



Public Facilities Committee Agenda

City of Newton In City Council

Wednesday, October 3, 2018

7:00 PM
Room 204

- #449-18** **Verizon petition for a grant of location for conduit in Moulton Street**
VERIZON NEW ENGLAND, INC. petitioning for a grant of location to install 225' ± 2" conduit in Moulton Street from existing Handhole #HH3 located on the easterly side of Moulton Street northerly to existing Handhole #HH4 located on private property on the northerly side of Moulton Street.
- #324-18** **President Laredo's appointment of Robert Hnasko to the Design Review Committee**
Robert Hnasko, 49 Miller Road, Newton Centre, appointed as a member of the DESIGN REVIEW COMMITTEE for a term to expire December 31, 2021.
- #448-18** **Appointment of Tamar Warburg to the Designer Selection Committee**
PRESIDENT LAREDO appointing TAMAR WARBURG, 102 Herrick Road, Newton Centre, to the DESIGNER SELECTION COMMITTEE for a term to expire December 31, 2019.
- #490-18** **Mayor's appointment of Karen Slote to the Solid Waste Commission**
KAREN SLOTE, 117 Garland Road Newton Centre, appointed as a member of the SOLID WASTE COMMISSION for a term to expire September 30, 2021. (60 days: 11/16/18)
- #491-18** **Council President's appointment of Steven Siegal to the Design Review Committee**
STEVEN SIEGAL, 160 Allen Avenue, Waban, appointed as a member of the DESIGN REVIEW COMMITTEE for a term to expire December 31, 2019.
- Referred to Public Facilities and Finance Committees**
- #511-18** **Appropriate \$800,000 to replace the roof at Crafts Street Garage**
HER HONOR THE MAYOR requesting authorization to appropriate eight hundred thousand dollars (\$800,000) from bonded indebtedness for the purpose of funding the replacement of the roof at the Crafts Street Garage.

Referred to Public Facilities and Finance Committees

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.

#494-18 \$500,000 bond authorization for air conditioning units at Carr School

HER HONOR THE MAYOR requesting authorization to appropriate five hundred thousand dollars (\$500,000) from bonded indebtedness to fund the installation of air conditioning units at the Carr School.

Chairs Note: The Committee will hear an update from Director of Sustainable Materials Management relative to the Organic Waste Pilot and Recycling IQ Program.

#506-18 Discussion with DPW and National Grid regarding steel workers lock out

PUBLIC FACILITIES COMMITTEE requesting a discussion with the Department of Public Works and National Grid regarding the status of the lock out and how it is affecting key City projects that require gas connections, emergency repairs and impacts on the Accelerated Roads Program.

Chairs Note: Commissioner McGonagle informs us that National Grid is refusing invitations to speak with cities and towns within its service area until the lock out is resolved. However, it is the Chairs' intention that we begin a discussion with the Commissioner in Committee about the condition of gas infrastructure in Newton, status of emergency repairs and other critical gas work, who is working for NGrid in the field and how safe practices are assured, monitored and enforced. Questions and concerns from committee members about the current situation, may form the basis of a letter to NGrid, and their CEO, seeking responses.

Respectfully submitted,

Deborah Crossley, Chair

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, MAY 22, 2013

Present: Ald. Salvucci (Chairman), Lennon, Albright, Gentile, Danberg, Laredo, and Lappin

Absent: Ald. Crossley

Also present: Ald. Harney and Sangiolo

City officials present: Donnalyn Khan (City Solicitor), Ron Mahan (Superintendent of Equipment; Public Works Department) Dave Turocy (Commissioner of Public Works), and Joe Russo (Assistant Superintendent of Elementary Education)

#52-13 ALD. GENTILE, SANGIOLO AND HARNEY requesting a discussion on the status of Moulton Street and Colgate Circle that were built by the City of Newton through the Newton Redevelopment Authority as part of the Lower Falls Urban Renewal Project. (Ward 4) [01/28/13 @ 10:53 PM]

ACTION: **APPROVED 7-0**

NOTE: The item was held in Committee on February 20, 2013 (report attached) for further legal and historical information on Moulton Street and the Newton Redevelopment Authority's Lower Falls Urban Renewal Project. City Solicitor Donnalyn Khan stated that the upper portion of Moulton Street and Colgate Circle were never accepted as public ways. Assistant City Solicitor Bob Waddick looked at whether the upper portion of Moulton Street and Colgate Circle were intended to be accepted as a public way as part of the redevelopment project or if Colgate Circle and the upper portion of were intentionally left as private ways. The compiled research was attached to the agenda. The research was inconclusive in terms of determining if the upper portion of Moulton Street should have been accepted.

