

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, MAY 6, 2015

Present: Ald. Crossley (Chair), Ald. Albright (Acting Chair), Lennon, Brousal-Glaser, Gentile, Laredo, and Lappin

Absent: Ald. Danberg

Also present: Ald. Baker, Blazar, Johnson, Kalis, Leary, Fuller, Norton, and Sangiolo

City staff present: Shane Mark (Director of Operations; Public Works Department), Keith Nastasia (Director of Utilities), Lou Taverna (City Engineer), David Turocy (Commissioner of Public Works), Josh Morse (Commissioner of Public Buildings), Dori Zaleznik (Chief Administrative Officer), and Maureen Lemieux (Chief of Staff/Chief Financial Officer)

#99-15      NATIONAL GRID petitioning for a grant of location to install and maintain 125' ± of 6" gas main in HARDING STREET from the existing 6" gas main at 119 Harding Street northerly to 131 Harding Street to provide gas service to 127 and 131 Harding Street. (Ward 3) [04/08/15 @ 8:32 AM]

**ACTION:**      **APPROVED 4-0 (Crossley, Gentile, Laredo not voting)**

**NOTE:**      National Grid Permit Representative Dennis Regan presented the request to install approximately 125' of 6" gas main from an existing gas main in Harding Street to allow two homes on Harding Street to convert from oil to gas heating. The Department of Public Works has reviewed the petition and recommended approval with the standard street opening permit conditions.

The public hearing was opened and no one spoke for or against the petition. Ald. Lennon moved approval of the petition, which carried by a vote of four in favor and none opposed.

#98-15      NATIONAL GRID petitioning for a grant of location to install and maintain 70' ± of 4" gas main in OAK AVENUE from the existing 4" gas main at 34 Oak Avenue northerly to 25 Oak Avenue for a new gas service. (Ward 3) [03/31/15 @ 12:15 PM]

**ACTION:**      **APPROVED 4-0-1 (Gentile abstaining; Crossley, Laredo not voting)**

**NOTE:**      National Grid Permit Representative Dennis Regan presented the request to install 70' of 4" gas main in Oak Avenue to provide gas service to 25 Oak Avenue. The Public Works Department has recommend approval of the petition with the standard street opening permit conditions. The public hearing was opened and no one spoke on the petition and the hearing was closed.

It was noted that if this petition were approved there would be a 70' ± gap in the street where there is no gas service. It would seem to make sense that while National Grid is installing the requested gas main extension that it would complete the connection between the two existing

gas mains. Mr. Regan explained that due to the utility deregulation requirements National Grid cannot speculate or solicit for gas main extensions. National Grid cannot extend a gas main beyond what is requested; however, the company is working to change the regulation with the Department of Public Utilities. With that, Ald. Brousal-Glaser moved approval, which carried by a vote of four in favor and one abstention. Ald. Gentile abstained, as he was not present for the full discussion of the item.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#115-15 HIS HONOR THE MAYOR requesting acceptance and authorization to expend three hundred forty-eight thousand nine hundred nineteen dollars (\$348,919) in additional Massachusetts Department of Transportation funds from the Winter Recovery Assistance Program. [04/28/15 @ 2:21 PM]

**ACTION:** **APPROVED 5-0 (Crossley, Laredo not voting)**

**NOTE:** City Engineer Lou Taverna presented the request for authorization to accept and expend funds provided to the City through the State's Winter Recovery Assistance Program. The Massachusetts Department of Transportation is releasing funding to all municipalities to help them recover from the severe winter. The City is eligible for up to \$348,919 in reimbursable funds for patching potholes, milling and paving of roads and other road repairs, replacement and/or repair of signage and storm grates, and painting. The allocation amount is based on the City's road miles not severity of the winter. The Winter Recovery funds are supplemental to any other State funding the City receives for its roadways. Ald. Lappin moved approval, which carried unanimously.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#116-15 HIS HONOR THE MAYOR requesting authorization to appropriate and expend five million four hundred thousand dollars (\$5,400,000) from the Sewer Fund Reserved for Appropriation Account. This funding, along with the three million six hundred sixty-eight thousand dollars (\$3,668,000) previously identified from the MWRA sewer loan grant program, will allow the Department of Public Works to implement Project Area 3 & 4 Construction, Project Area 5 Design, and Project Area 6 Inspection. [04/28/15 @ 2:22 PM]

**ACTION:** **APPROVED 4-0-1 (Lappin abstaining; Crossley, Lappin not voting)**

**NOTE:** Director of Utilities Keith Nastasia reviewed the request for an appropriation from the Sewer Fund Reserved for Appropriation to continue with the implementation of the sewer portion of the Water/Sewer Strategic Improvement Plan. The Department will use the requested \$5,400,000 and \$3,668,000 from the Massachusetts Water Resource Authority sewer loan/grant program for sewer construction in Project Areas 3 and 4, design of Project Area 5, and inspection and assessment of Project Area 6.

