

CITY OF NEWTON
IN BOARD OF ALDERMEN
PROGRAMS AND SERVICES COMMITTEE AGENDA

WEDNESDAY, DECEMBER 7 2011

8:00 PM Room 209, 222

Chairman's Note: The Committee will meet jointly with Public Facilities in room 209 for the discussion of this first item; they will then reconvene in room 222 for the discussion of the other three items. All items not scheduled for discussion will be referred to the 2012-2013 Board of Aldermen. Finally, please note that this meeting is the only meeting of the Programs and Services Committee in December.

ITEMS SCHEDULED FOR DISCUSSION:

REFERRED TO PROG & SERV, PUB. 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
 (B2B) \$102,117 for design of sprinkler systems at three elementary schools

 #367-10(B2) – \$3,812,963 (remaining balance) for renovations to the core of F.A. Day Middle School and sprinkler systems
- #404-11 GREEN DECADE NEWTON requesting Board of Aldermen approval of Newton Extended Producer Responsibility (EPR) RESOLUTION which seeks statewide DPR framework legislation to support transfer of responsibility for the costs of managing discarded products to producers (brand owners and first importers) under oversight of the Massachusetts Department of Environmental Protection. 11/12/11 @11:58AM]

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, contact the Newton ADA Coordinator Trisha Guditz at 617-796-1156 or tguditz@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting.

REFERRED TO PROG & SERV, PUB FACIL. & FINANCE COMMITTEES

- #130-11 PAUL COLETTI, ALD. SANGIOLO, DANBERG, & JOHNSON requesting Home Rule Legislation to create a Capital Preservation Fund for the City of Newton modeled on the Community Preservation Fund to address the capital needs of the City. [04/11/11 @9:42 PM]
FINANCE VOTED NO ACTION NECESSARY ON 10/12/11
PUBLIC FACILITIES VOTED NO ACTION NECESSARY ON 10/19/11
- #207-08(2) PROGRAMS & SERVICES COMMITTEE requesting discussion with the Executive Department and various City Department heads regarding use of debt exclusions to address city needs. [03-14-11 @ 10:26AM]

ITEMS NOT YET SCHEDULED FOR DISCUSSION:

- #275-11 ALD. LAPPIN AND LENNON requesting an addition to the Board of Aldermen's rules to require that the Board of Aldermen review the salary of the City Clerk/Clerk of the Board of Aldermen during a 90 day period following the Clerk's election pursuant to Sec. 4-20 of the City of Newton Rev Ord, 2007. [09/22/11 @1:50PM]
REFERRED TO THE RULES SUBCOMMITTEE
- #205-11 ALD. SANGIOLO, GENTILE, HARNEY, LINSKY requesting a discussion with the School Committee regarding a proposal to enter into contractual relationships with the Newton Schools Foundation to sell naming rights on behalf of the Newton Public Schools. [06/22/2011 @ 8:32AM]

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

- #312-10 ALD. LENNON, LAPPIN, SCHNIPPER, SANGIOLO requesting a discussion with the School Committee on its plans to address space needs in the Newton public schools. [10-27-10 @11:07 AM]
FINANCE VOTED NO ACTION NECESSARY ON 10/12/11
PUBLIC FACILITIES VOTED NO ACTION NECESSARY ON 11/18/11
- #114-11(2) ALD. HESS-MAHAN & ALD. SALVUCCI requesting a discussion on the definition of "tot lot" in the ordinance and whether there are other play areas/structures which should be protected from the presence of dogs.
- #334-11 ALD. LENNON & LAPPIN requesting that Article 1 Section 3(6)(d) of the Rules of the Board of Aldermen be amended to raise the limit on budget transfers or appropriations that need only be referred to finance from \$20,000 to \$50,000 and to add language to allow referral of all requests for changes to a funding source for previously discussed items to be referred only to finance.
REFERRED TO RULES SUBCOMMITTEE ON 11/09/2011

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #383-11 HIS HONOR THE MAYOR submitting the FY13-FY17 Capital Improvement Program, totaling 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 PROG & SERV AND PUBLIC FACILITIES COMMITTEES

- #245-10 ALD. SCHNIPPER requesting discussion with National Grid regarding the possible damage to trees as a result of gas leaks. [09/01/10 4:00 PM]

REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES

- #273-08 ALD. JOHNSON proposing a RESOLUTION to His Honor the Mayor requesting that the Executive and Human Resources Departments develop a comprehensive human capital strategy for the city to include: performance management, talent development, succession planning, and compensation. [07/17/08 @ 9:53 AM]

FINANCE VOTED NO ACTION NECESSARY ON 3/8/10

- #205-11 ALD. SANGIOLO, GENTILE, HARNEY, LINSKY requesting a discussion with the School Committee regarding a proposal to enter into contractual relationships with the Newton Schools Foundation to sell naming rights on behalf of the Newton Public Schools. [06/22/2011 @ 8:32AM]

REFERRED TO PROG & SERV. AND PUB. FACIL. COMMITTEES

- #99-11 ALD. ALBRIGHT, JOHNSON, and DANBERG requesting that the Department of Public Works coordinate data on the impact of the snow removal ordinance from the Department of Public Works, Parks and Recreation Department, Executive Office, and Senior Services into a monthly report for the winters 2012 and 2013, which will be sent to the Public Facilities Committee of the Board of Aldermen that includes the following data: (1) the number of people requesting exemptions; (2) the number of exemptions awarded; (3) the number of warning letters sent; (4) the ability of the City to maintain the same standard regarding treating the surface to preserve safe passage; and (5) cost of the implementation of the program.

PUBLIC FACILITIES COMMITTEE VOTED TO APPROVE 4-0 ON 10/5/2011

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.

FINANCE VOTED NO ACTION NECESSARY ON 3/8/10
REFERRED TO FINANCE 02/23/2011

REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES

#422-06(2) ALD. HESS-MAHAN requesting that a task force be established to meet and prepare a report and recommendations regarding the regulation of noise, air pollution and best practices with respect to the operation of power equipment used in landscaping, property and yard maintenance, including, without limitation, leaf blowers. [01/27/09 @ 3:47 PM]

#306-08 ALD. BAKER, DANBERG, MANSFIELD & PARKER requesting discussion of how swimming at Crystal Lake might be lawfully and safely extended beyond mid-August. [08/26/08 @ 5:03 PM]

REFERRED TO LAND USE AND PROGRAMS & SERVICES COMMITTEES

#474-08(2) ALD. HESS-MAHAN & VANCE proposing that Article X of the Rules & Orders of the Board of Aldermen be amended to conform with a proposed amendment to Chapter 30 re transfer of the special permit granting authority to the Zoning Board of Appeals and/or the Planning & Development Board for projects that are not classified as Major Projects pursuant to Article X.

REFERRED TO RULES SUBCOMMITTEE

LAND USE VOTED NO ACTION NECESSARY on 11/1/11

#287-07(2) ALD. PARKER requesting a discussion with Parks and Recreation Department in regards to an appropriate marker or plaque to honor and recognize Olympic figure skater and Newton resident Tenley Albright and her skating exhibition at the Crystal Lake upon her return from the 1956 Olympic Games where she won a gold medal. [09/20/07 @ 1:22 PM]

#370-06 ALD. SANGIOLO, PARKER, MANSFIELD requesting home rule legislation to allow advisory questions to be asked in a Newton special election.

#298-09 ALD. MANSFIELD proposing Home Rule Legislation to amend **Article 2, Section 2-1(c) Composition; Eligibility; Election and Term** of the Newton Charter to establish four-year terms for Aldermen-at-Large with the provision for one Aldermen-at-Large to be elected from each ward at each biennial municipal election. [09-29-09 @ 6:45 PM]

REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES

#270-08 ALD. JOHNSON proposing a RESOLUTION to His Honor the Mayor requesting that he work with the Board of Aldermen, School Department,

and School Committee in order to determine the most effective and efficient way to organize the Information Technology Departments.

[07/17/08 @ 9:53 AM]

FINANCE VOTED NO ACTION NECESSARY ON 3/8/10

REFERRED TO PROG. & SERV., PUB.FAC. AND FINANCE COMMITTEES

#89-08

ALD. PARKER requesting the following:

- A) review of the maintenance practices for buildings, parks and other properties owned by the City (including School Department facilities and grounds)
- B) development of a comprehensive maintenance plan that includes regular schedules for preventive maintenance for each specific site or facility
- C) a RESOLUTION requesting that implementation of said maintenance plan be funded using operating budget funds.

