

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, JUNE 3, 2015

7:00 PM
Room 204

ITEMS SCHEDULED FOR DISCUSSION:

Public hearing to be assigned for June 3, 2015:

#111-15 STEPHEN & KAJAL VICINELLI, 82 Lenox Street, West Newton petitioning for a main drain extension in LENOX STREET from the existing main drain in front of 96 Lenox Street northerly 112' ± to a proposed manhole in Lenox Street. (Ward 3) [04/21/15@ 1:31 PM]

PETITIONER TO PAY ENTIRE COST

#139-15 HIS HONOR THE MAYOR requesting approval of the City's acquisition of a public way easement from Boston College for the relocation of a portion of the sidewalk on Commonwealth Avenue. In order to relocate the Boston College shuttle bus stop near the Boston College Middle Campus gate and the abutting sidewalk to create an adequate turn-out area for the shuttle bus, Boston College will provide a permanent easement on 367' ± of its land for the relocation of the City sidewalk.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#144-15 COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of four hundred thousand dollars (\$400,000) from the Community Preservation Fund to the control of the Public Buildings Department, to complete the Museum Archives, Accessibility and Fire Suppression project, as described in the supplemental funding request submitted in April 2015. [05/18/15 @ 3:51 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#131-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of eighty thousand dollars (\$80,000) from the Public Works Snow Overtime Account to the Public Works Vehicle Repairs Account for the purpose of funding additional repair work required due to the historic amount of snow this past winter. [05/11/15 @ 4:18 PM]

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, please contact John Lojek, at least two days in advance of the meeting: jlojek@newtonma.gov, or 617-796-1064. For Telecommunications Relay Service dial 711.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #132-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of two hundred thousand dollars (\$200,000) from the Public Works Full Time Wages/Street Maintenance Account to the Public Works Electrical Equipment Account for the purpose of funding additional repair work required this year. [05/11/15 @ 4:18 PM]

ITEMS NOT SCHEDULED FOR DISCUSSION:

- #133-15 HIS HONOR THE MAYOR requesting authorization to enter into negotiations for the potential lease on city property for purposes of third-party construction, ownership, and operation of on-site renewable solar energy generation from which the City will purchase electric output and/or net metering credits. [05/11/15 @ 5:00 PM]

REFERRED TO PROG & SERV AND PUBLIC FACILITIES COMMITTEES

- #140-15 PROGRAMS & SERVICES AND PUBLIC FACILITIES COMMITTEES requesting that the School Department and/or the Executive Department provide updates on the progress of the potential purchase of the Aquinas site as well as short and long term plans for uses and operations at the site. [05/20/15 @ 8:53 PM]

REFERRED TO PROG & SERV AND PUBLIC FACILITIES COMMITTEES

- #141-15 ALD. BROUSAL-GLASER, SANGIOLO, HESS-MAHAN, COTE, NORTON AND ALBRIGHT requesting a discussion with the Director of Urban Forestry, a representative of the Department of Public Works and a representative of the Law Department about tracking and improving the condition of the gas utility infrastructure in Newton, new state statutes governing infrastructure repairs, coordination of increased repair work with city operations, the status of negotiations with National Grid to compensate for tree deaths resulting from gas leaks, and the possibility of creating a utilities working group to monitor progress on these and related issues. [05/26/15 @ 2:52 PM]

- #100-15 ALD. NORTON, SANGIOLO, LEARY, AND ALBRIGHT requesting that the Administration pursue municipal aggregation of energy purchasing with the goals of reducing and/or stabilizing electricity costs for resident, businesses and the City; and requiring the purchase of Class 1 RECs at some percentage above the level required by the Massachusetts Renewable Portfolio Standard. [04/06/15 @ 9:12 AM]

REFERRED TO PS&T, PUBLIC FACILITIES AND FINANCE COMMITTEES

- #85-15 ALD. SANGIOLO requesting discussion with the Director of Transportation and the Transportation Coordinator to determine whether a fee could be imposed on all residents who own automobiles in the City. Such fee to be placed into a transportation fund to pay for roadway and sidewalk improvements. Residents would get a parking sticker in return for each automobile they have registered

with the City that would enable them to bypass parking restrictions in the City except for Tow Zones and Fire Hydrants and any other emergency zones determined by the Police and Fire Departments.

- #83-15 ALD. CROSSLEY, GENTILE, & ALBRIGHT requesting a discussion and update from the Administration on the following energy related items: status of municipal power purchasing contracts for gas and electricity; status of the Power Purchase Agreement including solar PV rooftop installations, power offset (cost benefit) to date and review of potential future projects; and an update on municipal energy consumption including the recent Green Communities report filed with the Department of Energy Resources. [03/26/15 @ 9:19 AM]
- #82-15 ALD. SANGIOLO requesting the Public Works Department and the administration determine the cost if the City were to undertake complete sidewalk shoveling throughout the City, such costs might be charged back to residents with a fee. [03/12/15 @ 10:38 AM]
- #72-15 PUBLIC FACILITIES COMMITTEE requesting a discussion with the Administration and Department of Public Works about the extent of damage to the City resulting from the recent extreme winter conditions including roadways, sidewalks, infrastructure, buildings and how the City is preparing to cope with the needed repairs. [03/09/15 @ 4:22 PM]
- #48-15 ALD. JOHNSON, SANGIOLO & YATES requesting a discussion with the Commissioner of Public Works regarding: (1) short and long term snow clearing of streets and sidewalks, (2) proactive planning relative to potential issues resulting from melting snow, (3) short term plans for addressing potholes, and (4) how the Department of Public Works will use the data gathered from where potholes need to be filled to guide planning for street repairs. [02/23/15 @ 9:31 AM]
- #47-15 ALD. RICE AND YATES requesting establishment of a pilot storm water treatment program for the streets in Waban between Quinobequin Road and Chestnut Street including but not limited to Amherst Road, Radcliffe Road and Tamworth Road. [02/11/15 @ 9:13 AM]

REFERRED TO PUB FACIL, PROG & SERV, AND PS&T COMMITTEES

- #46-15 ALD. JOHNSON & CICCONE, requesting a discussion with the Commissioner of Department of Public Works and the School Department to determine and discuss parking options including use of school properties based on the current municipal parking lot programs including the issuance of permits. [02/11/15 @ 1:35 PM]
- #358-14 FINANCE COMMITTEE requesting that the Public Facilities Committee receive updates on the clean-up of the Rumford Avenue Landfill every three months. [09/11/14 @ 12:01 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #455-14 HIS HONOR THE MAYOR recommending amendment to Chapter 29, Section 80 **Sewer/Stormwater use charge.** of the City of Newton Ordinances to create a storm water rate fee structure based upon square footage of impervious surface area.

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #375-14 HIS HONOR THE MAYOR submitting the FY16-FY20 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter. [10/15/14 @ 3:01 PM]
- #328-14 ALD. ALBRIGHT, DANBERG, & LAREDO requesting a review of double poles in Newton including a random sampling of ten double on the north side and ten double poles on the south side of Newton to determine which utility is holding up the removal of double poles. [08/19/14 @ 9:16 AM]
- #189-14 PUBLIC FACILITIES COMMITTEE requesting periodic updates on the Zervas Elementary School Project. [04/17/14 @ 10:48 PM]
- #188-14 PUBLIC FACILITIES COMMITTEE requesting periodic updates on the Cabot Elementary School Project. [04/17/14 @ 10:48 PM]

REFERRED TO PROGRAMS & SERVICES AND PUBLIC FACILITIES COMMITTEES

- #119-14 ALD. ALBRIGHT AND CROSSLEY requesting discussion with the Inspectional Services Department to explain the development of short and long term plans to identify and correct buildings, sidewalks, playgrounds, etc...that do not conform to American Disability Act (ADA) standards. The discussion should include information on how improvements will be incorporated into the Capital Improvement Plan or if less than \$75,000 into a comprehensive budget plan to correct ADA deficiencies. [03/12/14 @ 4:18 PM]
- #62-14 ALD. CROSSLEY, HESS-MAHAN, ALBRIGHT AND SALVUCCI requesting a report from the administration on the status of the City strategy to meet its obligations as a Department of Energy Resources Green Community, to reduce municipal energy consumption by 20% over five years, particularly regarding advancing the implementation of the building energy audits program recommending energy efficiency measures in existing buildings, and how that strategy is incorporated into the capital improvement plan. [02/24/14 @ 6:35 PM]
- #417-13 PUBLIC FACILITIES COMMITTEE requesting that the Administration provide updates on the progress of the Angier Elementary School project. [11/21/13 @ 9:16 AM]
- #131-13 ALD. CROSSLEY, FULLER, SALVUCCI, JOHNSON, CICCONE requesting periodic updates and discussion, at the discretion of the members of the Public

Facilities Committee or the Commissioner of Public Works, on the condition functioning, operations and management of all elements of the City sewer, water and storm water systems including the following:

- Water meters
- Implementation of the ten project area strategic plan to remove infiltration in the City sewer system
- Implementation of the long range strategic plan to repair and replace City water mains, especially to correct for fire flow
- Status of the City's Private Inflow Removal Program to resolve and disconnect illegal storm water connections to the City sewer system
- Current billing practices
- Rates analyses needed to facilitate an informed comparison of billing options to include the following options either alone or in combination: seasonal rates, second meters, tiered rates, frequency of billing, low income credits. [03/23/13 @ 11:13 AM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #41-13 ALD. CROSSLEY, FULLER AND SALVUCCI requesting a discussion with the administration to review how the city inventories, plans for, budgets and accounts for needed smaller capital expenditures (currently set at under \$75,000), which are excluded from the Capital Improvement Plan (CIP); how to make these non-CIP capital maintenance items visible, and how to integrate them with the overall planning, CIP, and budgeting processes. [01/14/13 @ 5:02 PM]

REFERRED TO PS&T, PUBLIC FACILITIES AND FINANCE COMMITTEES

- #310-10(2) ALD. DANBERG, BLAZAR, KALIS, SCHWARTZ, ALBRIGHT, HESS-
(#409-12) MAHAN, RICE, COTE, LEARY, AND NORTON requesting amendments to Sec. 26-8D of the City of Newton Ordinances to modify and make permanent the trial program for removal of snow and ice from sidewalks and to provide for enforcements and fines for violations. [09/10/14 @ 2:12 PM]
- #246-12 RECODIFICATION COMMITTEE recommending Sec. 25-1, which requires a permit to create a trench, be reviewed to determine if a new section relative to excavation should be established to regulate unsafe excavation beyond the regulation of trenches, as the City Engineer has advised that all trenches are excavations, but not all excavations are trenches, which amendment would replace **Sec. 20-53. Excavations; protection; erection of barriers.**, which was deleted as part of recodification because it conflicted with Sec. 25-1.
- #245-12 RECODIFICATION COMMITTEE recommending that Chapter 11, RECYCLING AND TRASH as most recently amended by Ordinance Z-68 and Z-87, dated 6/21/10 and 5/16/11, respectively, be reviewed and be amended as necessary.

REFERRED TO PS&T AND PUBLIC FACILITIES COMMITTEES

- #413-11 ALD. CICCONE, SALVUCCI, GENTILE & LENNON updating the Public Facilities and Public Safety & Transportation Committees on the progress of renovations to the city's fire stations. [11-17-11 @ 11:07 AM]

REFERRED TO PROG. & SERV AND PUBLIC FACILITIES COMMITTEES

- #36-12 ALD. CROSSLEY & FULLER requesting Home Rule legislation or an ordinance to require inspections of private sewer lines and storm water drainage connections prior to settling a change in property ownership, to assure that private sewer lines are functioning properly and that there are no illegal storm water connections to the city sewer mains.

- A) Sewer lines found to be compromised or of inferior construction would have to be repaired or replaced as a condition of sale;
 - B) Illegal connections would have to be removed, corrected, and re-inspected in accordance with current city ordinances and codes, as a condition of sale.
- [01/24/12 @ 8:07 AM]

- #367-09 PUBLIC FACILITIES COMMITTEE requesting discussion with the Law Department on how to resolve the dispute with NStar regarding whose responsibility it is to repair the streetlight connection between the manhole and the base of the streetlight. [10/21/09 @ 9:00 PM]

- #253-07 ALD. LINSKY ALBRIGHT, JOHNSON, HARNEY, SANGIOLO, SALVUCCI, MANSFIELD, BURG, SCHNIPPER requesting (1) a review as to how provisions of applicable ordinances, specifically 5-58, were implemented during the course of the Newton North project, and (2) consider proposed revisions of 5-58 including, but not limited to:

- (a) timely provision of documentation by the public building department to the Board of Aldermen and Design Review Committee;
- (b) establishment of liaison committees to facilitate communications and input from neighborhoods affected by projects subject to this ordinance;
- (c) approval of final design plans by the Board of Aldermen of projects subject to this ordinance;
- (d) oversight during the construction phase of projects subject to this ordinance by appropriate Board committee(s) both in respect to approval of change orders as well as design changes; and
- (e) generation of a required record detailing the entire construction process by the public building department to guide present and future oversight of projects subject to this ordinance.
- (f) establishment of a committee to provide oversight for public building construction and renovation during all phases of planning, design and construction. [08/07/07 @ 3:12 PM]

Respectfully submitted,

Deborah Crossley, Chairman

PETITION FOR DRAIN AND SEWER



City of Newton

Date: 4/21/15

To the Board of Aldermen of Newton:

The undersigned believing that the public convenience the public health require it respectfully petition that a water main, main drain and/or common sewer be constructed in Lenox St, (City Street) - extension of the existing drain line

Insert street, way, or private lands, give names of owners

from 96 Lenox St in a northerly direction from the existing manhole to a new manhole in front of 82 Lenox St., approximately 112' in that part of Newton called West Newton. The petitioners have agreeet to pay all costs

<i>Signatures of petitioners here:</i>	<i>Addresses</i>
Kajal V...	82 Lenox St, W. Newton
Stephen K...	
	RECEIVED Newton City Clerk 2015 APR 21 PM 1:31 David A. Olson, OMC Newton, MA 02459

MEMORANDUM

To: Ald. Deborah Crossley, Facilities Committee Chair.

From: John Daghlian, Associate City Engineer

Re: 82 Lenox Road Drain Main Extension

Date: May 12, 2015

CC: Lou Taverna, PE City Engineer (via email)
Shawna Sullivan, Associate City Clerk (via email)

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

*Civil Site Plan
82 Lenox Road
Prepared by: Columbia Design Group, LLC
Dated: April 30, 2015*

Executive Summary:

The homeowner is requesting the main drain extension within Lenox Road in order to correct a flooding issue in the basement of their home. The design includes a leaching dry well on site and a gravity overflow to the proposed City drain main extension.

Since Lenox Road was paved within the last 5 years the DPW will require that the pavement be restored via hot in-place Infra-Red restoration, for the limits of work which will be determined on site. Additionally all sidewalk, curb and loam border that is damaged shall be restored to City Standards.

A detailed profile is needed starting at the existing drain manhole being Station 0+00 and ending at the proposed dry well on site. The proposed PVC is not acceptable the pipe shall be either ductile iron or reinforced concrete pipe.

