



Public Facilities Committee Agenda

City of Newton In City Council

Wednesday, July 10, 2024

The Public Facilities Committee will hold this meeting as a hybrid meeting on Wednesday, July 10, 2024, at 7:00 PM in Room 204. To view this meeting using Zoom use this link: <https://newtonma-gov.zoom.us/j/88504192979> or call 1-646-558-8656 and use the following Meeting ID: 885 0419 2979

Item Scheduled for Discussion:

Public Hearing

#278-24

Verizon petition for a Grant of Location on Chase Street

VERIZON petitioning for a grant of location to relocate one jointly-owned pole, P. 6 located on the northerly side of Chase Street approximately 13 feet southwesterly from its existing location to accommodate a new driveway. (Ward 6)

[Chase Street: Back-up Material](#)

Public Hearing

#279-24

Request for sewer extension in Dedham Street

KEVIN HENNIGAN, 27 Champa St #1, Newton petitioning to relocate the existing City sanitary sewer main located at 949 Dedham Street to a portion of the property just easterly of its current alignment to allow for an expansion of the dwelling on the property. (Ward 8)

PETITIONER TO PAY ENTIRE COST

[Dedham Street: Back-up Material](#)

Public Hearing

#293-24

Eversource petition for Grant of Location for Commonwealth Ave

EVERSOURCE ENERGY petitioning for a grant of location to install and maintain approximately 378 feet of conduit westerly from the new manhole MH32297 at the intersection of Auburn Street and Evergreen Avenue to support the MWRA Tunnel Boring Machine project. (Ward 4)

[Commonwealth Ave: Back-up Material](#)

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Public Hearing

- #268-24** **5-58 for the Horace Mann School Building at 225 Nevada Street**
DESIGN REVIEW COMMITTEE petition, pursuant to 5-58, for schematic design and site plan approval at 225 Nevada Street to construct a new 22,000 SF addition to be located directly behind and adjacent to the existing gymnasium. The new addition will allow for additional educational space and grade-level clustering of classrooms with additional educational support spaces, an enlarged cafetorium, and music room. The project will include interior renovations to adjust some existing classroom and educational room sizes and provide a new library space. When completed the school facility will provide a total of 18 general education classrooms, Break-out and/or Project Areas for each grade level, improved special education spaces and will accommodate a design enrolment of 396 to 414 students
[☐ Schematic Design Package](#)
[Horace Mann Project Website](#)

Referred to Public Facilities and Finance Committees

- #263-24** **Appropriate \$31,578,632 for the construction of the Horace Mann Project**
HER HONOR THE MAYOR requesting authorization to appropriate and expend the sum of thirty-one million five-hundred seventy-eight thousand six hundred thirty-two dollars (\$31,578,632) and authorize a general obligation borrowing of an equal amount for the construction of the Horace Mann project and authorization to apply any premium received upon the sale of the bonds or notes, less the cost of preparing, issuing, and marketing them, and any accrued interest received upon the delivery of the bonds or notes to the costs of the project and to reduce the amount authorized to be borrowed for the project by like amount. The amount authorized to be borrowed by and under this order shall be reduced to the extent that any grants are received by the City from the Massachusetts School Building Authority (MSBA) for this project.
- #259-24** **Request for drain extensions in Edgefield Road**
ALEXANDER KOGAN, 56 Marcellus Drive, Newton petitioning for a drain extension in EDGEFIELD ROAD starting in York Road from a new drain manhole and extended 152 foot northeasterly for the purposes of providing an overflow connection for their on-site drainage system. (Ward 5)
PETITIONER TO PAY ENTIRE COST
[Edgefield Road- Back up material](#)
Public Facilities Held 7-0 on 06/20/2024
- #105-24** **Discussion with Director of Sustainable Materials Management regarding recycling and waste management**
COUNCILOR ALBRIGHT on behalf of the Public Facilities Committee requesting an update from the Director of Sustainable Materials Management regarding progress on recycling, Newton's waste contracts, progress on composting, and other essential aspects of waste management.

