



## Public Facilities Committee Report

### City of Newton In City Council

**Wednesday, March 21, 2018**

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

**Also Present:** Councilor Albright

**City staff Present:** City Engineer Lou Tavera, DPW Director of Operations Shane Mark, Long Range Planner Rachel Blatt Nadkarni, Community Engagement Manager Lily Canan Reynolds, Chief Operating Officer Jonathan Yeo

**#165-18      Comcast petition for grant of location in Austin Street/Philip Bram Way**

COMCAST ENERGY petition for a grant of location to install conduit in AUSTIN STREET from existing pole 311/4 (in front of 40 Austin Street) easterly 355'± to a proposed manhole in Austin Street thence turning in a southerly direction and continuing 127'± to a second proposed manhole in PHILIP BRAM WAY (Private Way) and continuing in a southeasterly direction 124' ± to new Pole 311/1-2 in Philip Bram Way. (Ward 2).

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

**Note:**      Comcast Energy Representative Manuel Furtado presented the request to install conduit in Austin Street. The Chair noted that on March 14, 2018, the Committee approved granting an easement for the purpose of undergrounding utility equipment in Austin Street. City Engineer Lou Taverna noted that each utility company must obtain a separate grant of location to allow removal of existing above ground equipment and placement of new equipment underground.

The Public Hearing was Opened and Closed with no member of the public wishing to speak. Councilor Norton moved approval of the item, which carried unanimously.

**#191-18      National Grid Petition for a Grant of Location in Nahanton Street**

NATIONAL GRID petition for a grant of location to install conduit in Nahanton Street from existing main at 23 Nahanton Street, southeasterly to a proposed vault, thence turning northeasterly and continuing 250± to the existing main at 736 Dedham Street to replace the existing vault at 10 Nahanton Street. (Ward 8)

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

**Note:**      City Engineer Lou Taverna presented the request to install conduit in Nahanton Street. Mr. Taverna noted that there is an existing vault in the traffic island at the intersection of Dedham and Nahanton Street. To allow construction of the planned intersection improvements (which include relocation of the traffic island), the vault must be relocated to the north side of Dedham Street. New gas

pipes will be installed that tie into the vault. It was noted that the existing pipes are cast iron and in poor condition. Mr. Taverna stated that the new equipment will be an upgrade and will replace leak prone pipe.

Mr. Taverna confirmed that the relocation of the vault and other utilities contributed to the construction delay and noted that the City has requested an estimate of completion from the utility on several occasions with no response. The Public Hearing was opened and closed with no member of the public wishing to speak. Councilor Lappin moved approval of the item, which carried unanimously.

**#166-18 Eversource petition for grant of location in Rumford Ave**

EVERSOURCE ENERGY petitioning for a grant of location to relocate two poles on the southwesterly side of RUMFORD AVENUE: Pole #866/2 located approximately 245’ from Lexington Street, a distance of 5’± in a northerly direction from the existing location and Pole #866/3 located approximately 345’ from Lexington Street a distance of 29.2’± in a westerly direction from the existing location. (Ward 4)

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

**Note:** Eversource Representative Maureen Carroll presented the request for a grant of location to install two poles and remove two poles to accommodate a new building at 143 Rumford Avenue. Committee members questioned whether the existing poles will be removed at the time the new poles are installed. Ms. Carroll noted that after the new poles are installed, each utility must transfer their equipment prior to removing the poles. She stated that the utilities use an electronic notification system that will alert the next company to remove their equipment. Ms. Carroll confirmed that the developer does want the poles removed and is in contact with the utility companies on the poles.

The Public Hearing was opened and closed with no member of the public wishing to speak. Councilor Danberg motioned to approve the item, which carried unanimously.

**Referred to Public Facilities and Finance Committees**

**#194-18 Appropriate \$500,000 for snow and ice removal expenses**

HER HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thousand dollars (\$500,000) from Free Cash to supplement the Department of Public Works’ snow and ice operations budget.

Personnel Costs – Overtime (0140110-513001).....	\$150,000
Rental Vehicles (0140110-5273-5273) .....	\$350,000

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

**Note:** City Engineer Lou Tavera presented the request for \$500,000 for snow and ice removal. He stated that the City has spent \$6.5 million dollars on snow and ice removal for 75.2" to date. He noted that snow removal for Parks & Rec is included, but funds for damaged trees are not. While \$7.2 million dollars has been authorized (leaving a \$700,000 cushion), forecasted snow events may require additional funding. It was confirmed that the request for \$500,000 will come from free cash. Councilor Danberg moved approval of the item, which carried unanimously.