Prior to any construction, a Closed Circuit Television (CCTV) inspection shall be performed and witnessed by the Engineering Division. The Engineer of record shall submit calculation to verify the capacity of the existing main based upon the anticipated flow. A post CCTV inspection shall also be performed upon completion of the project.

Conditions & Special Provisions:

1. Finalized utility connection plan reflecting the above changes that meets the minimal design standards of the City of Newton must be submitted for approval by the contractor of record with appropriate Bonds & Insurance. The Engineering Division makes no representations and assumes no responsibility for the design(s) in terms of suitability for the particular site conditions or of the functionality or performance of any items constructed in accordance with the design(s). The City of Newton assumes no liabilities for design assumption, error or omissions by the Engineer of Record.
2. If a sump pump is connected to this overflow connection and the dwelling is heated via an oil heat system, a MDC oil separator will be required prior to the final overflow connection.
3. If any service connections are disturbed by the contractor of record during construction, they shall be updated and replaced to the City's current Construction Standards.
4. All downstream catch basins shall be retrofitted with an approved type of siltation control devices, details of this shall be submitted to the City Engineer. The contractor of record shall maintain these catch basins throughout the construction process, and ensure that street and property flooding does not occur during construction.
5. The contractor of record shall contact the Newton Police Department and arrange for Police Detail to help residents navigate around the construction equipment and since the street has underground nature gas main, the Police Officer can contact emergency response personnel.
6. Upon final installation, an As Built drawing [plan & profile] indicating rim, invert elevations, and slopes shall be submitted in digital and hard copy format to the City Engineer.
7. All construction shall be in accordance to the City's Construction Standards. A representative of the Engineering Division shall witness the construction 48-hours prior notification shall be given prior to the inspection.
8. The applicant's contractor shall apply for a Utility Connection and Street Permit with the DPW prior to any construction.

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

City of Newton



DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COMMISSIONER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2015 MAY 27 PM 2:00
David A. Olson, City
Newton, MA 02459
May 2015

To: Maureen Lemieux, Chief of Staff and Chief Financial Officer
From: David F. Turocy, Commissioner of Public Works
Re: Request to Accept a Grant of Easement
For bus turn-out area at 140 Commonwealth Avenue
Trustees of Boston College to the City of Newton

The Trustees of Boston College are proposing to grant the City of Newton an easement within their property at 140 Commonwealth Avenue. The purpose of the easement is to facilitate traffic safety improvements on Commonwealth Avenue at the location of the Boston College shuttle bus stop.

The current configuration of the shuttle bus stop near the middle campus gate at 140 Commonwealth Avenue does not allow buses to completely exit the eastbound travel lane when stopping to drop off and pick up students. As a result, other eastbound vehicles frequently cross the double yellow lines and enter the westbound travel lane to maneuver around the bus. To address this problem, Boston College proposes to relocate the bus stop and sidewalk (at their expense) to create an adequate turn-out area for the bus. Attached is a plan prepared by Nitsch Engineering (under contract with Boston College) showing the proposed relocation of the bus stop, sidewalk, and street curbing.

Boston College is willing to provide the City with a permanent easement on approximately 367 square feet of its land, as shown on the attached plan, for the relocation of the sidewalk. Law Department will be asked to prepare the grant of easement language, along with representatives of the Trustees of Boston College. Public Works agrees with this proposed work as it will provide improved public safety for vehicles in that corridor and recommends accepting this easement.

Please ask the City Clerk to place this matter on the docket of the Public Facilities Committee of the Board of Aldermen for a public hearing, and for their consideration, at the next available meeting date.

cc: R. Waddick, Law Department
L. Taverna, City Engineer
W. Paille, Director of Transportation

APPROVED
5/27/15



BOSTON COLLEGE

OFFICE OF THE GENERAL COUNSEL

May 19, 2015

David Turocy, Commissioner
Department of Public Works
City Hall, Room 102
1000 Commonwealth Avenue
Newton, Massachusetts 04060

RECEIVED
Newton City Clerk
2015 MAY 19 PM 2:19
David A. Olson, CMC
Newton, MA 02459

Re: Request for Authorization from Public Facilities Committee
Regarding Easement on Boston College Property at Commonwealth Avenue

Dear Commissioner Turocy:

I am writing to request that the Public Facilities Committee take action to approve the acceptance by the City of an easement from Trustees of Boston College ("Boston College") to facilitate traffic safety improvements on Commonwealth Avenue at the location of the Boston College shuttle bus stop, as described below.

As you are aware, the current configuration of the shuttle bus stop near the Middle Campus gate at Commonwealth Avenue does not allow buses to completely exit the eastbound travel lane when stopping to drop off and pick up students. As a result, eastbound vehicles frequently enter the westbound lane to maneuver around the bus. To address this problem, Boston College proposes to relocate the bus stop and sidewalk to create an adequate turn-out area for the bus. Attached to this letter is a plan prepared by Nitsch Engineering showing the proposed relocation of the bus stop, sidewalk and street curb.

Boston College is willing to provide the City with a permanent easement on approximately 367 square feet of its land, as shown on the attached plan, for the relocation of the sidewalk, and hereby requests that you kindly ask the City Clerk to place this matter on the docket of the Public Facilities Committee for a public hearing on the next available date.

Thank you for your assistance in this matter.

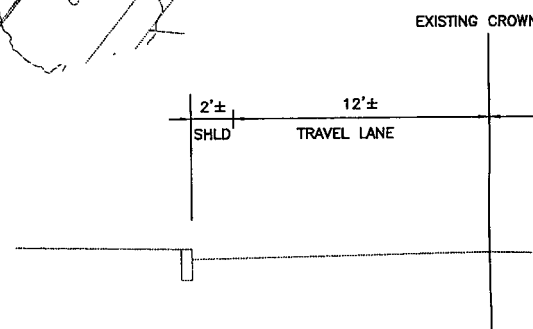
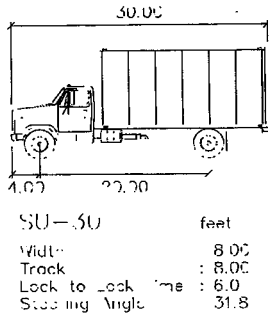
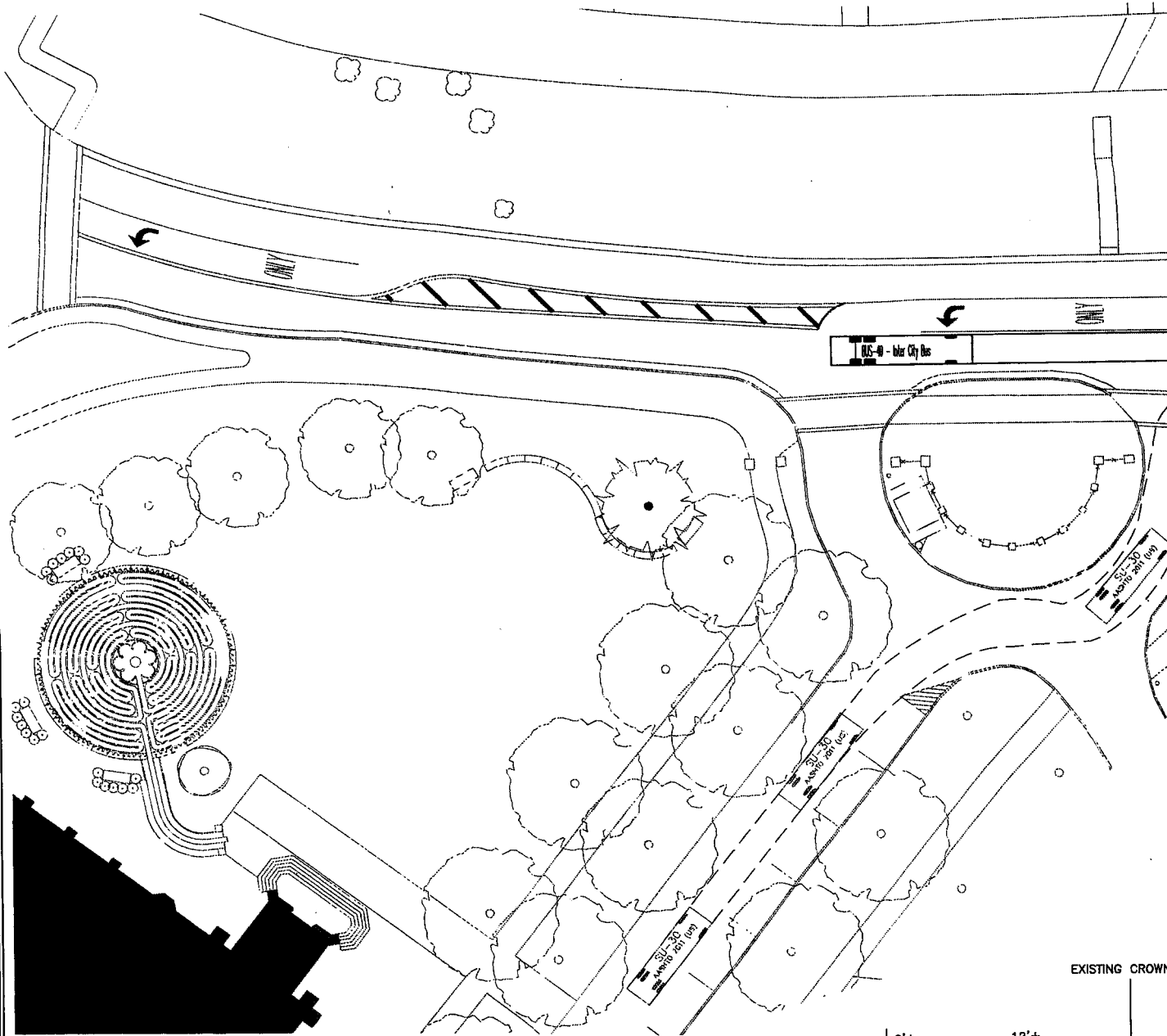
Sincerely,

Joseph M. Herlihy
General Counsel

Enc.

cc: Robert D. Waddick, Esq.
Legal Department, City of Newton
Jeanne Levesque, Director
Government Relations, Boston College

11/16/2014 2:38:24



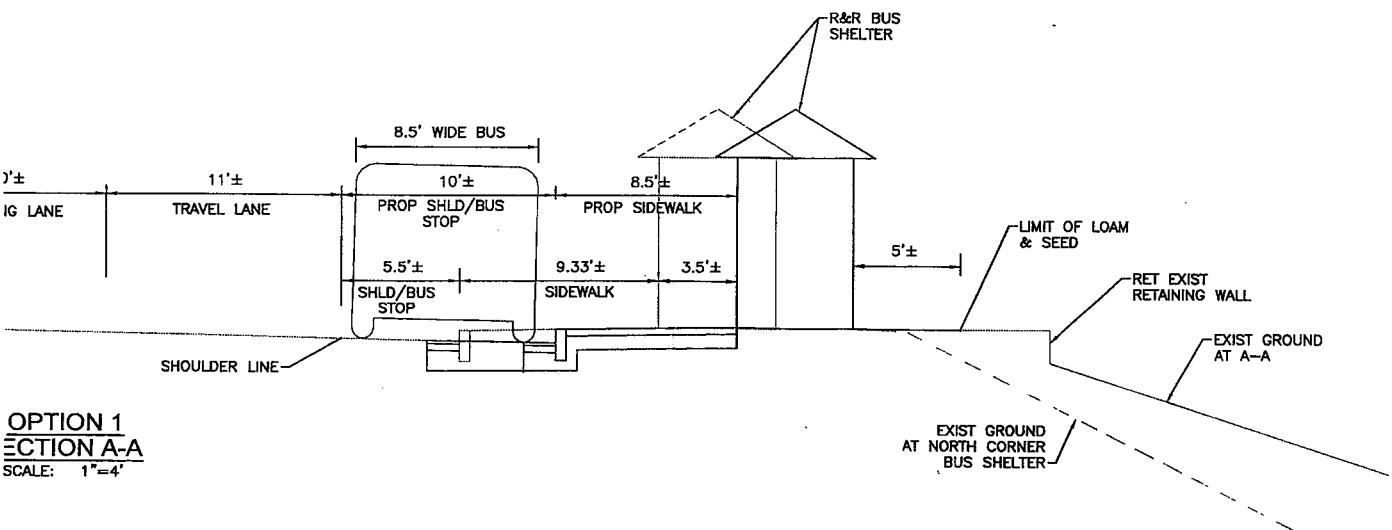
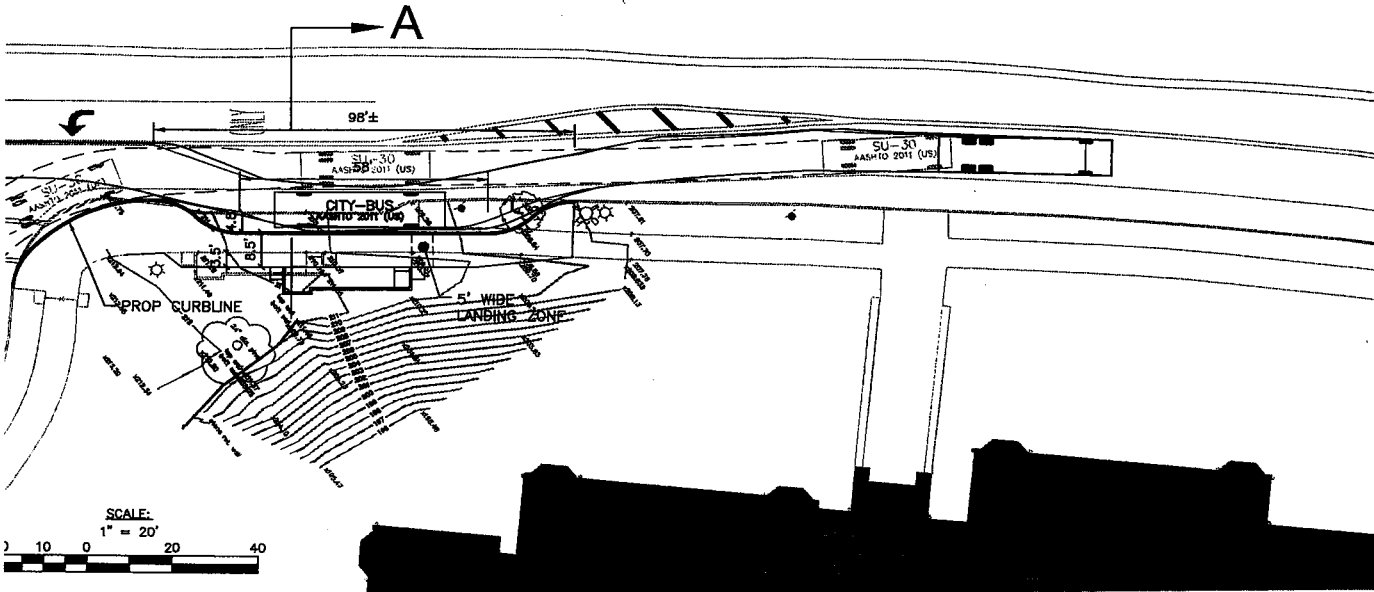
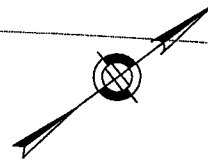
www.nitscheng.com
 2 Center Plaza, Suite 430
 Boston, MA 02108
 T: (617) 338-0063
 F: (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Sustainable Site Consulting
- ▶ Planning
- ▶ GIS

NITSCH PROJECT # 10386

FILE:	BC-SITE_BASE.DWG
SCALE:	1"=20'
DATE:	11/6/2014
PROJECT MANAGER:	JB
SURVEYOR:	N/A
DRAFTED BY:	BG
CHECKED BY:	JB

COMM AVE



OPTION 1
SECTION A-A
SCALE: 1"=4'

RELOCATED BUS SHELTER	11/6/2014
TRUCK TURNING	10/17/2014
CROSS SECTION ELEVATION	9/17/2014
COMMENTS	DATE
REVISIONS	

MAIN GATE BUS STOP COMMONWEALTH AVENUE BOSTON COLLEGE

SHEET:

1

**BOARD OF ALDERMEN
CITY OF NEWTON**

DOCKET REQUEST FORM

DEADLINE NOTICE: Aldermanic Rules require items to be docketed with the Clerk of the Board NO LATER THAN 7:45 P.M. TUESDAY, PRIOR TO THE MONDAY FULL BOARD MEETING in order to be voted to be assigned to Committee(s) that evening.

