warren:

The Public Buildings Department, on behalf of the Newton School Department, is requesting an appropriation in the amount of \$1,750,000 to fund the FY 2012 Capital Improvement Plan for building related items as follows:

A. Masonry Repairs @ Ward, Bigelow, Bowen, Ed Center, and Underwood	\$ 485,000
B. Mechanical Upgrades @ Mason-Rice and Lincoln-Eliot	\$ 450,000
C. Emergency Generator Upgrades @ Ed Center, Burr and Bigelow	\$ 315,000
D. Electrical Upgrades@ various schools	\$ 200,000
E. Accessibility Upgrades @ Horace-Mann and Peirce	<u>\$ 300,000</u>
	<u>\$1,750,000</u>

Should you have any questions regarding this matter, please contact my office.

Sincerely,

Stephanie Kane Gilman
Commissioner of Public Buildings

SKG:dia

CC: Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
David Fleishman, Superintendent of Schools
Sandy Guryan, Assistant Superintendent of Business/Finance

School Building Masonry Repairs \$485,000

- **Ward School Masonry Repairs**, will address the worst areas of deteriorated brickwork that have active leaks. This is the first phase of a multi-phase masonry project. This project has been designed, and these funds will be to continue with the second phase of repairs.
- **Bowen School Masonry Repairs**, will investigated and repair general building envelope cracks at the foundation, stairs and ramps. Funding is for destructive testing in FY2012. Funding for the remediation work will be in FY2013.
- **Ed Center and Underwood School Masonry Repairs**, is for general masonry repairs to prevent further deterioration or unsafe conditions.
- **Bigelow Main Entrance Stair Design**, is for the design of a comprehensive repair to the failing stairs. This will address the drainage behind and beneath the stairs which is the root cause of the failure.

Ward: \$250,000.00(construction)

Bowen: \$25,000.00(design only)

Ed Center: \$125,000.00(design and construction)

Underwood: \$50,000.00(design and construction)

Bigelow: \$35,000.00(design and construction)

Total: \$485,000.00

These cost estimates are based on scope, square foot costs, and costs of previous similar projects. Design is assumed to make up 10% of the project cost, contingency is built in at 5%.



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MAYOR

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<u>Project</u>	<u>Amount</u>
Newton Public Schools – Mechanical Upgrades	\$450,000

Thank you for your consideration of this matter.

Very truly yours,

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C. Emergency Generator Upgrades @ Ed Center, Burr and Bigelow	\$ 315,000
D. Electrical Upgrades @ various schools	\$ 200,000
E. Accessibility Upgrades @ Horace-Mann and Peirce	<u>\$ 300,000</u>
	\$1,750,000

Should you have any questions regarding this matter, please contact my office.

Sincerely,

Stephanie Kane Gilman
Commissioner of Public Buildings

SKG:dla

CC: Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
David Fleishman, Superintendent of Schools
Sandy Guryan, Assistant Superintendent of Business/Finance

School Building Mechanical Upgrades \$450,000

Mason Rice has 2 boilers that are 59 years old. They are both functional, but one of them has multiple failed sections, and needs to be replaced. This boiler room was abated previously, so there will be very minimal asbestos abatement.

Asbestos Abatement: \$1000.00
Environmentalist: \$250.00
Boiler: \$140,000.00
Condensate Pumps and Tank: \$15,000.00
Burner and Lines: \$25,000.00
Insulation: \$15,000.00
Design: \$18,750.00
Contingency: \$10,000.00

Total: \$225,000.00

Lincoln Elliot has 2 boilers that are 46 years old. They are both functional, but one of the boilers has failed mud drums, and is leaking badly. Additionally it has become more and more unreliable over the past few years.

Asbestos Abatement: \$10,000.00
Environmentalist: \$2000.00
Boiler: \$136,750.00
Condensate Pumps and Tank: \$12,500.00
Burner and Lines: \$25,000.00
Insulation: \$10,000.00
Design: \$18,750.00
Contingency: \$10,000.00

Total: \$225,000.00

These cost estimates are based on previous boiler replacement projects.



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<u>Project</u>	<u>Amount</u>
Newton Public Schools – Emergency Generator Upgrades	\$315,000

Thank you for your consideration of this matter.

Very truly yours,

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	<u>\$1,750,000</u>

Should you have any questions regarding this matter, please contact my office.