[02/13/08 @ 12:07 PM]

FINANCE VOTED NO ACTION NECESSARY ON 3/8/10

PUBLIC FACILITIES NO ACTION NECESSARY ON 11/3/10

#329-05(3)

ALD. YATES requesting a discussion relative to amending the noise control ordinance to (A) prohibit the cumulative noise level from multiple pieces of equipment operating simultaneously on the same site to exceed the maximum noise levels allowed when measured at the nearest lot line and (B) to eliminate various exemptions in residential districts.

Respectfully Submitted,

Amy Sangiolo, Chairman



Design Review Committee
PUBLIC BUILDINGS DEPARTMENT
Arthur Cohen, Chairman
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

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

RE: Renovations to the FA Day Middle School

SUBJECT: 100% Schematic Design and Site Plan Review

Honorable Board:

On Thursday, 17 November 2011 the Design Review Committee met and reviewed the Schematic Design and proposed site plans dated 17 November 2011 as submitted by HMFH Architects on behalf of the Public Buildings Department and Newton Public Schools for the above referenced project.

The proposed design will convert the existing administration offices and student services areas, and add a third floor addition to create six new class rooms and associated learning spaces. Interior modifications are proposed to expand the existing cafeteria to provide additional seating to allow the school to reduce the number of lunch periods from five to three. Additionally the design proposes a two-story addition at the Minot Street entry to accommodate the relocated administration offices and student services, and to provide an improved and supervised building entry. Proposed site improvements include new accessible parking with accessible route, drop-off area, and new entry plaza. Modifications to pedestrian sidewalks, existing parking, new cross walks, directional signage, and selective areas for landscaping are also proposed.

The Design Review Committee determined that the schematic design and site plans are appropriate. The Committee believes that the proposed circulation and placement of building additions are a good solution to the physically constrained and very tight site. In accordance with Section 5-58 of the Revised Ordinances, this letter is to petition the Board of Aldermen on behalf of the School Department for Site Plan Approval subject to the following items that are to be evaluated through the Design Development phase.

A. Site

- Review calculations of existing and proposed impervious surface and investigate the use of pervious paving materials or potential green roof to eliminate need for retention and filtration structure.
- Ensure proposed accessible parking space will accommodate accessible van.
- Review proposed plant species to provide low maintenance, hardy landscaping materials that ensure landscaped areas will remain viable.
- Investigate potential for relocation of dumpsters to northeasterly corner of site.

B. Building

- Classrooms
 - Maximize classroom layout efficiency.
 - Locate science room on level three to coordinate casework with windowsill height.
- Administration
 - Consider location of second means of egress.
 - Consider use of existing storage room as vestibule to provide sound isolation between music rooms and administration space.
- Cafeteria
 - Investigate better use of existing lobby – consider areas for recycling etc.
 - Investigate options for opening up lobby to cafeteria without completely removing existing wall – consider half wall and eliminate need to replace existing flooring material.
 - Increase seating layout efficiency and reduce or eliminate interior demolition.
- Exterior Elevations
 - Investigate material durability and alternatives: insulated metal panel, glass - consider masonry exterior.
 - Investigate wall transition from masonry to metal panel and alternative wall section assemblies and details.
 - Study window size, spacing, proportion, wall caps, cornices and copings – consider window placement from interior perspective.
 - Evaluate alternative entry designs and canopy forms.
- Sprinkler design and alternatives for dealing with existing ceilings.
- Evaluate existing lighting for energy efficiency and necessary upgrades.
- Acoustical separation between music rooms and administration – wall assemblies and details.
- Building entry canopy and screen wall.
- HVAC and plumbing systems new and existing.
- Evaluate and coordinate specifications.

Recognizing that the budget for the project is challenging, the DRC recommends that prior to establishing construction bid alternates, the design team provide alternate studies and corresponding costs for the items identified herein in order to provide the most appropriate, and cost effective final design solution.

Sincerely,



Arthur Cohen, AIA
Chair Design Review Committee

CC: Design Review Committee Members
Stephanie Gilman, Commissioner of Public Buildings
Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
Dr. David Fleishman, School Superintendent
Sandy Guryan, Deputy Superintendent/Chief Administrative Officer



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Setti D. Warren
Mayor

DATE: November 10, 2011

TO: Board of Aldermen

FROM: Candace Havens, Director of Planning and Development
Eve Tapper, Chief Planner for Current Planning ^{ET}
Derek Valentine, Senior Land Use Planner

SUBJECT: §5-58 of the City of Newton Ordinances, request for site plan approval for site and building improvements at F.A. Day Middle School.