To: Clerk of the Board of Aldermen

Date: 15 May 2015

From (Docketer): Alice E. Ingerson, for Community Preservation Committee

Address/phone/email: Planning & Development Dept., Newton City Hall, aingerson@newtonma.gov
617.796.1144

RECEIVED
Newton City Clerk
2015 MAY 18 PM 3:51
David A. O'Leary
Newton, MA 02459

Additional sponsors:

1. Please docket the following item (edit if necessary):

The COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of \$400,000 from the Community Preservation Fund to the control of the Public Buildings Department, to complete the Museum Archives, Accessibility & Fire Suppression project, as described in the supplemental funding request submitted in April 2015.

2. The purpose and intended outcome of this item is:

- | | |
|--|---|
| <input type="checkbox"/> Fact-finding & discussion | <input type="checkbox"/> Ordinance change |
| <input checked="" type="checkbox"/> Appropriation, transfer, expenditure, or bond authorization | <input type="checkbox"/> Resolution |
| <input type="checkbox"/> Special permit, site plan approval, zone change (public hearing required) | <input type="checkbox"/> License or renewal |
| | <input type="checkbox"/> Appointment confirmation |
| | <input type="checkbox"/> Other |

3. I recommend that this item be assigned to the following committees:

- | | | |
|---|---|--|
| <input type="checkbox"/> Programs & Services | <input checked="" type="checkbox"/> Finance | <input type="checkbox"/> Real Property |
| <input type="checkbox"/> Zoning & Planning | <input type="checkbox"/> Public Safety | <input type="checkbox"/> Special Committee |
| <input checked="" type="checkbox"/> Public Facilities | <input type="checkbox"/> Land Use | <input type="checkbox"/> No Opinion |
| <input type="checkbox"/> Post Audit & Oversight | | |

4. This item should be taken up in committee:

- Immediately (Emergency only, please). Please state nature of emergency: _____
- As soon as possible, preferably within a month**
- In due course, at discretion of Committee Chair
- When certain materials are made available, as noted in 7 & 8 below
- Following public hearing

PLEASE FILL OUT REVERSE SIDE

5. I estimate that consideration of this item will require approximately:

- One half hour or less
- More than one hour
- More than one meeting
- Up to one hour
- An entire meeting
- Extended deliberation by subcommittee

6. The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, especially relevant Department Heads): Please note that I will notify everyone listed below. --Alice Ingerson

City personnel

Alice Ingerson, CP Program Manager, x1144, aingerson@newtonma.gov

Rafik Ayoub, Public Buildings Project Manager, x1621, rayoub@newtonma.gov

Josh Morse, Public Buildings Commissioner, x1600, jmorse@newtonma.gov

Lisa Dady, Director, Historic Newton, x1451, ldady@newtonma.gov

7. The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion *:

8. I have or intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. *

CPC funding recommendation, with proposal from the Public Buildings Dept. & Historic Newton

(*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Thursday before the upcoming Committee meeting when the item is scheduled to be discussed so that Aldermen have a chance to review all relevant materials before a scheduled discussion. Materials not submitted 48 hours in advance of a meeting to discuss an item will require a vote to suspend the rules the night of the Committee's discussion.)

Please check the following:

9. I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.

10. I would like the Clerk's office to contact me to confirm that this item has been docketed, and inform me of the docket item number.

Email contact preferred: aingerson@newtonma.gov

My daytime phone number is: 617.796.1144 (mobile 617.529.9337)

11. I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.

Thank you.

Alice E. Ingerson

Signature of person docketing the item

[Please retain a copy for your own records]

HISTORIC NEWTON/JACKSON HOMESTEAD ARCHIVES REVISED PROJECT BUDGET

BUDGET ORGN	ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET
21B11504	5301	CONSULTANTS	\$ 183,213
21B11504	5825	BUILDING IMPROVEMENTS	\$ 789,037
21B11504	5274	STORAGE/MOVING	\$ 14,000
21B11504	58FFE	FURNITURE, FIXTURES & EQUIP	\$ 47,700
21B11504	513004	WORK BY OTHER DEPARTMENTS	\$ 15,000
21B11504	52407	PUBLIC BUILDING R-M	\$ 52,500
21B11504	5795	CONTINGENCY	\$ 104,895
TOTAL PROJECT COST			\$ 1,206,345
LESS PREVIOUS CPA FUNDING			\$ (37,500)
LESS PREVIOUS CPA FUNDING			\$ (63,845)
LESS PREVIOUS CPA FUNDING			\$ (641,000)
SUB TOTAL			\$ 464,000
LESS JACKSON HOMESTEAD CONTRIBUTION*			\$ (64,000)
REQUESTED ADDITIONAL CPA PROJECT FUNDING			\$ 400,000

* JACKSON HOMESTEAD PROJECT FUNDING BREAKDOWN		TOTAL
ANONYMOUS	\$	24,000.00
NEWTON HISTORY MUSEUM FUNDRAISING	\$	40,000.00
TOTAL JACKSON HOMESTEAD FUNDING	\$	64,000.00



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

#144-15

Telephone
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James Freas,
Acting Director

**Community Preservation Committee
Supplemental Funding Recommendation for
MUSEUM ARCHIVES, ACCESSIBILITY & FIRE SUPPRESSION**

date: 26 May 2015

from: Community Preservation Committee

to: The Honorable Board of Aldermen

PROJECT GOALS & ELIGIBILITY

This project will create museum-standard storage and research space for archival collections in the Jackson Homestead's 17th-century wing, including climate control and fire suppression; provide current, code-compliant accessibility for the entire first floor of the museum; and add sprinklers throughout the 1809 main house. The funding currently requested should allow completion of the work begun with CPA funds from three prior appropriations [Board orders 147-08, 83-10, and 83-10(2)], which also established the project's CPA eligibility.

RECOMMENDED FUNDING

On 14 May 2015, by a vote of 6-0 (members Clarke, Fishman, and Fitzmaurice absent), the Community Preservation Committee recommended appropriating the requested additional \$400,000 to the Public Buildings Dept. for the uses in the following summary budget. All funding should be treated as for historic resources.

MUSEUM ARCHIVES PROJECT BUDGET		as of	% of	as of	% of
USES of FUNDS		June 2013	total	April 2015	total
A.	Consultants (architectural & related services)	\$155,632	18.4%	\$183,213	15.2%
B.	Construction	\$571,117	67.5%	\$789,037	65.4%
	Work by Public Buildings Dept. (repair of any minor damage caused by construction, other work not included in main scope) **	—	—	\$52,500	4.4%
C.	Contingency (** above excluded from 10% calculation in 2015)	\$41,648	4.9%	\$104,895	10.0%
D.	Work by Jackson Homestead/Historic Newton (opening building for contractors, moving & protecting collections during construction)	—	—	\$15,000	1.2%
	Storage/Moving	\$27,500	3.3%	\$14,000	1.2%
E.	Furniture, Fixtures & Equipment	\$50,000	5.9%	\$47,700	4.0%
TOTAL USES		\$845,897		\$1,206,345	
SOURCES of FUNDS					
F.	Historic Newton: private donation committed since 2007	-\$24,000	2.8%	-\$24,000	2.0%
	Historic Newton: requested by CPC 2013; dedicated City fund committed 2014	-\$39,552	4.7%	-\$40,000	3.3%
G.	CDBG: committed 2009-14, past federal spending deadline by 2015	-\$40,000	4.7%	—	0.0%
H.	Previously appropriated CPA funds already spent	-\$101,345	<i>total</i>	-\$183,845	<i>total</i>
	Previously appropriated CPA funds still available	—	<i>CPA %:</i>	-\$558,500	<i>CPA %:</i>
NEW CPA REQUEST (2015 highlighted)		\$641,000	87.8%	\$400,000	94.7%

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov phone 617.796.1144

Note: All issues and recommendations below are repeated, with minor editing and updates, from the CPC's July 2013 recommendation for \$641,000 in final design and construction funds for this project.

SPECIAL ISSUES CONSIDERED BY THE CPC

Project Management As it was in 2013, the CPC remains concerned about the prolonged, complex process of scoping, design and approval that has increased this project's cost over time. The Committee strongly seconded a request by Alderman Deborah Crossley, as chair of the Board's Public Facilities Committee, for more explanatory details about the project's budget history. However, the current budget seems more reliable than previous ones, because it is based on an actual construction bid. During construction, the CPC also hopes that the Public Buildings Dept. will honor its 2013 commitment to provide quarterly in-person progress reports to the CPC, though no reports have been provided to date.

Strategic Planning for Archives In March 2015 the Board of Aldermen appropriated \$20,000 in CPA funds for an interdepartmental strategic plan for all City archives, to identify the most cost-effective combination of improved facilities and other preservation options. However, the CPC recommends completing the Museum project without waiting for this plan, for the same reasons the Committee cited in 2013: Delay will only increase this project's costs – the current budget is based on an accepted construction bid that is valid only through June 2015. A large portion of this project's costs are for safety and accessibility improvements that will protect not only the Jackson Homestead's archives but also its historic building and its many visitors. Improved archival facilities are critical for the Homestead's pending re-accreditation by the American Alliance of Museums. Finally, although the Homestead's new archival facilities will be safer and more usable, they will not be significantly larger. Historic Newton therefore remains committed to working with the City Clerk, the Newton Free Library, and other City departments on a broader, interdepartmental strategy for archives.

Funding Leverage CPA funding is now projected to cover almost 95% of this project's costs. That percentage has risen steadily as the project's total budget has grown. Without setting specific targets, the CPC urged Historic Newton to consider raising additional non-CPA funds and, in collaboration with the Public Buildings Department, both to use appropriated CPA funds efficiently and return some of those funds unspent.

ADDITIONAL RECOMMENDATIONS (all repeated from 2013)

1. Construction will begin within 6 months and be completed within 18 months after additional funds are appropriated; or by any later dates approved in writing by the full CPC.
2. The Public Buildings Dept. will provide a brief (5-minute) in-person progress report on the project at a public meeting of the CPC once each quarter until the project is completed.
3. Prior to spending the last 10 percent of appropriated funds, the Public Buildings Department will provide the CPC with an in-person and written final report on the project's results, including budget-vs.-actual comparisons.
4. The Public Buildings Department will provide the CPC with a brief (1-2 page) summary of preventive maintenance funded at the Jackson Homestead during the 2 years after this project's completion.
5. Any CPA funds appropriated for this project but not needed or used for the purposes stated herein will be returned to the Newton Community Preservation Fund.

KEY OUTCOMES (all repeated from 2013)

The Community Preservation Committee will evaluate this project based on these key outcomes:

1. Completion of the project on time and on or under budget.
2. The strategic expansion of two Historic Newton activities long constrained by the Jackson Homestead's inadequate archival facilities: proactive collecting and active public use.
3. Preservation of the Jackson Homestead's historic character and the new facilities created by this project through regular preventive maintenance, without reliance on additional CPA funds.

ATTACHMENTS

(delivered to the clerks of the Public Facilities Committee and Finance Committee)

- ♦ **project history** – webpage for this project from “Proposals & Projects – Pending” at www.newtonma.gov/cpa
- ♦ Public Buildings detailed budget history for the project
- ♦ Public Buildings/Historic Newton PowerPoint presentation to the CPC on 14 May 2105
- ♦ full proposal, including - project summary, budget, project manager’s qualifications, and results of construction bidding, March-April 2015



Museum Archives, etc. highlighted below

Community Preservation Program

Historic Newton: Jackson Homestead

Historic Newton is a public-private partnership between a City department (the Jackson Homestead/ Newton History Museum) and a private nonprofit organization (the Newton Historical Society).