**Referred to Public Facilities and Finance Committees**

**#88-18      Appropriate \$380,000 for design engineering services for Newtonville**

HER HONOR THE MAYOR requesting authorization to appropriate and expend three hundred eighty thousand dollars (\$380,000) from Free Cash for the purpose of funding expanded streetscape design and engineering services for Newtonville Village improvements, including Washington Street at Walnut Street, southerly on Walnut Street to Cabot Street, and Austin Street from Walnut Street to the 28 Austin Street development.

**Action:**      **Public Facilities Approved as Amended 6-0 (Lappin not Voting)**

**Note:** City Engineer Lou Taverna, Long Range Planner Rachel Blatt Nadkarni and Community Engagement Manager Lily Canan Reynolds presented the amended request to appropriate \$147,000 (originally \$380, 000) for additional engineering design through construction documents services in Newtonville. Mr. Taverna stated the funds will be used to create an integrated design with Walnut Street, the development at 28 Austin Street and soft scape design on the Walnut Street Bridge. After the Austin Street project began, gaps in village enhancements were identified. While Austin Street Partners is committed to developing the site at 28 Austin Street including the Austin Street sidewalk as well as part of Bram Way; contiguous portions of Austin Street, the east side of Bram Way, the Walnut Street Bridge, and intersections at Highland Ave and Austin Street. The request to appropriate \$147,000 for design/engineering services will be used to amend the existing contract with Environmental Partners for Walnut Street. By using Environmental Partners the City will be able to combine the construction in the existing bid, create a seamless design and safe, walkable connections. It is intended that the City's design will also inform the design for Austin Street, to ensure that the village center is has a consistent design. It is estimated that the design changes from the additional \$147,000 will result in an additional \$450,000 in construction costs, totaling \$3,450,000. Mr. Taverna demonstrated the locations on the maps in the attached presentation. He noted that the enhancements will include upgrades to sidewalks, installation of ADA ramps, village lighting design and bridge enhancements.

Mr. Taverna provided an overview of possible improvements on Austin Street. He noted that the plans include possible relocation of metered parking from the north to the south side

of Austin Street to better accommodate short term parkers. It was confirmed that Austin Street Partners have committed to planting trees on both the north and south sides of Austin Street. Mr. Taverna noted that the sidewalks will be stamped concrete, not pavers. He confirmed that Director of Forestry Marc Welch is very involved with the selection of street trees at the site.

Mr. Taverna stated that many members of the public expressed concern relative to insufficient lighting levels in Newtonville, indicating that unsafe conditions discourage walking. He noted that the consultant will perform a photometric analysis to determine optimum levels of street lighting for Walnut Street, Bram Way and Austin Street. Ms. Canan Reynolds stated that the City has learned from the redesign of West Newton Square and Walnut Street that greater photometric analysis is required when redesigning village centers. She noted that lighting levels must be carefully balanced and confirmed that future village enhancements will include a photometric analysis. Committee members agreed that a photometric analysis will be beneficial and important for ensuring that there is not too much or too little light.

Regarding enhancements to the bridge, it was noted that the structure is owned by the Mass Department of Transportation who is very cautious about additional loading on the bridge. Mass DOT will not allow heavy landscaping or streetscaping without a complete structural evaluation. Mr. Taverna noted that the existing bridge is not inviting and does not promote pedestrian activity. He demonstrated one example of the type of soft scaping that might be installed on the bridge (shown on the attached presentation). Ms. Canan Reynolds noted that the sample bridge design is light weight and cost effective. She confirmed that she will provide additional examples. Mr. Taverna noted that because the proposed bridge enhancements design is low cost, it could be replicated in other village centers if desired. Ms. Canan Reynolds noted that the relocation of Star Market to the rear of the site created a gap in the structures abutting Walnut Street and on the south side of the bridge. It was noted that a possible design might include a new structure to close the gap and create a more pedestrian friendly walkway. A Committee member asked if the number of lanes on the bridge will be changed. Ms. Canan Reynolds noted that the plans include a roadway and striping plan. She confirmed that she can provide additional details relative to the lanes on the bridge.

Mr. Taverna stated that the contract with Environmental Partners is not a lump sum and is based on billed hours. He noted that there are some costs that were previously expended (concept design to evaluate parking and street tree locations). Mr. Taverna explained that the contract has a fixed ceiling and noted that if approved, the contract will be amended. He confirmed that City staff is working with the contractor to control scope creep. A Committee member questioned what the review process is for invoices. Mr. Taverna stated that each month there is a strict review of the monthly invoice and noted that bills are not frequently rejected. He stated that after his review of the invoice for accuracy of work completed, Senior Financial

Analyst/DPW Director of Finance Jack Cowell reviews the invoices for mathematical accuracy. A Committee member suggested that the Finance Committee may want to discuss the City's process for accepting/reviewing bills for services rendered.