Sincerely,

Stephanie Kane Gilman
Commissioner of Public Buildings

SKG:dl

CC: Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
David Fleishman, Superintendent of Schools
Sandy Guryan, Assistant Superintendent of Business/Finance

Emergency generator replacement and life safety improvements \$315,000.00

Education Center emergency generator replacement, is the additional funding required to complete the project. The cost estimate as provided by RDK Engineers breaks out all of the costs associated with this work. The additional cost is a result of the life safety code requirements that now need to be met due to the work being performed. The Education Center is the central hub for IT and communications for the school department, and therefore needs to have not only emergency power, but also backup power. This will allow operations to continue in the event of inclement weather or prolonged power outages. This project will replace the emergency generator and transfer switch, as well as pull in additional key loads to the emergency power system. We will also be addressing the lack of emergency lighting, and exit signs throughout the building, all of which are required by building code.

\$150,000.00

For breakdown, please see the attached cost estimate from RDK Engineers.

Burr emergency generator replacement and life safety improvements, is the replacement of the existing generator which is greater than 50 years old, as well as life safety improvements throughout the school.

Design: \$6,500.00

Generator and transfer switch: \$36,750.00

Exit signs and emergency lights: \$18,500.00

Contingency: \$3,250.00

Total: \$65,000.00

Bigelow emergency generator replacement and life safety improvements, is the replacement of the existing generator which is greater than 50 years old, as well as life safety improvements throughout the school.

Design: \$10,000.00

Generator and transfer switch: \$45,000.00

Exit signs and emergency lights: \$40,000.00

Contingency: \$5,000.00

Total: \$100,000.00

Grand Total: \$315,000.00

These cost estimates are based on recent similar projects.

Electrical Upgrades at Various Schools \$200,000.00



200 Brickstone Square | Andover, MA 01810-1488

P: 978-296-6200 | F: 978-296-6201

RDK Understands How Engineering Affects People

CONSTRUCTION COST ESTIMATE

Project Phase: Construction		Project: Generator Upgrade		Sheet			
Trade Specification Section: 16000		Educational Center, 100 Walnut Street		1 of 1			
By: WWW Checked By: WWW		RDk Project Number: 20100320.00		Date			
				9/12/2011			
Description	Qty	Units	Material		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
150 kW, 120/208/3, 4W Diesel Generator	1	ea	66,000	66,000	8100	8,100	74,100
600A, SE, 3P, Automatic Transfer Switch	1	ea	9,000	9,000	2400	2,400	11,400
600A, 120/208/3 Panelboard SD2GA	1	ea	4,200	4,200	2200	2,200	6,400
75 kVA 208/120/208 transformer	1	ea	4,900	4,900	1450	1,450	6,350
800A Circuit Breaker	1	ea	2,000	2,000	1200	1,200	3,200
Concrete Generator Pad w/ Excavation	1	ea	3,250	3,250	4700	4,700	7,950
Protective Bollards	3	ea	210	630	150	450	1,080
Underground Ductbank	25	lf	145	3,625	96	2,400	6,025
Excavation	1	lot	500	500	950	950	1,450
Bitumious Concrete Pavement	1	ft2	1,400	1,400	1250	1,250	2,650
Landscaping	1	ft2	600	600	1400	1,400	2,000
Generator Annunciator (Labor only)	1	ea	1	1	520	520	521
Emergency Battery Units	67	ea	165	11,055	130	8,710	19,765
EBU J-Boxes	67	ea	4	268	65	4,355	4,623
EBU Wiring (12/3, MC)	1,500	lf	2	2,400	18	27,000	29,400
Permits/Inspections/Fees	1	lot	500	500	500	500	1,000
Testing/Start-up	1	lot	100	100	2400	2,400	2,500
Fuel	280	gal	3	938	1	280	1,218
4" EMT	40	lf	2	63	40	1,600	1,663
3" EMT	20	lf	1	26	37	740	766
2 1/2" EMT	30	lf	1	33	34	1,020	1,053
1 1/2" EMT	80	lf	1	64	28	2,240	2,304
1" RGS	80	lf	1	80	38	3,040	3,120
#500 KCMIL	100	lf	3	290	40	4,000	4,290
#350 KCMIL	340	lf	3	935	37	12,580	13,515
#250 KCMIL	120	lf	3	300	34	4,080	4,380
#4/0 Conductors	140	lf	1	182	28	3,920	4,102
#1/0 Conductors	30	lf	1	30	26	780	810
#2 Conductors	250	lf	1	188	15	3,750	3,938
#8 Conductors	250	lf	1	135	10	2,500	2,635
#10 Conductors	130	lf	0	16	10	1,300	1,316
#12 Conductors	520	lf	0	42	10	5,200	5,242
				0		0	0
				0		0	0
Subtotal				\$ 113,750		\$ 117,015	\$ 230,765
10% Overhead							\$ 23,076
Subtotal							\$ 253,841
10% Profit							\$ 25,384
Subtotal							\$ 279,225
10% Contingency							\$ 27,923
TOTAL							\$ 307,148