<i>website:</i>	www.historicnewton.org
<i>location:</i>	The Jackson Homestead 527 Washington Street Newton Corner, MA 02458
<i>total funding:</i>	\$1,014,141 total CPA funds appropriated as of 7 October 2013 \$400,000 additional CPA funds recommended 14 May 2015
<i>Jackson Homestead (click on links to go straight to each project on this page)</i>	<ul style="list-style-type: none"> - Museum Archives, Accessibility & Fire Suppression - Museum Collections Storage - Museum Exterior Preservation <p><i>Note:</i> The Jackson Homestead is owned by the City of Newton. Funds for work on the building must be appropriated to the control of the Public Buildings Department.</p>
<i>projects at other sites:</i>	<p>Funding totals above do not include the following projects funded through Historic Newton, which are documented on separate webpages (click links below):</p> <ul style="list-style-type: none"> - Durant-Kenrick Homestead (privately owned by the Newton Historical Society) - Historic Burying Grounds (City-owned, maintained by Parks & Recreation Dept.)
<i>contacts:</i>	<p>Lisa Dady, Executive Director Historic Newton 527 Washington Street Newton Corner, MA 02458 <i>email:</i> ldady@newtonma.gov <i>phone:</i> 617.796.1451</p> <p>Josh Morse, Newton Public Buildings Commissioner 52 Elliot Street Newton Upper Falls, MA 02464 <i>email:</i> jmorse@newtonma.gov <i>phone:</i> 617.796.1600</p>

Multi-project Updates

September 2008	Capital Campaign timeline
December 2009	Historic Newton overall/project updates (PowerPoint presentation) Historic Newton Capital Campaign brochure & attachments (incl. fundraising update)
January 2010	Capital Campaign update
February 2011	Capital Campaign update
March 2011	Capital Campaign update Newton Historical Society financial statements

Museum Archives, Accessibility & Fire Suppression

<i>goals:</i>	Protect the Jackson Homestead/Newton History Museum's collections, historic building and visitors by expanding and upgrading spaces for the storage and use of two-dimensional collections (printed materials, manuscripts and photographs), while also providing handicap accessibility and fire suppression systems that meet current standards.	
<i>project funding:</i>	\$394,564	estimated total project cost, 14 December 2007
	\$845,897	estimated total project cost, 30 May 2013
	\$1,206,345	estimated total project cost, 15 April 2015
	\$101,345	CPA funds appropriated (design only)

\$641,000	CPA funds appropriated (design & construction)
\$400,000	supplemental CPA funding recommended (construction & construction management)
<hr/>	
\$1,142,345	total CPA funding requested
<i>non-CPA funding sources:</i>	
\$40,000	City of Newton dedicated fund for the Jackson Homestead (originally donated by Nabisco Corp.)
\$24,000	cash contribution to Historic Newton from anonymous donor

Proposal Review & Appropriations

2007-09 design & construction: original proposal	
14 December 2007	proposal (<i>long file; may load slowly</i>)
14 April 2008	CPC funding recommendation
21 July 2008	Board order for initial design funding only (appropriation), \$37,500
2009-10 design: supplemental funding request	
13 October 2009	initial estimate
4 December 2009	revised estimate
28 January 2010	final proposal for supplemental funding with original proposed floor plan from 2007-08, for comparison
12 March 2010	CPC recommendation for supplemental funding
17 May 2010	Board order for supplemental funding (appropriation), \$63,845
2011 construction: initial proposal (not funded)	
12 October 2010	intention to request funding
6 April 2011	initial estimates
27 July 2011	proposal to CPC: <ul style="list-style-type: none"> - proposal (includes budgets, partial plans, photographs) - full plans - submission to Massachusetts Historical Commission - submission to Massachusetts Architectural Access Board - Americans with Disabilities Act process
25 August 2011	Newton Historical Commission review
17 August - 21 September 2011	On August 17 the CPC voted 6-0 to recommend the full amount of requested funding. On September 21 the CPC then voted to hold their recommendation until the project budget was finalized after reviews by the City's Design Review Committee, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, and Massachusetts Architectural Access Board.
29 September 2011	submission to Newton Commission on Disabilities: <ul style="list-style-type: none"> - summary & photos - site plans & elevations - floor plans
2013 design & construction: revised proposal	
6-8 May 2013	revised project budget - initial estimates
30 May 2013	revised proposal , including: <ul style="list-style-type: none"> - project summary - development & operating budgets for this project and for the Jackson Homestead as a public building - site plan - project manager's qualifications - assessment factors from <i>Capital Improvement Plan</i> <p>organizational finances attachments to revised proposal, including income/expenses and assets/liabilities for:</p> <ul style="list-style-type: none"> - Newton Historical Society (private) - Jackson Homestead (City dept.) - Public Buildings (City dept.)
11 July 2013	slide presentation at CPC public hearing
19 July 2013	external review of project plans, for compliance with current building codes <i>This long file may load slowly.</i>
24 July 2013	CPC funding recommendation
10 September 2013	letter of support from Newton Commission on Disability
7 October 2013	Board order for final design & construction funding (appropriation), \$641,000
2015 construction: supplemental funding request	
15 April 2015	supplemental proposal , including

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- (updated 14 May 2015)
 - updated project budget & sources
 - Public Buildings' project manager qualifications
 - letter of support from chair of the Jackson Homestead Trustees (added 14 May 2015)
- March-April 2015 [construction RFP \(request for proposals\) & bids received](#) (basis for supplemental funding request);
- 15 April 2015 [organizational finances attachments](#) to supplemental request, including income/expenses and assets/liabilities for:
 - Public Buildings (City dept.) - updated to Fy16 budget 14 May 2015
 - Jackson Homestead (City dept.) - updated to Fy16 budget 14 May 2015
 - Newton Historical Society (private)

Historic Newton is a public-private partnership between the Jackson Homestead and the Newton Historical Society.
- 14 May 2015 [comments from League of Women Voters](#)
[slide presentation](#) at CPC public hearing
- 27 May 2015 [CPC recommendation](#), including summary of project budget history submitted by Public Buildings Dept.

Project News

- 1997 [preservation restriction](#) for the Jackson Homestead, held by the Massachusetts Historical Commission
- 16 December 2009 update to the CPC as part of overall [presentation](#) for all Historic Newton projects
- 2014-15 project construction start date extensions (as requested by Public Buildings Dept. and granted by Planning & Development Director):
 - [from April 2014 to July 2014](#)
 - [from July 2014 to October 2014](#)
 - [from October 2014 to May 2015](#)

Collections Storage

for Museum Three-Dimensional Collections

goals: Design a dedicated, stand-alone storage facility for the museum's collection of three-dimensional historic objects, to be built within the envelope of the historic, City-owned Crafts Street Stable.

See also other proposals & projects for the [Crafts Street Stable](#).

project funding: \$30,000 *CP funds requested (historic resources)*
 \$5,000 *private contributions*
 \$35,000 *TOTAL PROJECT COST*

Proposal Review & Appropriations

- October-December 2009 proposal:
 - [overview](#)
 - [map & photos](#)
 - [budget](#)
 - [letters of support](#)
 - [public hearing presentation](#)
- January-February 2010 supplemental information requested by CPC:
 - from Historic Newton:
 - [collections policy](#)
 - [collections plan](#)
 - [construction cost estimate](#)
 - from American Association of Museums:
 - [2003 accreditation report for Newton](#) (excerpt)
 - [2010 re-accreditation schedule for Newton](#)
 - [2005 general standards for museum collections stewardship](#)
 - [2010 general accreditation process](#)
- 24 February 2010 [CPC conditional vote to recommend funding](#) (scroll down in mtg minutes)
- 14 May 2010 [City request to hold recommendation](#)
- Note: In response to the City's request, this 2010 CPC recommendation was never forwarded to the Board of Aldermen. A revised proposal for this project may be submitted to the CPC when the project has been assigned a high current priority through the City's *Capital Improvements Plan*.

Museum Exterior Preservation

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goals: Replace leaking roof; restore and rehabilitate rotted wooden exterior elements, then repaint (in a historically documented color) the 1809 house and stable wing that house the Newton History Museum, in time for the house's 200th anniversary in 2009.

project funding:

\$138,244	<i>CP funds appropriated (historic resources)</i>
\$18,900	<i>architects' fees, covered by Public Buildings Dept.</i>
\$157,144	TOTAL PROJECT COST

Proposal Review & Appropriations

5 December 2008	proposal & plans <i>(long file, may load slowly)</i>
14 January 2009	presentation at public hearing
19 February 2009	City of Newton Law Dept. memo requested by the CPC, on distinguishing CPA-eligible preservation from CPA-ineligible maintenance
18 March 2009	CPC funding recommendation
18 May 2009	Board order (appropriation)
December 2010	Historic Newton request for revised scope of work (original)
January 2011	Historic Newton request for revised scope of work (final)

Project News

16 December 2009	in presentation of Historic Newton overall/project updates
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1000 Commonwealth Ave, Newton Centre, MA 02459
 Tel: 617-796-1000 **TDD/TTY:** TRS 711 | **Mon. - Fri.** 8:30 am - 5:00 pm **Tue.** 8:30 am - 8:00 pm
[Directions to City Hall](#)



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Jackson Homestead Renovation Project

COST ANALYSIS BETWEEN 2007 AND 2015

	2007 Estimate	2009 Estimate	2010 Estimate	2011 Estimate	2013 Estimate	2014/2015 estimate	2015 final bid
<u>A&E/Soft Costs:</u>							
Architect/consultants	\$ 36,000	\$ 116,720	\$ 87,632	\$ 87,632	\$ 149,590	\$ 183,213	\$ 183,213
Legal	\$ 1,500	\$ 2,000					
FF&E	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 10,448	\$ 47,700
Temp. Storage & Moving	\$ 24,828	\$ 24,828	\$ 24,828	\$ 27,500	\$ 27,500	\$ 3,500	\$ 14,000
Work by other department							\$ 15,000
Public building R-M							\$ 52,500
A&E/Soft Costs Total:	\$ 112,328	\$ 193,548	\$ 162,460	\$ 165,132	\$ 227,090	\$ 197,161	\$ 312,413
<u>Construction Costs</u>							
Fire Protection (Sprinkler)					\$ 125,000	\$ 77,060	\$ 125,000
Electrical Work						\$ 178,421	\$ 122,000
HVAC						\$ 55,640	\$ 78,500
Plumbing						\$ 18,170	\$ 24,900
General Construction	\$ 263,447	\$ 452,297	\$ 375,000	\$ 428,960	\$ 446,117	\$ 559,787	\$ 438,637
Total	\$ 263,447	\$ 452,297	\$ 375,000	\$ 428,960	\$ 571,117	\$ 889,078	\$ 789,037
Hazardous Materials			\$ 3,000	\$ 3,000	\$ 3,000	\$ 5,000	
Construction Total	\$ 263,447	\$ 452,297	\$ 378,000	\$ 431,960	\$ 574,117	\$ 894,078	\$ 789,037
Total project cost	\$ 375,775	\$ 645,845	\$ 540,460	\$ 597,092	\$ 801,207	\$ 1,091,239	\$ 1,101,450
Project Contingency	\$ 18,789	\$ 32,292	\$ 27,023	\$ 29,855	\$ 41,648	\$ 109,000	\$ 104,895
Total Project cost:	\$ 394,564	\$ 678,137	\$ 567,483	\$ 626,947	\$ 842,855	\$ 1,200,239	\$ 1,206,345

Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project

FY'15 Newton Community Preservation Supplemental Proposal

Date: May 14, 2015



The Jackson Homestead and Museum

The Museum's Archival Collections are presently crammed into the 19th century post-and-beam wing of the Jackson Homestead, which lacks effective storage, handicapped access, climate control and fire protection.



In addition to the \$742,345 in previously appropriated CPA funds, Public Buildings with support from the Museum is requesting an additional **\$400,000** in CPA funds to:

- 1) Provide building-wide fire suppression
- 2) Make the building handicapped accessible
- 3) Renovate/Expand the Homestead wing to create a climate-controlled, fire-protected storage area for the preservation of the Museum's archival collections

The Jackson Homestead and Museum

Why are the Museum's Collections important?

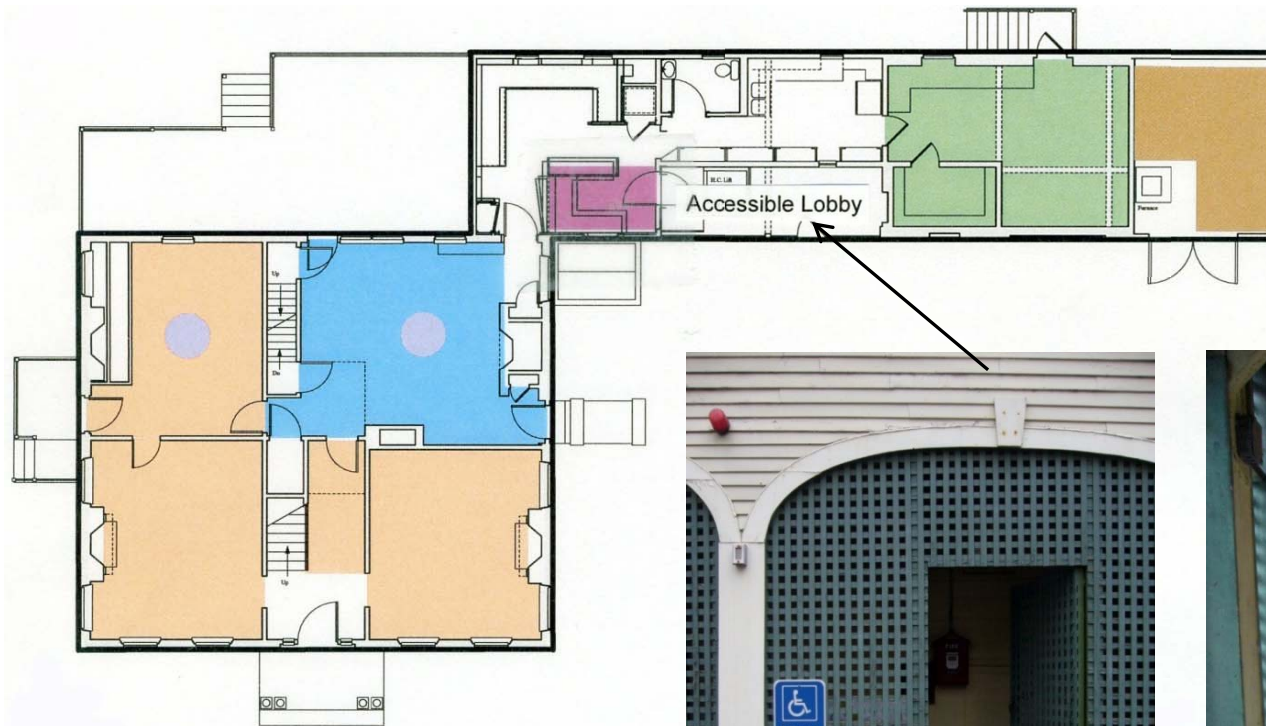
The Museum's Collections include public and private materials relating to the development of the City and its social, cultural, economic, and political life and used by a variety of citizens such as:

- Educators, scholars, high school students and genealogists
- Architects, builders, and real estate professionals
- Researchers working on exhibitions and academic, popular and news publications

The Collections include but are not limited to...