In addition to the research on Moulton Street, the Committee requested information on whether it is the law or City policy that a proposed public way must connect to a public way before it could be accepted. The City Solicitor informed the Committee that it is City policy, and not State law; therefore, the upper portion of Moulton Street could be accepted without either Cornell Street becoming a public way or the City taking property along 400' ± of Moulton Street in order to make the whole of Moulton Street a public way. The Committee felt that the City should continue with the policy but make exception for Moulton Street.

It was explained that the Board of Aldermen does not have the authority to request an appropriation for funds to construct the streets to City standards in order to have both streets accepted as public ways. However, the Board of Aldermen could offer a resolution to the Mayor requesting that Colgate Circle and a portion of Moulton Street be designed and constructed to the standards necessary to be accepted as public ways by the Board of Aldermen. Ald. Gentile provided the attached draft resolution and supporting documentation to the Committee.

In the Law Department's opinion, if the City were to fund the design and construction of the streets it would not set a precedent, as the circumstances surrounding Moulton Street and Colgate Street are so unusual because of the redevelopment project. The City Solicitor suggested that the residents should go through the mechanics of petitioning for street acceptance, if they decide to go that route. Because Moulton Street already has curbing and sidewalks in place and there is no need to include Cornell Street or widening the road as part of the project, the project costs would be significantly reduced. Commissioner of Public Works David Turocy will provide a better cost estimate and determine when Public Works Department resources could be dedicated to the project.

John Ahern, 46 Moulton Street, spoke for the residents of Moulton Street. He expressed the neighborhood's appreciation for all of the work of the City's Law Department and Committee members. He emphasized that the upper portion of Moulton Street and Colgate Circle were built to City standards, when the renewal project was undertaken and he believes they should have been accepted by the City at that time. The residents of the Upper portion of Moulton Street and Colgate Circle are all in favor of making the streets public ways.

The Committee supported the design, construction and acceptance of Colgate Circle and the upper portion of Moulton Street. However, there was some concern regarding the middle portion of Moulton Street, which would remain private. The Commissioner of Public Works and the City Solicitor felt that there should not be any problems with the private portion. It would make sense for the City to pave that small portion of the street when reconstructing the portion of Moulton Street to be accepted as a public way.

Mr. Ahern stated that he would speak to the property owners along that 400' of Moulton Street to see if there was any interest in making that portion of the street a public way. In order for that portion of the street to be accepted, the City would need to do a taking of property. There is a large tree and a garage that would need to be relocated or removed in order to provide enough width to meet the City's standard for a public way. It is important to the residents of the neighborhood that the acceptance of the upper portion of Moulton Street is not stalled due to the 400' section.

The Committee supported the acceptance of Colgate Circle and the upper portion of Moulton Street as public ways. Ald. Gentile moved approval of the below resolution, which carried unanimously. Ald. Lappin moved approval of the main item, which carried unanimously.

#52-13(2) ALD. GENTILE, SANGIOLO AND HARNEY proposing a Resolution to His Honor the Mayor requesting that the Mayor, through the Public Works Department, design and construct the remaining section of Moulton Street and Colgate Circle, to the standards necessary for Colgate Circle and a portion of Moulton Street to be accepted as public ways by the Board of Aldermen.
[05/22/13 @ 8:00 PM]

ACTION: **APPROVED 7-0**

NOTE: See the above note for the discussion on this item.

Nadia Khan

From: Ouida C. M. Young
Sent: Friday, September 07, 2018 12:36 PM
To: Louis M. Taverna; Shawna Sullivan; Nadia Khan
Cc: James Mcgonagle; Amy Hamel; Marie M. Lawlor
Subject: RE: Docket 449-18, Moulton Street in Lower Falls

Ok, again, has anyone spoken to the residents who would lose land? Ouida

From: Louis M. Taverna
Sent: Friday, September 07, 2018 11:26 AM
To: Ouida C. M. Young <oyoung@newtonma.gov>; Shawna Sullivan <ssullivan@newtonma.gov>; Nadia Khan <nkhan@newtonma.gov>
Cc: James Mcgonagle <jmcgonagle@newtonma.gov>; Amy Hamel <ahamel@newtonma.gov>; Marie M. Lawlor <mlawlor@newtonma.gov>
Subject: RE: Docket 449-18, Moulton Street in Lower Falls

No.

