

CITY OF NEWTON

IN BOARD OF ALDERMEN

FINANCE COMMITTEE AGENDA

MONDAY, FEBRUARY 27, 2012

7 PM  
Room 222

**ITEMS TO BE DISCUSSED:**

#52-12 HIS HONOR THE MAYOR requesting authorization to accept, appropriate, and expend a reimbursable grant of one million eight hundred fifty thousand dollars for Route 9 infrastructure improvements associated with the Chestnut Hill Square Development Project contingent upon the successful execution of the grant agreement between the Executive Office of Housing and Economic Development and the City of Newton. [02/13/12 @ 3:57 PM]

**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]  
**PUBLIC FACILITIES APPROVED 6-0-1 (Gentile abstaining) on 02/22/12**

**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]  
**PUBLIC FACILITIES APPROVED 7-0 on 02/22/12**

#53-12 COMMISSIONER OF PUBLIC WORKS requesting approval of the following mentioned sidewalk/driveway apron and/or curb betterments; said betterments to be levied under the provisions of MGL Chapter 83, Sec. 26, authorizing the assessment of betterments for sidewalk construction:

Address	Owner Name	Book/Page	Sec/Block/Lot	Total Cost
84 Bigelow Road (includes 145 LF for 84 Bigelow + 168 LF for adjacent lot at 100 Bigelow)	Rubin Mark and Lauren	027733/0082	32053 0010	\$2,610.00

---

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 Guditz, 617-796-1156, via email at [TGuditz@newtonma.gov](mailto:TGuditz@newtonma.gov) or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

FINANCE COMMITTEE AGENDA

MONDAY, FEBRUARY 27, 2012

PAGE 2

100 Bigelow Road	Rubin Mark and Lauren	027733/0082	32053 0010	\$3,024.00
14 Forest Avenue	Benson Steven & Beth	052727/0349	24006 0002	\$1,550.00
97 Forest Avenue (New Lot - 101)	Labow Brian and Seminara Stephanie	050599/0589	32051 0008B	\$1,984.00
110 Forest Avenue	Grannan David and Kristen	053344/0373	32052 0005	\$1,711.00
111 Forest Avenue	Basnight Walter	045373/0231	32051 0009	\$1,696.00
111 Forest Avenue	Basnight Walter	045373/0231	32051 0009	\$1,311.50
111 Forest Avenue	Basnight Walter	045373/0231	32051 0009	\$896.00
138 Forest Avenue	Simkin Deborah	042164/0048	32052 0002	\$1,658.00
245 Highland Avenue	Flesh George & Marilyn Holly	030425/0321	24006 0015	\$4,268.00
315-317 Lowell Avenue	Maccormack James & Eloise	027233/0048	24014 0003	\$1,296.00
18 Moffat Road	Stilwell Simon R & Burke Heather	001358/0069	53034B0003	\$1,406.00
28 Moffat Road	Abrahamson Martin J & Sharon Z.	022304/0222	53034B0001	\$2,719.00
84 Moffat Road	O Connor Ivan	049987/0241	53035 0002	\$992.00
129 Moffat Road	Herman John B. & Mary O.	018588/0475	53031 0003	\$1,226.00
141 Moffat Road	Amorosino Joseph Jr.	051665/0108	53031 0004	\$2,288.00
142 Moffat Road	Hadley William B & Beverly	009625/0200	53033 0006	\$1,676.00
173 Moffat Road	Bruce Richard & Janesse	031303/0106	53031 0007	\$1,549.00
513 Chestnut Street	Michael J. Hiscox	047949/0366	53034B0004	\$1,568.00
100 Pine Ridge Road	Piken Keith & Maria	050009/0350	53020 0003	\$2,507.00
63 Windsor Road	Day Karen L	039535/0386	53032 0010	\$1,964.00
89 Windsor Road	Todreas Carol S	025433/0524	53031 0010	\$4,033.00
170 Windsor Road	Frieze David	023948/0295	53030 0008	\$2,899.00
75-77 Central Street	Schofield Allen W	047355/0367	43014 0004	\$2,172.50
78 Central Street	Blumenthal Robert H & Denise E	013309/0575	43015 0007	\$1,897.50
28 Central Street	Goodman Susan D	047882/0473	43010 0007	\$1,187.50
36 Central Street	Birnbaum Howard & Beth	025555/0028	43010 0006	\$1,270.00
115 Central Street	Donovan Joseph F & Judith M	012355/0312	43014 0010	\$1,020.00

FINANCE COMMITTEE AGENDA

MONDAY, FEBRUARY 27, 2012

PAGE 3

116 Central Street	Fandrey Adam C	049680/0557	43015 0001	\$3,057.50
646 Chestnut Street	Barabasi Albert-Laszlo	052679/0467	53020 0001	\$3,497.50
139 Hancock Street	Goeselt Brian	031845/0566	43028 0010	\$3,575.00
145-147 Cypress Street	Levinson Brent Lewin	014023/0153	65015 0010	\$2,100.00
57 Hancock Street	Sarah White	048374/0342	43021 0016	\$1,237.50
147 Hancock Street	Musen Michael and Fernanda M	021465/0401	43028 0011	\$1,985.00
255 Homer Street	Kosowsky Jeffrey J & Miriam A	043712/0571	64012 0009	\$2,035.00
112 Homer Street	Philosophe Ralph & Ruth	032786/0259	64032 0037	\$3,607.50
121 Homer Street	Pemstein Raylea S	022250/0530	64034 0004	\$1,460.00
230 Homer Street	Li Sizhu	053214/0449	64018 0001	\$1,595.00
277 Homer Street	Zar-Kessler Arnold B & Lorel	021039/0225	64012 0015	\$1,462.50
98 Homer Street	Damon Selma T TR	022028/0158	64032 0040	\$3,805.00
152 Homer St	Copithorne David A & Barbara S	023079/0485	64032 0032	\$2,702.50
261 Homer Street	Katz Alan J & Susan D	025006/0522	64012 0013	\$1,380.00
11 Hyde Street	Jarell Joseph A	013679/0577	52020 0014	\$2,812.50
11 Hyde Street	Jarell Joseph A	013679/0577	52020 0014	\$1,595.00
19 Hyde Street	Goldman Henry T	013206/0001	52020 0015	\$1,625.00
22 Hyde Street	Tamm Peter L	051156/0533	52018 0014	\$1,515.00
57 Hyde Street	Loewenstein Ernest	051653/0151	52020 0019	\$2,232.50
51 Hyde Street	Heywood James	046206/0062	52020 0018	\$2,345.00
82 Hyde Street	Giglio Janice	039221/0202	52023 0001	\$910.00
284 Lake Avenue	Goldstein Gary Stephen	055328/0062	52023 0002	\$1,517.50
292 Lake Avenue	Strassberg Steven and Elena Eisman	019441/0079	52022 0008	\$1,212.50
9-11 Maple Street	Fong Gim & Fay	023288/0052	43014 0001A	\$1,270.00
22 Maple Street	Carey Jonathan A	044840/0340	43011 0023	\$1,820.00
39 Pine Ridge Road	Regan Michael & Danielle	049335/0137	53019 0015	\$1,627.50
51 Pine Ridge Road	Curran John	048091/0387	53019 0017	\$2,232.50

56 Pine Ridge Road	Meyer John B & Stephanie	014497/0569	53020 0009	\$3,277.00
69 Pine Ridge Road	Klivans Robert & Joan	014248/0306	53019 0020	\$4,322.00
72 Pine Ridge Road	Kryder John Christian & Barbara	022783/0576	53020 0007	\$3,525.00
105 Pine Ridge Road	Dorfman Mark & Laura	037485/0193	53019 0024	\$2,040.00
115 Pine Ridge Road	White Burton Hodgson	016878/0093	53019 0025	\$3,910.00
210 Pleasant Street	Deighton Anthony	047687/0165	64019 0007	\$1,737.50
71-73 Newtonville Avenue	Walker Henry Mager III and Kathleen	001209/0015	12018 0022A	\$2,394.53
71-73 Newtonville Avenue	Walker Henry Mager III and Kathleen	001209/0015	12018 0022A	\$750.00
167 Woodland Road	Martinez Jose	025505/0065	43034 0005	\$1,517.50
195 Woodland Road	Anisimov Nicholas and Amy	021883/0035	43036 0010	\$1,572.50
230 Woodland Road	Christiansen Edward J & E Tatum	014749/0507	43010 0015	\$1,542.50
244 Woodland Road	Kosa Peter & Jessica	054703/0417	43009 0011	\$3,470.00
1735 Washington Street (Woodland Road)	Apholt Eleanor M	025479/0414	43039 0018	\$2,040.00

**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 modulars 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(B2D)** One million four hundred seventy-four thousand one hundred ninety-four dollars (\$1,474,194) of the remaining \$3,169,463 for the purpose of funding construction, construction administration and related expenses for the sprinkler system installations at the Burr, Zervas, and Horace-Mann Elementary Schools.  
**PROG & SERV APPROVED 3-0-3 (Blazar, Linsky, Sangiolo abstaining) on 02/22/12**  
**PUBLIC FACILITIES APPROVED 7-0 on 02/22/12**

**#367-10(B2)** – \$ 1,695,269 (remaining balance) for renovations to the core of F.A. Day Middle School and sprinkler systems.  
**PROGRAMS & SERVICES HELD 6-0 on 02/22/12**  
**PUBLIC FACILITIES HELD 7-0 on 02/22/12**

#51-12 HIS HONOR THE MAYOR requesting authorization to establish a “procedure for the disposal of supplies valued at less than \$5,000” pursuant to M.G.L. Chapter 30B §15, which states the Purchasing Agent to dispose of tangible supplies that are no longer useful to the City, but have an estimated net resale or salvage value of less than \$5,000 using written procedures approved by the Board of Aldermen. [02/13/12 @ 3:57 PM]

**ITEMS NOT TO BE DISCUSSED:**

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#54-12 ALD. SALVUCCI, BLAZAR AND FULLER requesting the creation of a revolving fund into which 50% of all betterment income shall be deposited to be used exclusively for individual requests for betterments. [02/02/12 @ 10:21 AM]

**REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES**

#39-12 HIS HONOR THE MAYOR requesting authorization to establish a revolving account with an annual expenditure limit of \$2,000,000 for the purpose of receiving funds collected by the Newton Schools Foundation in connection with the sale of naming rights for Newton Public School buildings and facilities and to be distributed for the sole purpose of public school education technology and curriculum purposes. [01/30/12 @ 4:18 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]

**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 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

#52-12

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

February 13, 2012

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

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to accept, appropriate, and authorize the expenditure of \$1,850,000 for Route 9 infrastructure improvements associated with the Chestnut Hill Square Development Project contingent upon the successful execution of the Grant Agreement between the Executive Office of Housing and Economic Development and the City of Newton.

The City of Newton has been awarded a Mass Works Infrastructure Program grant for infrastructure improvements consisting of traffic signal upgrades and roadway safety improvements at certain Route 9 areas including Route 9 at Parker Street, Centre Street at Cypress Street, Centre Street at Beacon Street, Route 9 at Elliot Street and Woodward Street, and Florence Street.

Please note, this is a reimbursable grant similar to Chapter 90 Funds and no funds will be committed or expended until such time as the contract has been fully executed.

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren  
Mayor

RECEIVED  
Newton City Clerk  
2012 FEB 13 PM 3:32  
David A. Olson, CMC  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE



City of Newton



## DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue  
Newton Centre, MA 02459-1449

Setti D. Warren

Mayor

February 13, 2012

To: Robert R. Rooney, Chief Operating Officer  
Maureen Lemieux, Chief Financial Officer

From: David F. Turocy, Commissioner Public Works

Subject: Request for Expenditure Authorization of Grant Funds  
Mass Works Infrastructure Program, \$1,850,000

In conjunction with the Chestnut Hill Development Project, the City has been awarded a Mass Works Infrastructure Program grant, for \$1,850,000. The grant is a reimbursable type grant similar to Chapter 90. I request authorization of expenditure of grant funds of up to \$1,850,000, including final engineering design, construction management, and construction of the infrastructure improvements.

Public Works is currently working to prepare a contract between the Executive Office of Housing and Economic Development (who administers the Mass Works program) and the City, to be signed by the Mayor. Once this contract is in place, we will enter into an agreement for engineering services with our engineering designer, Vanasse and Associates (VAI), to complete the final design and prepare bid documents. We will then bid the work and execute a contract with a contractor.

The infrastructure improvements consist of traffic signal upgrades and roadway safety improvements at certain Route 9 areas near the Chestnut Hill Development project, as follows:

## Route 9 at Parker St:

- Install 2 traffic signals at the Route 9 ramps at Parker Street
- Install crosswalks and HP ramps
- Milling and paving
- Upgrade pavement markings and signs
- Restrict access to Clark Street from the Parker Street on-ramp to Route 9 westbound

## Centre Street at Cypress Street and Centre Street at Beacon Street:

- Geometric improvements to both intersections
- Install crosswalks and HP ramps
- Milling and paving
- Upgrade pavement markings and signs

## Route 9 at Elliot Street and Woodward Street:

- Replace antiquated traffic signals and equipment
- Implement optimal timing and phasing of traffic signals
- Upgrade pavement markings and signs

Telephone: 617-796-1011 • Fax: 617-796-1050 • dturocy@newtonma.gov

Florence Street:

Install 1,370 linear feet of sidewalk on the north side

Install drainage system

Install crosswalks and HP ramps

Milling and paving

Upgrade pavement markings and signs

Please forward this request as a docket item to the Honorable Board of Aldermen.

Sincerely,



David F. Turocy  
Commissioner

CC: Louis M. Taverna, P.E., City Engineer



*The Commonwealth of Massachusetts* #52-12

DEVAL L. PATRICK  
GOVERNOR

TIMOTHY P. MURRAY  
LIEUTENANT GOVERNOR

November 15, 2011

Lou Taverna, City Engineer  
City of Newton  
Newton City Hall, Engineering Division, Room 104, 1000 Commonwealth Avenue  
Newton, MA 02459

Dear Mr. Taverna,

Thank you for submitting an application for consideration during the 2011 MassWorks Infrastructure Program funding round.

The Executive Office of Housing and Economic Development (EOHED) received 158 applications totaling over \$400 million in funding requests and the selection process was highly competitive. On behalf of the Patrick-Murray Administration, I am pleased to inform you that the Newton Transportation Infrastructure Improvements was approved for a \$1,850,000 MassWorks Infrastructure Program grant during the 2011 funding round. A project manager from EOHED will be assigned to this project and will contact the City of Newton directly by January 1, 2012 to discuss how to advance this project.

Please be advised that this award letter does not act as a contract with the State for the grant award specified above and no costs associated with this MassWorks Infrastructure Program grant award should be incurred until a contract has been executed.

Thank you for your participation in the MassWorks Infrastructure Program. We look forward to working with you to advance this important project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Bialecki'.

Gregory Bialecki  
Secretary, Housing &  
Economic Development

City of Newton



Setti D. Warren  
Mayor

DEPARTMENT OF PUBLIC WORKS  
OFFICE OF THE COMMISSIONER  
1000 Commonwealth Avenue  
Newton Centre, MA 02459-1449

#89-11

February 17, 2012

RECEIVED  
Newton City Clerk  
2012 FEB 17 PM 12:40  
David A. Olson, Clerk  
Newton, MA 02459

To: Honorable Board of Aldermen  
From: David F. Turocy, Commissioner of Public Works  
Subject: Docket Item 89-11, Request for Ordinance Change  
Assessments upon owners of estates passed by new sewers

I request an ordinance change regarding assessments upon owners of estates passed by new sewers. The assessment rate calculation is currently based on the fixed uniform rate methodology, which is a fixed unit cost per frontage and per area, and is unrelated to the actual cost of construction of the sewer extension. I propose that the assessment rate calculation be based on the uniform unit methodology, where sewer assessments are based on 50% of the actual construction costs of the sewer extension project, divided proportionally based on the equivalent dwelling unit (single family residence) of estates passed by the new sewers. The other 50% is to be funded by the City.