Committee members asked how the scope of work has changed, causing a reduction from \$380,000 to \$147,000. Mr. Taverna explained that the original scope of work included some streetscape design along Washington Street north of the bridge as well as a complete structural analysis of the bridge. The scope of work will now end at the bridge. It was noted that the City does not want to invest a significant amount of money into bridge enhancements/structural review knowing that Mass DOT is considering changes to the bridge. Ms. Canan Reynolds noted that it is possible that some of the design work could be funded by mitigation funds from Austin Street which are intended for improvements to the village. It was noted that \$340,000 of \$1 million dollars in mitigation funds was spent to underground the utilities for the project. A Councilor stated that the public should have the opportunity to review how the mitigation funds are being spent. A Committee member noted that the City is doing a significant amount of work that will be a benefit to the developer. It was suggested that the extent of streetscape enhancements should be taken into consideration during proposals for other major developments.

A Committee member asked how the construction will coincide with the construction at Austin Street and the construction of Washington Place. It was noted that it is anticipated that additional public comment will be solicited relative to detailed design upon approval of the additional funds. It is expected that the City will put the project out to bid in winter 2018 to begin construction in Spring of 2019. It is expected that Austin Street will be ready for occupancy in early 2019, followed by Washington Place. Councilor Norton moved approval of the amended item which carried unanimously in favor.

**#117-18      President's Appointment of Howard Goldberg to the Designer Selection Committee**  
PRESIDENT LAREDO appointing Howard Goldberg, 27 Theodore Road to the DESIGNER SELECTION COMMITTEE for a term to expire on December 31,2019. (60 days: 04/06/18)  
**Action:      Public Facilities Approved 5-0 (Lappin, Danberg, not Voting)**

**Note:**      Committee members reviewed the re-appointment of Howard Goldberg to the Designer Selection Committee. Councilor Laredo moved approval of the item which carried unanimously.

The Committee adjourned at 8:20 pm.

