

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, OCTOBER 21, 2015

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

Absent: Ald. Gentile

Also Present: Ald. Baker, Blazar, Ciccone, Hess-Mahan, Kalis, Leary, and Sangiolo

#278-15 NSTAR ELECTRIC d/b/a EVERSOURCE ENERGY petitioning for a grant of location to install 97' ± of conduit in SPIERS ROAD southwesterly from pole 371/19 thence turning and running northwesterly 58' ± northeast of Kappius Path and install 520' ± of conduit in KAPPIUS PATH from the intersection of Spiers Road to a proposed manhole and continuing to a second proposed manhole. (Ward 8) [09/28/15 @ 10:55 AM]

ACTION: **APPROVED WITH CONDITIONS 6-0 (Laredo not voting)**

NOTE: Eversource Energy Permit Representative Maureen Carroll presented the petition for a grant of location to install conduit in Spiers Road and Kappius Path and two manholes in Kappius Path. The requested grant of location is part of a larger project to replace existing outdated infrastructure in the Oak Hill area to improve service and reliability. The Board of Aldermen has approved several grants of locations for this project. This requested grant of location is a continuation of the larger project.

The Committee members received an e-mail (attached) from Lisa Thorson and Gene Charney, 37 Kappius Path stating concerns regarding egress from 37 Kappius Path. Ms. Thorson is a wheel chair user and it is important that she have a means of emergency egress from her property. She would like Eversource to accelerate its sidewalk reconstruction on Kappius Path once the conduit installation is complete. The sidewalk is Ms. Thornson's access to bus stops, community centers, and shops. Committee members suggested that a condition be added to the Board Order requiring the Eversource Energy's construction crew meet with the City Engineer to develop a plan to provide temporary emergency egress for Ms. Thorson before proceeding with the installation of conduit.

The Department of Public Works has reviewed the petition and recommended that the concrete sidewalks be restored to the current standard. The recommendations also include the standard conditions of the City's street opening permit. Committee members were concerned that the sidewalk restorations on the surrounding paths, which are related to the previous grants of location have not been completed. It was suggested that the Committee add another condition in the Board Order stating that Eversource Energy cannot get a street opening permit for the requested grant of location until all of the sidewalk reconstruction on Van Wort Path and Keller Path is completed to the satisfaction of the Engineering Division of the Public Works Department.

The public hearing was opened and no one spoke for or against the project. The Committee supported adding the two suggested conditions and Ald. Lappin moved approval of the items with the two above-mentioned conditions, which carried unanimously.

#277-15 NSTAR ELECTRIC d/b/a EVERSOURCE ENERGY petitioning for a grant of location to install 297' ± of conduit and a manhole in HUNNEWELL CIRCLE from existing Manhole # 11183 located at the intersection of Hunnewell Circle and Washington Street northeasterly to proposed Manhole 30186 in Hunnewell Circle. (Ward 1) [09/21/15 @ 4:15 PM]

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

NOTE: Eversource Permit Representative Maureen Carroll presented the petition for a grant of location to install 297' of conduit and a manhole in Hunnewell Circle. The new conduit will replace the existing direct bury system to improve service and reliability in the area. The project also includes the replacement of all lateral service lines to each property line. The public hearing was opened and no one spoke for or against the petition. Ald. Lennon moved approval, which carried unanimously.

#102-06(16) HIS HONOR THE MAYOR requesting the necessary approvals for implementation of geometric roadway improvements at the intersection of LaGrange Street/Vine Street/Corey Street to be designed and funded through a contribution from Chestnut Hill Realty Development, LLC, as outlined in Special Permit Board Order #102-06(12), Condition 35. [09/28/15 @ 3:29 PM]

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

NOTE: Public Works Director of Transportation Bill Paille and Robert Michaud of MDM Transportation were present for the discussion of the proposed roadway improvements to the intersection of Lagrange Street, Corey Street and Vine Street to improve intersection operation. Chestnut Hill Realty agreed to fund the design and construction of improvements at the intersection per Condition #35 of the Kessler Woods Special Permit #102-06(12). MDM Transportation has completed its 25%/75% of the intersection and the plans have been reviewed by the Department of Public Works Director of Transportation.

Mr. Michaud reviewed the proposed improvements with the Committee, which include creating separate and distinct intersections at the Vine Street and Lagrange Street intersection and the Corey Street and Lagrange Street intersection. The plan is to bump out the curb lines at both intersections to create sharper angles at the corners to improve sight lines and slow traffic entering the intersections. In addition, there would be a modification of the island in Vine Street to accommodate the addition of right and left turning lanes on Vine Street to Lagrange Street and a left turning lane on Lagrange Street to Corey Street. The turning lane on Lagrange Street will allow through traffic to continue while a car takes a left on Corey Street. Only a small amount of cars take the left onto Corey Street; therefore, there will be no issues with queuing along Lagrange Street. A 400' length of Lagrange Street near Vine and Corey Streets will be regraded to reduce the steepness at the intersection of Corey and Lagrange Streets. The project also includes upgraded pedestrian accommodations including ADA compliant ramps at new crosswalks at the Corey Street and Lagrange Street intersection and the extension of sidewalks

on Lagrange Street from the Vine Street intersection to a condominium complex. The attached PowerPoint provides further details and design plans for both intersections.