City Ordinance Section 29-71 and 29-72, based on MGL c83 s15, establishes assessments upon owners of estates passed by new sewers, using the fixed uniform rate method, at \$1.00 per linear foot of frontage, plus \$0.25 per square foot of area up to 125 feet from the street line, for all properties abutting roads where sewers are to be extended. These rates were established in 1988, and were somewhat related to sewer construction costs at that time. However, these fixed rates are now unrelated to the current actual construction cost of sewer extension project. Using these fixed uniform rates, the City pays a substantial portion of the sewer extension construction costs as compared to the abutters. For the California Street sewer extension (214 linear feet), completed in 2009 at a cost of \$144,100, only \$6,629 (4.6%) was collected in sewer betterments as compared to the City's cost of \$137,471 (95.4%). For the upcoming Aspen Ave-Hawthorne Ave-Studio Rd sewer extension project (2000 linear feet), at an estimated cost of \$800,000, the City will collect about \$115,642 (14.4%) in sewer betterments, as compared to the City's cost of \$684,358 (85.6%).

Public Works has evaluated some options with regard to revising the sewer assessment rates. Based on the above, it is obvious that the cost of sewer installation varies per location, and per linear foot of sewer installed. For the California St sewer project, there was no economy of scale, so the City paid a premium for the 214 feet of sewer installation. For the Aspen Ave-Hawthorne Ave-Studio Rd sewer extension, there is an economy of scale for the 2000 feet of sewer to be installed. The cost of installation also varies with the subsurface conditions, as well as the amount of rock to be excavated for the installation. With this in mind, we recommend that the

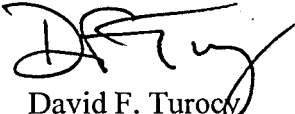
sewer assessment cost be based on the uniform unit method, not on a fixed rate cost per foot plus area basis, as also allowed under MGL c83 s15. #89-11

Sewer betterments would be calculated as follows. "Assessments shall be made upon owners of estates the frontage of which is passed in any part by streets or ways where sewers are constructed, in accordance with the uniform unit method. The uniform unit method shall be based upon a maximum of 50% of the sewer construction cost divided among the total number of existing and potential sewer units to be served. Each sewer unit shall be equal to a single family residence. Potential sewer units shall be calculated on the basis of zoning then in effect. Existing and potential multifamily, commercial, industrial, and semipublic uses shall be converted into sewer units on the basis of residential equivalents." This is a more equitable way of calculating sewer betterments, as it directly relates to construction cost, not on a fixed rate per foot and area basis.

Ordinance section 29-71 requires the City to pay a minimum of 50% of the cost of installation. We would therefore propose that the preliminary sewer betterment cost be calculated based on 50% of the estimated construction cost (with the City paying the other 50%). Once the actual construction cost is known, actual sewer betterments would be assessed based on 50% of actual construction cost.

Attached please find examples which calculate the proposed change as it would be applied to the Aspen Ave-Hawthorne Ave-Studio Rd sewer extension project. We have included the betterment cost per estate based on the current ordinance rates, and then the proposed ordinance change (50% of construction costs proportional share based on equivalent residential unit). Aspen Ave-Hawthorne Ave-Studio Rd sewer betterments will be assessed using the current methodology.

Respectfully,

  
David F. Turocy  
Commissioner

cc: R. Waddick  
L. Taverna, P.E., City Engineer



**PART I ADMINISTRATION OF THE GOVERNMENT**  
(Chapters 1 through 182)

**TITLE XIV PUBLIC WAYS AND WORKS**

**CHAPTER 83 SEWERS, DRAINS AND SIDEWALKS**

**Section 15 Sewerage systems; adoption; assessment; uniform units; separation of costs**

Section 15. The city council of a city or a town may adopt a system of sewerage for a part or the whole of its territory, and may provide that assessments under section fourteen shall be made upon owners of land within such territory by a fixed uniform rate or a rate based upon a uniform unit method.

A fixed uniform rate shall be based upon the estimated average cost of all the sewers therein, according to the frontage of such land on any way in which a sewer is constructed, or according to the area of such land within a fixed depth from such way, or according to both such frontage and area; but no assessment in respect to any such land, which by reason of its grade or level or any other cause cannot be drained into such sewer, shall be made until such incapacity is removed. If the assessment is according to the area within such fixed depth, the lien therefor shall attach to the parcel assessed.

A uniform unit method shall be based upon sewerage construction costs divided among the total number of existing and potential sewer units to be served, after having proportioned the cost of special and general benefit facilities. Each sewer unit shall be equal to a single family residence. Potential sewer units shall be calculated on the basis of zoning then in effect. Existing and potential multifamily, commercial, industrial and semipublic uses shall be converted into sewer units on the basis of residential equivalents.

A city by ordinance or a town by by-law may separate the costs of general benefit facilities, including but not limited to pumping stations, trunk and force mains, from that of special benefit facilities, including but not limited to the sewer mains, serving adjacent properties. A portion of costs of the general benefit facilities may be apportioned by the uniform unit method on all areas to receive benefits within the pumping district or combination of districts. The cost of the general benefit facilities, attributable to undeveloped land not abutting a sewer street, may not be assessed until properties are serviced by public sewerage. The proportional cost of the special benefit and general benefit facilities may be assessed against all properties abutting a sewer street.

Aspen Ave-Hawthorne Ave-Studio Rd  
Sanitary Sewer Extension  
Betterment Assessment \*  
D R A F T FEB 2012  
NOT FOR ACTUAL ASSESSMENTS

Ordinance rates

Address	Owner	Book & Page #	Lot	Lot Area	Cost @ \$0.25	Frontage	Cost @ \$1.00	Total
			Area	Sq Ft	Per Sq Ft.		Per Ft.	
			Sq. Feet	125' max depth	125' max depth	Feet		Betterment
239 Woodland Rd	Lasell College	9135/268	21262	21262	\$ 5,315.50	214	\$ 214.00	\$ 5,529.50
21 Studio Rd	Daniel Matloff	54242/250	17010	11875	\$ 2,968.75	95	\$ 95.00	\$ 3,063.75
29 Studio Rd	James E. & Kathleen W. Muller	30379/29	17010	11875	\$ 2,968.75	95	\$ 95.00	\$ 3,063.75
35 Studio Rd	Catherine M. Kosa	28080/578	15588	11875	\$ 2,968.75	95	\$ 95.00	\$ 3,063.75
47 Studio Rd	Kevin Shea (vacant lot)	22400/129	22350	19200	\$ 4,800.00	190	\$ 190.00	\$ 4,990.00
67 Studio Rd	Susan Sansby	32299/352	25001	20625	\$ 5,156.25	165	\$ 165.00	\$ 5,321.25
91 Aspen Ave	Betty I. Momingstar	25390/191	25010	13050	\$ 3,262.50	136	\$ 136.00	\$ 3,398.50
84 Aspen Ave	A. Leon Jr & Evelyn Higginbotham	23177/97	25016	25016	\$ 6,254.00	240	\$ 240.00	\$ 6,494.00
83 Aspen Ave	Richard D. Sewall	53854/188	20966	14375	\$ 3,593.75	115	\$ 115.00	\$ 3,708.75
81 Aspen Ave	Jerrold C & Lisa A Capasso Trs	41262/127	25000	23750	\$ 5,937.50	190	\$ 190.00	\$ 6,127.50
75 Aspen Ave	Annette L Baker	25222/538	21042	13500	\$ 3,375.00	108	\$ 108.00	\$ 3,483.00
63 Aspen Ave	Frank E Litwin	24498/359	41190	18500	\$ 4,625.00	148	\$ 148.00	\$ 4,773.00
55 Aspen Ave	Timothy P & Deborah W Moore	1128/82	50269	19375	\$ 4,843.75	155	\$ 155.00	\$ 4,998.75
50 Aspen Ave	Sisters of Charity Supporting	27551/117	17200	16250	\$ 4,062.50	130	\$ 130.00	\$ 4,192.50
41 Aspen Ave	Maria Bianchi Rosen	50933/5	37488	14500	\$ 3,625.00	116	\$ 116.00	\$ 3,741.00
33 Aspen Ave	Robert Anderson Stuart-Vail	34673/496	9965	9965	\$ 2,491.25	92	\$ 92.00	\$ 2,583.25
27 Aspen Ave	Susan L Rosen	1333/68	6860	6860	\$ 1,715.00	100	\$ 100.00	\$ 1,815.00
24 Aspen Ave	Carol Salter	49541/392	7091	7091	\$ 1,772.75	140	\$ 140.00	\$ 1,912.75
14 Aspen Ave	Ronald A Marini	42729/58	8383	8383	\$ 2,095.75	85	\$ 85.00	\$ 2,180.75
6 Aspen Ave	Mahmoud & Afarin Kebabli	24770/205	20123	15000	\$ 3,750.00	120	\$ 120.00	\$ 3,870.00
111 Hawthorne Avt	Laura F Zigman	1300/93	7577	7577	\$ 1,894.25	77	\$ 77.00	\$ 1,971.25
110 Hawthorne Avt	Elmer E Jr & Elizabeth W Kendall	9976/36	10714	10714	\$ 2,678.50	108	\$ 108.00	\$ 2,786.50
107 Hawthorne Avt	Barry Robinson	1325/139	5800	5800	\$ 1,450.00	58	\$ 58.00	\$ 1,508.00
101 Hawthorne Avt	John J & Tracy J Aber	1262/46	5300	5300	\$ 1,325.00	53	\$ 53.00	\$ 1,378.00
98 Hawthorne Ave	Karl Jr & Carole Aghassi	33176/228	8583	8583	\$ 2,145.75	87	\$ 87.00	\$ 2,232.75
97 Hawthorne Ave	John J Jr & Stelita M Cronin	810/9	6000	6000	\$ 1,500.00	60	\$ 60.00	\$ 1,560.00
96 Hawthorne Ave	Marc & Donna Heimlich	1327/16	6905	6905	\$ 1,726.25	78	\$ 78.00	\$ 1,804.25
85 Hawthorne Ave	Michael G Kuronen	48205/73	10740	9125	\$ 2,281.25	73	\$ 73.00	\$ 2,354.25
79 Hawthorne Ave	Mark A & Andrea L Mahoney	53536/360	10110	9375	\$ 2,343.75	75	\$ 75.00	\$ 2,418.75
78 Hawthorne Ave	Robet Hanlon	46406/45	25727	21625	\$ 5,406.25	173	\$ 173.00	\$ 5,579.25
73 Hawthorne Ave	Jean K & Charles R Jr Mixer	33129/492	9812	9000	\$ 2,250.00	72	\$ 72.00	\$ 2,322.00
63 Hawthorne Ave	L Noreen & F Robert Rolfe	25258/257	25007	14375	\$ 3,593.75	115	\$ 115.00	\$ 3,708.75
57 Hawthorne Ave	John J & Anne W Freitas	22758/95	14209	9625	\$ 2,406.25	77	\$ 77.00	\$ 2,483.25
51 Hawthorne Ave	Helen R Wallstrom	7042/290	22182	20250	\$ 5,062.50	162	\$ 162.00	\$ 5,224.50

Total Assessment \$ 115,642 14.5%

Total Est Cost (City's Up Front Cost) \$ 800,000

\* Per City Ordinance 29-71 and 29-72.

City's Final Cost (Less Betterments) \$ 684,358 85.5%





made gastight and watertight. When conformance thereto is not possible, the commissioner may grant exceptions to the prescribed procedures and materials, provided such exceptions do not conflict with applicable statutes, ordinances, or state codes, and will not, in the opinion of the commissioner, contribute to a nuisance condition. (Ord. No. R-153, 6-17-81)

**Sec. 29-67. Connections involving gasoline-using establishments.**

Garages and other establishments where gasoline is used or where wastes containing grease in excessive amounts or any flammable wastes, sand or other harmful ingredients can be discharged and are connected with public sewers, shall be provided with a suitable trap or separator. All traps or separators shall be of a type and capacity approved by the commissioner and shall be located so as to be readily and easily accessible for cleaning and inspection. (Ord. No. R-153, 6-17-81)

**Sec. 29-67A. Sewer cleaning fees.**

(a) Whenever the city is engaged to rod-out, unclog or otherwise clean a building sewer, a fee shall be charged. Except in those cases involving excavation, such fees shall be as follows:

\$220.00 flat rate for a service call during normal hours;

\$225.00 flat rate for a service call during overtime hours.

(b) All charges for services under this section shall be billed and collected in the same manner as is provided for sewer use charges pursuant to section 29-80 subsections (d) through (i). (Ord. No. V-93, 10-21-96; Ord. No. Z-86, 05-16-11)

DIVISION 3. PUBLIC SEWERS

**Sec. 29-68. Restrictions on entry, etc., into public sewers.**

No person shall uncover, make any connections with or opening into, alter, or disturb any public sewer or appurtenance thereof without first obtaining written permission from the commissioner. The acquisition of such permission shall not relieve the holder thereof of the responsibility of obtaining any permits from any other city department and/or the M.W.R.A. required by ordinance, statute, code, or regulation. Any person proposing a new connection into the system or a change in the volume or character of pollutants that are being discharged into the system which may result in a change in the characteristics of discharge which (1) constitutes fifteen (15) percent or more of the limitations specified in section 29-76(c); (2) exceed any limit specified in section 29-76(c); or (3) result in the discharge of water or waste specified in section 29-76(b), shall notify the commissioner at least forty-five (45) days prior to the proposed change or connection. (Rev. Ords. 1973, § 18-25; Ord. No. 90, 10-6-75; Rev. Ords. 1979, § 29-85; Ord. No. R-153, 6-17-81)

**Sec. 29-69. Public sewers, order required to lay, connect.**

(a) No public sewer shall be laid or connected with any existing public sewer until both of the following conditions have occurred: (1) the board of aldermen has ordered the extension of such sewer and (2) the commissioner of public works has received prepayment for installation of at least one building sewer which will be served by such public sewer; provided, however, that the commissioner's issuance of a license for installation of building sewer by private contractor pursuant to section 29-61 shall be deemed to satisfy this prepayment condition.

(b) The board of aldermen shall not make an order for the extension of a public sewer until said board has held a public hearing and determined that the petitioner(s) for such sewer extension has received estimates of all costs associated with connecting to the proposed public sewer.