**Respectfully Submitted,**

**Deborah Crossley**

# Newtonville Integrated Scope

Public Facilities Committee

March 21, 2018

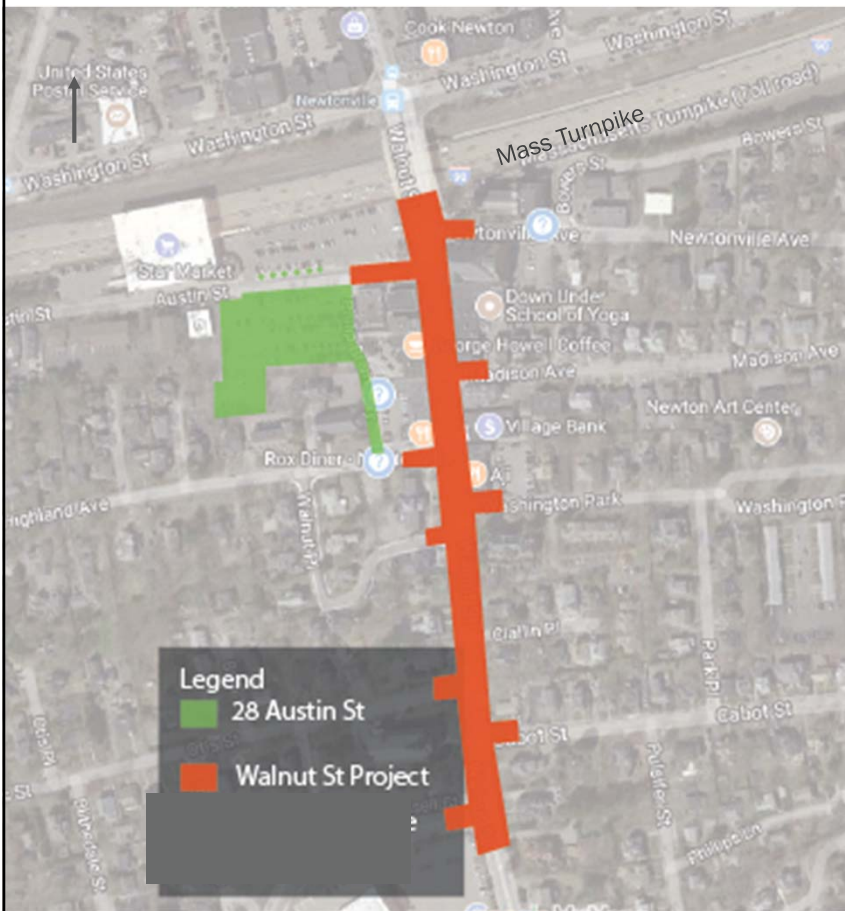


Environmental Partners GROUP  kmdg KLOFFER MARTIN DESIGN GROUP

Ruthanne Fuller  
Mayor

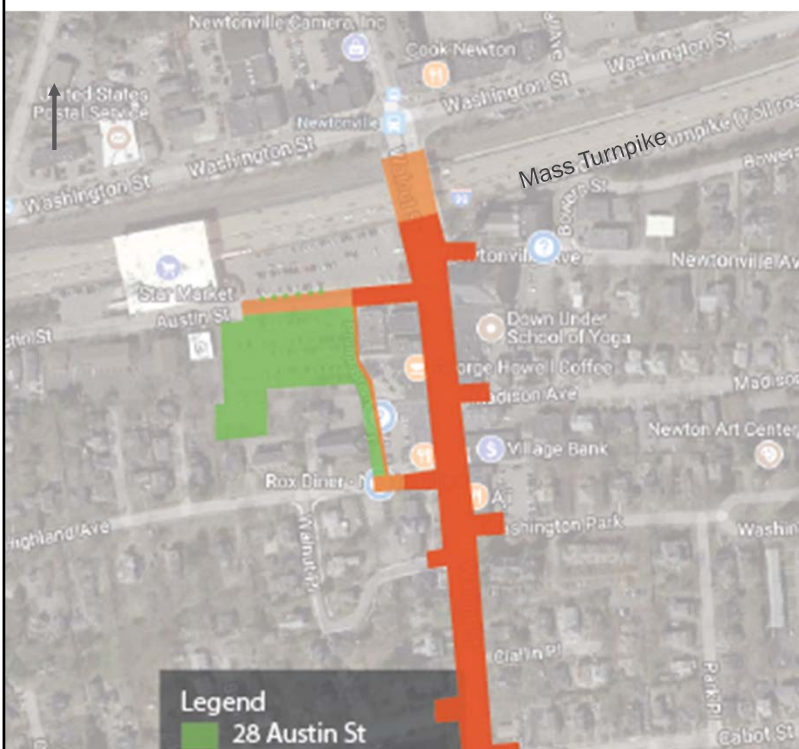
## Design Services and Estimated Construction Costs

- ***\$147,411 requested for engineering design services for new integrated scope***
- Original Walnut Street Enhancements Project Scope
  - \$400,000 engineering design services
  - \$3,000,000 estimated construction cost
- \$450,000 estimated construction cost for new integrated scope



- Address gaps between Walnut Street & 28 Austin Street
- Integrate street and sidewalk design between projects
- Promote safe, walkable connections throughout village