The next steps for the project are to reach 100% design, send the project out to bid, and move to construction. If all goes well, the construction could begin in spring 2016. The special permit condition states that Chestnut Hill Realty will pay up to \$340,000 for design and construction of the improvements. Mr. Michaud believes that the improvements should cost less than the \$340,000 but will have a better idea once the bids are received. A Committee member asked if there had been any investigation of the underground utility infrastructure in the area. Mr. Michaud stated that this was done and silt was removed from the catch basins were done to ensure that they worked properly. There was a neighborhood meeting on the conceptual design of the traffic improvements. The Ward Alderman is supportive of the improvements and moved approval, which carried by a vote of six in favor none opposed.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#284-15 HIS HONOR THE MAYOR requesting authorization to appropriate two hundred fifty thousand dollars (\$250,000) from bonded indebtedness for the purpose of funding mechanical upgrades and interior improvements at the main library. [09/28/15 @ 1:43 PM]

ACTION: **HELD 6-0 (Laredo not voting)**

NOTE: Commissioner of Public Buildings Josh Morse presented the request for \$250,000 for mechanical upgrades, accessibility upgrades and restroom improvements at the main library. The project is included in the Capital Improvement Plan for this fiscal year. The library's air conditioning chiller needs an overhaul, which would extend its life an additional 10 years. One of the cooling towers for the air conditioning system is leaking and the motor for the unit has failed; therefore, it needs replacement. The 11 restrooms in the library are not in good shape and the tile is difficult to clean. The restroom renovations would include replacing floor tile with epoxy coatings, replacing partitions, doors, and wall tile. The renovation of the small restrooms in the Children's Section of the library may combine the two rooms to create an expanded facility with changing tables.

Committee members were disappointed that the docket request for funding the repairs and improvements did not include a summary description of the work scope in each room nor a budget breakdown of the costs. The Committee felt that it could not take an action of the request until that information is provided. The Committee voted unanimously to support Ald. Danberg's motion to hold the item.

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]

PROGRAMS & SERVICES HELD 6-0 on 10/21/15

ACTION: **HELD 7-0**

NOTE: The Committee met jointly with the Programs & Services Committee to discuss the establishment of a possible overnight parking program on school properties similar to the City's municipal lot overnight parking program for residents. Ald. Ciccone joined the Committees and explained that he and Ald. Johnson docketed the item to discuss expanding the overnight parking program to school parking lots in specific areas of the City where there is a demand for overnight parking spaces. It would help residents with a parking hardship during the winter parking ban months. The Police Department informed the Public Safety and Transportation Committee that the municipal overnight parking lots were reaching capacity.

School Department Chief of Operations Mike Cronin stated that the School Department already has a program to allow overnight parking in all school lots. A resident can request a permit from a specific school to park overnight in their parking lot. The resident provides the school with contact information and the make, model and plate number of the vehicle to be parked overnight and the school issues a permit that is then placed on the vehicles dashboard. Like the City's permit program, there is no charge for the permit. The resident needs to be out of the school parking lot before teachers arrive and cannot park in the lot during a snow emergency. Mr. Cronin added that the numbers of cars in each of the school lots varies. Some lots have two cars and some have 15 to 20 cars parked overnight during the months that the City's overnight parking ban is in effect. Mr. Cronin stated that the program has been in place for a number of years and there has been very little conflict in that time.

Several members of both Committees were unaware that the School Department offered overnight parking to residents. There was concern that the current School Committee may not be aware of the program and may not support it if they were made aware of the program. The School Committee could also choose to take a more formalized approach to the permitting program. Mr. Cronin agreed to discuss the program with the School Committee. It was suggested that the Board of Aldermen consult with the Law Department to determine if the Board of Aldermen has the authority to establish a permitting program on school property and if the Board can, the best way to establish a program that includes both the municipal and school lots. The Committees would also like to see some demographics on where overnight parking spaces are in high demand. With that, Ald. Lappin made a motion to hold the item in the Public Facilities Committee and Ald. Hess-Mahan made a motion to hold in the Programs & Services Committee. The respective Committees supported both motions unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#223-15 ALD. LAREDO requesting a discussion of the process of licensing the current and future use of city building, including: (a) how licensees may request the use of city buildings; (b) the process for determining which licensees will get the use of city buildings; (c) how the fees for the use of city buildings are set; and (d) how the current process compares to the process for permitting the use of school buildings. [08/13/15 @ 11:20 AM]

ACTION: **REFERRED TO 2016-2017 CITY COUNCIL 7-0**

NOTE: Ald. Laredo introduced the item to the Committee and explained that he docketed the item after learning that the City did not have a policy in place for licensing City owned property or a policy for using City space for a one-time event. It came to his attention when the

Administration licensed the use of city owned property at 124 Vernon Street (Claflin Library building) to Mass Challenge, a private, not for profit entity. Many different groups license space for different uses from the City and the City should have a policy or process in place for the use of its properties that includes a fee schedule for the use of the space.

Commissioner Morse stated that he spoke with the Law and Executive Department today regarding the docket item. The Law Department is currently looking at options creating parity between all of its licenses for use of city properties. Both Departments asked that Commissioner Morse get the Committee's questions and concerns and bring them back to the departments. Ald. Laredo pointed out that any policy should distinguish between short and long-term property use and there should be consistent rates for licenses and one-day uses. The rates could be tiered for different types of organizations like non-profit, educational, and commercial licensees. Any policy that is developed should be understandable and forthright. It should be a formalized policy that is clear and based on fair criteria. The costs should have a mathematical basis and the license agreement should be a uniform document.

Committee members also discussed the Mass Challenge license. The City is incurring an additional expense because of licensing 124 Vernon Street to Mass Challenge. The Parks and Recreation Department was moved suddenly from Vernon Street to the Kennard Estate and the Newton Schools Foundation was moved from the Kennard Estate to a space within City Hall. In addition, the Newton History Museum collections that had been archived at the Kennard Estate were moved to rented space to provide enough room at the Kennard Estate for the Parks and Recreation Department. The City is paying for the rental space. There was sentiment that Mass Challenge should be paying the cost for the rented archives space.

There was also real concern that the Parks and Recreation Department and Newton Schools Foundation received very short notice that they had to move. Nonetheless, At this point, Mass Challenge is not occupying the building at Vernon. There was a question whether Mass Challenge was currently paying the operational costs for 124 Vernon Street. The Committee asked Commissioner Morse to identify the costs of operation for the building and determine whether Mass Challenge was paying the operational expenses while in the process of moving. The Commissioner explained that the City uses square footage to come up with the license fee. All licenses have a true-up clause in case utility costs exceed the license fee. The City is responsible for all maintenance of City-owned buildings.

