

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JUNE 3, 2015

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

Absent: Ald. Albright

Also present: Ald. Fuller

City staff present: John Daghlian (Associate City Engineer), Shane Mark (Director of Operations; Public Works Department), Alice Ingerson (Community Preservation Planner), Lisa Dady (Director of the Newton History Museum), Rafik Ayoub (Project Manager; Public Buildings Department), Alex Valcarce (Deputy Commissioner of Public Buildings), Dave Turocy (Commissioner of Public Works), and Bill Paille (Traffic Engineer)

*Public Hearing*

#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**

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

**NOTE:**      Associate City Engineer John Daghlian presented a petition from the property owners of 82 Lenox Street to extend the main drain in Lenox Street 112' northerly from the existing main drain in Lenox Street to 82 Lenox Street. The extension will mitigate flooding in the basement of 82 Lenox Street. The project includes a dry well on the site and a gravity overflow to the proposed drain extension.

The Engineering Division's review memo includes a request that if that if the Board of Aldermen approves the project, a detailed profile plan be submitted to the Department of Public Works. The proposed PVC pipe for the extension is not acceptable and needs to be changed to either ductile iron or reinforced concrete pipe.

In addition, the petitioner needs a closed circuit television inspection before any construction begins and when the project is completed. The petitioners will pay the entire cost of the main drain extension including road restoration. Since the City repaved Lenox Street within the past five years, the City is requiring that the road surface be restored using a hot in-place infrared restoration method.

The public hearing was opened and no one spoke for or against the petition. Ald. Brousal-Glaser moved approval of the item, which carried unanimously.

#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.

**ACTION:** **APPROVED 5-0-1 (Danberg abstaining; Gentile not voting)**

**NOTE:** Associate City Engineer John Daghlian presented the request for approval of an acceptance of a public way easement within their property at 140 Commonwealth Avenue for a public sidewalk. Acceptance of the easement would facilitate a number of traffic safety improvements at the Boston College shuttle bus stop on Commonwealth Avenue. Currently, the shuttle bus does not fully exit the travel lane when stopping to pick up or drop off students at the Middle Campus Gate at 140 Commonwealth Avenue creating the potential for an accident, as often times vehicles cross the double yellow lines to get around the bus. Boston College would like to relocate the bus stop and sidewalk to create adequate space for the bus to turn in to pick up and drop off passengers without blocking part of the travel lane. Boston College will pay for all costs associated with the relocation of the bus stop and sidewalk.

The college will provide a permanent easement on 367 square feet ± of its land for the purpose of a public sidewalk, as depicted on the plan submitted to the City. Jeanne Leveque of Boston College clarified that the bus lane only needs to accommodate one bus as only one bus pulls over to the bus stop at any given time. The Department of Public Works is in agreement that moving the bus stop and curb line to create an area for the bus to pull over and moving the public sidewalk will improve public safety in the area and recommends that the easement be accepted by the City. Boston College will also indemnify the City from any liability that occurs in the area of the proposed easement. With that Ald. Lappin moved approval, which carried by a vote of five in favor and one abstention. Ald. Danberg abstained as she missed a portion of the discussion on the item.

**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]

**ACTION:** **APPROVED 5-0-2 (Gentile, Lappin abstaining)**

**NOTE:** Members of the Newton Historical Society, the Jackson Homestead Board of Trustees and the Community Preservation Committee attended the discussion of this item to show their support of the museum archives project. Joel Feinberg, Chair of the Community Preservation Committee, presented the request for \$400,000 from the Community Preservation fund to supplement the museum archives project. The project dates back eight years and at that

time the estimate for the project was \$394,564 for archives space, accessibility and fire suppression for the archives wing only. In 2013, the scope of the project was expanded to include further accessibility upgrades and a fire suppression system for the entire museum in addition to the archives section, which increased the cost estimate to \$845,897. The Board of Aldermen approved \$37,500 in design funds in 2008, \$63,845 in 2010 to complete the design including a ramp for accessibility and various accessibility upgrades and in 2013 approved \$641,000 to construct the project. The inclusion of the requested \$400,000 will bring the total cost of the project to \$1,206,345. The additional \$400,000 is needed to fund increases in general construction costs, the addition of a line item of \$52,500 for the Public Buildings Department to repair of any damage that may be caused by construction and any other necessary work not foreseen in the main scope of the project, and an increase in the construction cost. The contingency line item was also increased, as the project is taking place in a historic building.

The Community Preservation Committee unanimously recommended approval of the request for \$400,000 in Community Preservation Act funding. After much thought and discussion, the Community Preservation Committee understood the reason for the cost increases and how the plans and estimates have evolved over the eight-year process. The current budget is based on real numbers, as the bids for the project have been received. There is also a dedicated Public Buildings Department project manager to run the project. It is important that the museum is safe, accessible, and has the ability to archive its materials. The Community Preservation Committee feels that with the refined costs, refined plans, and a contractor who is ready to begin work that the project is ready to start.

Director of the History Museum Lisa Dady added that the museum needs to be universally accessible and that the historic building and materials need to be protected from fire. The museum staff also needs the ability to preserve and archive historic materials. The museum is currently accredited but if it were inspected today, it would lose its accreditation. The project will serve the citizens of Newton by providing a valuable, historic resource that is accessible to everyone. The Project Manager, Rafik Ayoub, reviewed the plans with the Committee. The accessibility improvements include adding new walkways, ramps, entranceway, an accessible bathroom, and handicap parking spaces. To preserve historic features portions of the building will not be made wholly accessible but the city has received the required variances. The rear ell of the first floor of the Jackson Homestead will be rebuilt to include archives with a new climate control system, the accessible bathroom, kitchenette, and workspace. A fire suppression, alarm, and sprinkler system will be added to the building. The pipes for the sprinkler system will be exposed throughout the building, which will result in less disruption to the building.