A "couple of feet" for 2 properties.

Lou

Louis M. Taverna, P.E.
City Engineer
City of Newton DPW
1000 Commonwealth Ave
Newton, MA 02459
617-796-1020



From: Ouida C. M. Young
Sent: Friday, September 7, 2018 11:00 AM
To: Louis M. Taverna; Shawna Sullivan; Nadia Khan
Cc: James Mcgonagle; Amy Hamel; Marie M. Lawlor
Subject: RE: Docket 449-18, Moulton Street in Lower Falls

Lou, has anyone contacted the property owners regarding the additional roadway width that needs to be acquired by the city in order for this to be taken as a public way?

How much land for each owner are we talking about? A foot? 5 feet? 20 ft? Ouida

From: Louis M. Taverna
Sent: Friday, September 07, 2018 10:48 AM
To: Ouida C. M. Young <oyoung@newtonma.gov>; Shawna Sullivan <ssullivan@newtonma.gov>; Nadia Khan <nkhan@newtonma.gov>
Cc: James Mcgonagle <jmcgonagle@newtonma.gov>; Amy Hamel <ahamel@newtonma.gov>; Marie M. Lawlor

<mlawlor@newtonma.gov>

Subject: RE: Docket 449-18, Moulton Street in Lower Falls

In order for the roadway (Moulton Street) to become a public way, there is the necessity for the city to take land from homeowners. This is to obtain the required right of way width, as per city ordinance. This has not been done, nor have the homeowners offered the land to be taken.

The roadway was milled and paved at the direction the (then) executive office, under the premise that the road was in a condition deemed unsafe for safety vehicles to traverse. The residents did not pay the city for these repairs.

Lou

Louis M. Taverna, P.E.
City Engineer
City of Newton DPW
1000 Commonwealth Ave
Newton, MA 02459
617-796-1020



From: Ouida C. M. Young
Sent: Friday, September 7, 2018 10:33 AM
To: Shawna Sullivan; Louis M. Taverna; Nadia Khan; Deborah J. Crossley; DEBORAH CROSSLEY
Cc: James Mcgonagle; Amy Hamel; Marie M. Lawlor
Subject: RE: Docket 449-18, Moulton Street in Lower Falls

Lou, did the City do the upgrading of this area in order to allow it to be taken/laid out as a public way? If not, that's the first step. And then the City Council needs to actually lay the way out. Again, isn't this the same process done for Christina Street? Shawna, thanks for the quick response. Ouida

From: Shawna Sullivan
Sent: Friday, September 07, 2018 10:21 AM
To: Louis M. Taverna <ltaverna@newtonma.gov>; Ouida C. M. Young <oyoung@newtonma.gov>; Nadia Khan <nkhan@newtonma.gov>; Deborah J. Crossley <dcrossley@newtonma.gov>; DEBORAH CROSSLEY <djcrossley26@verizon.net>
Cc: James Mcgonagle <jmgonagle@newtonma.gov>; Amy Hamel <ahamel@newtonma.gov>
Subject: RE: Docket 449-18, Moulton Street in Lower Falls

Good Morning,

I am attaching the reports and information collected in 2013 on Moulton Street. Hope this is helpful.

-Shawna

Rob Hnasko, CTS, DMC-D
617-850-5811
49 Miller Road, Newton, MA 02459

Acentech, Cambridge, MA
Senior Consultant

March 2017 - Present

Provided Project Management and Technical Design Consulting Services for AV, Security, and Telecommunications projects.