It was pointed out that 124 Vernon Street was essentially surplused and given to a well funded non-profit without going through the Board of Aldermen's real property reuse process. Ald. Albright as Chair of Real Property Reuse and Ald. Crossley as Chair of Public Facilities will request a formal finding on when the real property reuse ordinance applies and should it have been applied to 124 Vernon Street.

Ald. Laredo would like Commissioner Morse to convey to the Administration the need for a transparent policy with uniform language. He expects that the Law Department and/or the Executive Department could provide the Committee with an update on the development of the policy in the next few months. It was suggested that the item be referred to the 2016-2017 City Council for an update and further discussion. Ald. Danberg made the motion, which was voted unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#283-15 **HIS HONOR THE MAYOR** requesting authorization to appropriate one hundred fifty thousand dollars (\$150,000) from bonded indebtedness for the purpose of funding the installation of heat trace wiring for the City Hall roof *and to hire a building envelope specialist to assess the City Hall roof.* [09/28/15 @ 1:43 PM]
PUBLIC FACILITIES APPROVED 3-0-5 (Albright, Brousal-Glaser, Crossley, Lappin, Laredo abstaining) on 10/09/15
FINANCE APPROVED 7-0 ON 10/14/15
BOARD REFERRED BACK TO PUBLIC FACILITIES on 10/19/15

ACTION: **APPROVED AS AMENDED 7-0**

NOTE: The Board of Aldermen referred the item back to the Public Facilities Committee for further discussion. The reports from the previous discussions in the Public Facilities and the Finance Committees are attached. Commissioner of Public Buildings Josh Morse stated that last winter about half of the perimeter of the City Hall had ice dams. Commissioner Morse explained that the ideal solution to ice dams is to create a cold roof condition but in order to do that the City would need to insulate the steam pipes, ductwork and electric cable that runs throughout the approximately the 30,000 to 35,000 square foot attic or seal and reinsulate the underside of the roof frame. This is an expensive proposition and it was, therefore, determined that the best short-term solution to the ice dams was to install heat trace wiring. The heat trace wiring, if carefully controlled, can limit ice dam formation and therefore reduce the number of leaks caused by ice dams. The Commissioner suggested that the controls might be connected to the energy management system for remote operation.

There was concern that the heat trace wiring might be removed when snow slides off the roof, which is what happened to the heat tape at the main library. The Public Buildings Department is looking at the costs of purchasing a 10-year warranty for both the materials and installation of the heat trace wiring. Commissioner Morse will provide the method of attachment for the wiring once he receives the information from the roofing contractor.

Committee members would like to see a building envelope specialist do an in depth analysis of the City Hall roof. As part of the City's buildings assessment in 2011, the condition of the roof slates, building exterior, and structure were considered, however, that assessment was not sufficiently detailed to provide solutions to water intrusion, nor to enable a prioritized plan for preserving the integrity of the building. The Administration has agreed to include the building envelope assessment in the docket request by reducing the amount of funding for the heat trace wiring on the roof. The heat trace wiring would only be installed on the roof in specific areas where there have been recurrent ice dams. By scaling back the installation of heat trace wiring, there would be approximately \$50,000 of the requested \$150,000 available to fund a building envelope assessment. The Chair suggested that the Public Buildings Department consult with local building envelop specialists connected to the Design Review Committee to specify the scope for the building envelope assessment.

Ald. Laredo moved approval as amended to include the building envelope assessment in the docket request. The Committee voted unanimously to support the motion for approval as amended. It was pointed out that the Finance Committee Chair would need to poll the Committee for a vote on the amendment at the next Board of Aldermen meeting.

#189-15 ALD. ALBRIGHT, JOHNSON, HESS-MAHAN requesting a discussion with the Department of Public Works re contract provisions for staging materials and the removal of excavate or other unsightly materials stored/created as a result of work under contract with the City, specifically to understand the provision that allowed contractor(s) to store excavate from the Lowell Avenue reconstruction project on Washington Street across from a residential neighborhood. [07-31-15 @9:34AM)

ACTION: **NO ACTION NECESSARY 7-0**

NOTE: Commissioner of Public Works Jim McGonagle joined the Committee for the discussion of the item. The item was docketed when the contractor stored materials and excavate from the Lowell Avenue Street reconstruction project across from residences. The Commissioner stated that he expects that the project to be complete and all materials removed by the first week of November. There is no language in the contract with the vendor stating that staging is not allowed or staging materials and excavate need to be removed by a certain date.

Commissioner McGonagle explained that the Department of Public Works is in the process of restructuring contract language by adding stipulations requiring the removal of all materials and excavate within one week of completion of a project. Language could also specify where materials can be stored on site and contain language stating that there will be monetary losses if materials are not removed by a specific date. There are some advantages to staging projects on site related to cost and efficiency. It may make sense to look at each project on a case-by-case basis to determine if it is appropriate to stage materials on site. The Department of Public Works is also working on internal policies that include construction project polices.

It was suggested that if project materials are going to be staged during any project that the Department of Public Works contact the Ward Aldermen for the Ward where a project is taking place. Commissioner McGonagle is working on opening up lines of communications for all types of Department of Public Works items and has no problem relaying the information to the entire Board of Aldermen through e-mail. The Committee agreed that it would be helpful to include a timeframe for the project to be relay to residents. With that, Ald. Albright moved no action necessary, which carried unanimously.

All other items before the Committee were held without discussion and the Committee adjourned at 9:30 PM.