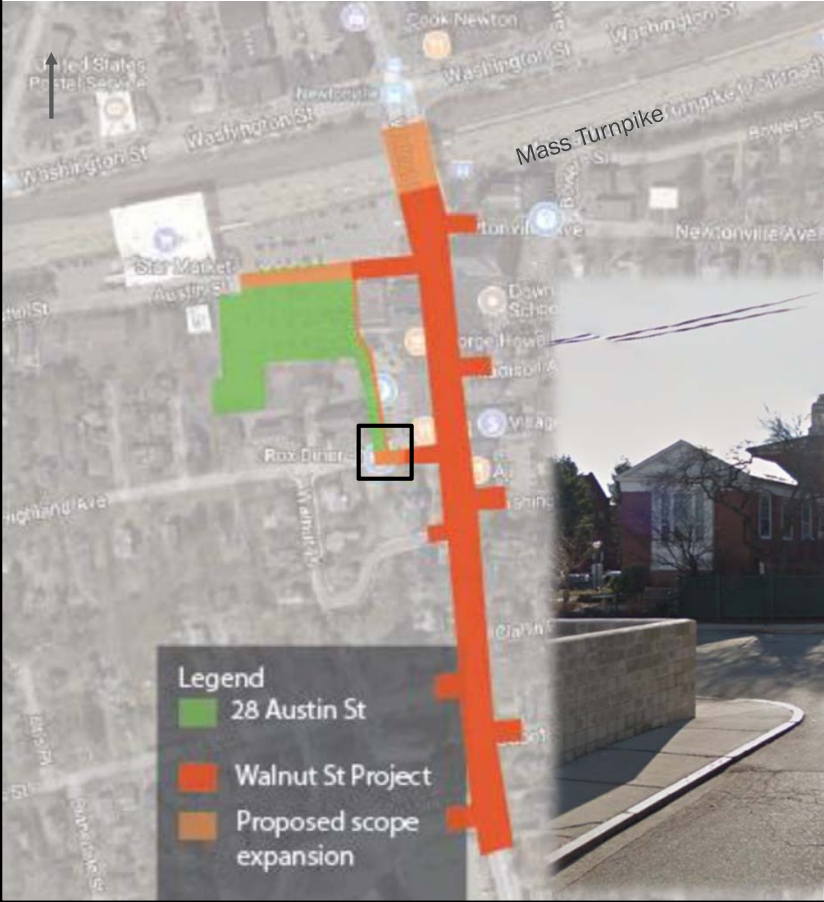
## Integrated Scope



- Bram Way
- Austin Street & 28 Austin Street
- Village Lighting Design
- Walnut Street bridge