- 8,000 Historic Property Survey Files
- A complete collection of 19th- and early 20th-century Newton maps and atlases
- More than 5,000 photographs and over 10,000 slides including images of streetscapes, landscapes and historic locations
- Extensive post card and ephemera collection
- Family and business papers
- Genealogical records

Existing Conditions



Existing space use:

Green – Archives

Brown – Storage Garage

Pink – Exterior Accessible
Lobby

Existing space use:

Blue – Multipurpose Room

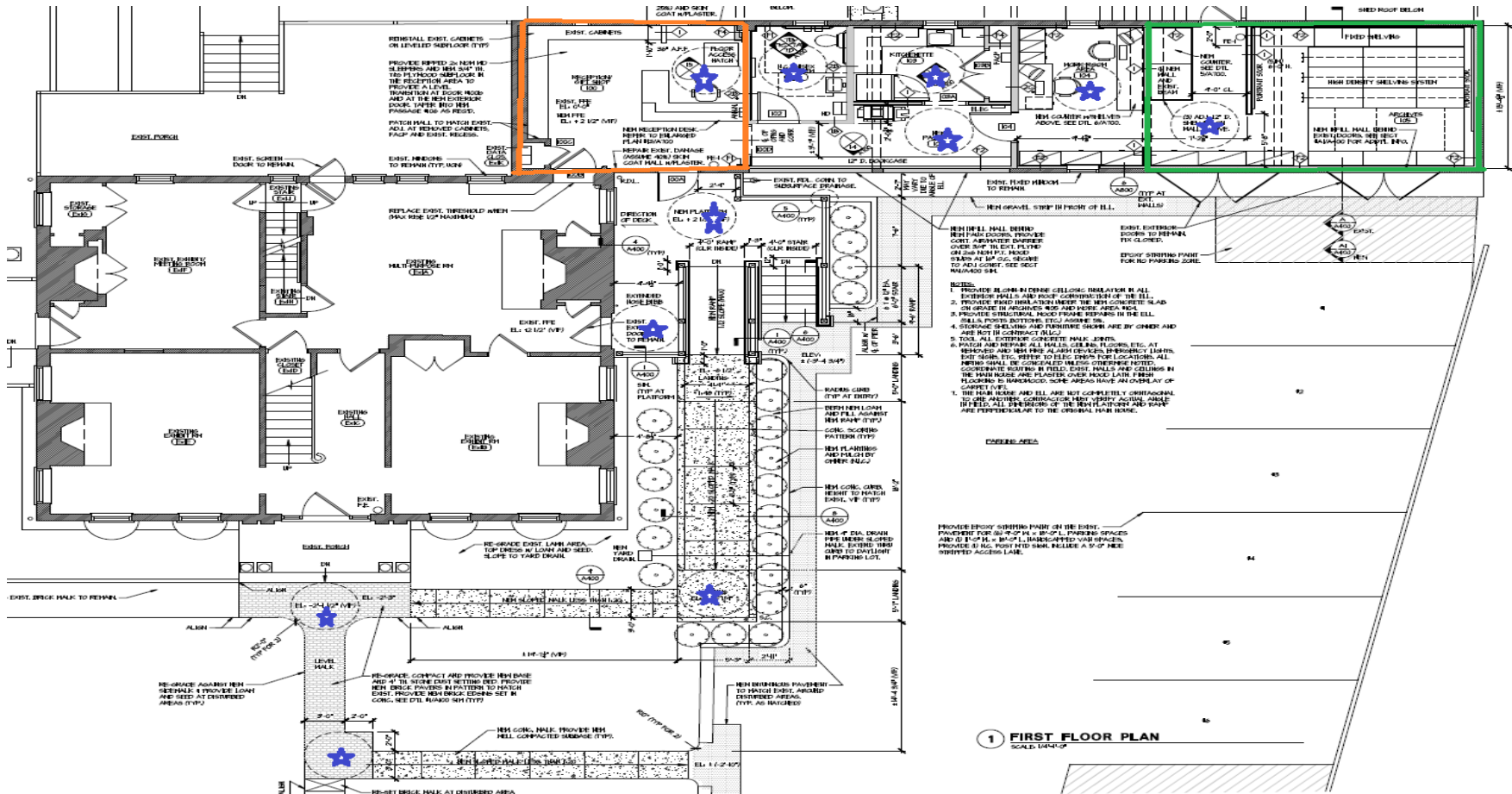
Tan – Exhibit/Meeting Rooms



The current accessible lobby

will be enclosed to provide a clean, well-lighted, welcoming entrance to the Museum and to the Archives.

Proposed Changes



Rehabilitation of the Museum will:
 Expand the Archives Storage
 Insulate for Climate Control
 Deliver Full Building Fire Suppression
 Install Compact Shelving
 Provide Accessibility to the Handicapped

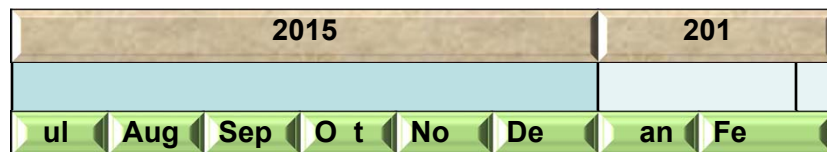
Proposed/updated space use:
 Green – Expanded Archive
 Orange – Enclosed Accessible Lobby
 Blue – Handicapped Accessible Ramp, Entry, Gift Shop, Bathrooms, Etc.

**Historic Newton/Jackson Homestead
Accessibility, Archives Storage and Fire Suppression Project**

CPA funds previously approved -	\$742,345
Supplemental CPA Request -	\$400,000
Matching funds:	
Jackson Homestead Contribution -	<u>\$ 64,000</u>
Total Project Cost	\$1,206,345

If approved, the Museum's Archives and Access Project would begin in summer 2015 and would be completed in the winter of 2016.

Project Schedule:



Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project

PROJECT BUDGET	
submitted with 14 April 2015 supplemental proposal	
Consultants (architectural & related services)	\$183,213.00
Public Buildings R-M [1]	\$52,500.00
Work by Other Depts. (Jackson Homestead) [2]	\$15,000.00
Building Improvements (construction)	\$789,037.00
Contingency	\$104,895.00
Storage/Moving	\$14,000.00
Furniture, Fixtures & Equipment	\$47,700.00
Total Project Budget	\$1,206,345.00
CPA Funds Spent to Date	-\$183,844.70
Historic Newton funding (\$24,000 private donation + \$40,000 dedicated City fund)	-\$64,000.00
CPA Funds Still Available to This Project	-\$558,500.30
Total New Funds Needed	\$400,000.00

[1] potential work to be completed by other contractors/Public Buildings staff, for issues that are not part of the project scope and may arise during construction

[2] to open the building early for contractors, pack & move 3-D collections for fire suppression installation, and other work-related projects



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner
Telephone (617) 796-1600
FAX (617) 796-1601
TTY: (617) 796-1089
52 ELLIOT STREET
NEWTON HIGHLANDS, MA 02461-1605


April 15, 2015

Re: Commitment to staff time for project management services.

Dear Community Preservation Committee chair:

The Public Building Department accepts full custody of this project and will partner with the Newton History Museum's Director and her staff to successfully execute the program deliverables as set forth in the project plan and architectural drawings. The department now has the resources and staff to commit the necessary time to shepherd this project toward completion.

Sincerely,


Joshua R. Morse
Public Buildings Commissioner

Cc: Alejandro Valcarce, Program Manager
Rafik Ayoub, Project Manager



527 Washington Street, Newton, MA 02458
TELEPHONE 617-796-1450
FAX 617-552-7228
www.historicnewton.org

April 13, 2015

Community Preservation Committee
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

Dear Community Preservation Committee,

I am writing in support of our upcoming proposal to the Community Preservation Committee for the Museum Archives, Fire Suppression and Accessibility project. I am confident that we are entering the final stages of this long-awaited, much needed project.

The people of any city need institutions to house and care for their memories, and to educate about the important material culture of their past, present and future. Historic Newton provides that role for our 87,000 residents, with collections dating back more than three centuries. Currently the conditions at Jackson Homestead impede our ability to serve Newton's citizens in two important ways - their heritage is at great risk and it is not accessible.

The archives space is overcrowded with no climate control. The 1809 building, an irreplaceable symbol of the city, deserves a fire suppression system, as do the visitors, staff, and collections therein. This renovation project also sends a message that we are a welcoming and accessible place to people with limited mobility, to researchers, to school groups, and to the thousands of other visitors each year. We would expect no less from Newton's own history museum than to be fully accessible and up-to-date in our museum management practices.

Historic Newton has \$64,000 dedicated to this project, which includes \$40,000 held in our City account and \$24,000 received from an anonymous donor.

The additional Community Preservation Program funds, paired with the dedication of myself as the new Director of Jackson Homestead and the expertise of Rafik Ayoub, the new Public Buildings Project Manager, will mean that 2015 is the year that this critical improvement project will come to a successful completion.

Sincerely,

A handwritten signature in black ink that reads "Lisa S. Dady".

Lisa S. Dady
Director
Historic Newton / Jackson Homestead

cc Alice Ingerson, Community Preservation Program Manager
Rafik Ayoub, Project Manager, Public Buildings

City of Newton



Setti D. Warren
Mayor

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

#144-15

*(For staff use)
date rec'd:*

PRE-PROPOSAL

PROPOSAL

Last updated December 2014.

For full instructions, see www.newtonma.gov/cpa or contact us:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

*2 pm,
15 April 2015*

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project			
Project LOCATION	Full street address (with zip code), or other precise location. Historic Newton, 527 Washington Street, Newton, MA 02458			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Rafik Ayoub, Project Manager, Public Buildings Dept.	rayoub@newtonma.gov	617.796.1621	52 Elliot Street Newton Highlands, MA 02461
Other Contacts	Lisa Dady, Executive Director, Historic Newton	ldady@newtonma.gov	617.796.1451	527 Washington Street, Newton, MA 02458
Project FUNDING	A. CPA funds requested: \$400,000 new request \$1,142,345 total request		B. Other funds to be used: \$64,000 total	C. Total project cost (A+B): \$1,206,345 total
Project SUMMARY	Summarize the project's main tasks, components or features, and why you believe it is eligible for CPA funds. You may provide more information in attachments, but your SUMMARY MUST FIT IN THE SPACE BELOW.			
<p>Historic Newton's two-dimensional collections, which include maps, plans and documents, more than 2,000 photographs, and over 6,000 Historic Property Survey Files, are essential resources for historical research in this City. These collections are presently crammed into the 19th-century post-and-beam wing of the Jackson Homestead, which lacks effective climate control and fire protection. Despite best efforts for care and preservation, these collections of irreplaceable documents and photographs are at risk.</p> <p>This project seeks an additional \$400,000 in CPA funds to complete: rehabilitating the library/storage area, expanding collections storage into an adjacent storage area in the wing, installing compact shelving in the new space to relieve current over-crowded conditions and provide space for future collecting.</p> <p>Remodeling will include insulating the wing to improve climate control and provide long-range energy savings and installation of a fire suppression system though-out the Jackson Homestead. Heating and cooling (HVAC) unit locations in the garage will be relocated to allow for maximum space for compact shelving and improve HVAC functions. It also will provide the opportunity to upgrade the accessible entrance for the museum and provide accessible toilet facilities. This project addresses the need to insure the safety of the 1809 Jackson Homestead through fire suppression, make it accessible under current code and preserve and properly store irreplaceable collections which are important to the history of Newton. Newton's "historic resources" include the Museum's archival collections, which are used by homeowners and neighborhood activists, architects and real estate professionals, city departments and mass media, as well as students, scholars, and genealogists. The archives are also used by educators in the schools and elsewhere in Newton to teach local history as the context for understanding American History. The Newton community in its very broadest sense is the beneficiary of this project, which supports the concept of "planning with history", articulated in Newton's Comprehensive Plan.</p> <p>Historic Newton has received an anonymous donation from an individual donor of \$24,000 toward this project. Jackson Homestead raised the amount of \$40,000.</p>				

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE		Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project				
USE of CPA FUNDS		HISTORIC RESOURCES	OPEN SPACE	or	RECREATION LAND	COMMUNITY HOUSING
Check all that apply.	preserve	✓				
	rehabilitate/ restore	✓	Consult staff.			
COMMUNITY NEEDS	Provide a brief quote and citation (plan title, year, page number) showing how this project meets needs already recognized in at least 2 community-wide plans with links under Guidelines & Forms on www.newtonma.gov/cpa . You may also list other community benefits not mentioned in any plan.					
<p>This project “builds on and preserves existing resources” and considers “both current and future needs” of the collection as well as of the mission of the organization. Most importantly, it helps to preserve collection materials that are “unique and irreplaceable historic resources.” The project is designated for implementation in the city’s <i>Capital Improvement Plan</i> for 2014.</p> <p>The Jackson Homestead was added to the National Register of Historic Places in 1978 and has been designated as a local Landmark. Rehabilitation of the Jackson Homestead wing for the purpose of improved collections storage and fire safety meets many of the goals of the National Center for Preservation Technology (NCPT).</p> <p>The Jackson Homestead is listed in the CPA-funded Newton City Public Buildings Survey as one of 11 of the most significant historical buildings in Newton and is the oldest building listed. Historic Newton’s Archival Collections were also listed in the highest-importance category in the CPA-funded City Historic Records Survey.</p> <p>Through its programs and exhibitions, Historic Newton has unique opportunity to synthesize information to entertain and to educate. Drawing on its collections, the Museum can provide the primary material needed for informed decision-making. In support of these objectives, preserving its collections and making them accessible becomes a critical responsibility for the Museum and for the City.</p>						
COMMUNITY CONTACTS	List 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.					
Name & title or organization		Email	Phone		Mailing address	
Ellen Fitzpatrick, Professor, University of New Hampshire		Letters previously provided with 2011 proposal	617-527-5701		20 Foster St., Newton, MA 02460	
Peter Kastner			617-943-8795		49 Woodbine Street, Auburndale, MA	
John Stewart & Claudia Wu			23 Pierrepont Road, Newton, MA 02462 & 25 Sewall Street, West Newton, MA 0246			
NON-CPA FUNDING	Source of Funds		Amount		Status of Funding (requested, expected, confirmed)	
Historic Newton has received an anonymous donation from an individual donor of \$24,000 toward this project			\$24,000		Confirmed	
Funds raised by Jackson Homestead			\$40,000		Confirmed	
CPC staff note: A small fund has been held in trust by the City of Newton for the Jackson Homestead since its original donation by the Nabisco Corp. under Mayor Theodore Mann. In October 2014 the Trustees of the Jackson Homestead voted to apply these funds to this project.						

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Consultants (Architecture & Engineering)		\$183,213
Project construction		\$841,537
Storage/Moving/Staffing		\$29,000
Furniture, Fixtures & Equipment		\$47,700
Construction Contingency		\$104,895
	D. TOTAL USES (should equal E. below)	\$1,206,345
Sources of Funds		
CPA funds previously appropriated		\$742,345
CPA funds - new request		\$400,000
Jackson Homestead		\$64,000
	E. TOTAL SOURCES (should equal D. above)	\$1,206,345
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Est. allocation for Jackson Homestead annual bldg. operations & maintenance (average over 10 years)		\$5,411
CPC staff note: A 10-year operating budget was submitted with the previous 2013 proposal, using a simple % escalation each year. That budget did not break annual costs down into categories. Staff did not require it to be attached again to this supplemental proposal.		
	F. TOTAL ANNUAL COST (should equal G. below)	\$5,411
Sources of Funds		
City of Newton Public Buildings General Fund Operating Budget (average over 10 years)		\$5,411
	G. TOTAL ANNUAL FUNDING (should equal F. above)	\$5,411
Project TIMELINE	Phase or Task	Season & Year
	CPA Funding Process (CPC & Board of Aldermen)	April-May 2015
	Award GC contract (construction)	June 2015
	Construction- Archives, Accessibility, Fire Protection	January 2016
	Return Archival Collections to Renovated Building	February 2016

Project TITLE	Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project		
↓ Check off submitted attachments here.			
Full proposals: detailed budget attachments REQUIRED.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
	<input checked="" type="checkbox"/>	development pro forma/capital budget:	include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)
	<input checked="" type="checkbox"/>	non-CPA funding:	commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions
	SPONSOR FINANCES & QUALIFICATIONS		
	<input checked="" type="checkbox"/>	for project manager: relevant training & track record of managing similar projects	
REQUIRED for all proposals involving City govt., incl. land acquisition.	<input checked="" type="checkbox"/>	CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project (attached by CPC staff)
	<input checked="" type="checkbox"/>	COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management

October 1, 2014 Minutes of the Joint Board of Historic Newton

Board Members in attendance: Lucy Caldwell-Stair, Sheila Donahue, Laurel Farnsworth, Phebe Goodman, Karen Haywood, Treff LaFleche, Anne Lerner, Roger Lehrberg, Brooke Lipsitt, Harry Lohr, Marietta Marchitelli, Ivan Matviak, John Morganti, Carol Ann Shea, Steve Snider, Lynne Sullivan, Peter Terris, Jay Walter, Linda Wisnewski with Carl Cohen presiding.