Respectfully submitted,

Deborah Crossley, Chairman

Shawna Sullivan

From: Lisa Thorson <lthorson@berklee.edu>
Sent: Sunday, October 18, 2015 12:59 PM
To: Shawna Sullivan; David A. Olson; gap4peace@aol.com Plante; robpcaruso
Cc: Victoria Danberg; Cheryl Lappin; David Kalis
Subject: Public facilities Meeting Concern 10/21/15

Ms. Sullivan and Mr. Olson,

Please forward our message to the members of the Public Facilities Committee for the upcoming hearing on October 21st.

Thank you.

Lisa Thorson, Gene Charny
37 Kappius Path

Dear Public Facilities Committee Members:

We are writing regarding the 10/21 hearing requesting approval of Eversource work #278-15 on Kappius Path and Spiers Road, Oak Hill Park.

Due to scheduling conflicts we cannot appear in person for your 10/21 meeting.

This work is important and has recently been done on the paths that immediately neighbor Kappius; Keller and Van Wart.

Our particular concern is the timeframe in which the conduit work is completed and the long delay for the dismantled sidewalk to be repaved.

I (Lisa) am a wheelchair user and Kappius Path is an important means of emergency egress from our property. Eversource dug up and installed the conduit on Van Wart and Keller in June and July this summer. They are only NOW beginning the replacement paving on Keller Path. If a similar timeframe is used for Kappius Path, I will not have emergency egress to Kappius Path, Spiers Road and Sawmill Brook Parkway until February 2016 when the Kappius Path will likely be snow covered.

Even if the path is snow covered, the city plows the path so it is semi-passable and Gene clears the Path to Spiers Road so I have emergency egress.

This path is also my means to get to the bus stops, polling place, community center and shops on Sawmill Brook Parkway. Since Keller and Van Wart Paths are not yet paved, my closest wheelchair accessible route is at least 8-10 blocks out of the way. If the conduit work and repaving are not done in a timely fashion and is left until the spring, not only will my path of travel and emergency egress be obstructed but snow plowing will be near impossible due to dirt and debris from the broken up sidewalk.

We respectfully ask that the Eversource request only be granted if they agree to replace the sidewalk and repave Kappius Path immediately after the conduit is completed. Based on Keller and Van wart timeframes, the entire project could be finished in less that a month.

Thank you for seriously considering our safety an accessibility needs as well as those of other residents on Kappius Path.