Vanderweil Engineers, Boston, MA
March 2012 -

November 2012 -

Technology Consultant for MEP Design Firm

Focused on providing a continuous improvement approach to the design of AV, Security, & Telecommunication projects while focusing on profitability

- Responsible to design Technology & Conduit Infrastructure from Programming & Basis of Design through Construction Documents phases for Corporate, Healthcare, and Educational markets
- Performed QC/QA analysis of internal documents for AV, Security, & Telecomm drawing & specification packages
- Attended site walk thrus, created punch lists, and observational project reports. Created standards for using Bluebeam on a tablet to improve accuracy and efficiency of project closeout reports
- Maintained and grew relationships with vendors and integrators. Responsible for setting up continuing education classes.
- Initiated & led a group of internal CAD Technicians and Engineers to create standard Revit families for AV, Security, & Telecommunications devices. Researched and applied methods of using Revit database to produce higher quality drawings and improve QC.
- Presented AV101 Lunch & Learns to Architect firms with focus on business development and describing the roles and expectations for deliverables by the technology consultant

ADTECH Systems, Sudbury, MA

June 2012 - November 2012

Sales Engineer for Audiovisual Integrator

Used a consultative approach to cultivate prospective Corporate and Higher Education customers of Audiovisual & Technology projects in New England

- Created proposals and negotiates with potential clients ranging from Consultant Bids to Design Build Installs
- Performed onsite client needs assessments, generated equipment proposals, creates engineering drawings in AutoCAD, communicates with PM & customer, technical & engineering support, and final system evaluation, and customer sign-off
- Fostered relationships with existing customers by establishing trust and providing technical solutions and introduced new products & technologies

Bose Corporation, Framingham, MA

July 2004 - June 2012

Design Engineer for America's Professional Systems Division

Lead Audio/Video Design Engineer responsible for \$6.5M of revenue per year in a fast

Rob Hnasko, CTS, DMC-D

617-850-5811

hnasko@gmail.com

49 Miller Road, Newton, MA 02459

paced environment of over 300 audio/video projects per year in the national restaurant & retail chain store category.

- Provide Sales Engineering support for remote Account Managers by cultivating client relationships and providing technical assistance and training.
- Developed AV system estimates and proposals, create labor quotes, wrote executive summaries, created installation and user manual
- Developed international audio system design standards for national retail store clients who are expanding into Europe and Asia
- Commissioned audio systems on-site with RTA/SPL tools such as SMAART and NTI Acoustilyzer

GroupComm Systems, Inc., (company *acquired by Steelcase*)

April 2001 - July 2004

CAD Systems Engineer for AV integrator

- Designed & drafted Audiovisual solutions for clients using industry standard products for corporate and educational clients
- Created & maintained standard AutoCAD block libraries

Advanced Thermal Solutions, Inc., Norwood, MA

July 2000-Feb 2001

Staff Engineer for Engineering Consultant

- Used 2D & 3D tools to conceptualize and design and apply thermal engineering solutions to microelectronics systems.

Edwards and Kelcey, Charlestown, MA

February-July 2000

AutoCAD Designer for Consultant

- Drafted architectural, electrical, and structural drawings of cellphone towers and antennas for international telecommunication companies

Education:

Wentworth Institute of Technology, Boston, MA

Bachelor of Science in Electromechanical Engineering, Cum Laude

Certifications:

Infocomm Certified Technology Specialist, Bose - Modeler Auditor Certified, SynAudCon, Crestron DMC-D-4K, SMART Certified Sales Professional

Computer Skills:

Revit & AutoCAD, Bluebeam & Bluebeam Studio, Google SketchUp, Microsoft & Google Office Suites, Bose & Biamp DSP, SMAART

Tamar Warburg AIA, LEED AP**EXPERIENCE**

Planet A Design, Founder and President	present
Studio G Architects, Inc., Boston MA, Principal	2006-2017
Maryann Thompson Architects, Cambridge MA	2005-2006
Green Architecture Studio, Israel, Founder and Principal	1998-2005
Plesner Architects, Tel Aviv	1995-1997
Kerns Group Architects, Washington DC	1990-1994

SELECTED PROJECTS

Atlantis Charter School, Fall River MA [Studio G]	present
Maple Street School, Easthampton MA [Studio G]	present
Jewish Community Day School, Watertown MA	present
Senior Housing for Greater Boston Nazarene [Studio G]	2017
Excel Academy Charter School, East Boston MA [Studio G]	2016
Match Community Day School, Hyde Park MA [Studio G]	2015
E+ Energy Positive Housing, proposal, Mission Hill MA [Studio G, Truth Box]	2014
Bourne Housing Authority, Senior Housing, Bourne MA [Studio G]	pending
Mattapan Heights V, Trinity Financial, Boston MA [Studio G]	pending
Sturgis Charter Public School, Hyannis MA [Studio G]	2012
Child Care Center, Aviv Senior Housing, Peabody MA [Studio G]	2012
270 Centre Project, Mixed Use Development, Jamaica Plain, MA [Studio G]	2011
Hill View Montessori Charter Public School, Haverhill MA [Studio G]	2010
The Children's School, Stamford CT [Maryann Thompson Architects]	2006
Atrium School, Watertown MA [Maryann Thompson Architects]	2006
Arara EcoSchool, Dar el-Tifl el-Arabi, Arara Israel [Green Architecture Studio]	2004
Kibbutz Ketura Library [Green Architecture Studio]	2004
Tel Aviv Daniel Rowing Center [Plesner Architects]	1997

