



Public Facilities Committee Report

City of Newton In City Council

Wednesday, July 17, 2019

Present: Councilors Crossley (Chair), Leary (Vice Chair), Lappin, Laredo, Kelley, Danberg, Norton

Absent: Councilor Gentile

City Staff: Chief Operating Officer Jonathan Yeo, Attorney Alan Mandl, City Engineer Lou Taverna, Commissioner of Public Buildings Josh Morse

#195-19 Appointment of Maria Leo to the Design Review Committee
PRESIDENT LAREDO appointing MARIA LEO, ~~492 Adams Street~~ 294 Adams Street, Newton, as a community representative of the DESIGN REVIEW COMMITTEE for the Lincoln Eliot Project for a term to expire upon completion of the building project.

Action: Public Facilities Approved 7-0

Note: Maria Leo has been appointed to the Design Review Committee as a community representative for the Lincoln Elliot Project. Ms. Leo formally was a student at Lincoln Elliot, has volunteered with the school and currently lives in the area of the project. She was also a member of the Nonantum Neighborhood Association and remains involved in the community. Ms. Leo was thanked for her willingness to serve by Council members. Councilor Leary moved approval which passed unanimously.

#228-19 Verizon petition for grant of location on Washington Street
VERIZON petition for a grant of location to relocate one pole (JO Pole 447/222) 13' north of the current location on Washington Street (in the vicinity of 2014-2060 Washington Street) to accommodate a new driveway.

Action: Public Facilities approved 7-0

Note: Steve Bigley, a representative from Verizon, presented the request for a grant of location. JO Pole 447/222 must be moved to accommodate a new driveway for the reconfigured Newton-Wellesley Hospital west entrance. Mr. Bigley stated that this project will be added to the schedule and will begin quickly once the grant of location is approved. City Engineer Lou Taverna confirmed the timing for the existing project on Washington St. near the Beacon St. entrance will not be affected by this work. A public hearing was opened. No member of the public wished to speak on the matter and the public hearing was closed. Councilor Danberg moved approval which passed unanimously.

#229-19 Eversource petition for a Grant of Location in Upland Avenue

EVERSOURCE petitioning for a grant of location to install 110' ± of conduit from Manhole #19249 (approximately 315' south of Dedham Street) in a southerly direction thence turning easterly to provide new service to 116 Upland Avenue.

Action: Public Facilities Approved 7-0

Note: Eversource representative Maureen Carroll presented the request to install a conduit that will provide underground electric services to 116 Upland Ave (Ward 8). The public hearing was opened. The owner of the home, Ilya Zvenigorodskiy, was there to state his support for the project. A Committee member questioned whether this is a new or an existing lot. Mr. Zvenigorodskiy stated that this is an existing lot of land that needs this conduit for electricity to his property. The public hearing was closed. Councilor Lappin moved approval which passed unanimously.

#226-19 National Grid petition for grant of location in Commonwealth/Manet/Ward

NATIONAL GRID petition for a grant of location to install and maintain:

- 290'+/- of 8" main from the existing 6" gas main from near Pole #186/58 easterly to the intersection of Manet Road
- from the existing 4" main on Manet Road near Pole #271/10 southerly to a traffic island on Commonwealth Avenue
- from the existing 6" gas main near 233-235 Commonwealth Avenue easterly to the intersection of Manet Road.

This work is needed because of an MWRA 36" water main replacement project.

Action: Public Facilities Approved 7-0

Note: See Note for Docket #253-19.

#227-19 National Grid petition for grant of location in Waverly Avenue

NATIONAL GRID petition for a grant of location to install and maintain 80'± of 12" main in from the existing 12" gas main at #11 Waverly Avenue southerly to just before the curb cut at #11 Waverly Avenue due to a 20" MWRA gate valve replacement.

Action: Public Facilities Approved 7-0

Note: See Note for Docket #253-19

#252-19 National Grid petition for grant of location in Ward Street

NATIONAL GRID petition for a grant of location to install and maintain:

- 1410'+/- of 12' and 8" main in from the existing 12" gas main at house #256 easterly to the existing 6" gas main at 233-235 Commonwealth Avenue

- 140'± in Waverly Avenue from the new 12" gas main in Ward Street to the existing 12" gas main near pole #9/55

This work is needed due to a MWRA water main replacement project.