The construction project in Project Areas 3 and 4 is scheduled to begin in September 2015 and the design work in Project Area 5 should begin in November 2015. The Project Area 6 work includes inspection and assessment, progress flow monitoring and smoke/dye testing, which should begin in early 2016.

There was a question regarding how much money remains in the water reserve accounts. The information was not available but will be provided and discussed when the Finance Committee takes up the request. Ald. Lennon moved approval, which carried by a vote of four in favor and one abstention. Ald. Lappin abstained, as she wanted further information on the water reserve accounts.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#117-15 HIS HONOR THE MAYOR requesting authorization to appropriate and expend seven hundred fifty thousand dollars (\$750,000) from FY 2015 Water Capital Reserve and four hundred seventy one thousand three hundred thirty-three dollars (\$471,333) from FY 2015 Water Operating Reserve for the purpose of funding water main improvements in Fiscal Years 2015 and 2016. [04/29/15 @ 12:01PM]

**ACTION:** **APPROVED AS AMENDED 4-0-1 (Gentile abstaining; Crossley, Laredo not voting)**

**NOTE:** The above docket request requires an amendment to add \$1,478,667 from the Water Fund Surplus – Available for Appropriation for a total appropriation request of \$2.7 million. The plan is to combine the funds with the \$1,360,200 loan received from a Massachusetts Water Resource Authority loan to implement a portion of the water main improvements that are part of the Water/Sewer Strategic Improvement Plan.

The improvements will address fire flow issues and improve water quality in a number of water pipelines in the City. The list of streets is provided in the attached letter from Commissioner of Public Works David Turocy. Ald. Lennon moved approval of the item as amended to include the \$1,478,667 from the Water Fund Surplus – Available for Appropriation in the authorization to appropriate funds. The Committee voted in favor of the motion by a vote of four in favor and one abstention. Ald. Gentile wished to speak with the Comptroller regarding the funding sources.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#114-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of one hundred five thousand dollars (\$105,000) from the Public Buildings Salaries Account to the Public Buildings Municipal Building Maintenance Account to contract maintenance to enable additional work to be completed [04/28/15 @ 2:22 PM]

**ACTION:** **APPROVED 5-0**

**NOTE:** Commissioner of Public Buildings Josh Morse explained that the request is to transfer funds from the Public Building Department's salaries accounts to the contractual maintenance accounts. The funds are available for transfer in the salaries accounts because of the retirement of three employees and a vacant position within the department. The transfer will allow the Public Buildings Department to fund seven projects through the contractual maintenance accounts. The projects include garage door repair or replacement at the Crafts Street Yard, electrical service repair at the Crafts Street salt shed, two underground fuel tank removals, demolition of the collapsed garage at the Kennard Estate, and demolition of the

collapsed fabric building on Elliot Street. Ald. Lappin moved approval of the transfer, which carried unanimously

**REFERRED TO PUBLIC SAFETY, PUBLIC FACILITIES & FINANCE COMMITTEES**

#32-15(2) HIS HONOR THE MAYOR requesting authorization to appropriate the sum of three million six hundred forty-five thousand eight hundred twenty-three dollars (\$3,645,823) from bonded indebtedness for the purpose of completing the Fire Station 3/Headquarters Project through the construction of the temporary facility. [04/28/15 @ 2:21 PM]

**ACTION:** **APPROVED 5-0 (Crossley, Laredo not voting)**

**NOTE:** Commissioner of Public Buildings Josh Morse presented the request for \$3,645,823 from bonded indebtedness to fund costs associated with the Fire Station #3/Headquarters Project through the construction of the temporary fire station facility. There have been no changes to the design since the site plan approval in March 2015. The attached budget of the estimated costs for the project includes a breakout of the current request for funds. Most of the requested funds are for soft costs for the architect, consultants, and owner's project manager; however, there are some construction costs like the communication tower and the temporary station. Therefore, the Public Buildings Department is asking for a 5% contingency, as part of the current request.

The City has received three bids for construction management from Colantonio Construction, WT Rich, and Commodore Construction. The Public Buildings Department would like to get the construction manager on board in the near future, as the construction manager can really help with cost estimation and planning. There was some concern that WT Rich is already working on a couple of construction projects in Newton. It would be wise to be sure that they do a good job on those projects before hiring them for another project.