CC: Mayor Setti Warren
Newton School Committee
Design Review Committee

EXECUTIVE SUMMARY

The proposal is to convert existing administrative offices/student service areas at F.A Day Middle School into classroom space, and add a third-floor addition to the space currently occupied by these offices for a total of six new classrooms. The total enrollment at the school is projected to increase from 780 to 900 students at maximum capacity. Interior improvements will include an expansion of the existing cafeteria to reduce the number of lunch periods required to accommodate all students. A two-story addition is proposed at the Minot Place entrance of the building to house the relocated administrative/student services offices.

Proposed site improvements include a new accessible parking area and pedestrian accommodations at the Minot Place entry along with the installation of a new courtyard at this entrance. Other site improvements are intended to enhance the safety of pedestrian circulation including new crosswalks, sidewalks and wayfinding signage. The overall building appearance will be updated. While proposed elevations have been provided for review by the Planning Department, the Department is aware that these are subject to change as plans are finalized. The elevations provided give an indication of the mass of the new additions to the structure, as well as the general style of the building.

I. BACKGROUND/SITE PLAN APPROVAL PROCESS

Prior to construction at any municipal building, Section 5-58 of the Newton City Code requires reviews of associated plans by the following:

- The Director of Planning and Development for consistency and compatibility with the *Newton Comprehensive Plan* and other applicable planning and analytical studies
- The Design Review Committee for layout, construction, and relationship to surroundings
- The Public Facilities Committee to provide a forum for public comments and discussion about proposed buildings and their locations, followed by Board of Aldermen action

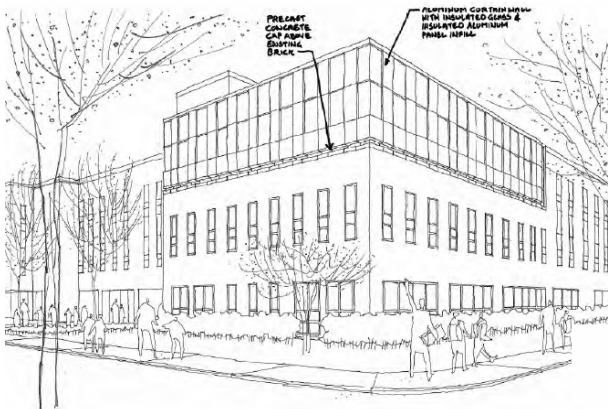
Once the site plans are formally approved by these bodies, they become part of the final set of project plans and construction drawings and cannot be altered without being resubmitted to the Design Review Committee and to the Board of Aldermen. After the requirements of §5-58(a)(1) through (a)(6) have been satisfied, the Board of Aldermen can appropriate funds for preparation of detailed construction drawings. Work on the school is projected to begin during the summer in 2012 and will continue until closeout in September 2013. The interior utility work (including the installation of fire suppression sprinklers) will be the first phase with the building additions and site work following in Phases 1b and 2, respectively.

Plans submitted by the Public Buildings Department were prepared by Crosby, Schlessinger, and Smallridge Landscape Architecture, Planning, and Urban Design in association with HMFH Architects, dated November 3, 2011. These are the plans that have been reviewed by Planning staff.