Staff in attendance: Cindy Stone, Roger Fussa and Bridget Jeffs

Also in attendance was Sam Frank, consultant for the Historic Newton strategic planning process.

The meeting was called to order at 7:05 pm by President of the Board, Carl Cohen.

Trustee Vote on JH Fund

The Trustees need to formally vote to use funds in the Jackson Homestead Trust city account, originally donated by Nabisco, towards the Archives project. The following motion was proposed, seconded and voted by the Jackson Homestead Trustees:

The Trustees of The Jackson Homestead approve the appropriation of \$40,000 from the unrestricted funds of the City of Newton's The Jackson Homestead Permanent Fund to provide matching funds for the Community Preservation Act-supported, Newton Board of Aldermen-approved, Historic Newton Museum Archives, Accessibility, & Fire Suppression Project.

The seven members of the board of trustees present and two trustees voting by proxy voted unanimously in favor of the motion.

Archives Project

The project is moving slowly. Cindy is meeting with Aaron Goldman from the city Executive Office and Josh Morse, the Commissioner of Public Buildings.

The meeting was adjourned at 8:50pm

Respectfully submitted,

Brooke K. Lipsitt
Clerk

RAFIK E. AYOUB, Associate AIA
4975 Washington St., #404
West Roxbury, MA
(617) 325-7725
rafik02132@verizon.net

PROFESSIONAL QUALIFICATIONS

Facilities Project Manager experienced in architectural design of institutional, public and residential projects. Proven track record in managing new construction, additions and renovations of

projects from design through construction and closeout, completing projects on time and on budget. Skilled in:

- * Development of scope of work
- * Budgets and timelines
- * Selection of design team
- * Coordination of design process
- * Design constructability review
- * Management of bid / award process
- * Oversight of project execution
- * Conflict resolution

CONSTRUCTION / FACILITIES PROJECT MANAGEMENT EXPERIENCE

City of Boston, Boston, MA 2013 - 2014
Project Manager II, Property and Construction Management Department
(The Property and Construction Management Department manages building projects ranging from \$200K to \$10M.)

- * Provided management and oversight of \$400K - \$1.5M envelope and interior restoration for three community center projects.
- * Managed replacement of \$350K heating systems in two Boston Centers for Youth and Family.
- * Ensured compliance with public procurement practices for designers and contractors.
- * Acted as member of designer's selection team.

Roman Catholic Archdiocese of Boston, Braintree, MA 1994 - 2013
Senior Engineering Consultant / Project Manager, Facilities Management Department

(The Archdiocese facilities department manages all capital construction projects for all parishes throughout the metropolitan Boston area. Project size ranges from \$50K to \$7M.)

- * Simultaneously managed up to six major construction projects for churches, schools, parish centers and rectories in all phases of planning, design, budgeting and construction.
- * Customized each parish's needs through collaboration and coordination with architects, engineers and consultants.
- * Determined requirements related to building codes, handicap accessibility and energy efficiency.
- * Evaluated bids for building improvements designed in-house and by architects; participated in value engineering process.
- * Conducted scheduled meetings to review project status, develop punch lists and commission projects. Ensured quality and safety standards were met by contractors.
- * Reviewed and approved design team and construction contractor applications for payment.
- * Managed and completed multiple electrical and HVAC projects following all related environmental safety requirements.
- * Specified, field observed and completed major exterior envelope restoration of multiple parish buildings. Envelope restoration of St. Mary of the Nativity formally recognized in 2008 by the

Brookline Historical Society.

* Collaborated with designers to obtain special variances from state agencies on behalf of the parishes.

ADDITIONAL EXPERIENCE

Freelance Architect, Greater Boston Area

* Provided architectural design services for private clients and several architectural firms. Projects included design of new homes, additions and renovations as well as assisting in the

completion of construction documents for elementary school renovation project.

MFPA, Inc., Natick, MA

Designer / Project Manager

(MFPA specialized in medical facilities design.)

* Designed and completed construction documents for new playground and existing playroom at Tufts Medical Center Floating Hospital for Children.

* Developed design, construction documents and construction administration for 12,000 square feet of new offices expansion space at American Red Cross Facilities in Dedham, MA. Also performed

redesign and alteration of three laboratories for a total of 6,000 square feet.

* Designed and oversaw renovation of four-bed unit and new offices for Nuclear Medicine Department at Boston Children's Hospital.

Laurence L. Rubin, Architect, Wellesley, MA

Associate Architect

(Projects included private homes, commercial and public works.)

* Assisted project architect in developing and completing construction document drawings for architectural phase of a park structure in the state of Connecticut.

* Participated in the design for a pavilion and waiting station at the ferry boat pier at Logan Airport (MassPort).

EDUCATION

Massachusetts Certified Public Purchasing Official Program, Boston, MA

* Certificate in Design and Construction Contracting

* Certificate in Public Contracting Overview

Harvard University, Graduate School of Design, Professional Development Program, Cambridge, MA

* Certificate in Advanced Training in ADA Standards, UFAS, and the Fair Housing Amendments Act

* Certificate in Renovation and Adaptive Reuse of Older Buildings

Wentworth Institute of Technology, Boston, MA

* Courses in AutoCAD technology and drafting

Damascus University, Damascus, Syria

* Bachelor's Degree in Architecture - Cum Laude

PROFESSIONAL AFFILIATIONS

Associate Member, American Institute of Architects, Boston, MA 1995 - present

Associate Member, Boston Society of Architects, Boston, MA 1995 - present

CPC staff note for April 2015 proposal:
 This is the latest version of the CIP to list this project.

FY2014-2018 CIP by Priority		Overall Condition input	% Life Left as input	CONSEQUENCES OF FAILURE (IF NOT IMPLEMENTING PROGRAM) RATINGS AND WEIGHTS -- 0 (No Impact) to 10 (High Impact)							
		Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight
**Revised schedule of projects: Includes all new projects as of April 17, 2013		2	1	9.0	6.0	8.0	10.0	5.0	7.0	6.0	6.0
Priority	Project Title	Overall Condition 0: Worse to 10: Best	% Life Left 0: Expired to 100: New	City Operations	Programs / Services	Costs/ Savings Ratio	Codes/ Health & Safety	Property Damage	Quality of Life	Energy	Dept. Mission or Vision
100	Jackson Homestead - Archives Project	2	0%	2	6	2	6	8	4	2	8

Project Title	% Life Left	City Operations	Programs/ Services	Costs/ Savings Ratio	Health & Safety	Property Damage	Quality of Life	Energy	Dept. Mission or Vision	Condition Likelihood Failure	% Life Left Likelihood failure
Jackson Homestead - Archives Project	0%	0.32	0.63	0.28	1.05	0.70	0.49	0.21	0.84	0.80	1.00

Project Title	Likelihood of Failure	Conseq. Factor	Risk Factor
Jackson Homestead - Archives Project	0.867	4.53	39.2



May 14, 2015

Joel Feinberg, Chairman
Community Preservation Committee
Newton Planning & Development Department
Newton City Hall, 1000 Commonwealth Avenue
Newton, MA 02459

Dear Mr. Chairman:

I am writing to voice my strong support for the Historic Newton/Jackson Homestead Archives, Fire Suppression and Accessibility Project.

As a member of the joint board for the past twenty years, I have witnessed, together with my fellow trustees, board members, museum staff, and volunteers, the impressive evolution of this institution. The Newton History Museum at The Jackson Homestead is an accredited, nationally recognized museum and we are fortunate to have such an important, culturally rich civic resource in our community. The Jackson Homestead plays an important role in the City's school curriculum, serves the community in numerous, diverse ways, and is widely recognized as being an important part of the region's historical legacy with a collection dating back three centuries. It is emblematic of the many reasons Newton is a great place to grow up, live, work, play, and retire.

Moving forward, improved access for persons with disabilities and fire suppression to protect its staff, its visitors, collections, and structure are fundamental to the Homestead's operation, as is the proper, accreditation-level, climate-controlled conservation of the museum's unique historical archives. The requirements to meet these obligations are fully addressed in the well-conceived proposal before you.

The City of Newton, through its Public Buildings Department, has put a strong, capable management team in place. Likewise, Historic Newton's director Lisa Dady and the history museum's dedicated staff, together with the joint board, are fervently committed to bringing this project to a successful completion.

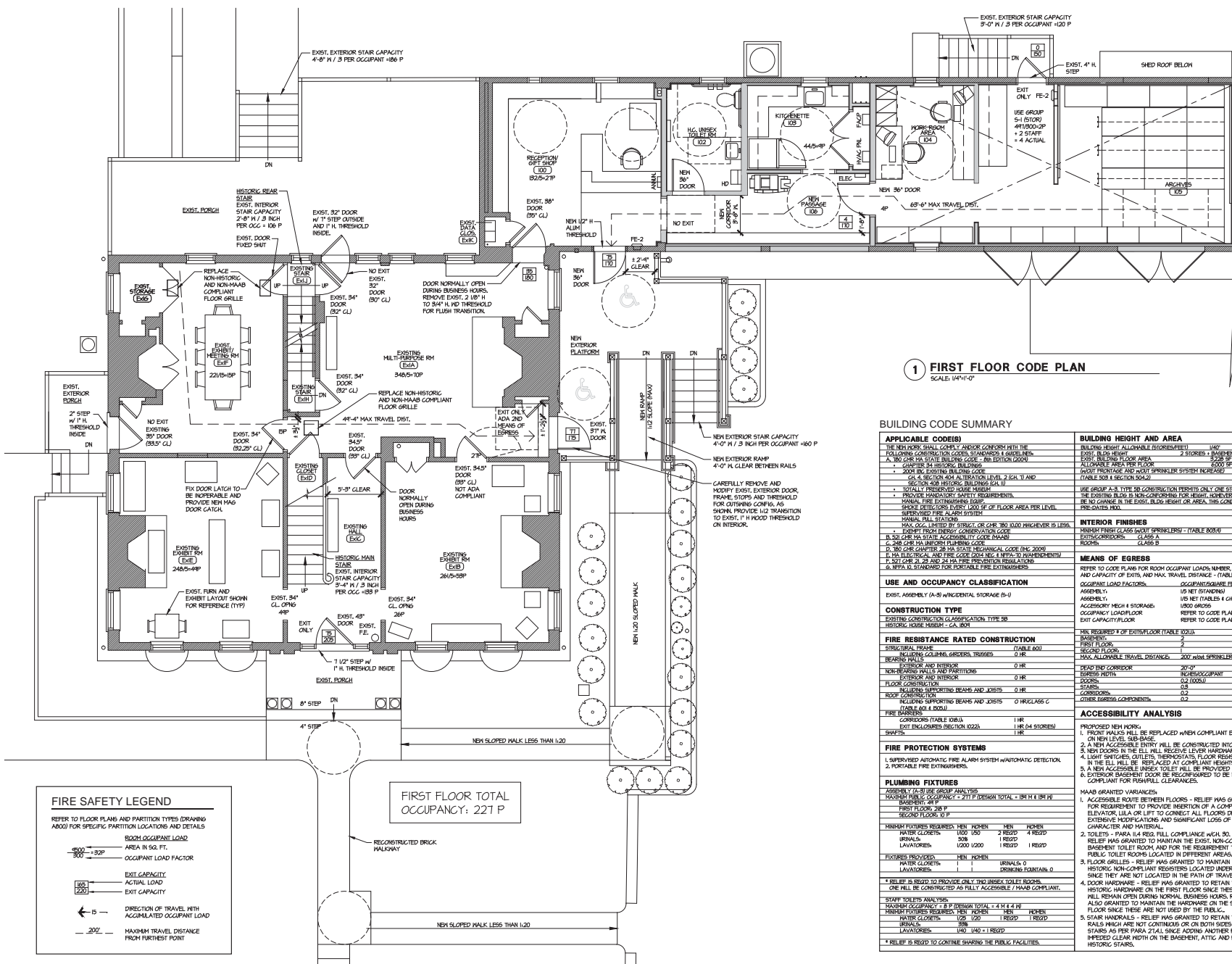
The Jackson Homestead is 206 years old. Like the museum and its programs, the scope of this project has evolved, and, while this has taken time to emerge, the objective is clearly defined and readily attainable: to protect, improve, and preserve this cherished resource for our citizens now and for at least the next 200 years. I know we share this goal to protect this resource for the City and the Commonwealth. On behalf of the entire project team, I thank you and all the members of the Community Preservation Committee for your insights, questions, sage advice, and support.

Sincerely yours,

A handwritten signature in black ink that reads "Harry O. Lohr, Jr." in a cursive style.