Action: Public Facilities Approved 7-0

Note: See Note for Docket #253-19.

#253-19 National Grid petition for grant of location in Waverley Avenue

NATIONAL GRID petition for a grant of location to install and maintain 5400'+/- of 12', 8" and 6" gas main in from the existing 12" gas main at the intersection of Stuart Street northerly to the existing 12" gas main in the existing 12" gas main in the intersection of Tremont Street. This work is needed due to a MWRA water main replacement project.

Action: Public Facilities Approved 7-0

Note: The Committee discussed docket numbers 226-19, 227-19, 252-19 and 253-19 together. National Grid Representative, Barbara Kelleher, explained that this gas main replacement is due to the Massachusetts Water Resources Authority (MWRA) Water Main replacement program that is going on throughout Newton. She stated that there is a 36" and 24" water main that will be replaced in that area. A Committee member questioned if the gas line will be new pipe. Ms. Kelleher stated that this new line will replace existing leak prone cast iron pipe. City Engineer Lou Taverna gave background information on the project. He explained the need for replacing this pipe has been coordinated with the paving of Ward St. Once the utilities were made aware of this project it became clear that a water main owned by MWRA must be replaced first. Mr. Taverna noted that the city owned water main must also be replaced. This work had been coordinated with National Grid who was added to the project because the gas main needs to be replaced and relocated. These utilities run through Commonwealth Ave, Manet Rd, Waverly Ave and Ward St. This project has been coordinated for over a year with the MWRA, the Newton Engineering Department and National Grid. The DPW Engineering Department funding for the city water work was approved in early Spring 2019 using the MWRA grant/loan monies. The MWRA is funding their own water main. This project will start as soon as possible, and all abutters will be notified. One Committee member stated that the water work has already been started. City Engineer Lou Taverna explained that the MWRA does not need the approval for their project because a grant of location is not needed, as the MWRA is not moving their pipe but replacing it in the same location. The public hearing was opened. No member of the public wished to speak on the matter and the public hearing was closed. Councilor Leary moved approval which passed unanimously.

Referred to Public Facilities and Finance Committees

#255-19 Appropriate \$1,350,000 for Lincoln-Elliott window and access improvements

HER HONOR THE MAYOR requesting authorization to appropriate one million three hundred fifty thousand dollars (\$1,350,000) from bonded indebtedness for the purpose of funding the construction of the Lincoln Elliot Elementary School window replacement and accessibility improvements 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.

Action: **Public Facilities 7-0**

Note: Commissioner Josh Morse presented the request for \$1,350,000 for window and accessibility improvements at the Lincoln Elliot school as recommended by the Design Review Committee (DRC). The DRC letter provided an overview on the proposed improvements that must be completed by Raymond Design Associates (RDA) and the Public Building Department before going through the bid process. Commissioner Morse stated that they were able to achieve items 1-5 and 7 (as shown on the attached DRC letter dated April 10, 2018). But item 6, which is to specify three manufacturers' window products that provide thermal breaks in the window frames, was not achievable because there is only one manufacturer who makes that specified product. The Commissioner confirmed that the City will move forward with the lowest responsive and responsible bidder and the manufacturer specified as EFCO.

In November of last year this project was granted \$150,000 was appropriated for design and engineering fees. The bid documents for the project went out 3 weeks ago. Commissioner Morse stated there were four interested bidders out of the fifty the city solicited. In the Capital Improvement Plan (CIP), the Lincoln Elliot School Building upgrades were originally estimated at \$1.35 million. In total this project will cost \$1.7 million with the \$150,000 used for design. This total also includes leftover from the HVAC project. The HVAC project at Lincoln Elliot was budgeted for \$650,000 and was to be used for HVAC and building envelope improvements. The HVAC repairs were completed last Summer going into the Fall. Some envelope improvements have now been moved into the window project to take advantage of more buying power.