#281-24 Reappointment of Jay Snyder to the Citizens Commission on Energy
HER HONOR THE MAYOR requesting to reappoint Jay Snyder, 2117 Commonwealth Avenue as a member of the Citizens Commission on Energy for a term to expire on June 15, 2027. (60 days: 09/06/24)

Respectfully submitted,

Susan Albright, Chair



CITY OF NEWTON, MASSACHUSETTS

Design Review Committee
PUBLIC BUILDINGS DEPARTMENT
 Ellen Light and Thomas Gloria, Co-Chairs
 52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
 Josh Morse, Building Commissioner

Telephone (617) 796-1600
 Facsimile (617) 796-1601
 TDD/tty # (617) 796-1608

Honorable City Council
 City of Newton
 1000 Commonwealth Avenue
 Newton Centre, MA 02459

13 March 2024

RE: Horace Mann Elementary School Addition & Renovation Project, 225 Nevada Street

SUBJECT: Site Plan Review and Approval

Honorable City Council:

On Wednesday, March 13, 2024, the Design Review Committee, DRC, and the Horace Mann School Building Committee, HMSBC met and reviewed the proposed site plans, building floor plans, and architectural schematics dated March 13, 2024, as well as Schematic Design Drawings dated February 20, 2024, as submitted by Raymond Design Associates, RDA on behalf of the Public Buildings Department and Newton School Department for the above referenced project.

The City of Newton is proposing to construct a new 22,000 SF addition to be located directly behind and adjacent to the existing gymnasium. The new addition will allow for additional educational space and grade-level clustering of classrooms with additional educational support spaces, an enlarged cafetorium, and music room. The project will include interior renovations to adjust some existing classroom and educational room sizes and provide a new library space. When completed the school facility will provide a total of 18 general education classrooms, Break-out and/or Project Areas for each grade level, improved special education spaces and will accommodate a design enrolment of 396 to 414 students as previously voted by the School Committee.

The building addition envelope design will comply with the newly adopted opt-in stretch code. Materials will include masonry, metal panel and insulated glass, and will be selected to reduce the embodied carbon of the project. The addition will be all-electric with an Air Source Heat Pump (ASHP) mechanical system. The design will also allow for future photovoltaic panels to be installed on the roof addition and evaluate potential solar canopies over the staff parking areas.

The new site plan will provide enhanced storm water management systems. The pedestrian access from Linwood Ave. along the existing drive will be improved to provide greater safety with new sidewalks connecting the new playground and fields, rear school entrance and the main entrance on Nevada Street. Existing Staff parking off Linwood Ave. will be improved and the existing modular classrooms will be removed. Nevada Street Parking, Bus Loop, Van Drop-Off/Pick-Up, and Blue Zone Drop-Off/Pickup will remain. A new Building Receiving area will be located off Nevada Street, thereby eliminating the need for delivery and trash vehicles to enter the rear of the site. The site design features include new a Fully Accessible Playground, Hard Surface Play Area, Basketball Court, and Baseball and Soccer Fields and Sledding Hill. Landscape features include an Outdoor Classroom, Pollinator Garden, infiltration areas, and utilizes pervious pavement. Landscaping and trees will be planted throughout the site.

The Design Review Committee determined that the proposed site plan, building floor plans, and architectural schematics are appropriate. The Committee believes that the proposed circulation and placement of building addition and associated site functions are a good solution to a site that presents a challenging topographical landscape. The Committee voted unanimously to recommend that the project be presented

for site plan approval, in accordance with Section 5-58 of the Revised Ordinances. This letter is to petition the City Council on behalf of the School Department for Site Plan Approval. The DRC identified the following areas of design which are to continue to be developed and evaluated. It is understood that the Public Buildings Department and RDA will continue to work with the DRC, HMSBC, and city staff in the completion of the schematic design phase and all future design phases.

- The design team should continue to take an integrated design approach to the building's design through its mechanical systems, building envelope, floor to floor heights, ceiling heights including the height and extent of glass and glazing, methods of sun control, day lighting, electrical lighting, and sound control. All components should be designed to promote efficient building performance and reduce overall energy consumption, consistent with both its purpose and context. This process should include life cycle cost analysis in the vetting of building systems.
- The design team should continue to strive to meet, or exceed, our sustainability goals. This should include further study and evaluation of on-site PV, and other methods of driving down our energy use intensity, as Newton strives to reduce its' carbon footprint and pushes towards net zero buildings. The building addition will be heated and cooled using no fossil fuels on site. The building addition design and specifications should be developed in a practical manner that facilitates conversion to higher efficiency systems coupled with LCCA to drive our energy intensity down to achieve net zero.
- The new addition roof shall be designed to be solar ready for installation of PV panels.
- The team should develop a site photometric plan to confirm adequacy of exterior lighting, and to ensure that direct glare sources are appropriately cut off in response to the significant grade changes.
- The design team should continue to investigate site conditions to refine storm water management design options. The design team will review options with PR&C regarding proposed tree species, and landscaping plants, including viability and options for landscaping in the depressed area between the gymnasium and parking area on Nevada Street.
- The team will look at adjustments and modification to the existing main entry to improve accessibility and security.
- The design team shall evaluate and present opportunities to introduce natural light into the gymnasium from the northern façade, and interior finishes to improve lighting and sound control in the existing gymnasium.