(c) The board of aldermen shall schedule such public hearings so as to minimize the length of time between the public hearings and the anticipated construction date, taking into consideration the availability of funding and, where applicable, the existence of any public health emergency as determined by the health and human services commissioner. (Rev. Ords. 1973, § 18-3; Rev. Ords. 1979, § 29-60; Ord. No. R-153, 6-17-81; Ord. No. T-231, 7-13-92; Ord. No. X-175, 05-26-05)

**Sec. 29-70. Duty of city engineer as to construction of common sewers; plans and profiles thereof.**

The city engineer shall make and prepare all needed specifications describing and governing the work of construction, and shall make plans and profiles of all common sewers showing their locations with reference to other sewers and the street lines. Such plans and profiles shall be filed in the office of the city clerk, and after being so filed, shall be deposited in the office of the engineering division of the department of public works, which shall be deemed a part of the office of the city clerk for the keeping of such plans. The city engineer shall keep an accurate account of the cost and expenses of each common sewer. (Rev. Ords. 1973, § 18-2; Rev. Ords. 1979, § 29-59; Ord. No. 153, 6-17-81; Ord. No. V-289, 3-20-00)

**State law reference**—Provision authorized, G.L. c. 40, § 21(5)

**Sec. 29-71. Installation cost of new public sewers—City to pay fifty percent.**

A minimum of fifty per cent (50%) of the cost of installation of new public sewers shall be paid by the city. (Rev. Ords. 1973, § 18-6; Rev. Ords. 1979, § 29-62; Ord. No. R-153, 6-17-81)

**Sec. 29-72. Same—Assessments upon owners of estates passed by new sewers.**

(a) Assessments of that part of the cost of installation of new public sewers not borne by the city shall be made upon owners of estates the frontage of which is passed in any part by said new sewer. The assessment shall be at a fixed uniform rate based upon the estimated average cost of such sewers, both according to the frontage of such estates which is passed by the sewer and according to the area of such estates within a fixed depth of one hundred twenty-five (125) feet from such street or way, but no assessment in respect to any such estate which by reason of its grade or level or for any other cause cannot be drained into such sewer shall be made, certified or notified until such incapacity is removed. Where such estates abut upon more than one street or way, such assessments shall be assessed upon one such street or way, and upon so much of such other street as is not exempted by the board of aldermen. The board may exempt from assessment so much of the frontage on such other street as it deems just and equitable.

(b) The fixed uniform rate to be assessed upon estates is established at one dollar (\$1.00) upon each foot of frontage on any street or way where a sewer is constructed, and twenty-five cents (\$.25) upon each square foot of area within a fixed depth of one hundred twenty-five (125) feet from such street or way, the same having been so found and determined.

(c) No such assessments shall be made upon owners of lots having frontage on any street or way in which a sewer shall have been constructed under bond by the developer of a subdivision pursuant to rules and regulations of the planning board. (Rev. Ords. 1973, § 18-7; Ord. No. 50, 1-20-75; Rev. Ords. 1979, § 29-63; Ord. No. R-153, 6-17-81; Ord. No. T-231, 7-13-92)

**State law reference**—sewer betterments, G.L. c. 83 § 15

**Sec. 29-73. Same—Owners of estates not liable to assessments.**

Owners of estates or parts of estates not liable to assessments as set forth in section 29-72, or not in fact assessed, shall pay for the use of public sewers for the disposal of their sewage from such estates or parts of estates such reasonable sum as the board of aldermen shall determine. (Rev. Ords. 1973, § 18-8; Rev. Ords. 1979, § 29-64; Ord.

No. R-153, 6-17-81)

**Sec. 29-74. Same—Plan of estates to be assessed therefor; entry of assessments thereon; assessments to be lien until paid.**

Upon notification by the board of aldermen of the board's intent to lay out or construct a public sewer, the city engineer shall prepare and submit to the board of aldermen plans of the estates to be assessed pursuant to this chapter showing the owners' names, frontages and areas, together with a schedule showing the assessments on the estates abutting and benefited. The amount ascertained, assessed and certified by the mayor and aldermen shall be entered upon the plan prepared for assessment and shall form a lien against the estate until the same is paid. The city clerk shall furnish the city collector-treasurer, the comptroller of accounts and the engineering division of the department of public works with a certified copy of such schedule with the order of the board of aldermen thereon, as approved by the mayor. (Rev. Ords. 1973, § 18-9; Rev. Ords. 1979, § 29-65; Ord. No. R-153, 6-17-81; Ord. No. V-289, 3-20-00)

**Sec. 29-75. Same—Collection of assessments therefor; apportionment of assessments.**

The city collector-treasurer, upon receipt of the certified copy of the schedule of assessments pursuant to section 29-74 with the order thereon, shall send notices to the parties named therein with demand of payment of the amount assessed, and such amount shall be due and payable thirty (30) days after the assessment list has been committed to the collector-treasurer, after which time interest shall be charged thereon at the highest rate allowed by law, provided that if at any time before demand for payment by the collector-treasurer under the provisions of Chapter 60 of the General Laws, the owner of land assessed gives notice to the board of assessors to apportion such assessment, or if the board in its discretion makes such apportionment at any time before the proceedings for the enforcement of the collection without such notice to the board, such assessment shall be due and payable as provided by law and the first part of such apportionment, with interest thereon at the highest rate allowed by law, shall be added to the next annual tax bill thereafter. The board of assessors shall furnish to the city collector-treasurer and the comptroller of accounts a certificate of all assessments apportioned as above. (Rev. Ords. 1973, § 18-10; Rev. Ords. 1979, § 29-66; Ord. No. R-153, 6-17-81)

**Sec. 29-76. Discharge of certain waters or substances forbidden.**

(a) No person shall discharge or cause to be discharged into any public sewer any stormwater, surface water, groundwater, roof runoff, subsurface drainage, uncontaminated cooling water, unpolluted industrial process waters or any other substances, waters or wastes which the commissioner or the M.W.R.A. has identified as likely, either singly or by interaction with other substances, to:

- (1) harm either the sewerage system or the water treatment process,
- (2) be otherwise incompatible with the treatment process,
- (3) cause a violation of the federal or state discharge permits issued to the commission,
- (4) adversely affect receiving waters,
- (5) endanger life, limb, or public property, or
- (6) constitute a nuisance.

(b) Specifically, no person shall discharge or cause to be discharged any of the following described waters or wastes to any public sewers:



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

November 14, 2011

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

11 NOV 14 P 4:56  
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>
Department of Public Works – Backhoe	\$ 90,000

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren  
Mayor



City of Newton



DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue  
Newton Centre, MA 02459-1449

Setti D. Warren  
Mayor

To: Honorable Mayor Setti D. Warren

From: David F. Turocy, Public Works Commissioner

Via: Maureen Lemieux, Chief Financial Officer  
Robert Rooney, Chief Operating Officer

Re: Request to Appropriate Funds for Capital Equipment

Date: November 1, 2011

Public Works requests authorization to use \$90,000 for the purpose of purchasing one backhoe for the Highway Division. This vehicle is used in daily construction activities for sidewalk and curbing maintenance, as well as snow removal operations in the winter. It is replacing a 1995 backhoe that was taken out of service this summer due to its deteriorated condition.

cc: B. Zaniboni, DPW Deputy Commissioner  
R. Ferrara, DPW Chief of Budget  
S. Tocci, DPW Highway Director  
R. Mahan, DPW Fleet Maintenance Superintendent



**CITY OF NEWTON  
DEPARTMENT OF PUBLIC WORKS**

# Memo

**To:** Maureen Lemieux, Finance Director  
**From:** David F. Turocy, Commissioner of Public Works  
**Date:** January 29, 2012  
**Re:** Backhoe Bid

The Department of Public Works had previously docketed a request of the Board of Aldermen to approve \$90,000 for the purchase of backhoe for the Highway Division of DPW.

C.N. Wood (Volvo) was the only bidder who met all specifications. However, their bid was price \$97,000, well above our estimates of \$90,000. After subsequent discussions with C.N. Wood, as the only qualified bidder, they reduced their bid price to \$93,500 per machine. In addition, they agreed to a 2% prompt payment discount, which brings the cost per machine down to \$91,630.

Please revise the docket request amount to \$91,630 for the purchase of this backhoe.

RECEIVED  
Newton City Clerk  
2012 FEB - 1 AM 10: 25  
David A. Olson, CMC  
Newton, MA 02459

City of Newton



DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue

Newton Centre, MA 02459-1449

Setti D. Warren  
Mayor

January 29, 2012

To: Mayor-Setti D. Warren

From: David F. Turocy, Commissioner of Public Works

Via: Maureen Lemieux, Chief Financial Officer  
Robert R. Rooney, Chief Operating officer

Re: Billing of Betterment Applications

The Department of Public Works (DPW) respectfully requests the Honorable Mayor docket for consideration the assessment of betterments on the 68 properties listed on the attached table. These betterments have been completed by DPW and have been inspected by the Engineering Division who has confirmed the work is complete. A copy of each application is attached. The formal request is as follows:

The Commissioner of Public Works is requesting approval of the following mentioned sidewalk/driveway apron and/or curb betterments; said betterments graded and constructed and assessments to be levied under the provisions of MGL Chapter 83, Sec. 26, authorizing the assessment of betterments for sidewalk construction.

Thank you for your consideration of this request.

cc: David Wilkinson, Comptroller  
David Olsen, City Clerk  
Ryan Ferrara, DPW Chief of Budget and Finance  
Lou Taverna, City Engineer  
Natasha Bahn, Permits Engineer

RECEIVED  
Newton City Clerk  
2012 FEB - 1 AM 10: 25  
David A. Olson, CMC  
Newton, MA 02459

**Betterments to be Assessed**

Address	Owner Name	Book/Page	Sec/Block/Lot	Date of Application	Betterment Type	Betterment Received Date	Total Cost
84 Bigelow Road Includes 145 LF for 84 Bigelow + 168 LF for adjacent lot at 100 Bigelow)	Rubin Mark and Lauren	027733/0082	32053 0010	05/19/09	Granite Curb	09/10/09	\$2,610.00
100 Bigelow Road	Rubin Mark and Lauren	027733/0082	32053 0010	05/19/09	Granite Curb	09/10/09	\$3,024.00
14 Forest Avenue	Benson Steven & Beth	052727/0349	24006 0002	10/13/09	Granite Curb	10/13/09	\$1,550.00
97 Forest Avenue (New Lot -101)	Labow Brian and Semihara Stephanie	050599/0589	32051 0008B	06/11/09	Granite Curb	08/10/09	\$1,984.00
110 Forest Avenue	Grannan David and Kristen	0533344/0373	32052 0005	09/26/09	Granite Curb	09/30/09	\$1,711.00
111 Forest Avenue	Basnight Walter	045373/0231	32051 0009	09/22/09	Granite Curb	09/15/09	\$1,696.00
111 Forest Avenue	Basnight Walter	045373/0231	32051 0009	10/06/09	Sidewalk	10/09/09	\$1,311.50
111 Forest Avenue	Basnight Walter	045373/0231	32051 0009	10/06/09	Apron	10/09/09	\$896.00
138 Forest Avenue	Simkin Deborah	042164/0048	32052 0002	05/08/09	Granite Curb	06/10/09	\$1,658.00
245 Highland Avenue	Flesh George & Marilyn Holly	030425/0321	24006 0015	08/25/09	Granite Curb	07/04/09	\$4,268.00
315-317 Lowell Avenue	Maccormack James & Eloise	027233/0048	24014 0003	05/25/09	Granite Curb	07/20/09	\$1,296.00
18 Moffat Road	Stilwell Simon R & Burke Heather	001358/0069	53034B0003	9/29/2010	Granite Curb	9/29/2010	\$1,406.00
28 Moffat Road	Abrahamson Martin J & Sharon Z.	022304/0222	53034B0001	9/27/2010	Granite Curb	9/27/2010	\$2,719.00
84 Moffat Road	O Connor Ivan	049987/0241	53035 0002	05/11/10	Granite Curb	05/22/10	\$992.00
129 Moffat Road	Herman John B. & Mary O.	018568/0475	53031 0003	09/03/10	Granite Curb	09/13/10	\$1,226.00
141 Moffat Road	Amoroso Joseph Jr.	051665/0108	53031 0004	09/01/10	Granite Curb	09/13/10	\$2,288.00

APPROVED  
DECEMBER 1 - 2010



**Betterments to be Assessed**

Address	Owner Name	Book/Page	Sec/Block/Lot	Date of Application	Betterment Type	Betterment Received Date	Total Cost
142 Moffat Road	Hadley William B & Beverly	009625/0200	53033 0006	09/02/10	Granite Curb	09/15/10	\$1,676.00
173 Moffat Road	Bruce Richard & Janesse	031303/0106	53031 0007	06/11/10	Granite Curb	06/11/10	\$1,549.00
513 Chestnut Street	Michael J. Hiscox	047949/0366	53034B0004	10/20/10	Granite Curb	10/20/10	\$1,568.00
100 Pine Ridge Road	Piken Keith & Maria	050009/0350	53020 0003	12/22/10	Granite Curb	12/24/10	\$2,507.00
63 Windsor Road	Day Karen L	039535/0386	53032 0010	04/29/10	Granite Curb	05/10/10	\$1,964.00
89 Windsor Road	Todreas Carol S	025433/0524	53031 0010	06/03/10	Granite Curb	06/07/10	\$4,033.00
170 Windsor Road	Frieze David	023948/0295	53030 0008	08/30/10	Granite Curb	08/30/10	\$2,899.00
75-77 Central Street	Schofield Allen W	047355/0367	43014 0004	4/28/2011	Granite Curb	04/28/11	\$2,172.50
78 Central Street	Blumenthal Robert H & Denise E	013309/0575	43015 0007	7/12/2011	Granite Curb	7/12/2011	\$1,897.50
28 Central Street	Goodman Susan D	047882/0473	43010 0007	6/12/2011	Granite Curb	7/9/2011	\$1,187.50
36 Central Street	Birnbaum Howard & Beth	025555/0028	43010 0006	6/9/2011	Granite Curb	6/30/2011	\$1,270.00
115 Central Street	Donovan Joseph F & Judith M	012355/0312	43014 0010	8/1/2011	Granite Curb	8/1/2011	\$1,020.00
116 Central Street	Fandrey Adam C	049680/0557	43015 0001	04/25/11	Granite Curb	04/25/11	\$3,057.50
646 Chestnut Street	Barabasi Albert-Laszlo	052679/0467	53020 0001	03/29/11	Granite Curb	03/29/11	\$3,497.50
139 Hancock Street	Goeselt Brian	031845/0566	43028 0010	6/10/2011	Granite Curb	7/25/2011	\$3,575.00
145-147 Cypress Street	Levinson Brent Lewin	014023/0153	65015 0010	3/28/2011	Granite Curb	5/8/2011	\$2,100.00
57 Hancock Street	Sarah White	048374/0342	43021 0016	9/15/2011	Granite Curb	9/15/2011	\$1,237.50
147 Hancock Street	Musen Michael and Fernanda M	021465/0401	43028 0011	6/14/2011	Granite Curb	7/14/2011	\$1,985.00