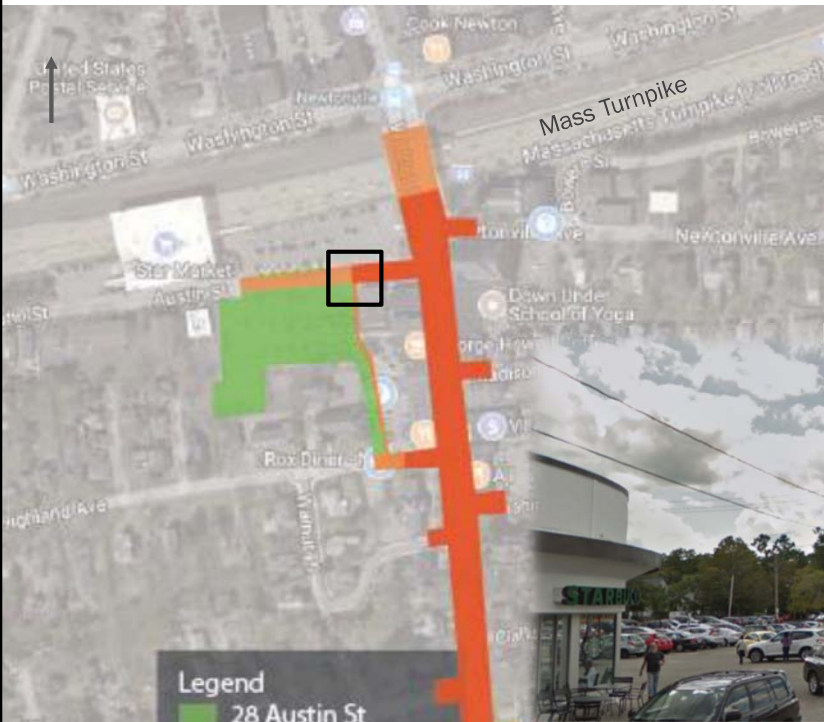


- Intersection reconfigurations



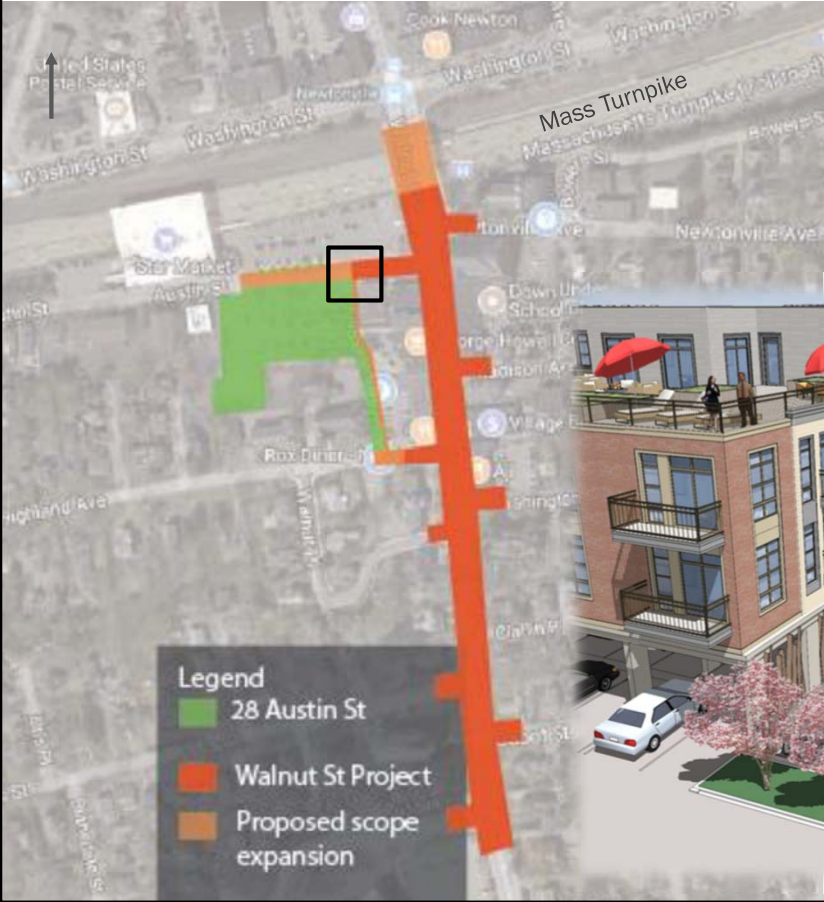
# Bram Way

- Intersection reconfigurations



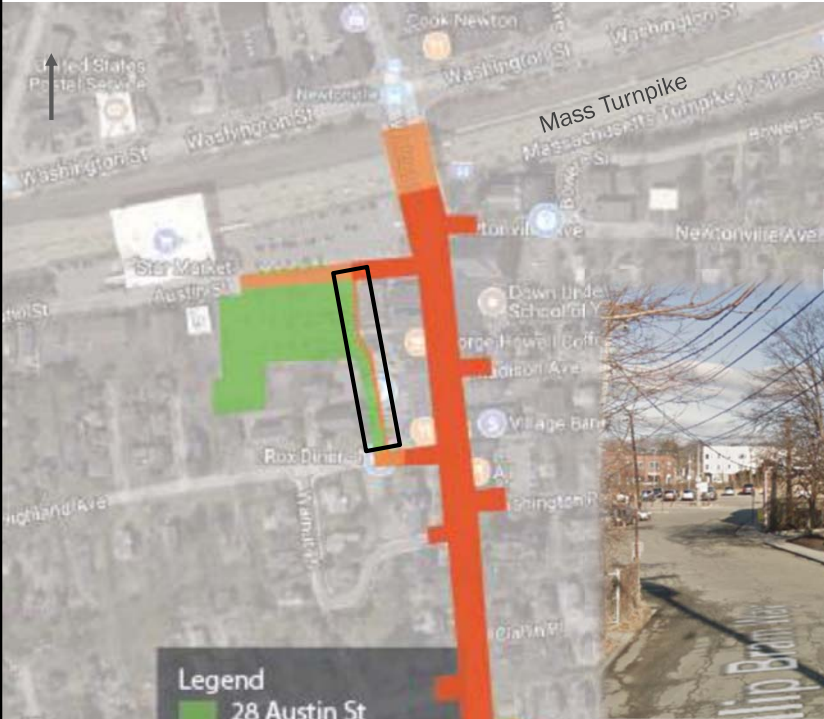


- Intersection reconfigurations



# Bram Way

- Eastern sidewalk, ADA, lighting





- Bram Way
- Austin Street & 28 Austin Street
- Village Lighting Design
- Walnut Street bridge

# Austin Street



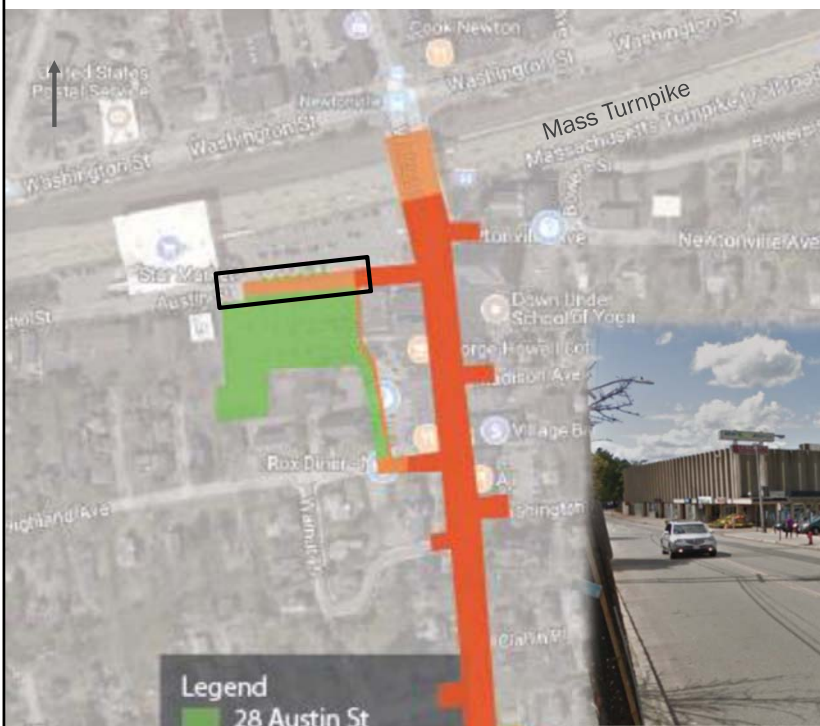
- Realign roadway, wider sidewalk, safer crossing, improve parking