MEMBERSHIPS, AFFILIATIONS

CREW, BSA WID Women's Principals Group	present
Lectures: ABX, Greenbuild, Tel Aviv University Green Design Curriculum	2000-present
Design Mentor: Harvard GSD and MIT, FHLB Housing Competition	2012-present
Guest Critic: Harvard Graduate School of Design, Northeastern	2003-present
Green Building Advisory Committee, Mass. Technology Collaborative	2004-2008
Team Author, Israel Standards Institute "Green Building Standard"	2001-2003
"Green Architecture for School Buildings," Israel Ministry of Education	2000, published
Israel Ministry of Education, Advisor for Green School Design, Rahat	2001-2002

EDUCATION

Harvard University Graduate School of Design, M.Arch.
Harvard College, B.A.

REGISTRATIONS, ACCREDITATIONS

Massachusetts, Washington DC. AIA, LEED BD+C, NCARB, MCPPO

KAREN K. SLOTE

117 Garland Road • Newton, MA 02459

PROFESSIONAL EXPERIENCE**Independent Contractor** **2011-Present***Commercial Credit Analyst*

- Write credit analyses and make recommendations for loans at client banks. Focus has been on the analysis of criticized loans prior to regulatory examinations.

Wainwright Bank & Trust - Vice President **2007-2010***Commercial Lender and Analyst*

- Responsible for a portfolio of existing commercial borrowers and the generation of new loans.
- Created an Exception Managed Loan Policy and implemented the procedures that simplified the risk review process for a large population of small commercial loans. This policy was effective in monitoring a large portfolio in a cost effective manner while meeting the requirements of the Federal and State regulators.
- Served as the Regulatory Compliance Officer for the Commercial Lending Department. This involved establishing procedures to assure compliance with numerous regulations and responding to internal audit findings.

Chaston Associates, Inc. - Vice President **2000-2007***Loan Review Officer*

- Managed commercial loan review engagements at client banks for this credit risk management company. Responsibilities included sampling loans, managing client contacts, writing loan performance reports, and making presentations to senior executives.
- Performed loan review analysis including the risk rating of loans and the writing of reports on individual loans.
- Wrote credit analyses and made recommendations for loans at client banks.

Newbury, Piret & Co., Inc. **1995-2000***Business Analyst*

- Performed business valuations and participated in the preparation of offering memorandums for privately held businesses.

Fleet Bank of Massachusetts/Bank of New England - Vice President **1982-1994***Senior Risk Manager*

- Approved new and existing commercial loans in a Middle Market Lending area and a Private Banking Department. Monitored the \$500M loan portfolio for compliance with all bank policies.

Officer in Charge of the Credit Control Department

- Responsible for the implementation of the key portion of the Assistance Agreement, the document which governed the sale of the Bank of New England and the transfer of over \$6B of problem loans to the FDIC. Job required an intimate knowledge of the legal requirements of the Agreement and in-depth involvement with all areas of the Bank, external auditors and Federal regulators.

PROFESSIONAL EXPERIENCE (continued)**Fleet Bank (continued)**

- Played a principal role in the conceptual development and implementation of a highly publicized loan buyback program with the FDIC that enabled Fleet to purchase over \$1B in loans which were considered performing loans with inadequate collateral.

Loan Review Officer

- Performed periodic reviews and prepared written reports and recommendations for management regarding the asset quality of commercial loan portfolios.
- Evaluated the credit process of lending units to determine compliance with corporate policies and made recommendations for improvements.

Controlled Loan Officer

- Worked with troubled businesses, analyzed loan documentation for potential weaknesses, and developed appropriate plans of action for a portfolio of over 40 diverse borrowers.