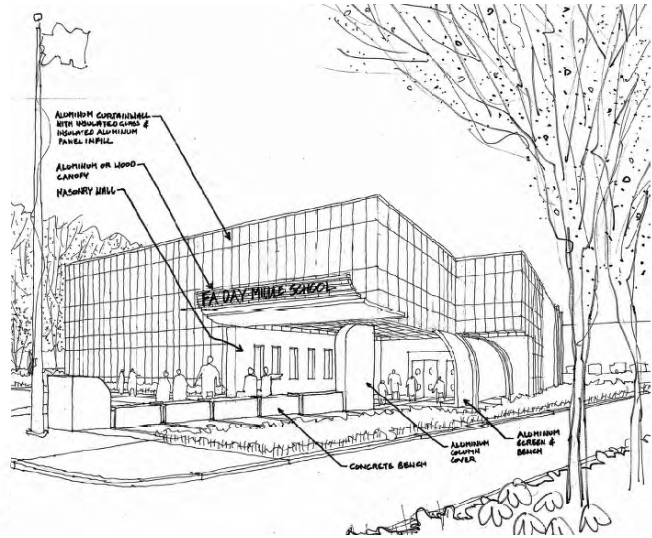
II. PROPOSED SCHOOL IMPROVEMENTS

The site work is confined to the north side of the school building. The parking lot on this side of the building will be restriped, changing the orientation of the parking spaces slightly and adding a fully-accessible parking spot. The curb line will be adjusted to better facilitate right turns into the site from Minot Place. A small amount of green space will be added to this parking lot in the form of a grass traffic island with a tree. A concrete paver courtyard is being proposed at the Minot Place entrance and will provide a more defined entrance to the building. Additional plantings will be added along the length of the building's north façade. The vehicular circulation will otherwise remain unchanged.

Changes to the building will include a two-story addition accessed via the new courtyard discussed above. A third floor addition will be added above the existing administrative offices. This is the extent of the increase to the mass of the structure. The overall exterior of the building at the Minot Street entrance will be updated with more modern finishes. The Public Buildings Department should clarify the exterior treatment of the building.



Classroom Addition



New Minot Street Entrance

III. TECHNICAL REVIEW OF SITE PLANS UNDER SECTION 5-58

1. Location and Existing Site Conditions

F.A. Day Middle School is located at the end of Minot Place, off of Walnut Street. The site is surrounded by residential zoning, with Single Residence 3 on the north, west and east sides and Multi-Residence 1 to the south of the site. The parcel consists of 373, 413 square feet of land improved with the school building and associated athletic fields.

2. Proposed Improvements

A third story with two classrooms is proposed on the existing two-story administrative office at the southeast corner of the building. The existing administrative offices on the first and second floors will be renovated and converted into classrooms for a total of six classrooms in this three-story space.

A two-story addition is proposed at the Minot Place entrance. This space will receive the relocated administrative offices and will provide a new foyer for the building. A courtyard and handicap-accessible parking will be provided at this entrance. The balance of improvements will occur inside the existing school, to include an expansion of the cafeteria to accommodate additional students.

IV. OTHER REVIEWS

- **Senior Environmental Planner.** The entire school property is outside of the riverfront area for Cheesecake Brook. After consulting the Senior Environmental Planner, it was determined that no review is required for the improvements proposed.
- **Associate City Engineer.** The proposed work may result in a net increase in the amount of impervious surface on the site. If this is the case, the surface water drainage will be

altered and should be reviewed by the Engineering Department to ensure that drainage infrastructure is constructed according to City standards.

- **City Traffic Engineer.** There will be a net increase in the amount of parking provided on site. Fifty-five spaces are proposed while 53 spaces currently exist. Although the number of parking spaces will increase, the additional students will likely require the addition of more faculty/staff, thus leading to a greater parking demand. Public Buildings should continue to work with the Traffic Engineer to manage parking should it negatively impact the neighborhood as the school reaches the projected capacity.

The new vehicular entrance off of Minot Place will require repositioning of the curb line and will involve the addition of a sidewalk. Since this represents a minor change in the street design, Public Buildings should consult with the City Traffic Engineer prior to the completion of the curb realignment.

- **Fire Department.** Fire suppression sprinklers will be installed throughout the newly-renovated building. The Public Buildings Department should continue to coordinate with the Assistant Fire Chief to meet all applicable safety codes.

A sheet was included in the plans with a template indicating that a bus 45-type vehicle can properly navigate the curve from Minot Street onto the site, therefore, the Planning Department has no concerns with fire engine access.

V. CONSISTENCY WITH NEWTON COMPREHENSIVE PLAN AND OTHER PLANS/STUDIES

The *Newton Comprehensive Plan* notes that Newton residents have made education a strong social value and a community priority. More than 11,000 pupils are currently served through 21 public schools including four middle schools.

The Plan also acknowledges change over time is inevitable and spatial needs must respond to them. Population projections prepared by the Metropolitan Planning Area Council (MAPC) show an eventual decline in the City's school age by population by 2030. The current enrollment at F.A. Day is approximately 780 students, while the projected peak capacity after improvements will be 900 students. For the long term, the *Newton Comprehensive Plan* advocates for "creative consideration of future activity and facility configurations." When addressing such changes, the *Newton Comprehensive Plan* encourages creativity in making continued use of existing structures, where possible. The F.A. Day proposal is a good example of this principle.