**Betterments to be Assessed**

#	Address	Owner Name	Book/Page	Sec/Block/Lot	Date of Application	Betterment Type	Betterment Received Date	Total Cost
255	Homer Street	Kosowsky Jeffrey J & Miriam A	043712/0571	64012 0009	6/30/2011	Granite Curb	6/30/2011	\$2,035.00
112	Homer Street	Philosophie Ralph & Ruth	032786/0259	64032 0037	4/7/2011	Granite Curb	No date on application	\$3,607.50
121	Homer Street	Pemstein Raylea S	022250/0530	64034 0004	3/21/2011	Granite Curb	6/13/2011	\$1,460.00
230	Homer Street	Li Sizhu	053214/0449	64018 0001	7/12/2011	Granite Curb	7/12/2011	\$1,595.00
277	Homer Street	Zar-Kessler Arnold B & Lorel	021039/0225	64012 0015	5/6/2011	Granite Curb	6/11/2011	\$1,462.50
98	Homer Street	Damon Selma T TR	022028/0158	64032 0040	7/7/2011	Granite Curb	7/19/2011	\$3,805.00
152	Homer St	Copithorne David A & Barbara S	023079/0485	64032 0032	4/29/2011	Granite Curb	5/27/2011	\$2,702.50
261	Homer Street	Katz Alan J & Susan D	025006/0522	64012 0013	5/31/2011	Granite Curb	5/31/2011	\$1,380.00
11	Hyde Street	Jarell Joseph A	013679/0577	52020 0014	5/12/2011	Granite Curb	5/12/2011	\$2,812.50
11	Hyde Street	Jarell Joseph A	013679/0577	52020 0014	5/12/2011	Sidewalk	5/12/2011	\$1,595.00
19	Hyde Street	Goldman Henry T	013206/0001	52020 0015	03/16/11	Granite Curb	05/04/11	\$1,625.00
22	Hyde Street	Tamm Peter L	051156/0533	52018 0014	4/15/2011	Granite Curb	5/8/2011	\$1,515.00
57	Hyde Street	Loewenstein Ernest	051653/0151	52020 0019	5/3/2011	Granite Curb	5/6/2011	\$2,232.50
51	Hyde Street	Heywood James	046206/0062	52020 0018	04/28/11	Granite Curb	05/06/11	\$2,345.00
82	Hyde Street	Giglijo Janice	039221/0202	52023 0001	6/7/2011	Granite Curb	7/29/2011	\$910.00
284	Lake Avenue	Goldstein Gary Stephen	055328/0062	52023 0002	6/30/2011	Granite Curb	6/30/2011	\$1,517.50
292	Lake Avenue	Strassberg Steven and Elena Eisman	019441/0079	52022 0008	8/10/2011	Granite Curb	8/11/2011	\$1,212.50
9-11	Maple Street	Fong Gim & Fay	023288/0052	43014 0001A	8/4/2011	Granite Curb	8/4/2011	\$1,270.00

8/4/2011  
52:01 AM  
Granite Curb  
8/4/2011

**Betterments to be Assessed**

Address	Owner Name	Book/Page	Sec/Block/Lot	Date of Application	Betterment Type	Betterment Received Date	Total Cost
22 Maple Street	Carey Jonathan A	044840/0340	43011 0023	6/12/2011	Granite Curb	8/1/2011	\$1,820.00
39 Pine Ridge Road	Regan Michael & Danielle	049335/0137	53019 0015	3/12/2011	Granite Curb	3/12/2011	\$1,627.50
51 Pine Ridge Road	Curran John	048091/0387	53019 0017	3/9/2011	Granite Curb	3/9/2011	\$2,232.50
56 Pine Ridge Road	Meyer John B & Stephanie	014497/0569	53020 0009	01/25/11	Granite Curb	01/25/11	\$3,277.00
69 Pine Ridge Road	Klivans Robert & Joan	014248/0306	53019 0020	3/25/2011	Granite Curb	3/25/2011	\$4,322.00
72 Pine Ridge Road	Kryder John Christian & Barbara	022783/0576	53020 0007	3/25/2011	Granite Curb	3/25/2011	\$3,525.00
105 Pine Ridge Road	Dorfman, Mark & Laura	037485/0193	53019 0024	2/27/2011	Granite Curb	2/27/2011	\$2,040.00
115 Pine Ridge Road	White Burton Hodgson	016878/0093	53019 0025	3/22/2011	Granite Curb	3/22/2011	\$3,910.00
210 Pleasant Street	Deighton Anthony	047687/0165	64019 0007	4/22/2011	Granite Curb	04/26/11	\$1,737.50
71-73 Newtonville Avenue	Walker Henry Mager III and Kathleen	001209/0015	12018 0022A	5/24/2011	Apron	5/27/2011	\$2,394.53
71-73 Newtonville Avenue	Walker Henry Mager III and Kathleen	001209/0015	12018 0022A	5/24/2011	Granite Curb	5/27/2011	\$750.00
167 Woodland Road	Martinez Jose	025505/0065	43034 0005	03/31/11	Granite Curb	03/31/11	\$1,517.50
195 Woodland Road	Anisimov Nicholas and Amy	021883/0035	43036 0010	3/31/2011	Granite Curb	3/31/2011	\$1,572.50
230 Woodland Road	Christiansen Edward J & E Tatum	014749/0507	43010 0015	7/6/2011	Granite Curb	7/6/2011	\$1,542.50
244 Woodland Road	Kosa Peter & Jessica	054703/0417	43009 0011	02/25/11	Granite Curb	02/25/11	\$3,470.00
1735 Washington Street (Woodland Road)	Apholt Eleanor M	025479/0414	43039 0018	02/25/11	Granite Curb	02/25/11	\$2,040.00



City of Newton, Massachusetts  
Office of the Mayor

Telephone  
(617) 796-1100

Telefax  
(617) 796-1113

TDD  
(617) 796-1089

E-mail  
[swarren@newtonma.gov](mailto:swarren@newtonma.gov)

SETTI D. WARREN  
MAYOR

February 17, 2012

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

RECEIVED  
Newton City Clerk  
2012 FEB 17 PM 4:33  
David A. Olson, CMC  
Newton, MA 02459

Ladies and Gentlemen:

I write to amend the request to fund the sprinkler project at the Zervas, Horace-Mann, and Burr Schools submitted February 13, 2012. With a greater degree of design now completed, the cost estimate has greater accuracy and the request must be amended to reflect the total cost estimate of \$1,724,194.

The main areas where the cost increased include accessibility improvements, identified hazardous materials, and more extensive ceiling demolition needed at two of the schools.

While this project is an increase in the funds needed, the source of funding will continue to remain long term bonding, the difference to be made up by cost reductions of recently bid or completed projects.

Thank you for your consideration of this matter.

Sincerely,

Setti D. Warren  
Mayor

Encl.

## Zervas, Horace-Mann, Burr School Sprinkler Project

The initial construction budget for the Sprinkler Project at Burr, Zervas, and Horace-Mann Schools was \$1,196,883.00. The updated construction estimate from RDK Engineers had a total construction cost of \$1,690,000.00. In the Public Facilities meeting on 2/22/12, the decision was made to remove the painting of the sprinkler pipe from the project. This removed \$250,000.00 from the \$1,690,000.00 total, to a final construction cost to \$1,440,000.00. Additionally, \$34,194.00 is requested to complete the construction administration for this project, as the initial design appropriation was for the design through construction documents only. Therefore the total funding request going before the Finance Committee on 2/27/12 is \$1,474,194.00.

The \$277,311.00 increase from the construction budget estimate last fall, to the RDK cost estimate from 2/17/12 minus the \$250,000.00 for pipe painting, is related to the following factors:

- Hazardous material identified during the design in concealed areas, **\$30,000.00**
- Extensive ceiling demolition and reconstruction needed at Horace-Mann and Zervas, **\$159,022.00**

The above numbers total \$189,022.00, but do not include overhead and profit for both the sub-contractors, and the general contractor.

Again, cost estimating is not an exact science. Our estimators do their best to factor in changing conditions in bid climate, shipping costs, manufacturing plant work load, etc.

Josh Morse



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#367-10

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

February 13, 2012

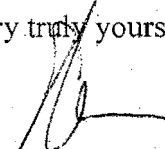
Honorable Board of Aldermen  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to amend *Docket #367-10(B2) – \$3,169,463 (remaining balance) for renovations to the core of F.A. Day Middle School and sprinkler systems*, by appropriating \$1,196,883 for the purpose of funding the construction and construction administration of the sprinkler system installation at the Burr, Zervas, and Horace-Mann Elementary Schools.

I look forward to discussing this very important project with your Honorable Board. Thank you for your consideration of this matter.

Very truly yours,

  
Setti D. Warren  
Mayor

RECEIVED  
NEWTON CITY CLERK  
2012 FEB 13 PM 1:51  
David A. Oison, CMO  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



DEDICATED TO COMMUNITY EXCELLENCE

City of Newton



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

Setti D. Warren  
Mayor

February 9, 2012

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

Re: Request for construction funds to complete the Sprinkler System installation at Burr, Zervas, and Horace-Mann Elementary Schools.

Dear Mayor Warren:

The Public Buildings Department requests the sum of \$1,196,883.00 for the purpose of funding the construction and construction administration of the sprinkler system installation at the Burr, Zervas, and Horace-Mann Elementary Schools.

Sincerely,

Stephanie Kane Gilman  
Public Building Commissioner

CC: Robert Rooney, Chief Operations Officer  
Maureen Lemieux, Chief Financial Officer



## 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

**Setti D. Warren**  
**Mayor**

17 February 2012

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

Re: Request for construction and construction administration funds for the sprinkler installation at the Burr, Zervas, and Horace-Mann Schools.

Dear Mayor Warren:

I request to amend the original request for financing the sprinkler project submitted earlier. The cost estimate for the sprinkler project prior to the design at Zervas, Horace-Mann, and Burr Schools had a construction value of \$1,196,883.00. Now that we have a good portion of the design work done, we have a clearer picture of the construction cost. The updated cost estimate for construction is \$1,724,194.00, which includes administration costs of \$34,194.00.

The key factors leading to the elevated cost are as follows:

- \* Accessibility improvements triggered by this project at all 3 schools
- \* Hazardous material identified during the design in concealed areas
- \* Extensive ceiling demolition and reconstruction needed at Horace-Mann and Zervas

Docket Item #367-10 approved \$102,117.00 for the purpose of funding project design through construction documents. This amended request will cover the remaining design funds, and the latest construction estimates. With this new estimate, I request that the amount be amended to \$1,724,194.00. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Kane Gilman  
Commissioner of Public Buildings

CC: Robert Rooney, Chief Operating Officer  
Maureen Lemieux, Chief Financial Officer



City of Newton  
January 9, 2012  
Page 4

**Proposed Fee**

Task	Amount
Schematic Design/Construction Documents	\$ 71,430.00
Bidding Phase	\$ 4,170.00
Construction Administration	\$ 7,800.00
Administer Construction Meetings	\$ 7,800.00
Code Consulting Services and Report	\$ 6,500.00
<b>Total</b>	<b>\$97,700.00</b>

Other Services	Amount
Civil Engineering (Allowance)	\$15,000.00
Hazardous Material Assessment, Testing and Monitoring (Allowance)	\$ 8,000.00
Construction Administration Adjustments for Separate Bid Packages (3) (Allowance)	\$3,120.00

The above stated fee will be invoiced monthly, based on a lump sum, percent complete basis, by task.

**Reimbursable Expenses**

Reimbursable expenses will consist of printing of bid documents, travel, courier, and film and will be invoiced at cost. We expect the cost not-to-exceed \$6,000.00.

**Project Assumptions**

- City of Newton will provide as-builts for the existing building.

**Optional Services**

- Expansion of the scope of this project.
- Any significant lengthening of the project schedule.
- Preparation of revisions to the contract documents after submission of the contract documents, caused by design changes initiated by the owner or others.
- Value engineering.
- Upgrades to existing fire alarm systems.
- Upgrades to Carbon Monoxide detection systems.
- Upgrades to door closers, smoke door holders, corridor smoke doors.
- Audio/Visual upgrades to modular classrooms.
- Witness fire protection/fire alarm systems testing beyond initial testing.
- Hydrant Flow Test.



Andover, MA  
Boston, MA

Richard D. Kimball Company, Inc.  
200 Brickstone Square  
Andover, MA 01810-1488

P 978-475-0298  
F 978-475-5768  
W www.rdkengineers.com

**CONSTRUCTION COST ESTIMATE - Newton Schools - Zervas, Mann & Burr**

Project phase:		Construction Summary		Project: Newton Elementary Schools Zervas, Mann and Burr Schools Fire Protection				Sheet 1 of 12 Date 2/23/2012	
Trade Specification Section:				RDK Project Number: 20120013					
By ram		Checked By:							
Description	Qty	Units	Material		Labor		Total		
			Unit Cost	Total	Unit Cost	Total			
DIVISION 1 General Requirements			37,200	37,200	58,600	\$58,600	\$99,300		
ACM Abatement (Estimated Work)	300	ea	100.00	30000			\$30,000		
DIVISION 2 Sitework			27,738	27,738	24,732	\$24,732	\$52,470		
DIVISION 3 Concrete									
DIVISION 4 Masonry									
DIVISION 5 Metals									
DIVISION 6 Carpentry									
DIVISION 7 Fire Proofing			5,370	5,370	6,930	\$6,930	\$12,300		
DIVISION 8 Doors, Windows, Glass									
DIVISION 9 Drywall, Floors, Paint, Clgs.			165,717	165,717	231,235	\$231,235	\$396,952		
DIVISION 10 Specialties									
DIVISION 11 Equipment									
DIVISION 12 Cabinets, Counters, Furnishings									
DIVISION 13 Special Construction									
DIVISION 14 Conveying									
<b>Subtotal Division 1-14</b>							\$591,022		
DIVISION 15 Fire Protection			445,582	445,582	471,326	\$471,326	\$916,908		
Plumbing							\$13,200		
HVAC									
DIVISION 16 Electrical			8,675	8,675	8,400	\$8,400	\$17,075		
Fire Alarm							\$63,425		
<b>Subtotal Division 15-16</b>							\$1,010,608		
<b>Subtotal</b>				\$ 720,282		\$ 801,224	\$1,601,630		
<b>General Contractors 5% Overhead and Bond on Sub Contracts (Division 1-14)</b>							\$29,551		
<b>Subtotal</b>							\$1,631,181		
<b>General Contractors 10% Profit on Sub Contracts (Division 1-14)</b>							\$59,102		
<b>Subtotal</b>							\$1,690,284		
<b>0% Contingency</b>									
<b>TOTAL</b>								<b>\$1,690,000</b>	

Building square footage's	132,300 sf
Attic Areas	0 sf
<b>\$ PER SQ. FT</b>	<b>\$12.77</b>

File Subbids

\$0	04001	Masonry Work	
\$0	05001	Miscellaneous Iron work	
\$0	09002	Tile	
\$0	09007	Painting	
\$13,000	15400	Plumbing	
\$0	15500	HVAC	
\$81,000	16000	Electrical	includes fire alarm

Work Attributed to MAAB upgrade

Zervas	\$4,400
Mann	\$4,400
Bur	\$4,400
<b>Total:</b>	<b>\$13,200</b>



Andover, MA  
Boston, MA

Richard D. Kimball Company, Inc.  
200 Brickstone Square  
Andover, MA 01810-1488

P 978-475-0298  
F 978-475-5768  
W www.rdkengineers.com

**CONSTRUCTION COST ESTIMATE - Newton Schools - Zervas, Mann & Burr**

Project phase: Construction		Project: Newton Elementary Schools		Sheet 2 of 12			
Trade Specification Section: Division 1		Zervas, Mann and Burr Schools		Date 2/23/2012			
By: ram Checked By:		RDK Project Number: 20120013					
Description	Qty	Units	Material		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
A. Job Organization							
Project Manager	12	wks			1,700	20,400	20,400
Field Superintendent	12	wks			2,100	25,200	25,200
Field Engineer							
Direct Labor Burden							
B. Field Engineering & other Services							
Survey & Site							
Construction Testing							
C. Travel Expenses							
Superintendents							
Freight & Handling							
D. Field Offices & Temp Bldg.	12	wks	200	2,400			2,400
Site Office							
Mobilization	1	ls	3,000	3,000	2,500	2,500	5,500
Storage Trailer and Sheds							
Phones	12	wks	200	2,400			2,400
Fax Line							
Utilities							
Toilets	12	wks	200	2,400			2,400
Water							
Office Supplies			1,000	1,000			1,000
E. Temp Utilities							0
Heat, Water, Lighting, Ventilation				3,000			3,000
F. Winter Protection							
Temp Heating Equipment							
Fuel							
Thawing Material							
Enclosures							
Snow Plowing							
G. Construction Equipment	8	wks	1,000	8,000			5,000
Small Power Equipment			2,000	2,000			2,000
H. Temp Construction							
Fencing & Barricades		In Sitework					
Site Signs							
Stairs & Ramps							
Traffic Control							
Dewatering							
<b>Subtotal</b>				<b>\$ 24,200</b>	<b>\$ 48,100</b>	<b>\$ 69,300</b>	