# northern sidewalk street trees

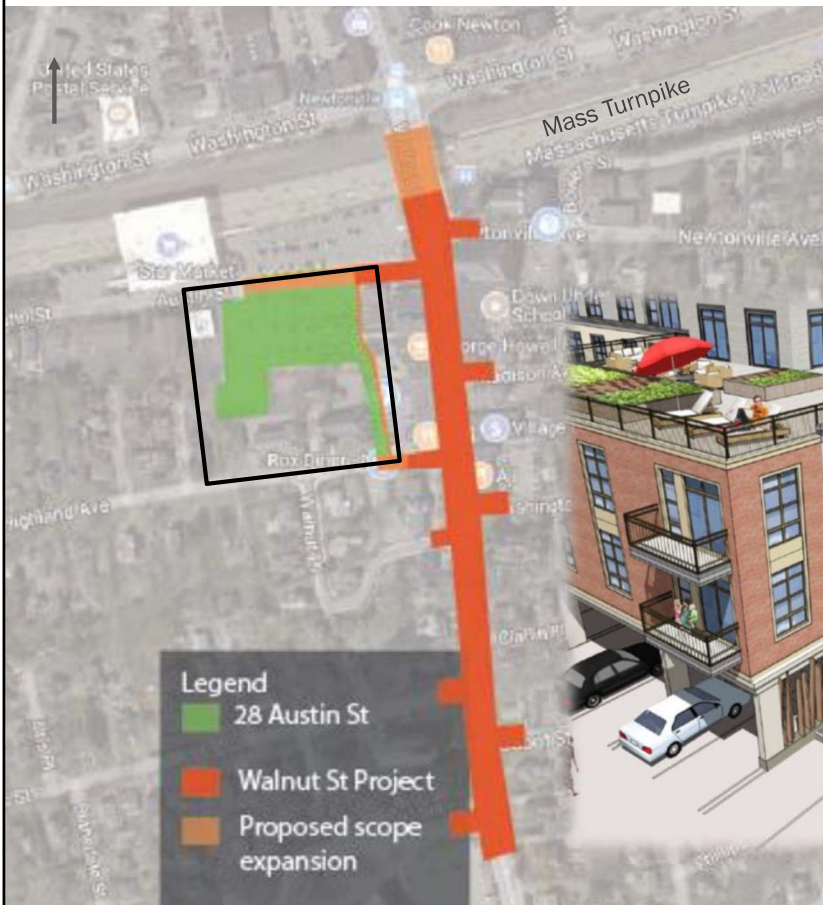


## Austin Street



- Northern sidewalk, lighting, trees





- Review & Advise 28 Austin Street plaza & streetscape



# Integrated Scope



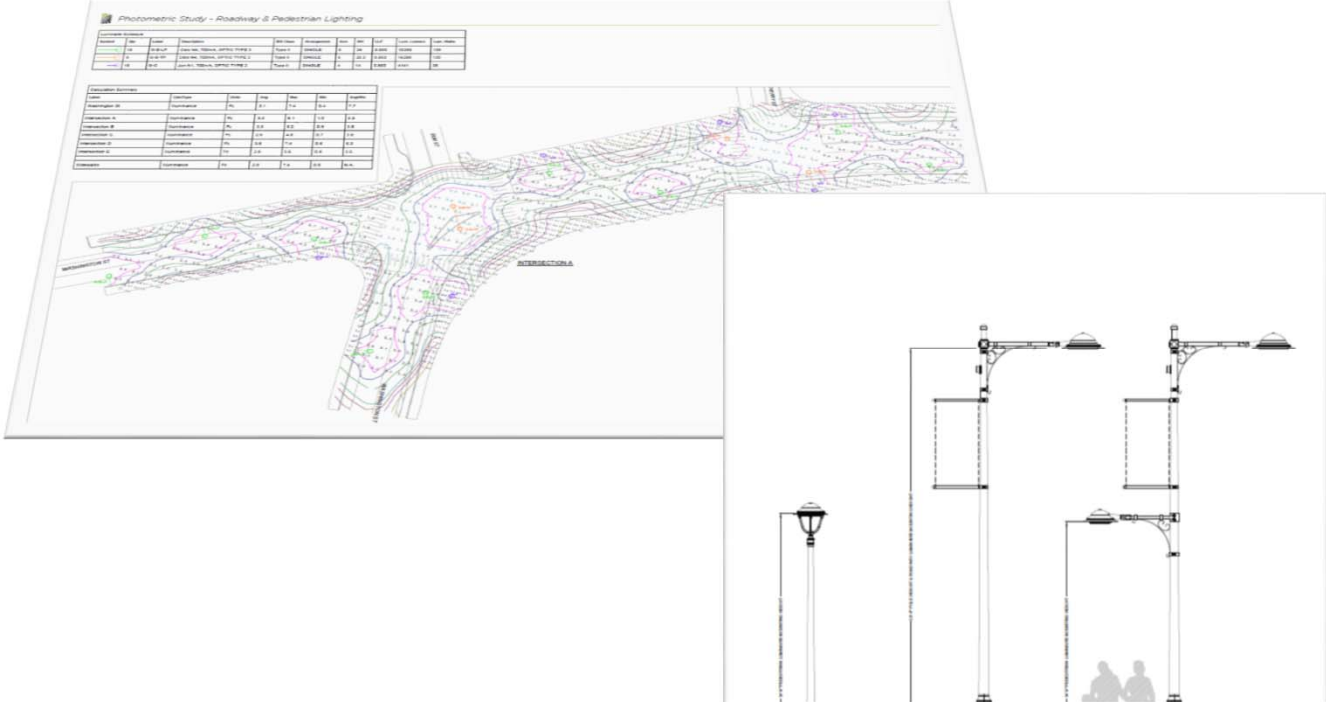
- Bram Way
- Austin Street & 28 Austin Street
- Village Lighting Design
- Walnut Street bridge