Sincerely,

Lisa Thorson, Gene Charny

Transportation Slides

Proposed Intersection Improvements



Lagrange Street/Corey Street/Vine Street
Alderman Hearing October 21, 2015

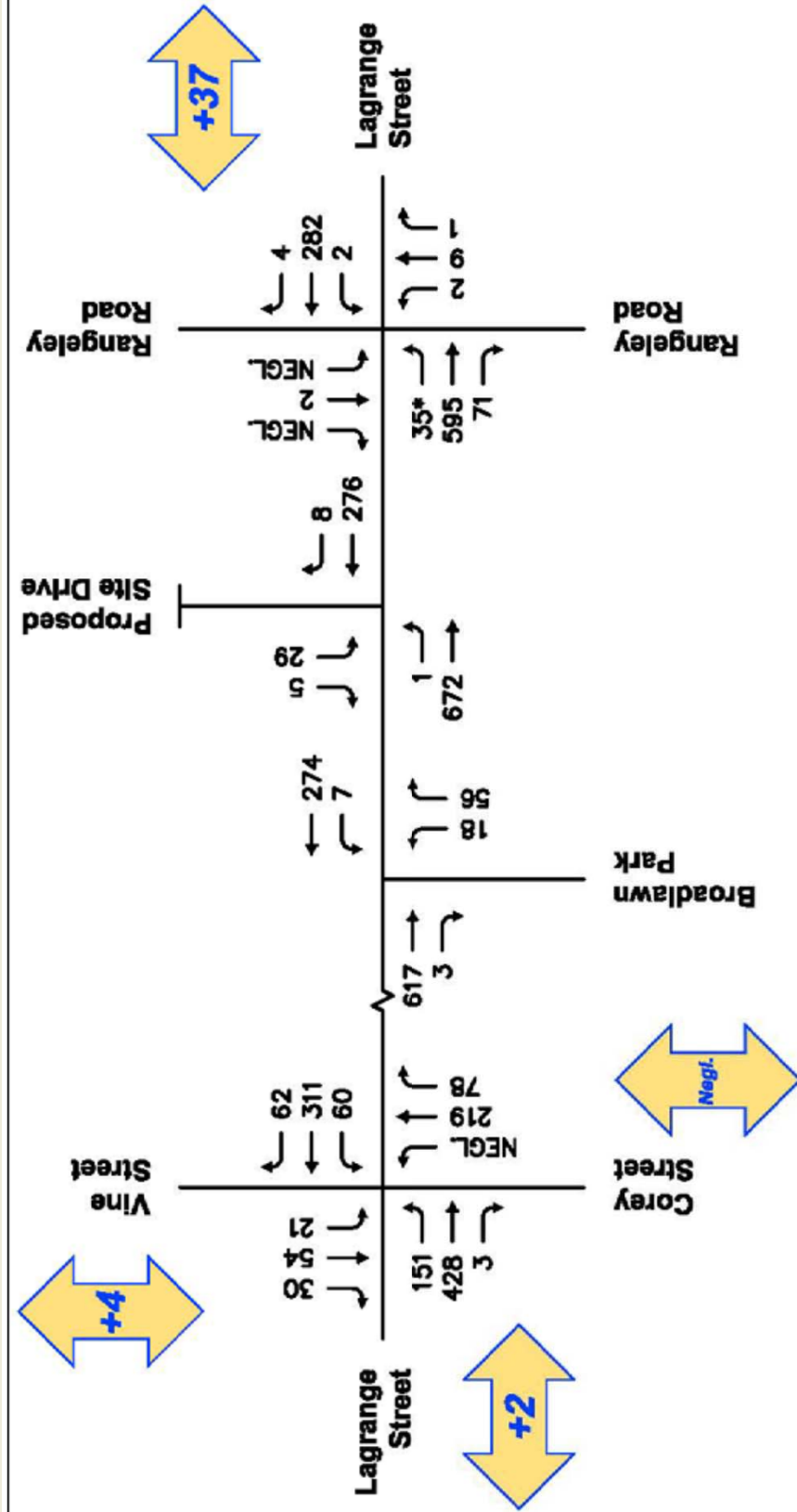
Site Locus



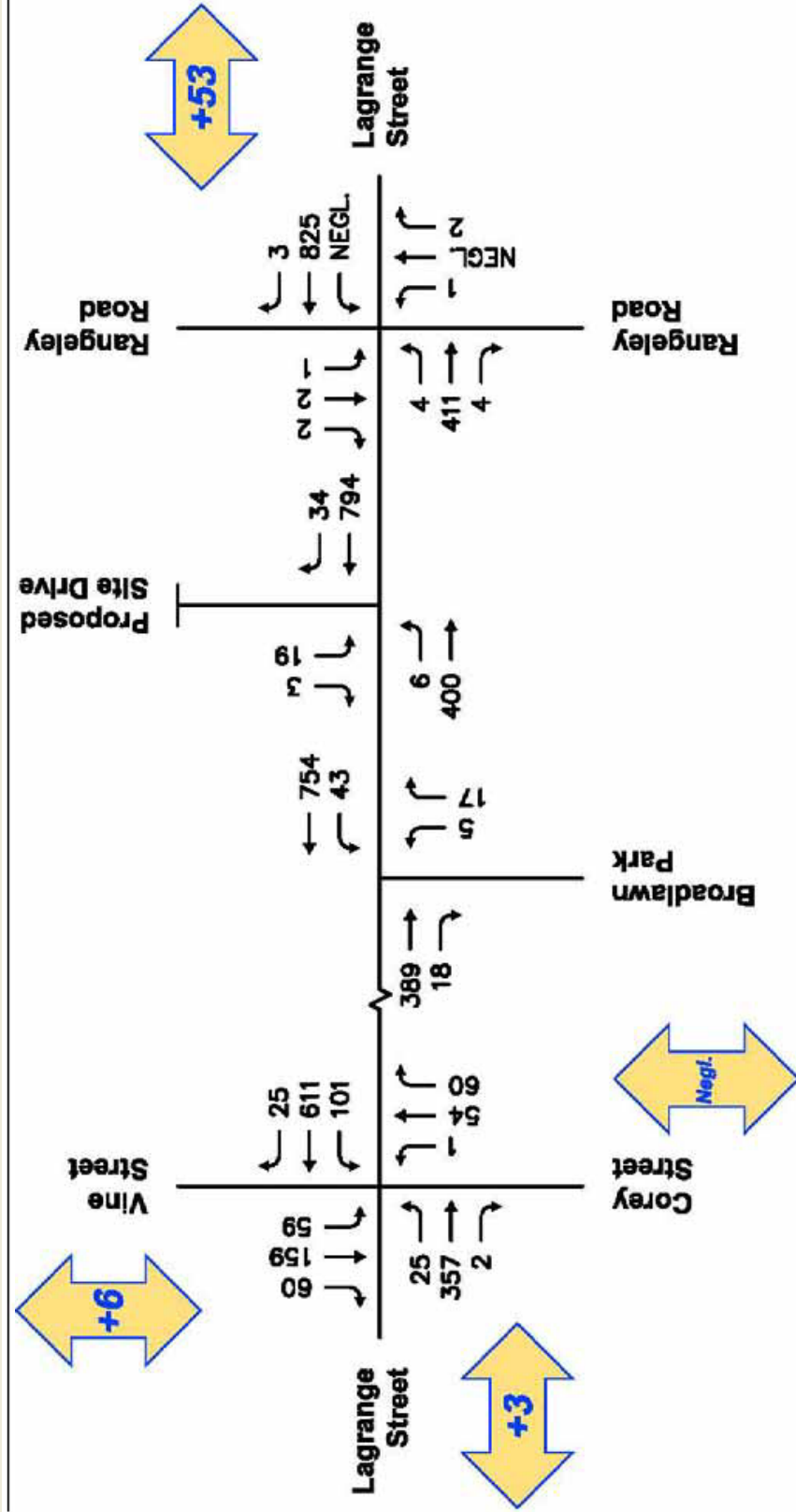
Key Issues – Existing Alignment

- Skewed Intersection Alignment
- Poor sight lines – Vine Street (Looking Left)
- High speed vehicle conflicts (Angle Collisions)
- Long delays (Left-Turn blockage Vine Street)
- Poor pedestrian accommodation