Sincerely,



Ellen Light, AIA, LEED AP BD+C



Thomas P. Gloria, Ph. D.

Design Review Committee, Co-Chairs

CC: Joshua R. Morse, Commissioner of Public Buildings
Jonathan Yeo, Chief Operations Officer
Maureen Lemieux, Chief Financial Officer
Dr. Anna Nolin, School Superintendent
Liam Hurly, Deputy Superintendent/Chief Administrative Officer



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

263-24
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(617) 796-1100
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(617) 796-1089
Email
rfuller@newtonma.gov

June 10, 2024

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Dear Councilors:

I respectfully submit a docket item to your Honorable Council requesting authorization to appropriate and expend the sum of thirty-one million five-hundred seventy-eight thousand six hundred thirty-two dollars (\$31,578,632) and authorize a general obligation borrowing of an equal amount for the Horace Mann Elementary School project.

Further, I request that your Honorable Council authorize any premium received upon the sale of the bonds or notes, less the cost of preparing, issuing and marketing them, and any accrued interest received upon the delivery of the bonds or notes be applied to the costs of the project being financed by the bonds or notes and to reduce the amount authorized to be borrowed for the project by a like amount.

These funds will complement the previously authorized \$100,000 of ARPA funding, \$1,160,684 of funds from docket item #1-23, and \$1,160,684 approved from docket item #195-24, to yield a total project budget of \$34,000,000 as shown in the attached backup.

The Horace Mann Elementary School Project includes a renovation of the existing building and a new addition.

The new 26,698 square foot addition will include 6 new classrooms, project areas, student and staff support spaces, restrooms, a music room, a stage, and a cafetorium.

The renovation will include interior space reconfigurations that will align the space sizes and quantities to align with the guidelines provided by the Massachusetts School Building Authority (MSBA). This work will also include floor plan adjustments to improve the space adjacencies and grade level clustering. Lastly, the renovation will include a conversion of the existing cafeteria to the new home of the media center/library, and modifications to the connecting spaces from the existing building to the new addition.

In addition to the renovation and addition, the project will include a new playground, field improvements, landscaping, and site accessibility upgrades.

Information for the project can be found at <https://www.newtonma.gov/government/public-buildings/capital-projects-investing-now-for-newton-s-future/school-projects/horace-mann>.

Commissioner of Public Buildings Josh Morse will be available at the committee meetings to answer any questions you may have.

Thank you for your consideration of this important work at Horace Mann.

Sincerely,



Ruthanne Fuller
Mayor



CITY OF NEWTON, MASSACHUSETTS
PUBLIC BUILDINGS DEPARTMENT
52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse, Building Commissioner

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June 7, 2024

Ruthanne Fuller, Mayor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: Horace Mann School Project

Dear Mayor Fuller:

The Public Buildings Department requests \$31,578,632 to fund the Horace Mann Elementary School project through completion. These funds will complement the previously authorized \$100,000 of ARPA funding, \$1,160,684 of funds from docket item #1-23, and \$1,160,684 approved in the FY25 budget, to yield a total project budget of \$34,000,000 as shown in the attached backup.

For additional information please see the project page at:

<https://www.newtonma.gov/government/public-buildings/capital-projects-investing-now-for-newton-s-future/school-projects/horace-mann>.