Chairman
Board of Trustees
The Jackson Homestead

Harry O. Lohr, Jr.
157 Cherry Street
West Newton, MA 02465
617.244.6646
harrylohr@verizon.net



1 FIRST FLOOR CODE PLAN
SCALE: 1/4"=1'-0"

BUILDING CODE SUMMARY

<p>APPLICABLE CODE(S) THE NEW WORK SHALL COMPLY AND/OR CONFORM WITH THE FOLLOWING CONSTRUCTION CODES, STANDARDS & REGULATIONS: A. 200 CODE MA STATE BUILDING CODE - 8th EDITION (2000) B. 200 CODE MA PROTECTIVE BUILDING CODE C. 200 CODE MA FIRE ALARM SYSTEMS CODE D. 200 CODE MA ELECTRICAL AND FIRE CODE (2004 NEC - NFPA 70 & NFPA 72) E. 200 CODE MA MECHANICAL CODE (2001 IMC) F. 200 CODE MA PLUMBING CODE (2003 UPC) G. 200 CODE MA GAS CODE (2009 IFGC) H. 200 CODE MA ENERGY CONSERVATION CODE (2009 IECC) I. 200 CODE MA SAFETY CODE (2009 OSHA 1910) J. 200 CODE MA LIFE SAFETY CODE (2009 NFPA 101) K. 200 CODE MA HEALTH CARE FACILITY CODE (2009 HCFC) L. 200 CODE MA HAZARDOUS WASTE HANDLING AND STORAGE CODE (2009 HWHS) M. 200 CODE MA PORTABLE FIRE EXTINGUISHERS CODE (2009 PFEC) N. 200 CODE MA STANDARD FOR PORTABLE FIRE EXTINGUISHERS (2009 NFPA 12)</p>	<p>BUILDING HEIGHT AND AREA BUILDING HEIGHT ALLOWABLE (STORIES/FEET): 2 STORES / 20'00" EXIST. BUILDING HEIGHT: 2 STORES / 20'00" EXIST. BUILDING AREA: 5,000 SF ± ADDITIONAL AREA PER FLOOR: 5,000 SF ± ADDITIONAL AREA PER FLOOR (WHOLE FRONTAGE AND WET SPRINKLER SYSTEM INCREASE): 10,000 SF ± USE GROUP: A-3 TYPE SB CONSTRUCTION PERMITS ONLY ONE STORY IN HEIGHT. THE EXISTING BUILDING IS NON-COMPLYING FOR HEIGHT, HOWEVER, THERE WILL BE NO CHANGE IN THE EXIST. BUILDING OR AREA, TYPICAL CONDITION, PRE-EXISTING.</p>																								
<p>USE AND OCCUPANCY CLASSIFICATION EXIST. ASSEMBLY (A-3) INCIDENTAL STORAGE (S-U)</p>	<p>INTERIOR FINISHES MINIMUM FINISH CLASS (WET SPRINKLER) - TABLE 604.01 CORRIDORS: CLASS 1 ROOFS: CLASS B</p>																								
<p>CONSTRUCTION TYPE EXISTING CONSTRUCTION CLASSIFICATION: TYPE SB HISTORIC HOUSE MASSIVE - C.A. 801</p>	<p>MEANS OF EGRESS REFER TO CODE PLANS FOR ROOM OCCUPANT LOADS, NUMBER, LOCATION AND CAPACITY OF EXITS, AND MAX. TRAVEL DISTANCE - (TABLE 1004.04) OCCUPANT LOAD FACTORS: 1/5 NET (STANDARD) ASSEMBLY: 1/5 NET (TABLE 1 & CHARTS) ACCESSORY MECH & STORAGE: 1/50 GROSS OCCUPANT LOAD/FLOOR: REFER TO CODE PLAN EXIT CAPACITY/FLOOR: REFER TO CODE PLAN</p>																								
<p>FIRE RESISTANCE RATED CONSTRUCTION STRUCTURAL FRAME: 2 (TABLE 601) LOADING COLLARS, BRIGGS, TRUSSES: 0 (R) BEARING WALLS: 0 (R) EXTERIOR WALLS AND PARTITIONS: 0 (R) FLOOR CONSTRUCTION: 0 (R) ROOF CONSTRUCTION: 0 (R) FIRE BARRIERS (TABLE 1004.1): 1 (R) EXIT ENCLOSURES (SECTION 1022): 1 (R) STAIRS: 1 (R)</p>	<p>ACCESSIBILITY ANALYSIS PROPOSED NEW WORK: 1. FRONT WALK WILL BE REPLACED WHEN COMPLIANT BRICK SET ON NEW LEVEL SUB-BASE. 2. A NEW ACCESSIBLE ENTRY WILL BE CONSTRUCTED INTO THE ELL. 3. NEW DOORS IN THE ELL WILL RECEIVE LEVER HARDWARE. 4. LIGHT SWITCHES, OUTLETS, THERMOSTATS, FLOOR REGISTERS, ETC. IN THE ELL WILL BE REPLACED AT COMPLIANT HEIGHTS. 5. A NEW PORTABLE FIRE EXTINGUISHER WILL BE PROVIDED IN THE ELL. 6. EXTERIOR BASEMENT DOOR WILL BE RECONFIGURED TO BE MAAB COMPLIANT FOR PUSH/PULL CLEARANCES. MAAB GRANTED VARIANCES: 1. ACCESSIBLE ROUTE BETWEEN FLOORS - RELIEF WAS GRANTED FOR REQUIREMENT TO PROVIDE INSERTION OF A COMPLIANT ELEVATOR WALK OR LIFT TO CONNECT ALL FLOORS DUE TO EXTENSIVE MODIFICATIONS AND SIGNIFICANT LOSS OF HISTORIC CHARACTER AND MATERIAL. 2. TOILETS - PARA 14 REG. FULL COMPLIANCE WITH 301, PARA 301 RELIEF WAS GRANTED TO MAINTAIN THE EXIST. NON-COMPLIANT BASEMENT TOILET ROOM AND FOR THE REQUIREMENT TO HAVE PUBLIC TOILET ROOMS LOCATED IN DIFFERENT AREAS. 3. FLOOR GRIDDING - RELIEF WAS GRANTED TO MAINTAIN THE HISTORIC NON-COMPLIANT REGISTERS LOCATED UNDER EXHIBITS SINCE THEY ARE NOT LOCATED IN THE PATH OF TRAVEL. 4. DOOR HARDWARE - RELIEF WAS GRANTED TO MAINTAIN THE EXIST. HISTORIC HARDWARE ON THE FIRST FLOOR SINCE THESE DOORS WILL REMAIN OPEN DURING NORMAL BUSINESS HOURS RELIEF WAS ALSO GRANTED TO MAINTAIN THE HARDWARE ON THE SECOND FLOOR SINCE THESE ARE NOT USED BY THE PUBLIC. 5. STAIR HANDRAILS - RELIEF WAS GRANTED TO RETAIN THE EXIST. RAILS WHICH ARE NOT CONTINUOUS OR ON BOTH SIDES OF THE STAIRS AS PER PARA 211.11 SINCE ADDING ANOTHER RAIL WOULD IMPEDED CLEAR WALK ON THE BASEMENT, ATTIC AND REAR HISTORIC STAIRS.</p>																								
<p>FIRE PROTECTION SYSTEMS 1. SUPERVISED AUTOMATIC FIRE ALARM SYSTEM (AUTOMATIC DETECTION) 2. PORTABLE FIRE EXTINGUISHERS.</p>	<p>PLUMBING FIXTURES ASSEMBLY (A-3) THE GROSS ANALYSIS MAXIMUM PER C. OCCUPANCY: 211 P (DESIGN TOTAL: 1 BRN H & 1 BRN W) DESIGN FLOOR: 31 P FIRST FLOOR: 28 P SECOND FLOOR: 3 P</p> <table border="1"> <thead> <tr> <th>FIXTURES PROVIDED</th> <th>MEN</th> <th>WOMEN</th> <th>UNUSUAL D</th> <th>DRINKING FOUNTAIN</th> <th>G</th> </tr> </thead> <tbody> <tr> <td>WATER CLOSETS</td> <td>1</td> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>URINALS</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>LAVATORIES</td> <td>1</td> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>* RELIEF IS GRANTED TO PROVIDE ONLY TWO UNSEX TOILET ROOMS. ONE WILL BE CONSTRUCTED AS FULLY ACCESSIBLE / MAAB COMPLIANT.</p> <p>STAFF TOILETS ANALYSIS: MAXIMUM OCCUPANCY: 2 P (DESIGN TOTAL: 1 M & 1 W) MINIMUM FIXTURES REQUIRED: MEN: 1, WOMEN: 1 WATER CLOSETS: 1, URINALS: 0 URINALS: 0, LAVATORIES: 1 (100' & 110')</p> <p>* RELIEF IS GRANTED TO CONTINUE SHARING THE PUBLIC FACILITIES.</p>	FIXTURES PROVIDED	MEN	WOMEN	UNUSUAL D	DRINKING FOUNTAIN	G	WATER CLOSETS	1	1				URINALS						LAVATORIES	1	1			
FIXTURES PROVIDED	MEN	WOMEN	UNUSUAL D	DRINKING FOUNTAIN	G																				
WATER CLOSETS	1	1																							
URINALS																									
LAVATORIES	1	1																							

FIRE SAFETY LEGEND

REFER TO FLOOR PLANS AND PARTITION TYPES DRAWING A000 FOR SPECIFIC PARTITION LOCATIONS AND DETAILS

ROOM OCCUPANT LOAD
AREA IN SQ. FT.
OCCUPANT LOAD FACTOR

EXIT CAPACITY
ACTUAL LOAD
EXIT CAPACITY

← 15 → DIRECTION OF TRAVEL WITH AGGREGATED OCCUPANT LOAD

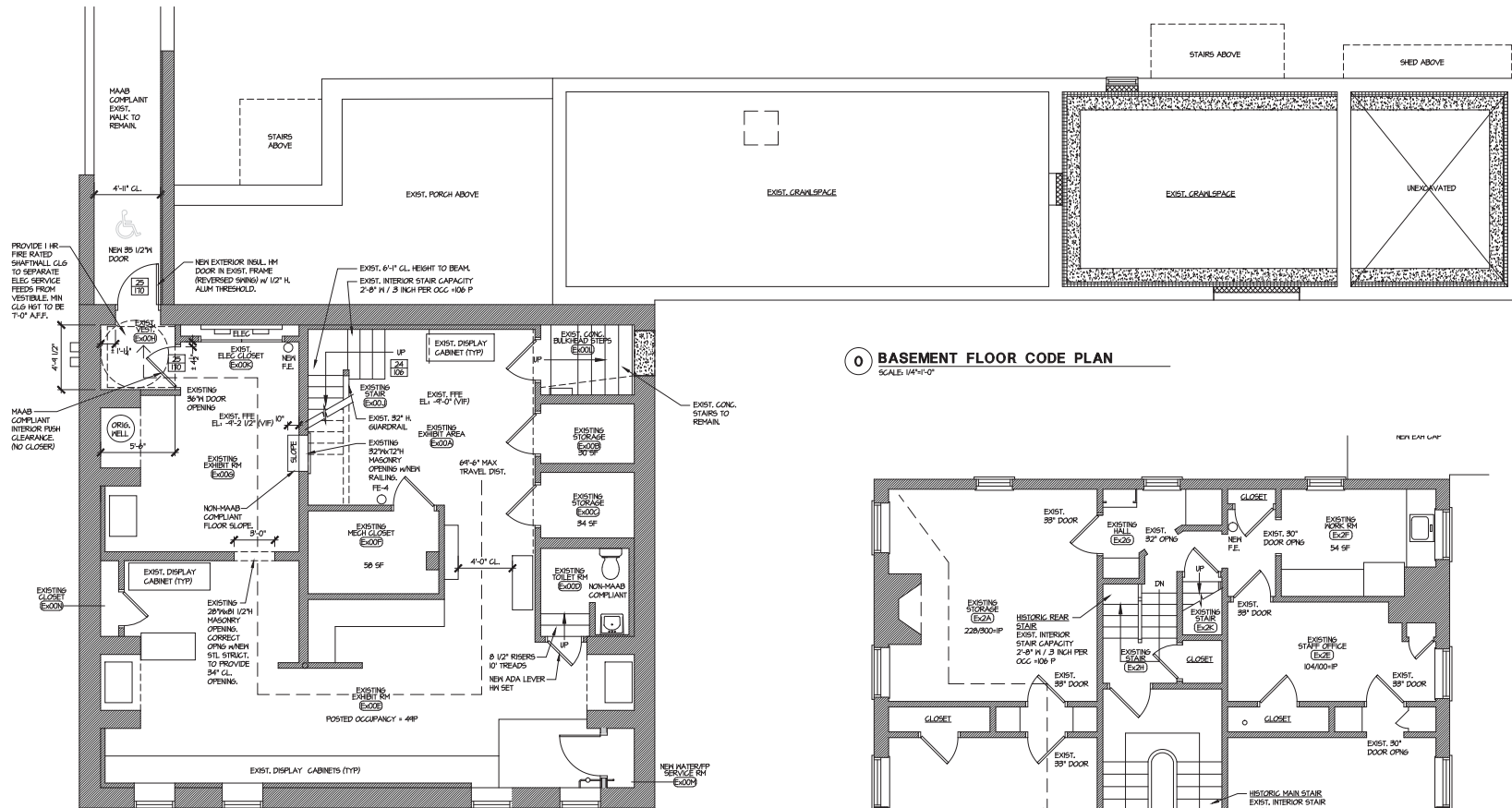
--- 200' --- MAXIMUM TRAVEL DISTANCE FROM FURTHEST POINT

FIRST FLOOR TOTAL OCCUPANCY: 221 P

NEWTON HISTORY MUSEUM ARCHIVES
527 WASHINGTON STREET
NEWTON, MA 02461
CITY OF NEWTON
PUBLIC BUILDINGS DEPT.
52 ELLIOT STREET
NEWTON HIGHLANDS, MA

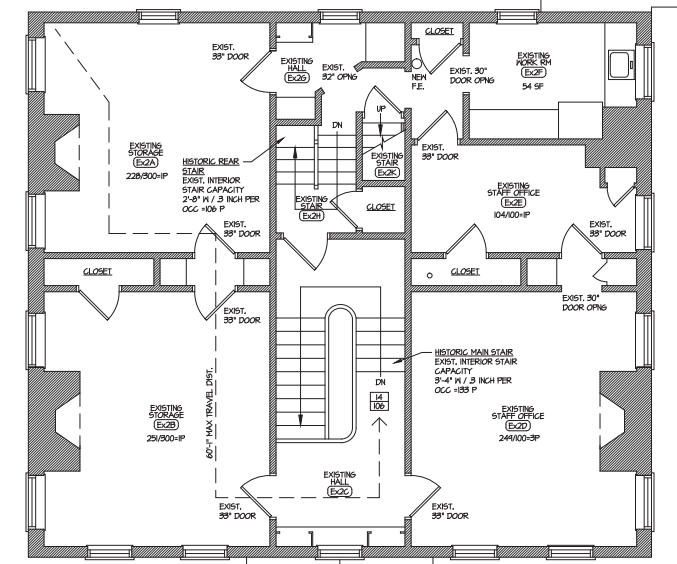
NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

DATE: 2/15/2015
DRAWN BY: EG
JOB NO.: 0921
FILE: _____
FIRST FLOOR CODE PLAN
A010
Bid and Construction



BASEMENT TOTAL
OCCUPANCY: 49 P

0 BASEMENT FLOOR CODE PLAN
SCALE: 1/4\"/>



SECOND FLOOR TOTAL
OCCUPANCY: 10 P

1 SECOND FLOOR CODE PLAN
SCALE: 1/4\"/>

**NEWTON HISTORY
MUSEUM ARCHIVES**
527 WASHINGTON STREET
NEWTON, MA 02461
CITY OF NEWTON
PUBLIC BUILDINGS DEPT.
52 ELLIOT STREET
NEWTON HIGHLANDS, MA

NO	DATE	BY	DESCRIPTION
1	-	EG	MAAB REVIEW
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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DURKEE BROWN VIVEIROS WERNEFELS ARCHITECTS
UNAUTHORIZED USE IS PROHIBITED.