There has been progress with decreasing the overall cost of the project, which is why the request is only for funding up to the temporary station. The Administration hired a new cost estimator for the project and set up a tour of the Natick Fire Station in an effort to continue to refine the costs.

The Administration is working on field verifying the location of the Massachusetts Water Resource Authority (MWRA) aqueduct. When the location is verified, the City should receive an easement from the MWRA. It was pointed out that it is essential that the City get the easement as soon as possible. If there are any issues with the easement, it could cause a redesign of the station.

Commissioner Morse provided details on the plans for the siting of the temporary station. It will be located in either the Pelham Street or Pleasant Street Municipal Parking Lot. The Public Buildings Department is aware that it will need to make sure that all businesses in the area are aware that Newton Centre is losing some parking spaces temporarily. It was suggested that a temporary parking plan should be implemented once installation of the temporary station begins.

The Ward 6 Aldermen and the Transportation Division are very aware of the location of the temporary station and are very involved in the planning process.

Ald. Lappin moved approval, which carried unanimously.

**REFERRED TO PROG & SERV, PUB FACILITIES, AND FINANCE COMMITTEES**

#118-15 HIS HONOR THE MAYOR requesting authorization to acquire real property for municipal purposes at 15 Walnut Park, Newton more commonly referred to as Lot 1B as shown on a subdivision plan dated August 30, 2010 and recorded in Middlesex County Registry of Deeds as Plan No. 746 of 2010. Further, I request authorization to appropriate the sum of fifteen million seven hundred fifty thousand dollars (\$15,750,000) from bonded indebtedness for the purpose of purchasing the property. [04/29/15 @ 12:01PM]

**PROGRAMS & SERVICES APPROVED 5-0 on 05/06/15**

**ACTION:** **APPROVED 7-0**

**NOTE:** Chief of Staff Maureen Lemieux and Public Buildings Commissioner Josh Morse presented the request for authorization and funding to acquire the Aquinas College site from the Sisters of Saint Joseph. The property consists of the Aquinas College building and convent and open space totaling 5.7 acres. The property has been on the market for a number of years at \$18,000,000. A few years ago, the City looked at purchasing the site few years ago but did not have the money or a determined need for the building.

Since that time, it has become clear that the School Department is out of useable space. Two weeks ago the attorney for the Sisters of Saint Joseph phoned Chief Administrative Officer Dori Zaleznik to inform her that an agreement with a buyer had fallen through and to inquire whether there was any continued interest on the City's part of purchasing the property. The Administration signed a letter of intent to purchase the property for \$15,750,000 with a condition that the School Committee and Board of Aldermen approve the purchase. The City will fund the purchase through thirty-year bonds. The School Department approved the recommendation to the Board of Aldermen to approve the acquisition of the Aquinas College site.

The acquisition of the Aquinas College site will allow the School Department to house its expanding preschool program in one location in September 2015. There are over 200 preschool students enrolled in the program including a number of children with special needs. The program will use existing classrooms in the main building at Aquinas, while the convent space is renovated for the preschool. The City will need to develop a good traffic management plan before September 2015 to ensure that the neighborhood is not overwhelmed with traffic. It is important that the Aldermen, particularly the Ward Aldermen, are aware of how traffic management plans are progressing. The Committees asked that the Administration provide an update on the traffic plan in June.

Eventually, the School Department will move the Lincoln Eliot Elementary School to the Aquinas College building, the, which would allow the current Lincoln-Eliot School building to be used as swing space when the Cabot Elementary School is completed in 2019. At that time,

the Horace Mann School would permanently move to the renovated Carr Elementary School allowing use of the current Horace Mann building as an inter-generational community center and additional programming space for the Parks and Recreation Department.

The Administration did a walk-through of the building and determined that it is in good shape. There are minimal renovations needed and are related to the small children that will be using the building. The renovations should not require any additional funding that the Board of Aldermen would be required to approve; however, as the plans for the site move forward the Administration will be back multiple times on designs, plans and funding for the site. Members of both committees asked the Administration to provide regular updates on the plans associated with the acquisition of the building.

If the City were not buying the Aquinas site, it would have to lease two or three classrooms for the preschool program and hire additional staff for those classrooms. The acquisition will generate savings because the City will not have to build a new preschool or new elementary school.