VI. SITE PLAN REVIEW CRITERIA

In accordance with Section, 5-58, the Design Review Committee has filed plans for Site Plan Approval. These are to be reviewed in accordance with the procedure outlined in Section 30-23 of the Revised Ordinances. The following is a review of the submitted plans against the relevant criteria established in Section 30-23.

A. Convenience and safety of vehicular and pedestrian movement within the site and in relation to the adjacent streets, properties or improvements

The overall parking count on the site will actually increase as a result of this petition. There are currently 53 parking stalls on site and 55 will be provided following the renovations.

Vehicular circulation will continue to be provided by a loop road which begins at the north end of the site at Minot Place, circles the school building and ends near where it began at Minot Place. An accessible loading spot will be added at the Minot Place entrance, along with an accessible parking stall.

The bus drop-off for students is currently along Albemarle Road. This arrangement will not be affected by the construction. There is no plan to relocate the bus stop to Minot Place after improvements are completed.

B. Adequacy of the methods for regulating surface water drainage

If the overall impervious coverage on site will be increased, the School Department should coordinate with the Engineering Division of the Department of Public Works to ensure that all surface water is adequately managed post construction. The plans submitted show a number of drainage improvements proposed in the parking area along Minot Place.

C. Screening of parking areas and structures from adjoining premises. Location of parking between the street and existing or proposed structures shall be discouraged.

The parking configuration will undergo minor changes, but will not be relocated or expanded substantially. The parking is located between the building and the street; however, this is an existing condition and there are no other locations on site that will effectively provide access for visitors of all levels of mobility.

The proposal includes some enhanced landscaping, including a grass island with a tree in the existing parking area. It also involves replacing some of the existing hardscape parking area with an entrance plaza made of semi-pervious concrete paver blocks. The variation of materials will help to minimize the visual impact of the parking area, which faces Minot Place and a residential neighborhood. This will be an improvement from the aesthetic condition that now exists.

To further mitigate the visual impact of the parking lot, the Public Buildings Department should consider reconfiguring the parking area to provide space for a landscaped strip along the entire width of the parking area, visually separating this paved expanse from Minot Place and the residential area surrounding the site.

D. Avoidance of topographic changes; tree and soil removal shall be minimized.

No significant topographic changes or tree and soil removal are proposed. Tree removal should be avoided, if possible, or trees should be replaced on site.

E. Consideration of site design including relationship to nearby structures

The school is located within a modest residential neighborhood. The scale and design of this public structure is not compatible with the residential structures in this neighborhood, but the school is preexisting and the modest additions proposed will not result in substantial additional impact on the neighborhood. The third-story addition is proposed on back of the building, with a two-story addition at the entrance on Minot Place. The Planning Department notes that this two-story addition along the street frontage is an effective way to step down from three stories to the smaller scale of the residential neighborhood.

The Planning Department received conceptual elevations and material specifications, which are subject to change during the design process. Final specifications of materials, colors, and landscaping should be submitted to Planning Department for review prior to issuance of a building permit.

VII. CONSTRUCTION MANAGEMENT

The contractor should submit a Construction Management Plan ("CMP") to the Director of Planning and Development, the City Engineer, the City Traffic Engineer, and the Commissioner of Inspectional Services for review and approval before any construction activities related to this project are commenced on the site.

This plan should identify hours of construction, expected length of construction, location of proposed on-site contractor parking, and material storage and staging areas. In addition, the plan should provide evidence that there will be sufficient area for on-site school activities during construction. If there are classes during construction, the CMP should identify measures to be used to avoid conflicts between the school's functions (pickup/drop-off, outdoor activities, etc.) and construction activities. The CMP should also include the telephone number for the contractor's primary contact person. Copies of the final approved CMP should be submitted to the Mayor and each of the Ward 2 Aldermen.

VIII. CONCLUSION AND RECOMMENDATIONS

The Director of Planning and Development has determined that the site plans for alterations at F.A. Day Middle School are consistent with the *Newton Comprehensive Plan* and any other relevant plans/studies, including the site plan review criteria listed in Section 30-23. It appears that the Public Buildings Department has given serious consideration to finding the best plan to accommodate continued growth in the school district.