Sincerely,

Josh Morse
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer
Jonathan Yeo, Chief Operating Officer
Alex Valcarce, Deputy Buildings Commissioner

CATEGORIES OF THE BUDGET	ARPA Funding	#1-23	#195-24	Requested	Total Project Budget
ARCHITECTURAL SERVICES	\$ 100,000.00	\$ 609,431.00		\$ 2,073,069.00	\$ 2,782,500.00
OWNER'S PROJECT MANAGER		\$ 75,000.00		1,134,000.00	\$ 1,209,000.00
SITE/ENVIRONMENTAL		\$ 192,278.00		\$ 142,247.00	\$ 334,525.00
OTHER		\$ 283,975.00		\$ 565,000.00	\$ 848,975.00
PROJECT CONTINGENCY				\$ 237,500.00	\$ 237,500.00
CONSTRUCTION			\$ 1,160,684.00	\$ 25,589,316.00	\$ 26,750,000.00
CONSTRUCTION CONTINGENCY				\$ 1,337,500.00	\$ 1,337,500.00
TECHNOLOGY				\$ 150,000.00	\$ 150,000.00
FF&E				\$ 350,000.00	\$ 350,000.00
TOTAL PROJECT EXPENDITURE BUDGET	\$ 100,000.00	\$ 1,160,684.00	\$ 1,160,684.00	\$ 31,578,632.00	\$ 34,000,000.00



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

281-24

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July 1, 2024

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to reappoint Jay Snyder of 2117 Commonwealth Avenue, Auburndale as a member of the Citizens Commission on Energy. Jay Snyder's term of office shall expire on June 15, 2027 and the appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Jay _____ D _____ Snyder _____
 First Name Middle Initial Last Name

 Email Address

2117 Commonwealth Ave _____
 Home Address Suite or Apt

Auburndale _____ MA _____ 02466 _____
 City State Postal Code

What Ward do you live in?

Ward 4

 Primary Phone Alternate Phone

CPower Energy _____ Manager, Field Integration & Technology Alliances _____
 Employer Job Title

Which Boards would you like to apply for?

Citizens Commission on Energy: Submitted

Ethnicity

None Selected

Gender

None Selected

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I am interested in contributing to the community, networking with like-minded folks, and gaining the additional skills and relevant experience that come from serving in such a capacity. This specific board interests me because my career has been focused on energy technology and programs, and I believe strongly in a pragmatic approach to embracing the emerging energy transition.

[JSNYDER_resume_2022.pdf](#) _____
 Upload a Resume

Jay Snyder, CEM

2117 Commonwealth Avenue • Newton, MA 02466 • [REDACTED]

SUMMARY

Seasoned high-tech business professional at the nexus of IoT and energy. I apply systems thinking, detail-orientation, and writing/presentation skills through sales and implementation. Experience includes managing project teams and solo efforts, from requirements management and training to managing subcontractors and partners. Recognized for problem solving and self-discipline, I thrive in cross-department collaboration both face-to-face and remotely.

EXPERIENCE

CPower Energy Management, March 2021 – Now

Baltimore, MD (Remote)

CPower is a leading energy solutions provider guiding customers towards a clean and dependable energy future. We maximize the value of our customers' distributed energy resources by facilitating participation in demand-side management programs.

Manager, Field Integration & Technology Alliances

- Conducted 100+ meetings with current & prospective technology partners, to identify opportunities & joint value
- Presented on a joint webinar with a key partner, to an audience of customer prospects and potential partners
- Guided active partners through the process of integrating with CPower's API and achieving CPower certification
- Identified gaps in CPower offering, researched third parties with ability to fill gap, and reached out to those companies
- Created newsletter format for updating internal stakeholders on alliances progress, praised by CEO and marketing team
- Presented overview of CPower business model and product offerings to partner representatives
- Interacted with C-level executives, SVPs, and other leaders in partner organizations
- Obtained CEM credential via company-provided training sessions

Greenlots, June 2020 – March 2021

Los Angeles, CA (Remote)

Greenlots is unlocking the future of mobility. Our mission is to sustainably shape the electric mobility future by delivering innovative EV charging solutions that connect communities in a safer, cleaner, and smarter way.

Technical Project Manager

- Served as scrum master for a fully offshore development team of 10-15 FTEs
- Managed all projects for Greenlots' largest customer, a multinational charging network with more US chargers than any other network
- Improved processes resulting in improved team efficiency and greater customer satisfaction
- Facilitated sprint planning meetings and backlog grooming across stakeholders spanning multiple organizations
- Led quarterly planning workshop to focus customer on defining vision for future months of the development roadmap

AutoGrid Systems, March 2017 – March 2020

Redwood City, CA (Remote)

AutoGrid's big data SaaS platform enables utilities & energy traders to increase reliability & revenues via intelligent control of distributed energy resources (DERs) such as battery storage, smart thermostats and renewable generation, at the grid edge