The Aquinas building has parking, an 850-seat auditorium, and a cafeteria. . When the Lincoln-Eliot School moves to the site, the City would need to add a gymnasium to the building. The existing school building is 74,000 square feet and the gym would add additional space, which may allow the School Department to use some space for Special Education programming. If possible, it would be useful to have some shared parking on the site with the Lincoln-Eliot School to alleviate some of the parking congestion in the neighborhood.

There was concern that the City could be purchasing a site that is environmentally contaminated. The Sisters of Saint Joseph provided the City with a copy of a previous 21E report on the property that was done for the last occupant (Rashi School) of the building. The report shows test results from soil samples from around the site, which are clean. There is some asbestos tiling and pipe insulation in the building which can be encapsulated but nothing that poses any type of threat.

There was a question concerning what would happen to the space in the Ed Center currently used by a portion of the preschool program. The Administration could not really answer the question but suspects that any staff located in the modular classrooms at the Ed Center would move inside and the modular classrooms removed from the site.

The Letter of Intent states that the City will abate real estate taxes for the 4<sup>th</sup> quarter in this fiscal year and in Fiscal Year 2016 until the property is transferred to the City. The Administration is not sure that the city has the authority to abate the taxes but is in the process of determining how it will handle the taxes. The City may have to pay the property taxes but the Administration will keep the Board of Aldermen informed.

The Letter of Intent does not include any language related to the City keeping the Aquinas College site an education use; however, the purchase of sale may contain that type of language. It was important to the Sisters of Saint Joseph that their mission and the City's mission were comparable when it came to the use of the site.

The Letter of Intent includes a condition that the City lease or license to the Sisters of Saint Joseph a city owned piece of land located at the corner of Walnut Park and Washington Street for use as open space and/or playing fields. The City's Law Department is still working on how it will handle the condition and will keep the Board informed.

The Administration is still figuring out how to include an accessible playground on-site for the preschool. The Public Buildings Department will talk with the Parks and Recreation Department to determine if they have any available equipment.

There was a suggestion that it might make more sense to move the Horace Mann School to the Carr School once the Lincoln-Eliot School moves to the Aquinas site. The Horace Mann School could then be used for swing space and the Horace Mann students would be in their new space, as the current Horace Mann School has several modular classrooms on site and is overcrowded.

The multi-generational center is an opportunity to provide a place for children and adult programs and events. The Parks and Recreation Department does not have a place to host any of their programs and this center would provide an ideal place for City programs. The Newton Boys and Girls Club located next to the Horace Mann School would like to collaborate with the City on the multi-generational center to ensure that children's programming does not overlap.

There is a little over \$1 million in the CIP for design and study of the site in both Fiscal Year 17 and 18 and another \$8 million per year for the following two years for the renovation to the Aquinas building in preparation for the Lincoln-Eliot School to move but the Administration does not know the exact costs of the renovation. The City still needs to determine if it will be requesting Massachusetts School Building authority funding for the project. The cost to renovate or replace two elementary schools (Lincoln-Eliot and Horace Mann) would be much higher than the estimated \$32 million for acquisition and renovation of the Aquinas site. An Alderman requested a sense of the cost per square for the Aquinas renovations that includes the addition of a gym and any needed fieldwork and a sense of what the investments will be at Lincoln-Eliot and Horace Mann Schools. In addition, it would be helpful to understand the cash flow for the project. Comptroller David Wilkinson will provide that information at the Finance Committee meeting scheduled for Wednesday, May 27, 2015.

It may be possible to continue to use Boyd Park, which is currently used by Lincoln-Eliot School. Boyd Park needs work but it is very close to the Aquinas site. It may make sense to propose a CIP resolution to fund a master plan for the park.

The acquisition of the Aquinas site provides student capacity of the north side of the City, which allows the School Department to look at different options throughout the City to alleviate overcrowding. The School Department is very early in the process of looking at their options. It is essential that the School committee is looking at the whole picture regarding redistricting students. Members of both Committees felt that it would be very helpful to have a high-level school facilities plan. The President of the Board is talking with the School Committee Chair to arrange a joint meeting on non-capital related items like redistricting and increased enrollments.

There are two tours scheduled for Aldermen and School Committee members to look at the Aquinas facilities and site, which are scheduled for Monday, May 11, 2015 @ 10:30 AM and Thursday, May 14, 2015 @ 5 PM. The Administration is working to set up a third time. With that, Ald. Lennon moved approval of the item in Public Facilities Committee, which carried unanimously. Ald. Leary moved approval in Programs & Services, which carried unanimously.

The Committee adjourned at 9:55 PM.