The Committee members had several questions and comments regarding the request. The Committee asked for a description of the sprinkler system that is being installed to ensure it is one appropriate for a museum building. The proposed system is a commercial sprinkler system that is recommended by the American Association of Archivists. Member of Historic Newton Historic and the Design Review Committee, Jonathan Kantar explained that it is a pre-prime, pre action sprinkler system and that there is water in the pipes but it is not pressurized until a fire alarm and heat trigger the system. The system was vetted by one of the top museum architects as part of the Design Review Committee's review of the project.

Several members were concerned that the project budget includes a line item for \$52,500 for maintenance and repair by the Public Buildings Department. The Committee asked for clarification regarding what the money is to be used for, as CPA money is not to be used for maintenance. It was explained that the money is intended to address unforeseen circumstances that arise during construction that the Public Buildings staff can address. The Public Buildings Department will do work instead of the contractor if it is cost effective and efficient. For example, the server closet will need to be moved resulting in additional electrical work that the Public Buildings Department can do. The Committee asked that the Public Buildings Department provide further information on the \$52,500 for the Finance Committee meeting. It was pointed out that the \$52,500 should be considered contingency money.

The Committee reviewed the other sources of funding for the project, which include \$40,000 donated by Nabisco Corporation and a \$24,000 cash contribution to Historic Newton from an anonymous donor. There is a possibility that the project could receive an additional \$40,000 from CDBG funding that was originally included as part of the project; however, the funding source was removed because it may be past the federal spending deadline. There is a question of whether or not the \$40,000 in funding falls under the CDBG spending deadline. It is hoped that the answer will be available for the Finance Committee's discussion on June 8, 2015.

A number of members of the Committee were concerned that the estimates for the project were so far off. It was suggested that the Public Buildings Department look at why the estimates were so far off. The City needs to have confidence in estimates. The architect costs for the project have increased more than fivefold since the inception of the project in 2007, which seems excessive. There was also concern that when the \$52,500 for work by the Public Buildings Department is added to designated contingency money, the contingency is 18% of construction costs. It was pointed out that City projects generally have a contingency of 5% of the construction costs. It may make sense to have a larger contingency of 10% of the construction cost for this project, as the Jackson Homestead is a historic building but an 18% contingency based on the cost of the entire project is disproportionate. The Finance Committee will have further discussion regarding the contingency for the project. With that, Ald. Danberg moved approval of the item, which carried by a vote of five in favor and two abstentions. Ald. Gentile and Lappin abstained for further discussion in the Finance Committee.

**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]

**ACTION:** **APPROVED 6-0 (Gentile not voting)**

**NOTE:** Commissioner of Public Works David Turocy presented the request for a transfer of \$80,000 from the Public Works Department Snow Overtime account to the Public Works

Department Vehicle Repairs Account in order to supplement funding for snow expenses in vehicle rentals and repairs. All overtime expenses for the past winter have been paid. The Board of Aldermen has appropriated \$7.7 million for snow and ice removal costs for this past winter and the Department of Public Works has expended close to \$7.5 million. There is approximately \$235,000 remaining for snow and ice removal expenses but the Department is still receiving bills related to repairs. The additional \$80,000 should provide enough funding to close out the snow and ice removal bills.

The City still needs to look at damage caused by plows during the winter. The Commissioner believes that there is approximately \$ 100,000 outstanding in fence repairs on City property that will be done by the Parks and Recreation Department that will be funded by the Department of Public Works. The Commissioner is not aware of any outstanding bills for private property damage.

Ald. Laredo moved approval, which carried unanimously.

**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]

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

**NOTE:** Commissioner of Public Works Dave Turocy presented the request to transfer \$200,000 from the Street Maintenance Salary Account to the Electrical Equipment Account within the Department of Public Works' budget to fund repair and upgrades to a number of traffic signals. The Department has salaries savings available for transfer because of a number of vacancies within the Street Maintenance Division.

The Public Works Department took an aggressive approach to traffic signal and maintenance and repair last summer and fall. A list of all of the improvements and repairs are attached. The funding dedicated to traffic signal repair and maintenance was only enough to fund work performed through November 2014.

There were a number of traffic signal knockdowns and required maintenance as a result of the severe winter, which resulted in outstanding invoices that total \$140,000 for December 2014 to March 2015 and for the temporary signals installed as part of the Angier School project. In addition, the Commissioner estimates that an additional \$20,000 per month for April through June is needed to address maintenance and knockdown of traffic signals. The Commissioner is aware that the work should not have been done without a funding source but traffic signals must be repaired for public safety.

The Committee members were concerned that the Department had exceeded its budget and asked if there was an increase in the Electrical Equipment Account. The Commissioner

responded that the line item was not increased but much of the over expenditure this fiscal year was related to repair work because of the severe winter.

There was also concern that there were so many vacancies within the Street Maintenance Division. During the budget discussions, concern regarding how to address both short-term and long-term street maintenance was raised. In order to begin to address street maintenance the Department needs to be fully staffed. The Commissioner explained that its been difficult to fill the vacancies but he is working with the Human Resources Department and the Union to convert some of the positions to lower laborer positions and increase a few to supervisory positions. Currently, most of the positions require a truck license and experience; however, the Department does not necessarily need everyone to be a truck driver with street construction experience. The Department is willing to train people. The hope is that changing the job descriptions will attract candidates. With that, Ald. Danberg moved approval, which carried unanimously.

All other items before the Committee were held without discussion and the Committee adjourned at 8:40 PM.

Respectfully submitted,

Deborah Crossley, Chairman



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Office of the Mayor

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SETTI D. WARREN  
MAYOR

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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