Andover, MA  
Boston, MA

Richard D. Kimball Company, Inc.  
200 Brickstone Square  
Andover, MA 01810-1488

P 978-475-0298  
F 978-475-5768  
W www.rdkengineers.com

CONSTRUCTION COST ESTIMATE

Project phase: Construction		Project: Newton Elementary Schools		Sheet			
Trade Specification Section: Division 1		Zervas, Mann and Burr Schools		3 of 12			
By: ram Checked By:		RDK Project Number: 20120013		Date			
				2/23/2012			
Description	Qty	Units	Material		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
I. Insurance	1	LS					12,000
Builders Risk							
Owners Protective Liability							
Umbrella Coverage							
Payment & Performance Bonds	1	LS	In 5% at front sheet				
J. General	1	LS	5,000	5,000	0	0	5,000
Building Permit							
Sewer, Water, Street Permits							
Reproduction							
Cutting/Patching							
OSHA/Safety Regs.							
K. Close-out & Cleanup	1	LS	3,000	3,000	8000	8,000	8,000
General & Daily							
Dumpster Rentals	5		1,000	5,000	500	2,500	5,000
Dump Fees							
Final Cleanup							
Punch List							
As Built Drawings							
Subtotal Page 1							\$ 69,300
Subtotal Page 2							\$ 30,000
Subtotal of Page 2				\$ 13,000	\$ 10,500		
Subtotal of Pages 1 & 2				\$ 37,200	\$ 58,600		\$ 99,300
SUB-TOTAL							\$ 99,300



Andover, MA  
Boston, MA

Richard D. Kimball Company, Inc.  
200 Brickstone Square  
Andover, MA 01810-1488

P 978-475-0298  
F 978-475-5768  
W www.rdkengineers.com

**CONSTRUCTION COST ESTIMATE - Newton Schools - Zervas, Mann & Burr**

Project phase: Construction		Project: Newton Elementary Schools		Sheet			
Trade Specification Section: Division 2000		Zervas, Mann and Burr Schools		4 of 12			
SITEWORK		Fire Protection/Alarm Systems		Date			
By: ram	Checked By:	RDK Project Number: 20120013		2/23/2012			
Description	Qty	Units	Material		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
<b>Sitework</b>							
<b>Site Piping for Mann</b>	400	LF	21	8,400	14	5,600	14,000
Excavation/Backfill	400	LF	5	2,000	15	6,000	8,000
2' wide x 8' deep trench							
Thrust Blocks/anchoring (blocks estimated at 3'x2')	4	ea	\$142	\$569			\$569
Repair grass & shrubery	600	SF	4	2,400	5	3,000	5,400
Repair Asphalt and sidewalks with concrete	100	SF	7	700	3	300	1,000
<b>Site Piping to Veras &amp; Burr</b>	35	LF	21	735	14	490	1,225
Excavation/Backfill (piping)	35	LF	8	280	15	525	805
2' wide x 8' deep trench							
Thrust Blocks/anchoring (blocks estimated at 3'x2')	3	ea	\$107	\$320			\$320
Repair grass & shrubery	105	SF	4	420	5	525	945
Remove Asphalt Walks and Replace with Concrete	100	SF	8	800	3	300	1,100
<b>Construction Barriers</b>							
Temporary Fencing trench barricade	400	lf	2	800	3	1,200	2,000
<b>Demolition</b>							
<b>DIVISION 2 - SHUTDOWN</b>							
Shut down domestic service for switchover	3	ls	1,000	3,000	0	0	3,000
Remove existing Hydrants and piping, cap	0	ea		0.00	1000.00	0.00	0
New Hydrants	1	ea	2,500	2,500	2500	2,500	5,000
Asbestos Abatement	1	ls		0.00	0.00	0.00	0
<b>ELECTRICAL SITE WORK - see diy 16000</b>							
<b>Subtotal</b>				\$ 22,924	\$ 20,440		\$ 43,364
<b>10% Overhead</b>				\$ 2,292	\$ 2,044		\$ 4,336
<b>Subtotal</b>				\$ 25,216	\$ 22,484		\$ 47,700
<b>10% Profit</b>				\$ 2,522	\$ 2,248		\$ 4,770
				<b>TOTAL \$ 27,738</b>	<b>\$ 24,732</b>		<b>\$ 52,470</b>



Boston, MA

Richard D. Kimball Company, Inc.  
 200 Brickstone Square  
 Andover, MA 01810-1488

P 978-475-0298  
 F 978-475-5768  
 W www.rdkengineers.com

**CONSTRUCTION COST ESTIMATE - Newton Schools - Zervas, Mann & Burr**

Project phase: Construction		Trade Specification Section: Division 7000 Fire Proofing		Project: Newton Elementary Schools Zervas, Mann and Burr Schools Fire Protection/Alarm Systems		RDK Project Number: 20120013		Sheet 5 of 12 Date 2/23/2012	
By: ram		Checked By:							
Description	Qty	Units	Material		Labor		Total		Total
			Unit Cost	Total	Unit Cost	Total			
Caulking/Sealants/Etc.	1	ls	2,500.00	2,500.00	3,500.00	3,500			6,000
Fire Proofing - Mechanical Room Pipe Penetrations	20	ea	41.00	820.00	49.00	980			1,800
Fire Proofing - Electrical Penetrations	50	ea	41.00	2,050.00	49.00	2,450			4,500
<b>Subtotal</b>				\$ 5,370		\$ 6,930			12,300
<b>10% Overhead</b>			included in above						
<b>Subtotal</b>				5,370		6,930			12,300
<b>10% Profit</b>			included in above						
				<b>TOTAL</b>	<b>5,370</b>	<b>6,930</b>			<b>12,300</b>

note - general fire caulking MEP is carried under each trade



Andover, MA  
Boston, MA

Richard D. Kimball Company, Inc.  
200 Brickstone Square  
Andover, MA 01810-1488

P 978-475-0298  
F 978-475-5768  
W www.rdkengineers.com

**CONSTRUCTION COST ESTIMATE - Newton Schools - Zervas, Mann & Burr**

Project phase: Construction		Project: Newton Elementary Schools		Sheet 6 of 12			
Trade Specification Section: Division 9000		Zervas, Mann and Burr Schools		Date 2/23/2012			
By: ram		RDK Project Number: 20120013					
Description	Qty	Units	Total		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
<b>Zervas</b>							
Patch/paint walls	1	ls	5,500.00	5,500.00	12,000.00	12,000	17,500
Upgrade rear entrance door hardware	2	ls	1,500.00	3,000.00	1.50	3	3,003
Painting of pipe	8,000	ea	2.50	20000.00	4.50	36000.00	56,000
Zervas Subtotal							76,503
<b>Mann</b>							
New double swing doors and electric holds	2	ea	2,200.00	4,400.00	734.00	1,468	5,868
Patch/paint walls	1	ls	5,500.00	5,500.00	12,000.00	12,000	17,500
New doors and work in egress stair no 1	3	ea	2,130.00	6,390.00	1,400.00	4,200	10,590
New doors and work in egress stair no 2	3	ea	2,130.00	6,390.00	1,400.00	4,200	10,590
Ceiling Soffit - Upper floor slot removal and p	270	ft	26.00	7,020.00			7,020
Change door swings at classroom	1	ea	254.00	254.00			254
Upgrade door hardware	2	ls	1,500.00	3,000.00	1.50	3	3,003
Painting of pipe	#####	ea	2.50	29550.00	4.50	53190.00	82,740
Mann Subtotal							137,565
<b>Burr</b>							
Patch/paint walls	1	ls	10,000.00	10,000.00	24,000.00	24,000	34,000
New doors and work in egress stair no 1	3	ea	2,130.00	6,390.00	1,400.00	4,200	10,590
New doors and work in egress stair no 2	3	ea	2,130.00	6,390.00	1,400.00	4,200	10,590
Change door swings at stairs	2	ea	254.00	508.00			508
new rear exit canopy	1	ea	10,000.00	10,000.00	12,000.00	12,000	22,000
Upgrade door hardware	4	ls	1,500.00	6,000.00	1.50	6	6,006
Painting of pipe	#####	ea	2.50	35425.00	4.50	63765.00	99,190
Burr Subtotal							182,884
Subtotal				\$ 165,717		\$ 231,235	396,952
10% Overhead			included in above				
Subtotal				165,717		231,235	396,952
10% Profit			included in above				
<b>TOTAL</b>				<b>165,717</b>		<b>231,235</b>	<b>396,952</b>



Andover, MA  
Boston, MA

Richard D. Kimball Company, Inc.  
200 Brickstone Square  
Andover, MA 01810-1488

P 978-475-0298  
F 978-475-5768  
W www.rdkengineers.com

CONSTRUCTION COST ESTIMATE - Newton Schools - Zervas, Mann & Burr

Project phase: Construction		Project: Newton Elementary Schools		Sheet			
Trade Specification Section: Division 15300		Zervas, Mann and Burr Schools		7 of 12			
Fire Suppression Systems		Fire Protection/Alarm Systems		Date			
By: ram Checked By:		RDK Project Number: 20120013		2/23/2012			
Description	Qty	Units	Material		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
<b>DIVISION 15300 - Fire Protection</b>							
<b>Zervas</b>							
Fire Alarm Valves w/trim	1	ea	1000.00	1000.00	500.00	500.00	1,500
Sprinklers - Sidewall First Floor and Mechanical Room	180	ea	45.00	8100.00	27.00	4860.00	12,960
Sprinklers - Upright First Floor and Mechanical Room	120	ea	25.00	3000.00	27.00	3240.00	6,240
Sprinklers - Attics all attics	0	ea	55.00	0.00	40.00	0.00	0
Sprinkler Head cabinets - 1 per building	1	ea	100.00	100.00	100.00	100.00	200
Sprinklers - concealed spaces	0	ea	35.00	0.00	40.00	0.00	0
Mock up work in steel	1	ea	3500.00	3500.00	2500.00	2500.00	6,000
Fire valves/Stand pipes -none	0	ea	350.00	0.00	500.00	0.00	0
Fire Test valve station - 2-1/2 valves and hard connection	0	ea	1500.00	0.00	875.00	0.00	0
Coring - holes for main pipe runs	60	ea	25.00	1500.00	200.00	12000.00	13,500
Coring - holes for branch pipe runs	80	ea	17.00	1360.00	15.00	1200.00	2,560
Fire Stopping	140	ea	15.00	2100.00	25.00	3500.00	5,600
Escutcheons	280	ea	25.00	7000.00	12.00	3360.00	10,360
Zone Valves	1	ea	100.00	100.00	150.00	150.00	250
Flow switches	1	ea	50.00	50.00	100.00	100.00	150
Water Entrance	1	ls	2500.00	2500.00	1500.00	1500.00	4,000
Backflow preventer	1	ea	6000.00	6000.00	1500.00	1500.00	7,500
Post Indicator Valve	1	ea	1000.00	1000.00	150.00	150.00	1,150
8" piping - Underground	0	lf	52.00	0.00	35.00	0.00	0
4" piping - Underground	15	lf	52.00	780.00	35.00	525.00	1,305
Steel: 6" piping - Horizontal Distribution	0	lf	37.40	0.00	28.00	0.00	0
Steel: 4" piping - within building	1,000	lf	17.60	17600.00	17.00	17000.00	34,600
Steel: 3" piping - within building - distribution	400	lf	13.40	5360.00	15.12	6048.00	11,408
Steel: 1-1/2" to 2" piping - within building - floor distribution	3,600	lf	10.62	38214.00	11.54	41544.00	79,758
Steel: 1" piping - Rooms	1,500	lf	5.38	8068.50	7.29	10935.00	19,004
Piping to Concealed Spaces	0	lf	9.65	0.00	11.54	0.00	0
Galvanized Steel: 4" piping - within building - for dry system	0	lf	16.50	0.00	16.00	0.00	0
Galvanized Steel: 3" piping - attic dry systems	0	lf	15.40	0.00	17.00	0.00	0
Galvanized Steel: 2" piping - attic dry systems	0	lf	11.20	0.00	12.00	0.00	0
Galvanized Steel: 1" piping - attic dry systems	0	lf	7.70	0.00	9.00	0.00	0
Exterior Electric Bell and Wiring	1	ls	1500.00	1500.00	1800.00	1800.00	3,300
Site Pumper installation	1	ea	1100.00	1100.00	2500.00	2500.00	3,600
ACV and DPV	1	ea	2600.00	2600.00	1500.00	1500.00	4,100
Cleaning and Testing	1	ls	5000.00	5000.00	5000.00	5000.00	10,000
<b>Zervas Subtotal</b>							<b>239,045</b>
<b>Mann</b>							
Fire Alarm Valves w/trim	1	ea	1000.00	1000.00	500.00	500.00	1,500
Sprinklers - Sidewall	70	ea	25.00	1750.00	21.00	1470.00	3,220
Sprinklers - Upright	450	ea	25.00	11250.00	35.00	15750.00	27,000
Sprinklers - Attics all attics	0	ea	55.00	0.00	40.00	0.00	0
Sprinkler Head cabinets - 1 per building	1	ea	100.00	100.00	100.00	100.00	200
Sprinklers - concealed spaces	72	ea	35.00	2520.00	40.00	2880.00	5,400
Mock up work in steel	1	ea	3500.00	3500.00	2500.00	2500.00	6,000
Fire valves/Stand pipes -2 egress stair,3 floors,	6	ea	350.00	2100.00	500.00	3000.00	5,100
Fire Test valve station - (2) 2-1/2 valves and hard connection	3	ea	1500.00	4500.00	875.00	2625.00	7,125
Coring - holes for main pipe runs	40	ea	25.00	1000.00	200.00	8000.00	9,000
Coring - holes for branch pipe runs	10	ea	17.00	170.00	15.00	150.00	320
Fire Stopping	50	ea	15.00	750.00	25.00	1250.00	2,000
Escutcheons	100	ea	25.00	2500.00	12.00	1200.00	3,700
Zone Valves	6	ea	100.00	600.00	150.00	900.00	1,500
Flow switches	7	ea	50.00	350.00	100.00	700.00	1,050
Water Entrance	1	ls	2500.00	2500.00	1500.00	1500.00	4,000
Backflow preventer	1	ea	6000.00	6000.00	1500.00	1500.00	7,500
Post Indicator Valve	1	ea	1000.00	1000.00	150.00	150.00	1,150
8" piping - Underground	300	lf	52.00	15600.00	35.00	10500.00	26,100
6" piping - Underground	100	lf	52.00	5200.00	35.00	3500.00	8,700