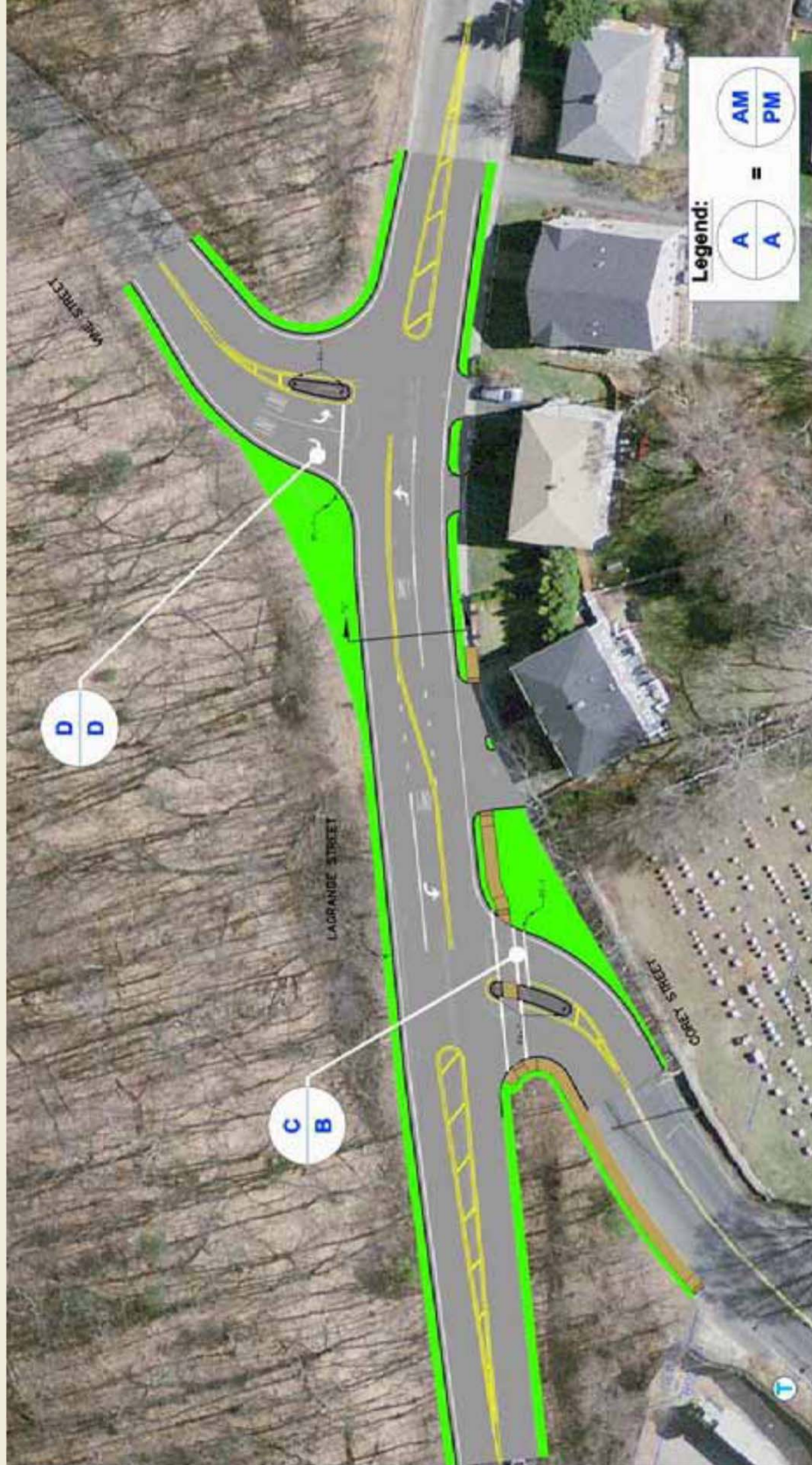
Design Hour Volumes (AM)



Design Hour Volumes (PM)



Conceptual Plan



Key Design Features

- Separate Intersections/Improve Alignment
- Improved Sight Lines (Both Approaches)
- Separate turn lanes (Vine Street) reduce delays
- Dedicated turn lanes on Lagrange Street
- Reduced high-speed conflict points
- Enhanced pedestrian accommodation

Design Hour Volumes (AM)

Traffic Impact Assessment
Newton, Massachusetts

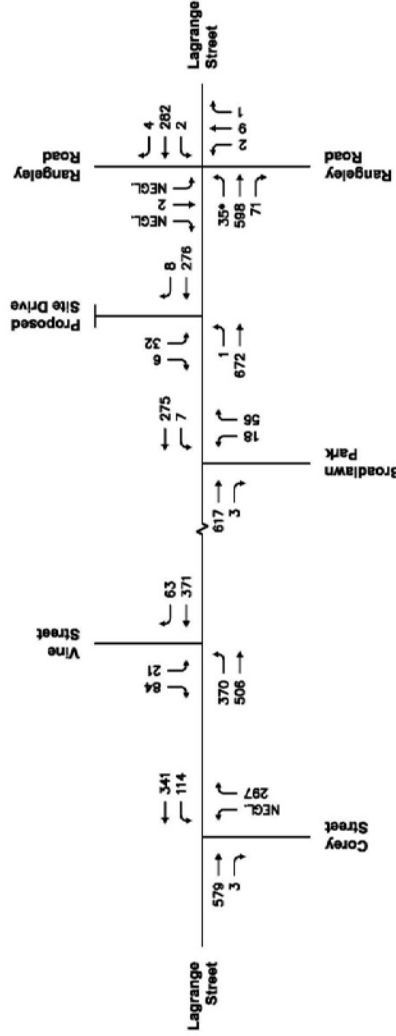


Figure 2
2019 Revised Build (Mitigated) Condition
Weekday Morning Peak Hour Traffic Volumes
(88-Units)

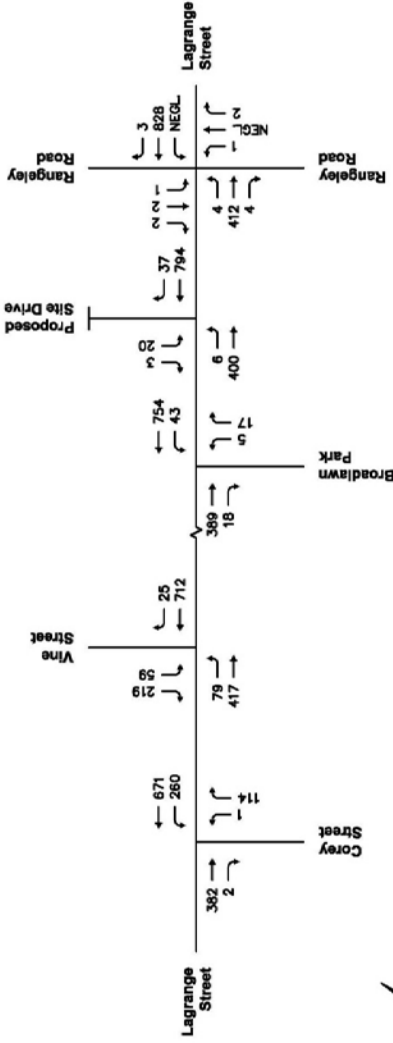
MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Date: January 2015
Project: Newton, MA
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MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