Respectfully submitted,

Deborah Crossley, Chairman





SETTI D. WARREN  
MAYOR

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Office of the Mayor

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April 29, 2015

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

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to authorize the expenditure of \$1,478,667 from the Water Fund Surplus - Available for Appropriation, \$750,000 from the FY2015 Water Capital Reserve, and \$471,333 from the FY2015 Water Operating Reserve for water main improvements in FY2015 and FY2016 as described in the attachment.

Thank you for your consideration of this exciting opportunity.

Very truly yours,

Setti D. Warren  
Mayor

RECEIVED  
Newton City Clerk  
2015 APR 29 PM 12: 02  
David A. Olsott, CMC  
Newton, MA 02459



City of Newton



## DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue  
Newton Centre, MA 02459-1449Setti D. Warren  
Mayor

April 2, 2015

To: Maureen Lemieux, Chief of Staff and Chief Financial Officer  
 From: David F. Turocy, Commissioner  
 Subject: Request for Water Bond Borrowing Authorization,  
 \$2,700,000 for Water System Improvements FY 2015 - FY 2016

I respectfully request authorization to borrow up to \$2,700,000 for water main improvements in FY 2015 – FY 2016. This proposed borrowing will allow Public Works to implement a portion of the water main improvements as part of the 10 year - \$40 million Capital Improvement Plan. The City is committing to borrow \$4 million annually from City debt and MWRA to upgrade our water system, which will improve fire flows, and ensure the delivery of superior water quality.

Newton has approximately 319 miles of public water supply pipeline. The City has approximately 160 miles of unlined water pipe remaining to be rehabilitated. Through the use of a sophisticated Water Hydraulic Model, our water projects have been and will continue to be prioritized and planned based on age and hydraulic capacity, for the next 10 years and beyond.

Recent water hydraulic model studies have identified the existing unlined cast iron water mains as being hydraulically deficient:

Craft St (from Waltham St to Watertown St),  
 Waltham St (from Crafts St to Waltham line)  
 Walnut St (from Crafts St to Washington St)  
 Chestnut St (from Elliot St to Boylston St)  
 Cherry St (from Derby St to Washington St)  
 Church St (from Centre St to Richardson St)  
 California St (from Jasset St to Watertown line)  
 Mill St  
 Los Angeles St  
 Allison St  
 Carleton St

Upgrades are required to meet current ISO fire flow standards. Cleaning and lining this pipeline system will improve fire flows to meet ISO standards, as the new lining will reduce friction and improve water flow. Water quality will be enhanced as well. \$4,060,200 is estimated for design and construction of this project. We have already received a loan of \$1,360,200 from MWRA. The 10-year water /sewer rate projection, limiting annual increases to no higher than 3.9%, includes the debt service payments associated with this proposed borrowing.

Please docket this request with the City Clerk's office for consideration by the Honorable Board of Aldermen.

cc: Louis M. Taverna, P.E., City Engineer  
 Keith Nastasia, Director of Utilities  
 Richard Pishkin, DPW Budget Director

**NEW FIRE STATION #3 AND HQ DESIGN & CONSTRUCTION PROJECT BUDGET**

BUDGET CATEGORIES	Estimated Project Cost	Current Request
530220 OPM (includes Pre-Construction & Construction Services)	\$ 920,213	\$ 920,213
530202 Architect & Consultants (includes Pre-Construction Services)	\$ 1,750,000	\$ 1,750,000
530225 CM-At-Risk (Pre-Construction)	\$ 100,000	\$ 100,000
530225 CM-At-Risk (Construction)	\$ 13,500,000	
530225 Communications Tower	\$ 100,000	\$ 100,000
530219 Building Commissioning	\$ 50,000	
5301 Consultants	\$ 70,000	\$ 70,000
585FFE Furniture, Fixtures & Equipment	\$ 450,000	
585ITE Telephone, Computer & Related Equipment	\$ 100,000	
5850SITE Traffic	\$ 100,000	
5240701 Temp Operations and Facilities	\$ 375,000	\$ 375,000
5727 Moving	\$ 30,000	\$ 30,000
5342 Plans and Specification Printing Services	\$ 15,000	\$ 15,000
5793 Project Contingency	\$ 827,787	\$ 173,610 *
5825 Other Construction Related Costs (not part of CM)	\$ 112,000	\$ 112,000
<b>PROJECT BUDGET</b>	<b>\$ 18,500,000</b>	<b>\$ 3,645,823</b>
Less Previously Approved	\$ (275,000)	
<b>Current Request (thru Temp Facility Construction)</b>	<b>\$ 3,645,823</b>	
<b>Balance of Budget Required</b>	<b>\$ 14,579,177</b>	

\* 5%