Steel: 6" piping - within building	200	lf	37.40	7480.00	28.00	5600.00	13,080
Steel: 4" piping - within building	600	lf	17.60	10560.00	17.00	10200.00	20,760
Steel: 3" piping - within building - distribution	100	lf	13.40	1340.00	15.12	1512.00	2,852
Steel: 1-1/2" to 2" piping - within building - distribution	5,720	lf	10.62	60717.80	11.54	66008.80	126,727
Steel: 1" piping - Rooms	2,600	lf	5.38	13985.40	7.29	18954.00	32,939
Exterior Electric Bell and Wiring	1	ls	1500.00	1500.00	1800.00	1800.00	3,300
Site Pumper installation	1	ea	1100.00	1100.00	2500.00	2500.00	3,600
ACV and DPV	1	ea	2600.00	2600.00	1500.00	1500.00	4,100
Cleaning and Testing	1	ls	5000.00	5000.00	5000.00	5000.00	10,000
Mann Subtotal							337,923
<b><u>Burr</u></b>							
Fire Alarm Valves w/trim	1	ea	1000.00	1000.00	500.00	500.00	1,500
Sprinklers - Sidewall	190	ea	25.00	4750.00	21.00	3990.00	8,740
Sprinklers - Upright	380	ea	25.00	9500.00	35.00	13300.00	22,800
Sprinklers - Attics all attics	0	ea	55.00	0.00	40.00	0.00	0
Sprinkler Head cabinets - 1 per building	1	ea	100.00	100.00	100.00	100.00	200
Sprinklers - concealed spaces	0	ea	35.00	0.00	40.00	0.00	0
Mock up work in steel	1	ea	3500.00	3500.00	2500.00	2500.00	6,000
Fire valves/Stand pipes -none	0	ea	350.00	0.00	500.00	0.00	0
Fire Test valve station - 2-1/2 valves and hard connection	0	ea	1500.00	0.00	875.00	0.00	0
Coring - holes for main pipe runs	50	ea	25.00	1250.00	200.00	10000.00	11,250
Coring - holes for branch pipe runs	50	ea	17.00	850.00	15.00	750.00	1,600
Fire Stopping	100	ea	15.00	1500.00	25.00	2500.00	4,000
Escutcheons	200	ea	25.00	5000.00	12.00	2400.00	7,400
Zone Valves	2	ea	100.00	200.00	150.00	300.00	500
Flow switches	2	ea	50.00	100.00	100.00	200.00	300
Water Entrance	1	ls	2500.00	2500.00	1500.00	1500.00	4,000
Backflow preventer	1	ea	6000.00	6000.00	1500.00	1500.00	7,500
Post Indicator Valve	0	ls	15000.00	0.00	10000.00	0.00	0
8" piping - Underground	0	lf	52.00	0.00	35.00	0.00	0
4" piping - Underground	20	lf	52.00	1040.00	35.00	700.00	1,740
Steel: 6" piping - Horizontal Distribution	0	lf	37.40	0.00	28.00	0.00	0
Steel: 4" piping - within building	600	lf	17.60	10560.00	17.00	10200.00	20,760
Steel: 3" piping - within building - distribution	1,600	lf	13.40	21440.00	15.12	24192.00	45,632
Steel: 1-1/2" to 2" piping - within building - distribution on fl	6,270	lf	10.62	66556.05	11.54	72355.80	138,912
Steel: 1" piping - Rooms	2,850	lf	5.38	15330.15	7.29	20776.50	36,107
Exterior Electric Bell and Wiring	1	ls	1500.00	1500.00	1800.00	1800.00	3,300
Site Pumper installation	1	ea	1100.00	1100.00	2500.00	2500.00	3,600
ACV and DPV	1	ea	2600.00	2600.00	1500.00	1500.00	4,100
Cleaning and Testing	1	ls	5000.00	5000.00	5000.00	5000.00	10,000
Burr Subtotal							339,941
10% Overhead	included in above						
Subtotal				445,582		471,326	916,908
10% Profit	included in above						
<b>TOTAL</b>				<b>\$ 445,582</b>		<b>\$ 471,326</b>	<b>\$ 916,908</b>



Andover, MA  
Boston, MA

Richard D. Kimball Company, Inc.  
200 Brickstone Square  
Andover, MA 01810-1488

P 978-475-0298  
F 978-475-5768  
W www.rdkengineers.com

**CONSTRUCTION COST ESTIMATE - Newton Schools - Zervas, Mann & Burr**

Project phase: Construction		Project: Newton Elementary Schools		Sheet 8 of 12			
Trade Specification Section: 15400		Zervas, Mann and Burr Schools		Date 2/23/2012			
By: ram Checked By: Plumbing		RDK Project Number: 20120013					
Description	Qty	Units	Material		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
<b>DIVISION 15400 - Plumbing</b>							
<b>Zervas</b>							
Handicap Bi-Level Water Cooler new	1	ea	2000.00	2000.00	2000.00	2000.00	4,000
Cleaning and Testing	1	ls	200.00	200.00	200.00	200.00	400
Zervas Subtotal							4,400
<b>Mann</b>							
Handicap Bi-Level Water Cooler new	1	ea	2000.00	2000.00	2000.00	2000.00	4,000
Cleaning and Testing	1	ls	200.00	200.00	200.00	200.00	400
Mann Subtotal							4,400
<b>Burr</b>							
Handicap Bi-Level Water Cooler new	1	ea	2000.00	2000.00	2000.00	2000.00	4,000
Cleaning and Testing	1	ls	200.00	200.00	200.00	200.00	400
Burr Subtotal							4,400
10% Overhead	included in above						
<b>Subtotal</b>				6,600		6,600	13,200
10% Profit	included in above						
<b>TOTAL</b>				\$ 6,600		\$ 6,600	\$ 13,200



Andover, MA  
Boston, MA

Richard D. Kimball Company, Inc.  
200 Brickstone Square  
Andover, MA 01810-1488

P 978-475-0298  
F 978-475-5768  
W www.rdkengineers.com

**CONSTRUCTION COST ESTIMATE - Newton Schools - Zervas, Mann & Burr**

Project phase: Construction		Project: Newton Elementary Schools		Sheet 9 of 12			
Trade Specification Section: 16000 Electrical		Zervas, Mann and Burr Schools		Date 2/23/2012			
By: ram Checked By:		RDK Project Number: 20120013					
Description	Qty	Units	Material		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
<b>DIVISION 16000 - Electrical Power and Lighting</b>							
<b><u>Zervas</u></b>							
<b>Normal Distribution</b>							
Lighting/Gen. Purpose/Recps for EWC	1	ls	800.00	800	400.00	400	1,200
wiring to door operators	8	ls	400.00	3,200	300.00	2,400	5,600
Feeder Circuitry	100	lf	5.00	500	7.00	700	1,200
<b>Normal Ltg/Egress Ltg/Exit Signage</b>							
Exit Signage (new)	2	ea	175.00	350	300.00	600	950
Zervas Subtotal							8,950
<b><u>Mann</u></b>							
<b>Normal Distribution</b>							
Lighting/Gen. Purpose/Recps for EWC	1	ls	800.00	800	400.00	400	1,200
wiring to door operators	0	ls	400.00	0	300.00	0	0
Feeder Circuitry	100	lf	5.00	500	7.00	700	1,200
<b>Normal Ltg/Egress Ltg/Exit Signage</b>							
Exit Signage (new)	4	ea	175.00	700	300.00	1,200	1,900
Mann Subtotal							4,300
<b><u>Burr</u></b>							
<b>Normal Distribution</b>							
Lighting/Gen. Purpose/Outlet for EWC	1	ls	800.00	800	400.00	400	1,200
wiring to door operators	0	ls	400.00	0	300.00	0	0
Feeder Circuitry	100	lf	5.00	500	7.00	700	1,200
<b>Normal Ltg/Egress Ltg/Exit Signage</b>							
Exit Signage (new)	3	ea	175.00	525	300.00	900	1,425
Burr Subtotal							3,825
<b>Subtotal</b>				8,675		8,400	17,075
<b>10% Overhead</b> included in above							
<b>Subtotal</b>				8,675		8,400	17,075
<b>10% Profit</b> included in above							
<b>TOTAL</b>				8,675		8,400	17,075



Andover, MA  
Boston, MA

Richard D. Kimball Company, Inc.  
200 Brickstone Square  
Andover, MA 01810-1488

P 978-475-0298  
F 978-475-5768  
W www.rdkengineers.com

**CONSTRUCTION COST ESTIMATE - Newton Schools - Zervas, Mann & Burr**

Project phase: Construction		Project:		Sheet			
Trade Specification Section: 16300		Newton Elementary Schools		10 of 12			
By: ram Checked By:		Zervas, Mann and Burr Schools		Date			
		Fire Alarm		2/23/2012			
		RDK Project Number: 20120013					
Description	Qty	Units	Material		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
<b>DIVISION 16300 - Fire Alarm Systems</b>							
<b>Fire Alarm System</b>							
<b><u>Zervas</u></b>							
Fire Alarm Circuitry New Points on Ext Sys							
Conductors/Cabling	1,200	lf	2.50	3,000	1.75	2,100	5,100
Conduit/Surfact-Mounted Raceway	1,200	lf	4.50	5,400	3.00	3,600	9,000
New Fire Alarm Devices							
Horn/Strobe Devices	15	ea	125.00	1,875	75.00	1,125	3,000
Smoke Detectors	0	ea	165.00	0	75.00	0	0
Manual Pull Stations	10	ea	80.00	800	75.00	750	1,550
Flow Switch	1	ea	100.00	100	75.00	75	175
Tamper Switch	4	ea	100.00	400	75.00	300	700
Fire Alarm System Reprogramming/Testing	1	ls	0.00	0	2,500.00	2,500	2,500
<b>Zervas Subtotal</b>							<b>22,025</b>
<b><u>Mann</u></b>							
Fire Alarm Circuitry New Points on Ext Sys							
Conductors/Cabling	1,200	lf	2.50	3,000	1.75	2,100	5,100
Conduit/Surfact-Mounted Raceway	1,200	lf	4.50	5,400	3.00	3,600	9,000
New Fire Alarm Devices							
Horn/Strobe Devices	4	ea	125.00	500	75.00	300	800
Smoke Detectors	0	ea	165.00	0	75.00	0	0
Manual Pull Stations	5	ea	80.00	400	75.00	375	775
Flow Switch	7	ea	100.00	700	75.00	525	1,225
Tamper Switch	9	ea	100.00	900	75.00	675	1,575
Fire Alarm System Reprogramming/Testing	1	ls	0.00	0	2,500.00	2,500	2,500
<b>Mann Subtotal</b>							<b>20,975</b>
<b><u>Burr</u></b>							
Fire Alarm Circuitry New Points on Ext Sys							
Conductors/Cabling	1,200	lf	2.50	3,000	1.75	2,100	5,100
Conduit/Surfact-Mounted Raceway	1,200	lf	4.50	5,400	3.00	3,600	9,000
New Fire Alarm Devices							
Horn/Strobe Devices	10	ea	125.00	1,250	75.00	750	2,000
Smoke Detectors	0	ea	165.00	0	75.00	0	0
Manual Pull Stations	5	ea	80.00	400	75.00	375	775
Flow Switch	2	ea	100.00	200	75.00	150	350
Tamper Switch	4	ea	100.00	400	75.00	300	700
Fire Alarm System Reprogramming/Testing	1	ls	0.00	0	2,500.00	2,500	2,500
<b>Burr Subtotal</b>							<b>20,425</b>

## Zervas, Horace-Mann, and Burr School Sprinkler Project

The cost per square foot for sprinkler system installation ranges from \$8 to \$25/ft<sup>2</sup> depending on a large number of factors. Mounting styles, ceiling heights, head types, mounting structure, site conditions, water pressure, hazardous materials, the list goes on. The recent building assessment team used appx \$12/ft<sup>2</sup> as a cost estimate for sprinkler system install. This project cost estimate has a square foot cost of \$12.77/ft<sup>2</sup>.

Our initial budget estimate of 1.19M was based on the square foot cost of running the pipe exposed and in the most cost effective means possible. We are still doing that, but during the design process it has been identified that 2 of the schools in question have solid plaster ceilings with big voids above. We knew that the schools had plaster ceilings, but we did not understand the conditions above the ceiling, nor the level of work required during installation. That means that we need to remove and replace large portions of the ceilings in order to hang pipe. In both cases, there is asbestos in the ceilings, and without knowing the exact conditions above the ceilings, we have to assume some level of restrictions. If you look at the cost estimate summary page, divisions 2(site work) and 15(fire protection) were the basis for the initial budget. The big unknown in the very beginning was the extent of the invasive ceiling work required. This could not have been known, until the design field work was completed.

What we have found is that there will not be a good square foot cost for this type of project that will apply to ever building. There are too many variables that can significantly change the project cost.

Below is the Sprinkler Project Timeline:

- September 2011: Engineering firms contacted for RFP for design services
- October 2011: Design proposals received, reviewed, and selection made
- November 2011: Design funds approved in PST, PF, Finance.
- December 2011: Design Funds approved by full BOA.
- January 2012: Design funds made available, and design awarded.
- February 2012: Project review with PBD, ISD, and Fire.
- February 22nd, 2012: PF meeting
- February 27th, 2012: Finance meeting
- March 5<sup>th</sup>, 2012: Full Board(with emergency pre-amble)
- March 16<sup>th</sup>, 2012: Project out to bid
- March 30<sup>th</sup>, 2012: Bid opening
- April 13<sup>th</sup>, 2012: Contract awarded and executed
- April 16<sup>th</sup>, 2012: Contractor gets field measurements during school vacation.
- April – June, 2012: Pipe is manufactured and prepped, site work and field prep completed
- June – July, 2012: Construction work in all normally occupied spaces
- August, 2012: Testing, punch list, closeout

Based on the above timeline, we had no choice but to bring this project to committee when we did. Missing this docket would have resulted in missing the April vacation measurements, which would have resulted in a smaller occupied space construction timeline, which would have meant a substantial cost increase in the labor required to complete the project on time.

Josh Morse  
Director of Operations  
Public Buildings Department  
City Of Newton

### Sprinkler Project Budget Breakdown

Initial Request in Nov 2012 for Design Services Through CD	\$ 102,117.00
--	---------------

RDK Engineers Construction Cost Estimate	\$ 1,690,000.00
Design funds to complete project per RDK proposal	\$ 21,703.00
Design coningency to cover accessibility improvement as required	\$ 12,491.00
Total	\$ 1,724,194.00

d) 1,724,194.00



**ROLF JENSEN & ASSOCIATES, INC.**  
FIRE PROTECTION CONSULTANTS

1661 Worcester Road  
Suite 501  
Framingham, MA 01701-5401 USA  
www.rjainc.com  
+1 508-620-8900  
Fax: +1 508-620-0908

**CHAPTER 34-  
EXISTING BUILDING  
CODE EVALUATION REPORT  
THREE ELEMENTARY  
SCHOOLS, NEWTON MA**

**Prepared For:**  
RDK Engineers  
200 Brickstone Square,  
Andover, MA 01810

**February 13, 2012**

B56179

© 2012 Rolf Jensen & Associates, Inc. All Rights  
Reserved



TABLE OF CONTENTS

INTRODUCTION.....	3
APPLICABLE CODES AND REQUIREMENTS.....	4
COMPLIANCE REQUIREMENTS FOR EXISTING BUILDINGS .....	5
GENERAL.....	5
ALTERATIONS .....	5
COMPLIANCE ALTERNATIVES.....	5
CHAPTER 34 SCOPING REQUIREMENTS .....	6
COMPLIANCE METHODS .....	6
EXISTING BUILDING EVALUATION – MSBC WORK AREA METHOD.....	7
GENERAL.....	7
DEFINITIONS .....	7
GENERAL CHAPTER 34 PROVISIONS.....	8
ZERVAS – PANIC HARDWARE REQUIRED.....	13
ZERVAS – NO EXTERIOR STAIR PROTECTION.....	14
ACCESSIBILITY REQUIREMENTS – 521 CMR .....	14
SCOPING LANGUAGE .....	14
VARIANCES .....	16



## **INTRODUCTION**

RDK Engineers (Client) has retained Rolf Jensen & Associates, Inc. (RJA) to provide fire protection, life safety, and local Massachusetts accessibility code consulting services for the proposed sprinkler system retrofit at the following three schools in Newton, MA:

1. The two (2) story Burr School has a total area of 53,000 square feet and is located at 171 Pine Street in Newton, MA.
2. The Horace Mann School has a total area of 38,000 square feet and is located at 687 Watertown St, Newtonville, MA. The building has 3 stories since the Basement Level has access to grade and is considered a story.
3. The single-story Zervas School has a total area of 33,000 square feet and is located at 30 Beethoven Ave in Waban, MA.