DATE: 2/15/15
DRAWN BY: EG
JOB NO.: 0921
FILE: -

**BASEMENT
AND SECOND FLOOR
CODE PLANS**

A011

Bid and Construction

REVISIONS

DRAWN BY: VC

DESIGNED BY: PT

CHECKED BY: PT



MERRILL ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
427 COLUMBIA ROAD - HANOVER, MA 02339
TEL. (978) 888-8500 FAX. (978) 888-8660

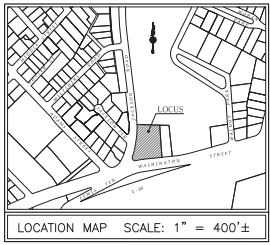
EXISTING CONDITIONS PLAN
#527 WASHINGTON STREET
NEWTON, MASSACHUSETTS
PREPARED FOR: CITY OF NEWTON, 100 WASHINGTON STREET, NEWTON, MA 02459

SEPTEMBER 9, 2010

SCALE: 1"=20'

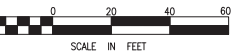
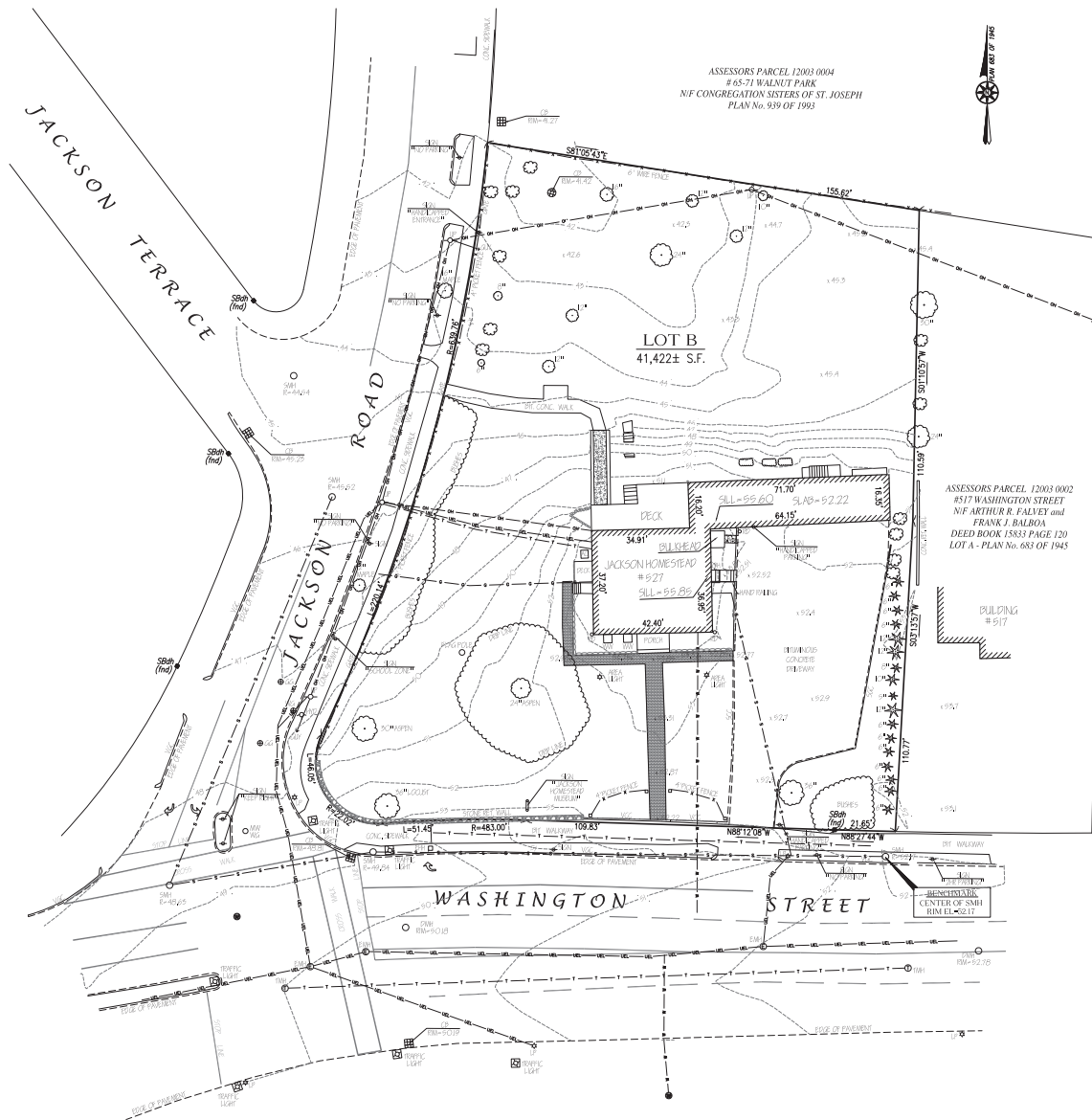
JOB No. 10-074

SHEET 1 OF 1



LEGEND

EXISTING	DESCRIPTION
	1' CONTOUR
	PROPERTY LINE
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	VERTICAL CONCRETE CURB
	SLOPED CONCRETE CURB
	BRICK WALK
	RETAINING WALL
	WATER LINE
	SEWER LINE
	GAS LINE
	UNDERGROUND ELECTRIC SERVICE
	OVERHEAD WIRE
	TELECOM
	STONE WALL
	FENCE
	GAS GATE
	SIGN
	DRAIN MANHOLE
	CATCH BASIN
	ROOF DRAIN
	SEWER MANHOLE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	TELEPHONE MANHOLE
	HYDRANT
	WATER GATE
	TRAFFIC ARROW
	LIGHT
	UTILITY POLE
	LANDSCAPING



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RECORD OWNERS:
ASSESSORS PARCEL 12003 0003
#527 WASHINGTON STREET
CITY OF NEWTON
JACKSON HOMESTEAD
100 COMMONWEALTH AVENUE
NEWTON, MA 02459
DEED BOOK 7524 PAGE 273
LOT B - PLAN No. 683 OF 1945

PLAN REFERENCES:
1. PLAN No. 683 OF 1945, BOOK 6894 PAGE 179
2. SEIZURE PLAN OF JACKSON ROAD, MARCH 1897

NOTES:
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NEWTON ASSESSORS DEPARTMENT, NEWTON ENGINEERING DEPARTMENT AND THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ASSOCIATES, INC., AUGUST 2010.
3. ALL ELEVATIONS ARE BASED ON THE CITY OF NEWTON DATUM.
4. WETLAND RESOURCE AREAS WERE NOT OBSERVED OR INVESTIGATED FOR THIS SURVEY.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD PLANS PROVIDED BY THE CITY OF NEWTON ENGINEERING DEPARTMENT AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ASSOCIATES, INC. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

City of Newton, Massachusetts
 Purchasing Department
 Comparison of Bids

INVITATION FOR BID #15-75
 Newton History Museum at the Jackson Homestead

Bid Opening Time: 12:00 PM, March 26, 2015
 Public Buildings - Rafik Ayoub

BIDDERS	Classic Construction	Contractors Network	Elizabeth Contracting	GTC Construction	Casby Brothers	Northern Contracting	Allegrone Construction	Paul J. Rogan Co., Inc.	Unicon Inc.
Newton History Museum at the Jackson Homestead	\$783,165.00	\$887,000.00	\$912,200.00	\$926,918.00	\$940,000.00	\$1,026,100.00	\$1,072,000.00	\$1,110,400.00	\$1,205,950.00
<i>Alternate 1</i>	\$5,872.00	\$6,500.00	\$3,900.00	\$12,500.00	\$8,000.00	\$8,000.00	\$4,500.00	\$10,000.00	\$15,800.00
<i>Total with Alternate 1</i>	\$789,037.00	\$893,500.00	\$916,100.00	\$939,418.00	\$948,000.00	\$1,034,100.00	\$1,076,500.00	\$1,120,400.00	\$1,221,750.00

Award Recommended to:

 Chief Procurement Officer

 Date

Alternate 1

 Department Head

 Date

 Mayor or his designee

 Date

Notes Regarding Specific Bids

**CITY OF NEWTON, MASSACHUSETTS
PURCHASING DEPARTMENT
COMPARISON OF BIDS**

#144-15

**INVITATION #15-75
Newton History Museum at the Jackson Homestead**

**Filed Sub Bid Opening: March 19, 2015 at 12:00 pm
Project Manager: Rafik Ayoub**

Company Name of Filed Sub Bidders	Base Bid	5% Bid Dep.	Alt. 1 (Add)	Alt. 2 (Add)	Alt. 3 (Add)	Alt. 4 (Add)	Addendum	Bid Form Sign	Elig. Cert.	Update Stmtnt	may be used by any general bidder except	may be used by the following general bidders
ELECTRICAL												
Brite-Lite Electrical Co., Inc.	\$122,000.00	Y					1,2	Y	EXP 3/19/15	Y	GVW, TLT	
Systems Contracting	\$128,800.00	Y					1,2	Y	Y	Y		
Lantern Light & Electric Inc.	\$142,280.00	Y					1,2	Y	Y	Y		
Company Name and Address of Filed Sub Bidders	Base Bid	5% Bid Dep.	Alt. 1 (Add)	Alt. 2 (Add)	Alt. 3 (Add)	Alt. 4 (Add)	Addendum	Bid Form Sign	Elig. Cert.	Update Stmtnt	may be used by any general bidder except	may be used by the following general bidders
HVAC												
CAN HVAC	\$78,500.00	Y					1,2	Y	Y	Y		
Company Name and Address of Filed Sub Bidders	Base Bid	5% Bid Dep.	Alt. 1 (Add)	Alt. 2 (Add)	Alt. 3 (Add)	Alt. 4 (Add)	Addendum	Bid Form Sign	Elig. Cert.	Update Stmtnt	may be used by any general bidder except	may be used by the following general bidders
PLUMBING												
PJ Dionne Co., Inc.	\$24,900.00	Y					1,2	Y	EXP 4/14/15	Y		
Richman Corp	\$28,800.00	Y					1,2	Y	Y	Y		
Compass Plumbing	\$29,961.00	Y					1,2	Y	Y	Y		
Robert Irvine & Sons	\$35,400.00	Y					1,2	Y	EXP 3/24/15	Y		
Araujo Brothers	\$37,800.00	Y					1,2	Y	Y	Y		
Company Name and Address of Filed Sub Bidders	Base Bid	5% Bid Dep.	Alt. 1 (Add)	Alt. 2 (Add)	Alt. 3 (Add)	Alt. 4 (Add)	Addendum	Bid Form Sign	Elig. Cert.	Update Stmtnt	may be used by any general bidder except	may be used by the following general bidders
FIRE PROTECTION												
Rustic Fire Protection	\$125,000.00	Y					1,2	Y	Y	Y		
X-CEL Fire Protection	\$129,000.00	Y					1,2	Y	Y	Y		
Carlyse Engineering	\$151,600.00	Y					1,2	Y	Y	Y		



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#131-15
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(617) 796-1100
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(617) 796-1113
TDD/TTY
(617) 796-1089
E-mail
swarren@newtonma.gov

May 11, 2015

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

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to transfer the sum of \$80,000 from Acct # 0140110-513001 Snow Overtime to Acct # 0140110-52403 Vehicle Repairs for additional repair work required due to the historic amount of snow this past winter.

Thank you for your consideration of this matter.

Sincerely,

Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2015 MAY 11 PM 4:18
DAVID A. OLSON, CMC
Newton, MA 02459



City of Newton



Setti D. Warren
Mayor

DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COMMISSIONER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

May 11, 2015

To: Maureen Lemieux, Chief of Staff

From: Richard J. Pishkin, DPW Business Manager

Subject: Request to transfer from DPW Snow Account Regular Overtime
to Vehicle Rentals

Due to the impact of heavy snow of 2015, the DPW Snow accounts are still incurring snow expenses in vehicle rentals and vehicle repairs.

I am requesting a transfer of \$80,000 from the Snow Overtime account (Regular Overtime 0140110-513001) to DPW expenses (Vehicle R/M #0140110-52403).

Please docket this item for Board of Aldermen consideration.

Thank you.

Richard Pishkin, DPW Business Manager

cc: David Wilkinson, Comptroller
David Turocy, DPW Commissioner
Shane Mark, Director of Operations



City of Newton, Massachusetts
Office of the Mayor

#132-15
Telephone
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Facsimile
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TDD/TTY
(617) 796-1089

SETTI D. WARREN
MAYOR

E-mail
swarren@newtonma.gov

David A. Olson, CMC
Newton, MA 02459

2015 MAY 11 PM 4:18

RECEIVED
Newton City Clerk

May 11, 2015

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

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to transfer the sum of \$200,000 from Acct # 0140104-511002 Full Time Wages/Street Maintenance to Acct # 0140115-52404 Electrical Equipment R&M for additional repair work required this year.

Thank you for your consideration of this matter.

Sincerely,

Setti D. Warren
Mayor



City of Newton

Setti D. Warren
MayorDEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COMMISSIONER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

May 8, 2015

To: Maureen Lemieux, Chief of Staff

From: David F. Turocy, DPW Commissioner

Subject: Request to transfer from DPW salaries to expenses
Transportation traffic signal maintenance

The DPW/Transportation Division is responsible for the maintenance of streetlights, parking meters, traffic signals, signs and pavement markings. During FY 2015, we have placed a particular emphasis on improving vehicular flow and safety through improved traffic signal operation throughout the city. While this is most evident in the CIP projects for traffic signal/intersection improvements, we have also made a number of repairs and upgrades at numerous locations to address many of these concerns. Since July 1, 2014 the City has performed the following with respect to traffic signal maintenance and repairs:

- Responded to (and repaired) nearly 200 locations
- Repaired pavement loop detection at 7 locations
- Responded to and repaired 31 knockdowns
- Installed temporary traffic signals at the intersection of Manitoba and Beacon related to the Angier Elementary School Reconstruction Project
- Diagnosed, repaired and established communication at 3 of 4 signalized intersection in West Newton Square to improve traffic flow along Washington Street
- Adjusted timing/phasing at intersection of Prospect and Washington to resolve pedestrian/vehicle conflict that had been a primary concern with the Learning Prep School
- Implemented specific timing/phasing adjustments at intersection of Centre and Beacon to improve both pedestrian (i.e. lead phase) and vehicular (i.e. flashing yellow arrow) safety and operation
- Evaluated and adjusted pedestrian crossing time to meet minimum standard at several intersections throughout City
- Upgraded several intersections to include pedestrian countdown timers as well as audible pushbutton units to meet current ADA and MUTCD standards

The FY 2015 budget included \$150,000 for Electrical Equipment Repair and Maintenance. We have exhausted the available funds for work performed through November 2014. Currently, we have the remaining invoices totaling approximately \$140,000 as follows:

- December 2014: Knockdowns = \$16,579.88; Maintenance = \$17,312.86
- January 2015: Knockdowns = \$3,333.98; Maintenance = \$9,120.00
- February 2015: Knockdowns = \$14,996.95; Maintenance = \$15,856.93
- March 2015: Knockdowns = \$10,170.89; Maintenance = \$34,293.50
- \$16,645.12 for the installation of temporary signals at Manitoba & Beacon related to Angier School construction project.

In addition, we anticipate the need for \$5,000 for knockdowns and \$15,000 per month for regular maintenance for April thru June. This comprises a total anticipated shortfall of \$200,000 (\$140,000 + \$20,000 x 3 months) in order to meet all of our signal and lighting infrastructure obligations.

I am requesting a transfer of \$200,000 from salary savings to DPW expenses (Transportation Account #0140115-52404).

Please docket this item for Board of Aldermen consideration.

Thank you.



David F. Turocy
Commissioner, Public Works

cc: David Wilkinson, Comptroller
Shane Mark, Director of Operations
William Paille, Transportation Director
Richard Pishkin, DPW Business Manager