Design Hour Volumes (PM)

*Traffic Impact Assessment
Newton, Massachusetts*



North
Scale: Not to Scale

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

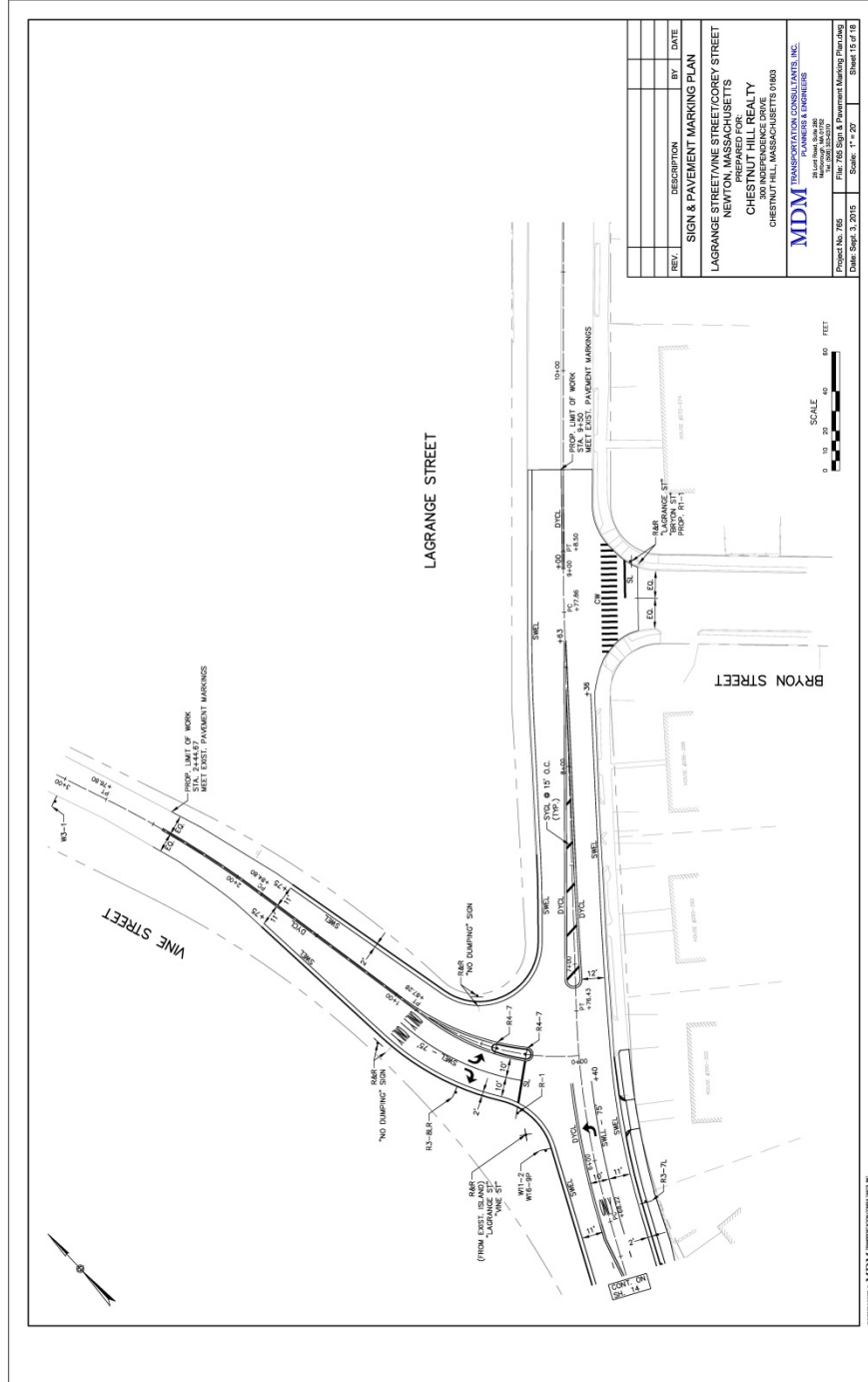
Figure 3
2019 Revised Build (Mitigated) Condition
Weekday Evening Peak Hour Traffic Volumes
(88-Units)

Date: January 2015
Project No: 15011001
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MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

25%/75% Design Plan

#102-06(16)



Next Steps

- 100% Design Plans to DPW
- Bid Solicitation
- Construction Possible Spring/Summer 2016

The City based the estimate for design and construction on the Weston and Sampson engineering study of the back stop. In addition, the school's Athletic Director is knowledgeable about the costs of these types of projects. The cost of the project seems high but the installation of the cement foundations for the netting is expensive. The City will not attempt to recoup any of the money spent on the previous backstop, as it is unlikely it would be successful. The City reuse all materials from the previous backstop at either the school's softball field or at other fields throughout the City.

Ald. Danberg moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#283-15 HIS HONOR THE MAYOR requesting authorization to appropriate one hundred fifty thousand dollars (\$150,000) from bonded indebtedness for the purpose of funding the installation of heat trace wiring for the City Hall roof. [09/28/15 @ 1:43 PM]

ACTION: **APPROVED 3-0-5 (Albright, Brousal-Glaser, Crossley, Lappin, Laredo abstaining)**

NOTE: Chief of Staff Maureen Lemieux presented the request to purchase and install heat trace wiring on the roof of City Hall. The heat trace wiring would run along the bottom of the roofline to prevent ice dams by melting snow and ice. Ms. Lemieux provided the attached photo of a slate roof with heat trace wiring. Last winter, a number of ice dams formed on the edge of roof that likely caused flooding in several offices in City Hall. The hope is that the installation of the heat tape will prevent the development of ice dams, prevent further damage to the building, and protect the City's assets.