The project consists of the retrofit of automatic sprinkler systems to provide full coverage throughout the buildings. The new sprinkler systems will be installed with exposed piping. In areas of newer acoustical ceilings the piping we will be concealed above where practical. There will therefore be no major renovation work to the existing ceilings.

This report serves as the fire protection and life safety Chapter 34, Existing Building Report for the project. This report will outline the application of Chapter 34 of the 8<sup>th</sup> Edition of the Massachusetts State Building Code, which is an amended version of the 2009 International Existing Building Code (IEBC), to the existing building in the context of the proposed renovation projects under consideration.

The information in this report is based on the following:

- Site visits conducted Ron Melucci and Yanxuan Xie on Jan 26, 2012 and Jan 31, 2012.
- Various discussions with Client via phone and email.

It should be noted that the information and observations contained in this report are based on the Client provided plans only. Functional, destructive, or intrusive visual inspections and/or fire protection system testing were not conducted.

## **APPLICABLE CODES AND REQUIREMENTS**

The following codes are presently adopted in the State of Massachusetts:

- **Building**                Massachusetts State Building Code (MSBC), 8<sup>th</sup> Edition, which is an amended version of the 2009 International Building Code (IBC) and the 2009 International Existing Building Code (IEBC).
  
- **Accessibility**        Massachusetts Architectural Access Board (MAAB), 521-CMR.
  
- **Electrical**             Massachusetts Electrical Code, 527-CMR, 12.00. The Massachusetts Electrical Code is an amended version of the 2011 National Electrical Code (NFPA 70).
  
- **Elevators**             Massachusetts Elevator Regulations, 524-CMR.
  
- **Fire Prevention**     Massachusetts Fire Prevention Regulations (MFPR), 527-CMR.
  
- **Mechanical**          International Mechanical Code, 2009, as adopted and amended by the MSBC (Chapter 28).
  
- **Plumbing**             Massachusetts Fuel Gas and Plumbing Codes, 248-CMR.
  
- **Other**                  National Fire Protection Association (NFPA) Standards, as referenced by the MSBC and the MFPR.

This report focuses on the key issues relative to MSBC Chapter 34 compliance. All code references should be considered as references to the MSBC unless otherwise noted. Provisions of the remaining applicable codes are noted where pertinent to the issue at hand.

## **COMPLIANCE REQUIREMENTS FOR EXISTING BUILDINGS**

### **GENERAL**

The MSBC is primarily intended for application in the design and construction of new buildings. The arrangement of safeguards specified by the MSBC, for new buildings, results in an acceptable level of fire and life safety. In general, non-renovated portions of an existing building are not required to comply with all of the "new construction" requirements of the current edition of the MSBC. However, MA IEBC (Ch 34 of MSBC) Section 604 states that all new work must comply with materials and methods requirements in the applicable codes for new construction.

An existing building is presumed to meet the provisions of the applicable laws, codes, rules or regulations, bylaws or ordinances in effect at the time such building was constructed or altered. An existing building is allowed to continue to be occupied pursuant to its use and occupancy, provided that the building is maintained in a safe condition.

### **ALTERATIONS**

The following section will outline the retroactive requirements based on the amount of renovation work planned for the project. The extent to which non-renovated portions of an existing building must be upgraded is dependent on their present condition and on the type and amount of renovation work that is proposed. In all cases, any new work, including that associated with upgrades resulting from application of the MSBC evaluation, should conform to the specific "new construction" requirements of the Code.

### **COMPLIANCE ALTERNATIVES**

Section 101.5 states that except for structural work, where compliance with the MSBC requirements for new construction is required by Chapter 34, and where such compliance is impractical because of construction difficulties or regulatory conflicts, compliance alternatives may be accepted by the building official. Examples of compliance alternatives which have been used are provided in the appendix to the MSBC. The building official should provide a copy of any accepted or rejected compliance alternatives to the Board of Building Regulations and Standards (BBRS).

## **CHAPTER 34 SCOPING REQUIREMENTS**

### **COMPLIANCE METHODS**

Section 101.5 of Chapter 34 of the MSBC presents the various options available to evaluate the code requirements applicable to repair, alteration, change of occupancy, addition, or relocation projects to existing buildings. Users elect one of the available compliance methods to evaluate the existing building based on the proposed scope of work of the project. The three compliance options available are as follows:

#### **Prescriptive Compliance Method:**

Users electing to use this compliance method should follow the requirements outlined in Section 3 of Chapter 34 to perform the existing building evaluation. This section has vague requirements that would require multiple complex discussions with local officials. Although, RJA anticipates that some issues will be required to be discussed, it is our opinion that this option leaves too much discretion to the building official and does not provide enough guidance.

#### **Work Area Compliance Method:**

Users electing to use this compliance method should follow the requirements of Sections 4 through 12 of the MSBC Chapter 34 to perform the existing building evaluation.

#### **Performance Compliance Method:**

Users electing to use this compliance method should follow the requirements of Section 13 of Chapter 34 of the MSBC to perform the existing building evaluation. This method generally requires more upgrades than the work area method would require and thus has not been chosen.

**The work area compliance method has been selected for use on this project based on the objective requirements and limited amount of corrective work required.**

## **EXISTING BUILDING EVALUATION – MSBC WORK AREA METHOD**

### **GENERAL**

A MSBC Chapter 34 evaluation of the existing building is required to determine the required fire protection and life safety improvements when any alteration or renovation work is undertaken.

### **DEFINITIONS**

Each of the following classes of work has an associated chapter within the MSBC Chapter 34 which outlines the provisions for that type of work on an existing building.

#### **Repairs:**

Repairs are defined as measures taken to restore the building to good or sound condition for general maintenance purposes. These include the restoration of materials, elements, equipment or fixtures for the purpose of maintaining a good or sound condition.

#### **Alteration Level 1:**

Alterations are defined as “any construction or renovation to an existing structure other than repair or addition.” Level 1 alterations include, “removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.”

#### **Alteration Level 2:**

A Level 2 alteration consists of the reconfiguration of space, addition or subtraction of a door or window, the reconfiguration of any system, or adding any equipment to the building. Level 2 alterations should also comply with the provisions for a Level 1 alteration.

#### **Alteration Level 3:**

This type of alteration is applicable where “the work area exceeds 50 percent of the aggregate area of the building.” Level 3 alterations should also comply with the provisions of both Level 2 and Level 1 alterations.

Based on the nature and extent of the work and the definitions above, the classification would be **Alteration Level 2**. It should be noted that the term “work area” is defined by MA IEBC Chapter 2 as portions of the building undergoing reconfiguration. None of the proposed sprinkler retrofit work involves reconfiguration of walls, partitions, etc.

**Therefore, there is no “work area” in these buildings for the sprinkler system retrofit projects.**

### **GENERAL CHAPTER 34 PROVISIONS**

The following requirements of the MA IEBC are applicable whenever a building permit is pulled for any building repair, renovation, alteration or addition.

#### **SECTION 102.2.1 FIRE PROTECTION SYSTEMS**

As indicated above, automatic sprinkler systems will be provided throughout all three (3) buildings except where sprinklers are allowed to be omitted (such as combustible concealed spaces) per NFPA 13 as adopted by reference.

Approved fire alarm systems are already currently provided in the buildings. There are no applicable requirements mandating the upgrade or replacement of the fire alarm systems as long as they are maintained in good working order. Section 704.4.1 of the MA IEBC states that a fire alarm system shall be installed in *work areas* of Group E occupancies as required by Chapter 9 of the Massachusetts State Building Code for existing Group E occupancies.

#### **SECTION 102.2.2.1 NONCONFORMING MEANS OF EGRESS**

These special provisions address means of egress in all buildings and are designed to ensure a minimum acceptable level is maintained. The specifics of these provisions must be satisfied regardless of any project work. The requirements are enforced at the discretion of the approving authorities. The specifics of these requirements are as follows:

1. The number of means of egress serving every space and/or story as required by Chapter 10 of the MSBC. Table 1021.1 requires that the following number of exits be provided per floor based on the occupant load:

**Table 1: Required Number of Exits**

<b>Occupant Load Per Story</b>	<b>Minimum Number of Exits</b>
1-500	2
501-1000	3
More than 1000	4

There are a sufficient number of exits from each of the stories in each of the three (3) buildings with the exception of the **Second Floor of the Horace Mann Building**. There are twelve (12) classrooms on the Second Floor, each having a floor area of approximately 950 square feet. Chapter 10 of the MSBC states that the occupant load factor for a classroom is 20 square feet per occupant. The

occupant load of each classroom is therefore 48. The total classroom occupant load for the Second Floor is therefore 576 which requires a total of three (3) exits.

To alleviate the number of exits deficiency, a **horizontal exit strategy** may be possible. It appears that the cross-corridor doors in the middle of the floor subdivides the floor in half. It also appears from drawings that the wall along this column line (17) is a substantially thick wall that may have been designed as a fire-resistance rated horizontal exit wall. If it can be confirmed that this existing wall (and the existing floor assembly supporting the wall) affords a fire-resistance rating of two hours, then a horizontal exit can be provided in accordance with MSBC Section 1025 which would alleviate the exit capacity deficiency. To achieve this, the cross-corridor doors would need to be replaced with 90-minute self (or automatic) closing, latching, bi-directional fire doors on magnetic door holders tied into the fire alarm system.

If this cannot be achieved, a **compliance alternative** could be sought to allow an alternative occupant load for the classrooms. From discussion with faculty and observing the number of desks and chairs in the classroom, it is apparent that the actual occupant load of each classroom is significantly less than 48 such that the actual population of the Second Floor is likely significantly less than 500.

2. The capacity of means of egress provided from each story and space must satisfy the criteria of Section 1005.1 of the MSBC.

**The capacity of the means of egress that is currently provided from each story and from each space in the three buildings is sufficient. The worst case Upper Level of the Burr Building was calculated as shown here.**

There are sixteen (16) classrooms on the Upper Level, each having a floor area of approximately 830 square feet. There are also additional classrooms at the North and South ends of the Building with a total area of approximately 4200 square feet. The total classroom area, minus the kindergarten which has exits to grade, is therefore approximately 15,000 square feet. Chapter 10 of the MSBC states that the occupant load factor for a classroom is 20 square feet per occupant. The total classroom occupant load for the Second Floor minus the kindergarten is therefore 750.

The exit capacity is currently afforded by two exit stairs and exit doors to grade. Each stair has a clear width of 44 inches and provides an exit capacity of 220 persons. There is also a set of double doors near the kindergarten that provide a clear width of 68 inches and an exit capacity of 453. The total exit capacity is therefore 893 which is more than the minimum required of 750.

The minimum width for stairs and doors may be calculated at 0.2 and 0.15 inches per occupant respectively, per exception 3 of MSBC Section 1005.1, if the building is fully sprinklered.

3. Any means of egress which is not so arranged as to provide safe and adequate means of egress, including exit signage and emergency lighting in accordance with Chapter 10 of the MSBC.

**The means of egress lighting that is currently provided from each story and from each space in the three buildings is sufficient to the extent that could be confirmed by visual survey. Based on discussions with the custodians in each building, emergency generators are provided for the means of egress lighting in the event of primary power failure or interruption.**

The following exit sign deficiencies were observed:

#### **Horace Mann School**

1. An additional exit sign is needed from the basement storage area.
2. An additional exit sign is needed from the First Floor Art Room.
3. An additional exit sign is needed from the Library.
4. An exit sign at the First Floor near Room 127 is obstructed from view by a soffit.

#### **Burr School**

1. Additional exit signs are needed at the exterior exit doors near the First Floor custodian area.
2. An additional exit sign is needed from the First Floor Storage Area.

#### **Zervas School**

Complying illuminated exit signs are required at the means of egress doors from the two large classrooms (Rooms 9 and 10). These rooms have a calculated occupant load over 50 such that two means of egress doors are required to be identified with complying, illuminated exit signs in each room. They are also required to have panic hardware per MSBC 1008.1.10 as described in the next section of the report.





**Zervas - Exit signage required**

### **102.2.2.2 HAZARDOUS MEANS OF EGRESS**

This section states that any existing building or structure not provided with exit facilities as herein prescribed for new buildings and in which the exits are deemed hazardous or dangerous to life and limb, the building official can declare the building as unsafe in accordance with 780 CMR 116.

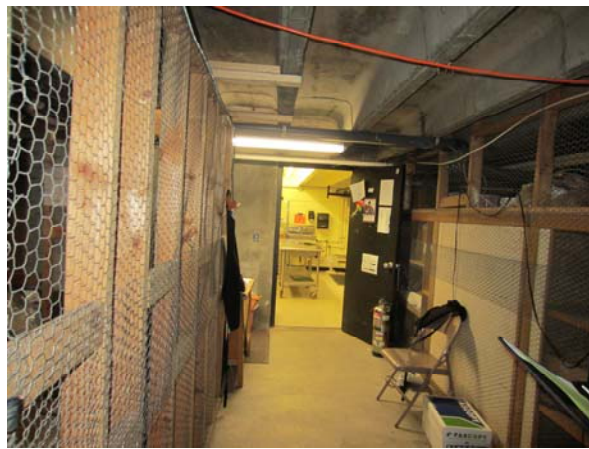
This language allows the building official discretion on what may be considered unsafe. The building official is allowed to make a judgment to require additional work outside of the work area to provide safe Means of Egress. The following observed conditions could be deemed hazardous or unsafe by the building official:

#### **Horace Mann School**

1. The exit stairs at either end of the building serves all three (3) floors of the building and are currently not protected in shaft construction. The MSBC does not allow unenclosed exit stairs. Both stairs are currently enclosed on three sides on all landings, and in some cases (top floor) there is a fourth enclosing wall with a door opening but no door is provided. The addition of rated wall assemblies and self closing rated fire doors should be considered to mitigate this hazard.
2. Classroom 128 has two means of egress doors that do not swing in the direction of egress. The door swings should be reversed. One additional exit sign is needed.
3. The gymnasium has three means of egress doors. One of the doors is equipped with a surface mounted bolt lock which is not allowed per the MSBC 1008.1.9.4. This lock should be removed from this door.
4. The auditorium has four means of egress doors. One of the doors is equipped with a surface mounted bolt lock which is not allowed per the MSBC. This lock should be removed from this door.

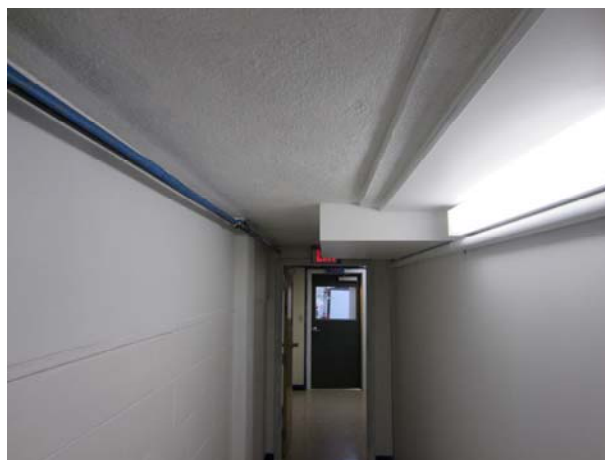
### **Burr School**

1. The exit stairs at either end of the building serve all three (3) floors of the building and are currently not protected in shaft construction. The MSBC does not allow unenclosed exit stairs. Both stairs are currently enclosed on three sides on all landings, and in some cases (top floor) there is a fourth enclosing wall with a door opening but no door is provided. The addition of rated wall assemblies and self closing rated fire doors should be considered to mitigate this hazard.
2. An additional exit sign is needed from the basement storage area.