- Photometric analysis of optimum street lighting



# Village Lighting Design



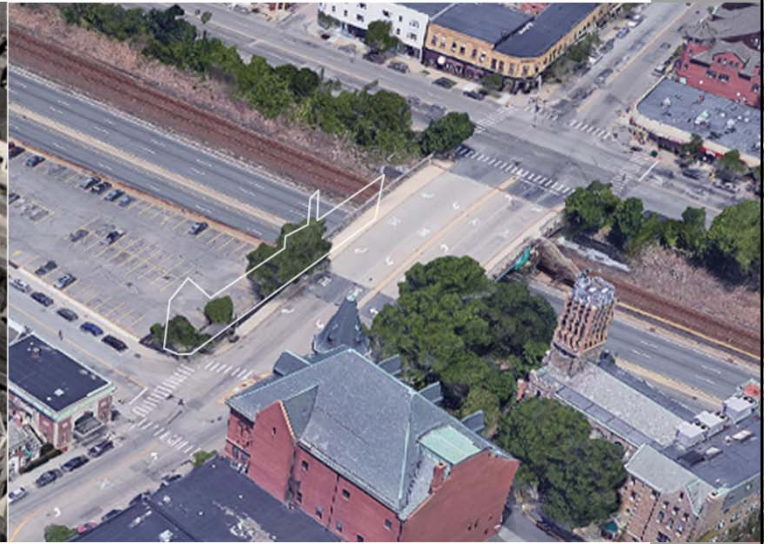
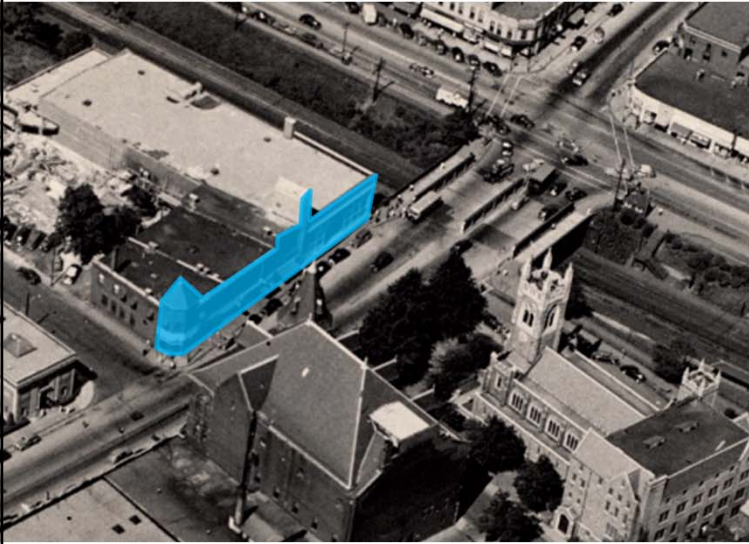


- Bram Way
- Austin Street & 28 Austin Street
- Village Lighting Design
- Walnut Street bridge

## Walnut Street Bridge







# Walnut Street Bridge



Thank you!



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[walnutstreet@newtonma.gov](mailto:walnutstreet@newtonma.gov)