Public Buildings met with the contractor to make sure they were comfortable with the project. There are two options for scheduling the work. One option is to replace windows while the building remains occupied. Commissioner Morse states that they have done this with other Newton Public Schools. However, the school administration decided this would not be the best option for this project. Therefore, some work will proceed in the fall, including doors and entry ways. Then the project will resume in Spring 2020 and be completed over the Summer. A Committee member asked if this project will save energy. The Commissioner stated that in general window projects do not contribute much to energy savings, which also can be difficult to measure against other energy saving improvements done concurrently and within a 24-month time span. However, because the existing windows are in such poor shape and single glazed, this window project will likely more significantly reduce energy consumption at Lincoln Elliot. Energy Project Manager Will Ferguson from the Building Department will be monitoring the energy consumption.

Due to the very large amounts of glass in the original building, an assessment determined some glass was unnecessary, so the building was partially deglazed. Insulated panels will replace those areas where the glass is to be removed. The HVAC project together with the window project and building envelope improvements will enable more balanced heating and cooling of the building. The

Commissioner explained that the new windows will create a tighter envelope which will allow less uncontrolled air leakage. He also stated they have located occupied spaces within the school that did not have any natural light and were able to get borrowed light into those areas by adding interior windows. The cost to do so was estimated at \$5,000 to \$8,000 of the \$1.7 million budget. Commissioner Morse stated that the existing windows include single glazed lexan (not sealed), plexiglass, single pane, and glass in hollow metal tube frames and some double pane. Lincoln Elliot has many different types of windows because of the many different size openings in the building. The hopper windows are now warped and will all be replaced and will be metal frame. The building will also save energy with the new double-glazed windows because they will be completely sealed. The Chair asked if the Stretch Code can be met if they do not include the foam core (insulated) window frames. The Commissioner confirms that even without the foam core the Stretch Code requirements will be exceeded. He stated that they will try to add the foam core to any windows that are not custom built by the manufacturer. The hurricane (wind loading) requirement for this project is 177 mph and the windows meet the code. This is based on International Building Code. Councilor Leary moved approval which passed unanimously.

#250-19 Inflow and Infiltration Mitigation Ordinance

CITY ENGINEER requesting amendments to Chapter 29 of the City of Newton Ordinances to create an Infiltration and Inflow Mitigation Ordinance that would codify mitigation requirements for development projects over a certain size, potential for fees in lieu of mitigation and waiver of fees by the City Council.

Action: Public Facilities Held 7-0

Note: See Note for Docket #253-19.

#251-19 Building Sewer, Water Service Pipe and Sidewalk Replacement Ordinance

CITY ENGINEER requesting amendments to Chapter 29 of the City of Newton Ordinances to create a building sewer and water service pipe update ordinance that would require the removal and replacement of sewer and water connections, and replacement of sidewalk when a dwelling is demolished or substantially remodeled or rehabilitated.

Action: Public Facilities Held 7-0

Note: These two items were requested to be held until the September 4th Public Facilities meeting. Commissioner of Public Works Jim McGonagle could not attend the meeting because of a major water main break on Needham St. Additionally, a water and sewer stormwater working group meeting will be held to discuss questions about these items prior to the September 4th meeting. Tentatively, the Committee plans to hold a public hearing on both items at the second PF meeting in September. The administration is looking to codify existing in-house engineering policy. Councilor Lappin moved approval which passed unanimously.

#249-19 Amendment(s) to the procedures and standards and application form

COUNCILOR CROSSLEY requesting a review and amendment(s) to the Procedures and Standards and Application Form as they relate to grants of location for Wireless Communication Facilities.

Action: **Public Facilities Approved 7-0**

Notes: The Chair explained the need to amend the procedure. Three petitions were filed and one of those petitions was for a pole, but it was within an historic district. The adopted procedures outline special considerations be given to “sensitive areas” that include historic districts. The wireless company petition was denied by the Historic District Commission (HDC), but there was a provision that allowed them to return with justification for why the pole had to be located there. This delay forces the Council to extend the tolling agreement with ExteNet. Attorney Mandl explained that the proposal is to amend the procedures relative to the process which engages the HDC, so that a petitioner seeking approval within an historic district, would come to the HDC meeting prepared to justify that location versus other nearby locations. Additionally, it will be made clear that for a grant of location application to be accepted by the Public Facilities committee as complete, the wireless company would need to present a certificate of appropriateness or a certificate of hardship from the HDC. Attorney Mandl also explained that if we were to allow the grant of location to be accepted on the condition that the Historic District also approves of the pole, that this could cause a confusion in the records. Because if the Historic District denies the application, there would still be a record of the grant of location filed but showing no follow through on the project.