**Burr - Exit Signage required**

3. An additional exit sign is needed from the First Floor Art Room.
4. An additional exit sign is needed from the Library.
5. An exit sign at the First Floor near Room 127 is obstructed from view by a soffit.



**Burr - Exit Signage blocked**

6. Classroom 128 has two means of egress doors that do not swing in the direction of egress. The door swings should be reversed. One additional exit sign is needed.
7. The gymnasium has three means of egress doors. One of the doors is equipped with a surface mounted bolt lock which is not allowed per the MSBC. This lock should be removed from this door.
8. The auditorium has four means of egress doors. One of the doors is equipped with a surface mounted bolt lock which is not allowed per the MSBC. This lock should be removed from this door.

### **Zervas School**

At the time of the survey, the cross-corridor doors were propped open with wedges at the floor. These doors only swing in one direction. However, in most cases, the doors serve building areas with an occupant load of 50 or more on both sides of the doors such that egress (and door swing) is required in both directions. Since the doors are not required for any building separation or horizontal egress, the doors could be removed which would alleviate the problem. The code does not recognize propping open of doors as a solution or mitigation to any code requirement since the wedges can be removed at any time.

The two large classrooms (Rooms 9 and 10) have a calculated occupant load over 50 (floor area exceeding 1,000 s.f.) such that means of egress doors are required to be equipped with have panic hardware per MSBC 1008.1.10. A total of four (4) exit doors should therefore be equipped with panic hardware.



**Zervas – panic hardware required**

MSBC Section 1009.5.2 states that outdoor stairways and outdoor approaches to stairways shall be designed so that water (ice) will not accumulate on walking surfaces. One of the exit doors to grade discharges via a stair that is not protected from accumulation of water (ice) on walking surfaces.



**Zervas – no exterior stair protection**

## **ACCESSIBILITY REQUIREMENTS – 521 CMR**

### **SCOPING LANGUAGE**

For each level of Alteration defined above, The Massachusetts Architectural Access Board (MAAB) separately governs accessibility requirements. The MAAB requirements are only applicable to public spaces in a building.

MAAB application criteria for existing buildings are identified in MAAB Section 3.3. There are three (3) thresholds used to determine the extent of compliance required with MAAB provisions. When building is occupied by two or more uses Section 3.6 also applies as such the requirements layout in Section 3.3 should be applied to each use space instead of the entire building. These thresholds are as follows:

1. If the work being performed costs less than \$100,000, then only the work being performed must comply with MAAB.
2. If the working being performed costs more than \$100,000 but less than 30% of the full and fair cash value of the tenant space, then the work being performed must comply with MAAB and the following features must be provided:
  - a. An accessible public entrance;

- b. A public accessible toilet room
  - c. An accessible telephone and
  - d. An accessible drinking fountain.
3. If the work being performed costs more than 30% of the full and fair cash value of the tenant space, then the entire tenant space must be made to comply with MAAB. Work performed that is limited solely to electrical, mechanical, or plumbing systems and that does not involve the alteration of any elements or spaces required to be accessible by MAAB, and has a total value of less than \$500,000 are excluded from this threshold review (MAAB 3.3.1 (b)). However, if any non-exempt work is permitted within the 3 year period, all exempt work must be included.

When only a portion of a building is subject to MAAB, the full and fair cash value shall be prorated by the ratio of the square footage of that portion to the square footage of the whole building (MAAB Section 3.7).

The assessed valuation of a building (not including the land) as recorded in the Assessor's Office of the municipality at the time the building permit is issued as equalized at 100% valuation. The 100% equalized assessed value shall be based upon Massachusetts Department of Revenue's determination of the particular city's or town's assessment ratio. However, Exception C. states that the value of buildings owned, constructed, or renovated by the Commonwealth of Massachusetts shall be determined by the replacement cost.

The assessed values of the buildings (not including the land) as indicated in an inter-office memorandum by the City of Newton Assessor's Office dated February 2, 2012 are as follows:

Burr	\$8,685,500
Horace Mann	\$7,351,700
Zervas	\$3,215,200

Only the building value (not the land value) can be used for the purposes of the MAAB cost analysis. The equalized assessed value is determined by dividing the assessed value by the City assessment ratio. The MA Department of Revenue lists the assessment ratio for Newton as 0.92. The equalized assessed values are therefore as follows:

Burr	\$9,440,761
Horace Mann	\$7,990,978
Zervas	\$3,494,783

The total costs of renovations, additions etc. in the last three years (provided via email from 1/30/12 email from Wade Wright)

Burr Modular Addition	\$267,000
Burr Windows Replacement	\$328,100
Burr Sprinkler system retrofit	\$636,000
TOTAL	\$1,231,100

Horace Mann Modular Addition	\$245,000
Horace Mann Windows Replacement	\$350,000 (estimate)
Horace Mann Sprinkler retrofit	\$384,000
Horace Mann Lift/Accessibility	\$150,000 (estimate)
TOTAL	\$1,129,00

Zervas Modular Addition	\$430,000
Zervas Boiler replacement	\$146,600
Zervas Sprinkler retrofit	\$450,000
TOTAL	\$1,026,600

The only building with 3-year renovation costs close to 30 percent of the full and fair cash value is the Zervas School. These total costs, as indicated above, are **29.3 percent** of the of the full and fair cash value of the Zervas School. Since these costs are so close to the 30% threshold, they may be scrutinized by the Town of Newton Building Department and/or the MAAB for compliance with the MAAB requirements. For the purposes of this report, it is assumed that the 30 percent threshold is not exceeded such that **only an accessible public entrance, a public accessible toilet room, an accessible telephone and an accessible drinking fountain will need to be provided in all three (3) buildings.**

### VARIANCES

The assessment of the building for compliance with MAAB, as documented in this report, identifies the building elements that do not comply with the MAAB regulations. There may be some corrective work required by MAAB identified herein that could be considered impracticable for which a variance could be sought.

Per MAAB Section 4.1, an owner or an owner's representative or tenant who thinks that full compliance with 521 CMR is impracticable may apply to the Board for a variance from 521 CMR. Application for a variance shall be made on a form provided by the Board for this purpose, shall contain such information as is required by the Board, and shall be signed by the applicant.

The Board may then grant the application with whatever conditions it deems appropriate or deny the application without a hearing. Any person aggrieved by the Board's action under 521 CMR may request an adjudicatory hearing within 30 days of the decision.

MAAB defines the term impracticable as follows:

- (a) Compliance with 521 CMR would be technologically unfeasible; or
- (b) Compliance with 521 CMR would result in excessive and unreasonable costs without any substantial benefit to persons with disabilities.

Deficiencies for which variances might be sought for this project are identified below.

## **REQUIRED MAAB CORRECTIVE WORK**

### **Horace Mann School**

#### **Entrances**

An accessible entrance door is currently provided to the Lower Level of the building from the sidewalk on Albemarle Road. The slope of the paved approach to this door is less than 5% slope such that no accessible ramp or other work should be required. This entrance only provides access to the Lower Level which contains the Gymnasium and the Auditorium. A wheelchair user will not be able to access the upper levels of the school unless another accessible entrance to the Entry Level is provided and an elevator is provided to the upper floor classrooms. This work however is not triggered given the nature and extent of the work and the full and fair cash value of the building.



**Horace Mann Accessible entrance**

#### **Drinking Fountains**

No accessible drinking fountains were observed in the building. One accessible drinking fountain should be provided that provides all of the accessible features of MAAB 36 including "high-low" access, clear floor space, knee clearance, reach ranges, accessible control type, height and location and spout height and location.

### Restrooms

The pair of restrooms are provided on the Lower Level of the Horace Mann School are mostly accessible. The clear floor space in each restroom are of complying dimensions to accommodate a wheelchair user. However the doors into the hallway leading to each restroom have a clear width of only 29 inches. The door clear with would need to be made 3 inches wider to accommodate a wheelchair at these locations.

## **Burr School**

### Entrances

The accessible front entrance doors on Pine Street have been provided with a ramp that is mostly in compliance with the accessible ramp requirements of MAAB 24 except that the slope of the ramp is approximately 1:10. Maximum slope allowed per MAAB 24 is 1:12. Also, the run length of the ramp is approximately 36 feet without an intermediate landing. The maximum length of the ramp without an intermediate landing allowed per MAAB 24 is 30 feet.

These deficiencies are somewhat minor in nature such that a variance could likely be obtained from the MAAB to allow the continued use of this ramp without modification.

### Drinking Fountains

No accessible drinking fountains were observed in the building. One accessible drinking fountain should be provided that provides all of the accessible features of MAAB 36 including "high-low" access, clear floor space, knee clearance, reach ranges, accessible control type, height and location and spout height and location.

### Restrooms

The Burr School is provided with accessible restrooms on the 2<sup>nd</sup> Level. The requirement for one set of accessible restrooms is therefore met.



## Zervas School

### Entrances

The building is currently provided with two (2) accessible ramped entrances. The ramps were found to be in compliance with the requirements of MAAB 24. The requirement of one accessible entrance is therefore satisfied.



**Zervas School – Accessible Entrance**

### Drinking Fountains

No accessible drinking fountains were observed in the building. One accessible drinking fountain should be provided that provides all of the accessible features of MAAB 36 including “high-low” access, clear floor space, knee clearance, reach ranges, accessible control type, height and location and spout height and location.

### Restrooms

The pair of public restrooms at the Zervas School are fully accessible. The requirement for one accessible set of restrooms is therefore satisfied.

Prepared By:

A handwritten signature in cursive script that reads 'Ron Melucci'.

Ron Melucci, P.E.

B55416

YX:rm



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#51-12

Telephone  
(617) 796-1100

Facsimile  
(617) 796-1113

TDD/TTY  
(617) 796-1089

E-mail  
swarren@newtonma.gov

RECEIVED  
Newton City Clerk  
2012 FEB 13 PM 1:52  
David A. Oison, CMC  
Newton, MA 02459

February 13, 2012

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

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to authorize the attached "Procedure for the Disposal of Supplies Valued at Less than \$5,000".

Pursuant to M.G.L. c. 30B, §15, the City's Purchasing Agent is required to dispose of tangible supplies that are no longer useful to the City, but have an estimated net resale or salvage value of less than \$5,000 using written procedures approved by the Board of Aldermen.

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

Purchasing Department  
Rositha Durham • *Chief Procurement Officer*  
1000 Commonwealth Avenue  
Newton Centre, MA 02459-1449  
mailto:rdurham@newtonma.gov

#51-12

Telephone  
(617) 796-1220  
Fax:  
(617) 796-1227  
TDD/TTY  
(617)-796-1089

January 24, 2012

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

RE: Disposition of Surplus Property value at less than \$5,000

Dear Mayor Warren:

Pursuant to M.G.L. c. 30B, §15, the City's Purchasing Agent is required to dispose of tangible supplies that are no longer useful to the City, but have an estimated net resale or salvage value of less than \$5,000 using written procedures approved by the Board Aldermen.

As you may know, our city buildings and schools are cluttered with surplus items under the \$5,000 threshold. We cannot dispose of any of the surplus items under \$5,000 until written procedures are approved by the Board of Aldermen. This Disposition of Surplus Property document has been reviewed and approved by the City of Newton's law department.

I respectfully request that the attached document be submitted to the Board of Aldermen for their approval.

Kind regards,

Rositha Durham  
Chief Procurement Officer

**Procedure for the Disposal of Supplies Valued at Less than \$5,000**

Pursuant to M.G.L. c. 30B, § 15, the City's Purchasing Agent is required to dispose of tangible supplies that are no longer useful to the City but have an estimated net resale or salvage value of less than \$5,000 using written procedures approved by the Board of Aldermen. [M.G.L. c. 30B, § 15] "Supplies" are defined as "all property, other than real property, including equipment, [or] materials ...." [M.G.L. c. 30B, § 3] Supplies with significant damage may be disposed of as trash if the supply cannot be repaired or the cost to repair the supply exceeds the value of the supply if repaired, and there is no salvage value.

This Procedure shall not apply to the disposition of old books, magazines, periodicals, recordings, and printed materials in the custody of the Newton Free Library Board of Trustees or the Newton School Department. This Procedure shall not apply to the disposal of any surplus items which are traded in as part of a M.G.L. c. 30B bid. The disposal of servers, CPUs or other types of equipment which contain personally identifiable or confidential information shall include dismantling, shredding, or other means of insuring the destruction of such information.

The Procedure for the disposal of supplies with an estimated net value of less than five thousand dollars (\$5,000) shall be as follows:

1. The Department Head for each City Department must notify the Purchasing Agent of any and all supplies that are required to be disposed of under this Procedure. Prior to disposal under this Procedure, a supply must be declared by the Department Head to be no longer useful to that Department, and the estimated net value of the supply must be less than \$5,000. Supplies that are to be disposed of and are valued at \$5,000 or more shall be disposed of in accordance with the provisions of M.G.L. c. 30B, § 15.
2. The Department Head must submit a completed Notification of Surplus Property document to the Purchasing Department. The documentation must provide details of each surplus item for disposal which shall include, at a minimum: (a) a descriptive list of all items or group of items disposed of; (b) the estimated value of each item or group of items disposed of; (c) the condition of the surplus item and (d) picture of the item, if available.
3. The Purchasing Agent will first post the surplus item(s) on the Purchasing Department's intranet site offering the items to other departments for a period of 14 days. The award will be made on a "first come, first serve" basis. The owning department will make the item available for inspection and be ready to explain the condition of the item and any

repairs that might be needed. The receiving department will be responsible for any repairs and should, therefore, make a thorough inspection prior to making a claim.

4. Any item not claimed by a City department will be put up for sale to the general public by the Purchasing Agent. The Purchasing Agent may determine the appropriate method of sale based upon the type of property, its value, and its condition. The Purchasing Agent shall advertise the sale of the surplus items by any of the following means: placing a notice in a local newspaper, on the City's website, or at an on-line auction site. The method of sale may include, but is not limited to, an auction including an on-line auction, yard sale, or soliciting written quotes.
5. The surplus item will be awarded to the offeror with the highest price, subject to the City's right to reject any or all bids as serves the City's best interests. The acceptance or rejection of any offer will be determined by the Purchasing Agent or her designee. All payments shall be by cash, money order or check payable to the City of Newton. Surplus items will be sold "as is" in existing condition with all rights waived to make claims against the City of Newton for any defects in the item being sold, releasing the City of Newton from any and all liability pertaining to the purchase of the item. The Purchasing Agent will sign a "Bill of Sale" prior to the successful offeror taking possession of the respective item after confirmation of payment. The Purchasing Agent may vary the procedure set out in this section as necessary to accommodate sale through an on-line auction.
6. Any employee purchasing a surplus item that has been offered for sale to the general public pursuant to this Procedure must file a Disclosure Form pursuant to M.G.L. c. 268A, § 23(b)(3) with the City Clerk.
7. All revenue from the disposal of supplies under this Procedure shall be turned over to the City Treasurer for deposit in the general fund, appropriate revolving or enterprise fund, as recommended by the Department Head and approved by the Comptroller.
8. In the event that a surplus item has not been claimed by a City department or purchased through sale to the general public, the Purchasing Agent may elect to donate such surplus item(s) to a tax exempt, nonprofit organization expressing interest in such surplus item or to dispose of such surplus item(s) as trash. The Purchasing Agent shall keep a record of all charitable donations and shall annually file such record with the Mayor and Board of Aldermen.