Commercial Finance Division Account Officer

- Managed a loan portfolio of manufacturers and wholesalers. The Division specialized in financing leveraged buyouts and companies with tight cash flow. Loans were monitored using collateral advance formulas.

City of Kansas City, Missouri**1978-1980*****Budget Analyst***

- Reviewed, monitored, and recommended changes to the budgets of the Parks and Recreation and Community Development Departments for the City Manager.

VOLUNTEER EXPERIENCE**SOAR55 Non-Profit Management Consultant****2011-2013****English as a Second Language Tutor****2011-2012****First Unitarian Society of Newton****1997-2000***Trustee, 1997-2000 and Chairwoman of the Board, 1999-2000**Chairwoman of the 1995 and 1999 Annual Canvass**Youth Mentor and Religious Education Instructor***Mason Rice Elementary School****1992-1999***After School Program Board of Director**Chairwoman of the Board, 1994-1999***Chairwoman, Mason Rice Elementary School Playground Project****1996-1997****VISTA Volunteer - Joplin, Missouri****1976-1978***Program Planner at a Community Action Agency***EDUCATION**

Boston University Graduate School of Management – MBA

University of Wisconsin-Green Bay – Bachelor of Science, Regional Planning



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100

Telefax
(617) 796-1113

TDD
(617) 796-1089

E-mail
rfuller@newtonma.gov

September 24, 2018

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

Ladies and Gentlemen:

I write to request that your Honorable Council docket for consideration a request to authorize the appropriation of \$800,000 and authorize a general obligation borrowing of an equal amount for the purpose of funding the replacement of the roof at the Crafts Street Garage.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2018 SEP 24 PM 2:12
David A. Olson, CMO
Newton, MA 02459



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

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

September 14, 2018

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

RE: Funding for the Crafts Street Garage Roof Replacement

Dear Mayor Fuller:

The Public Buildings Department respectfully requests \$800,000 to fund for the replacement of the Crafts Street Garage Roof.

Sincerely,

Josh Morse
Public Buildings Commissioner

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

Crafts Street Garage Roof Replacement, 110 Crafts Street

9/14/2018

The existing roofing system at the building was installed as part of the 1986 renovation to the building. Membrane roofs typically have a life expectancy of between 20-25 years depending on the location and the type of system installed, making the system 32 years of age.

After time, the membrane itself tends to lose its elasticity, become brittle and the roof itself will start to crack in every direction. The current condition of the roof is very poor. There are over 200 repair patches in the membrane due to cracks that have occurred over the past 6-7 years. New England's constant changes in temperature have greatly contributed to the loss of the membranes elasticity that has caused the roof to shrink, become brittle and cracks are the result.

There are constant leaks around the roof drains due to the cracks as well as around any of the Roof Top HVAC Equipment. Falling tree branches have also contributed to the leaks when they puncture the brittle membrane. Flashing around the parapets and the roof edge have been pulled away due to the brittleness and membrane shrinkage, again causing leaks. Currently there are a number of leaks that will require repair but due to the condition of the roof these repairs will only be temporary until the next rain or snow. It is our recommendation that this roof be replaced as soon as possible due to its age and poor condition.

With the above as an understanding the Public Building Department requests \$800,000 for the replacement of the roof at the Crafts Street Garage. Please see the breakdown of the cost below:

Funds Required:

Design & CA	\$	51,900.00
Masonry	\$	15,000.00
Roof demolition & disposal	\$	100,000.00
Roof installation	\$	245,000.00
Roofing materials	\$	350,000.00
5 % Contingency	\$	38,100.00
	\$	<u>800,000.00</u>



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

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E-mail
rfuller@newtonma.gov

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

RECEIVED
Newton City Clerk
2018 SEP 10 AM 11:51
September 10, 2018
David A. Olsson, CMG
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Council docket for consideration a request to authorize the appropriation of \$500,000 and authorize a general obligation borrowing of an equal amount for the purpose of funding the installation of air conditioning units at the Carr School.

As you know, the Carr School will become the permanent home of the current Horace Mann students. This authorization will enable the Public Buildings Department to have all work completed during the 2019 summer.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

Carr HVAC Breakdown of Funds

9/20/2018

The Public Buildings Department respectfully requests \$500,000 to install ductless split AC units in the classrooms at the Carr School.

	Funds Required
Designer	60,000.00
Equipment/Installation	<u>440,000.00</u>
Current Request	500,000.00