Solutions Architect (Pre-Sales), January 2020 – March 2020

- Led response on major RFP that represented a new DERMS use case for the company's product
- Proposed implementation strategies for RFP responses
- Authored slides on how the product supports Virtual Power Plants (VPP), as sales collateral for energy trading segment
- Led consulting effort for new customer to define parameters for smart city they would operate with AutoGrid platform
- Revised SOW where scope had been poorly understood by others within the organization

Project Manager, March 2017 – January 2020

- Managed all Demand Response implementations for largest US account (> \$5M TCV), a Fortune Global 500 utility
- Led cutting edge VPP system deployment for large Japanese client (also Fortune Global 500) within their cloud
- Configured complex Energy IoT big data platform & designed custom data processes to address customer requirements
- Created custom energy data visualizations for customers, using Grafana dashboards
- Simultaneously managed implementation projects for smaller regional accounts, for a total of up to 5 projects at a time

- Performed testing, process development and change management for group's adoption of FinancialForce as our PSA
- Queried MySQL database and HBase to verify data quality and troubleshoot abnormalities
- Generated change order proposals, including construction of pricing/quotes for additional work efforts
- Led QBRs (Quarterly Business Reviews) with marquee customers, to ensure alignment on scaling their ROI
- Resolved complex Measurement & Verification problems to determine success of customer's programs, utilizing Excel
- Collaborated with delivery partners, subcontractors and other project participants in addition to the customer
- Tracked project budget, plan, risks and issues

FirstFuel Software (now part of Uplight), January 2015 – March 2017

Lexington, MA

FirstFuel's big data SaaS platform uncovers patterns indicating untapped energy efficiency potential, and presents these insights to the end customers of its utility customers via web/mobile portals, as well as to utility sales staff as prospective leads

Technical Solutions/Project Manager

- Translated client needs into new product features as well as configurations/customizations
- Communicated project risks and mitigation plans to internal and external audiences
- Mentored new staff on product and process knowledge
- Led client requirement gathering sessions, demonstrations, and Train-the-Trainer sessions
- Prepared evidence for rigorous system security approval by client
- Represented client needs in sprint planning sessions, in Agile cloud development environment (AWS-based)
- Worked with engineering, product management, marketing and building engineering teams inside organization

Aclara, December 2005 – January 2015

Reston, VA & Wellesley, MA

Products included Meter Data Management System, Electric Load Forecasting & software/IoT Advanced Metering Infrastructure

Project Manager, August 2012 – January 2015

- Managed successful delivery of 3-5 simultaneous software implementation projects
- Arranged and led on-site project kick-off meetings for strategic clients
- Led pricing models for on-premises to cloud transition for product, determining break-even point for various options
- Generated pricing estimates, project plans and statements of work for new client projects
- Briefed client leaders and internal leaders via project governance meetings
- Monitored project budget and reported on margin and other key financial metrics
- Managed support and maintenance activities for various existing accounts
- Took over an in-progress project facing delays and risks, leading it to successful completion and a satisfied client

Senior Business/Systems Analyst, January 2009 – July 2012

- Led delivery of advanced energy solutions by solving client business & technical challenges, while mentoring junior staff
- Led requirements gathering for sophisticated dynamic pricing projects
- Performed lead consulting role on Meter Data Management System (MDMS) implementation for largest US gas-only utility
- Managed subcontractor, ensuring optimal resource utilization and editing their deliverables to meet corporate standards

Business/Systems Analyst, December 2005 – December 2008

- Developed & executed complex SQL queries against large Oracle database, to solve client issues
- Managed & implemented load forecasting upgrade project for a long-time client
- Implemented complex billing logic for multiple clients using proprietary software

Optimal Solutions and Technologies, April 2003 – December 2005

Washington, DC

OST offers technology and management consulting focused on digital transformation to several federal and municipal agencies

Systems & Technical Analyst

- Implemented reports & interactive dashboard as Lead Developer for Business Intelligence
- Performed Quality Control of the project's Data Warehouse design and ETL implementation

DEGREES & CREDENTIALS

Certified Energy Manager, effective November 2021 to present

Master of Information Systems Management, Carnegie Mellon University: August, 2002

Pittsburgh, PA

Concentration in Strategic Information Processing

BS in Information Systems, Carnegie Mellon University: May, 2002

Pittsburgh, PA

Concentration in Statistics/Data Mining, Minor in History