If the Board, Mayor and School Committee choose to approve these plans, prior to applying for Building Permits the Public Buildings Department should submit:

- 1) Revised plans showing any alterations to proposed driveways, pick-up/drop-off areas, or landscaping to the Planning, Engineering, and Fire Departments.
- 2) Final building color and material samples to the Planning Department.
- 3) A construction management plan to the Planning and Engineering Departments and Ward Aldermen.

Short Term School Space Needs Project Costs REVISED 11/22/2011

	<u>Design</u>	<u>Construction/ Contingency</u>	<u>Total</u>	<u>Appropriated Funding</u>	<u>Current Funding Request</u>
Modular Construction	\$ 115,976	\$ 969,024	\$ 1,085,000	\$ 1,085,000	\$ -
Modular Sprinklers*	\$ 102,117	\$ 1,196,883	\$ 1,299,000	\$ 102,117	\$ -
Modular Total	\$ 218,093	\$ 2,165,907	\$ 2,384,000	\$ 1,187,117	
Day Construction	\$ 630,000	\$ 3,650,200	\$ 4,280,200		
Day Sprinklers	\$ 157,500	\$ 2,358,800	\$ 2,516,300		
Day Total	\$ 787,500	\$ 6,009,000	\$ 6,796,500	\$ 144,000 **	\$ 643,500
TOTAL FOR BOTH PROJECTS			\$ 9,180,500		

* Sprinklers costs may be impacted due to additional code compliance requirements.

**\$144,000 from OAK Hill/Day Project (FY 10)

CITY OF NEWTON
ENGINEERING DIVISION

MEMORANDUM

To: Ald. Sydra Schnipper, Facilities Committee Chair.

From: John Daghljan, Associate City Engineer

Re: F A Day Middle School Addition

Date: November 21, 2011

CC: Lou Taverna, PE Director of Utilities (via email)
Shawna Sullivan, Associate City Clerk (via email)

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In reference to the above location, the following are my comments for a plan entitled:

Renovation & Addition to the F A Day Middle School
Prepared By: HMFH Architects
Dated: 11-3-'11

Summary of Proposed Work:

In concert with the addition to the school building, a 42" drain-pipe, a 6" water-main, and an 8" sanitary sewer main will have to be relocated to accommodate the proposed improvements to the school. Various elements of the plan need to be worked out prior to final approval by this office; the following need to be addressed.

1. Detailed profile(s) are needed of the proposed sewer & drain main relocations; the profile shall indicate rim & invert elevations, slopes of pipes, show all utilities within 10 feet of each main. There may be a potential conflict at the intersection of the relocated water main; 42" drain main, and sewer relocation.
2. A detailed Operations & Maintenance (O&M) plan is needed for the proposed water quality structures. The O&M plan needs to identify inspections, cleaning, maintenance, etc...
3. All abandoned pipes shall be completely removed from the site upon successful installation, testing, and acceptance of the new respective mains.
4. The plans need to be stamped by a Registered Professional Engineer.

5. In any location where the sanitary sewer & water main is less than 10-feet apart, the sanitary sewer shall be encased in Class B concrete.
6. If any service connections are disturbed by the contractor of record during construction, they shall be updated and replaced to the City's current Construction Standards.
7. All downstream catch basins shall be retrofitted with an approved type of siltation control devices, details of this shall be submitted to the City Engineer. The contractor of record shall maintain these catch basins throughout the construction process, and ensure that street and property flooding does not occur during construction.
8. A permanent patch detail of the trench restoration is needed.
9. The proposed main, manholes, and service connections shall be pressure tested in accordance to the City's Construction Standards. A representative of the Engineering Division shall witness the testing, 48-hours prior notification shall be given prior to the inspection.
10. The test results shall be submitted in type written report format to the City Engineer.
11. Upon final installation & testing of the water & sewer systems an As Built drawing stamped by a Professional Engineer [plan & profile] indicating rim, invert elevations, and slopes shall be submitted in digital and hard copy format to the City Engineer.
12. Upon final installation & testing of the sewer system an As Built drawing [plan & profile] indicating rim, invert elevations, and slopes shall be submitted in digital and hard copy (Mylar) format to the City Engineer.
13. The applicant's contractor shall apply for a Utility Connection with the DPW prior to any construction.

If you have any questions or concerns please call me at 617-796-1023.