The Chair asked Attorney Mandl if the clock won't start now until the application is complete including the HDC certificate. Attorney Mandl explained that they cannot say what the wireless companies will now do, but these are two different applications that are governed by two different shot clocks. There will need to be cooperation from the applicants for this to work. If an application is denied from the Historic District, then the applicant does have the right to appeal. The two certificates that an applicant can get are, a certificate of appropriateness or a certificate of hardship. The certificate of hardship is what they would apply for if the certificate of appropriateness is denied. In the case of ExteNet; they were told to apply for a certificate of hardship and were denied. This gives them the right to an appeal. The Historic District must give their justification for why they denied the certificate. The Chair explained the Historic District would want an applicant to explain why the wireless device would need to be in the particular location versus another location nearby, before the HDC would approve the application. Attorney Mandl stated that the Historic District Commissions do need to be made aware of the federal procedures that also apply to them, that they are held to the same standards as the municipality and there are limitations on their authority. The administration agreed that the FCC rules will be clarified and sent to all Historic District Commissions. The Committee agrees that the amended process makes sense. President Laredo moved approval which passed unanimously.

Respectfully submitted,

Deborah Crossley, Chair

City of Newton

Ruthanne Fuller
Mayor

Designer Review Committee
PUBLIC BUILDINGS DEPARTMENT
Ellen Light and Peter Barrer, Co-Chairs
Joshua R. Morse, Commissioner
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52 Elliot Street
Newton Highlands, MA 02461-1605

April 10, 2018

Honorable City Council
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459
20 November 2017

RE: Lincoln Eliot School Window & Door Replacement Project
SUBJECT: 95% Construction Documents

Honorable Council:

On Wednesday, 10 April 2019 the Design Review Committee met and reviewed the 95% Construction Documents dated 10 April 2019 as presented by Raymond Design Associates, Inc., (RDA) on behalf of the Public Buildings Department and Newton Public Schools for the above referenced project.

During the review and discussion, the Committee noted six conditions that need to be met prior to the release of the final documents for bidding. Those conditions are as follows:

- 1- RDA to specify dual sealant: primary and secondary, one at exterior face, one inboard in the wall cavity.
- 2- RDA to specify type of performance testing with protocols and requirements for additional tests to be paid by Contractor upon test failures.
- 3- RDA to include Pressure Treated wood spacer at all window opening with shim spaces behind this blocking to be filled with foam insulation.
- 4- Require contractor to fill all voids with foam between the window and the substrate to seal all cavities and minimize air penetration.
- 5- Require Contractor to fill all original weight cavities with foam insulation.
- 6- If available and not cost prohibitive, specify three manufacturers' window products with foam filled extrusions (RDA to confirm availability of three manufacturers). If only two of the three manufacturers can provide foam, the specifications should state that foam-filled extrusions are 'preferred', though the installation of foam-filled extrusions cannot be enforced under such a provision.
- 7- Confirm that the selected windows performance characteristics meet Stretch Code requirements.

Based on the review and discussion of the proposed design documents and with certification by the Public Buildings Department that the conditions listed above will be addressed prior to release of final construction documents, in accordance with Section 5-54 of the City Ordinances, the Design Review Committee unanimously certifies to the Commissioner of Public Buildings that to the best of the Committee's belief and understanding, the 95% Construction Documents produced by RDA, dated 04/10/2019, substantially meet the program of the Lincoln-Eliot Elementary School Window and Door Replacement project, and recommends that the documents be prepared and bid in accordance with requirements of Chapter 149.

Sincerely,



Ellen Light, AIA, LEED AP BD+C



Peter J. Barrer
Design Review Committee, Co-Chairs

Cc: Joshua R. Morse, Public Buildings Commissioner
Alex M. Valcarce, Public Buildings Deputy Commissioner
Rafik Ayoub, PM, Public Building Department

Funds Required

Environmental and Testing	6,638.00
Architect & Engineering	100,000.00
Construction	1,533,000.00
Contingency	75,362.00
Total Needed	1,715,000.00

BO# 560-18	150,000.00
BO# 247-18	215,000.00

1,350,000.00