The estimate for the heat trace wiring is \$150,000 for the whole perimeter of the building. There is some question as to whether the entire building needs the heat trace wire. There are sections of the building that have never had an ice dam. The City needs to determine whether it makes sense to do the whole building as a proactive measure against ice dams. The heat trace wiring is a reasonable expense that will protect a City's asset. The goal of the Administration is to install the heat trace wire before this upcoming winter.

The Chair has serious concerns about the heat trace wire as a preventative measure. The Chair is familiar with the use of heat tape wire on residential roofs, including slate roofs. She is aware that the intention is to use heat trace wire to melt ice dams but it is her understanding that it is not a reliable system that works in all weather conditions. The Chair also spoke with The Chair of the Design Review Committee Arthur Cohen, who had similar concerns and questions regarding the use of heat trace wiring.

Members of the Committee raised the following questions concerning the heat trace wiring:

- 1) What kind of engineering assessment has the Administration done on the roof to understand where the roof is leaking? The roof is not only leaking at the eaves.
- 2) How is the roof ventilated?
- 3) If the roof were properly insulated, would the heat trace wiring be necessary? There is a large amount of insulation up there that may not be installed correctly. There is a reason why ice dams form, which has to do with a combination of improper ventilation and insulation. A better approach to the roof problems would be to understand where it is leaking and correct those conditions rather than to put the heat trace wiring on it. The wiring is electric resistance wiring, therefore, it builds up current and heat and as long as it can stay ahead of the weather does do some melting but if the roof is leaking, it will also cause leaking. There were probably leaks caused by the ice dams last year that were not there before.
- 4) When is the last time the City had the slate work and flashing evaluated and any necessary repairs done on the roof?

Without all of that information, the Chair is troubled with putting the heat trace wiring on the roof. The wiring is a Band-Aid approach, which does not solve the source of the problem or the bigger problems with the conditions of the roof. She is aware that it would be much more expensive to address the roof but if it is leaking that badly, it should be fixed. The Chair will abstain or vote against the item as she is not comfortable supporting the item without the additional information.

Ms. Lemieux responded that she does not disagree with the Chair but everything that the Administration has looked into regarding repairing the roof is extremely expensive and the City does not have the funds to dedicate to the roof. There are no leaks within the building because of severe rainstorms. The cupola, which was leaking, is fixed. Every winter sheets of snow slide off the roof and is a safety hazard. If the City can do anything to help the snow melt to keep it from sliding off the roof, it would be a benefit. The City does not have over \$1 million to fix the roof or do other projects related to the roof. In addition, there is asbestos around the pipes by the roof, which would have to be abated if the City were to do any work in the area of the pipes. There is no line item in the Capital Improvement Plan for funding the roof repair. It was pointed out that the building is historic and funding may be available from the Community Preservation Act Fund. The Administration will investigate that possibility.

There was a question regarding whether there is any other City building with the heat trace wiring. Ms. Lemieux is unaware of it being used anywhere else but the Commissioner of Public Buildings has been consulting with the City's roof contractor, who is well versed in slate roofs and heat trace wiring. It is important for the Committee to have a better understanding where the wiring has been used, how well it works, what are the advantages, what are the disadvantages and in order to get that information further backup information is required.

It seems that there are many questions that need to be answered before an action can be taken on the item. It would be helpful to have Public Buildings Commissioner Josh Morse attend the Finance Committee's discussion to answer all of the questions raised, if the item is voted out of Public Facilities Committee. If the Commissioner cannot provide answers, the item would be sent back to the Public Facilities Committee for further discussion.

Ald. Lennon moved approval of the item in order to move it forward to the Finance Committee. The motion carried by a vote of three in favor and five abstentions.

Respectfully submitted,

Deborah Crossley, Chairman

would be the repair of the culvert, which requires traffic detours; therefore, this portion of the project would be done over summer.

The project would be funded through bonded indebtedness and the debt service would be paid through the Storm Water Fund beginning in 2017. The Storm Water Fee is expected to generate more than the anticipated \$1 million in Fiscal Year 2016. The City has billed \$568,000 through September 2015.

This project is the top priority capital project related to the City's storm water infrastructure. With that, Ald. Lappin moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#283-15 **HIS HONOR THE MAYOR** requesting authorization to appropriate one hundred fifty thousand dollars (\$150,000) from bonded indebtedness for the purpose of funding the installation of heat trace wiring for the City Hall roof. [09/28/15 @ 1:43 PM]

PUBLIC FACILITIES APPROVED 3-0-5 (Albright, Brousal-Glaser, Crossley, Lappin, Laredo abstaining) on 10/07/15

ACTION: **APPROVED 7-0**

NOTE: Commissioner of Public Buildings Josh Morse presented the request for funds to install heat trace wiring on City Hall roof. A number of questions arose regarding this item during the Public Facilities Committee's discussion. Questions regarding whether the ice dams were the only cause of the roof leaking and whether the roof should be fully evaluated before the heat trace wiring is added were raised at the Public Facilities Committee meeting.

Commissioner Morse stated that he was on City Hall's roof last winter and saw the ice dam water running into the Law Department. He added that the roof was evaluated as part of the buildings assessment done in 2011 and it was deemed to be in good shape. The roof assessment included the entire roof, gutters, fascia, and down spouts. When the masonry along the roofline was repointed, it resolved a number of leaks. Whenever there is a problem with the roof, it is repaired. Although there have some repairs on the City Hall cupola, the Public Buildings Department is currently looking at the best way to make the cupola watertight without upsetting the historic nature of the cupola.

The heat trace wiring will not eliminate all leaks but it will drastically improve the number of leaks in the building. The heat trace wiring would be temperature activated with an override switch that would all the wiring to be activated ahead of a large storm regardless of the temperature. The heat trace wiring would be placed along the roofline and wrap down the downspouts to stop ice from forming and/or eliminate any ice that has formed. The City's roofing contractor has assured Commissioner Morse that the heat trace wiring is a good option to address ice dams.

In order to eliminate all ice dams, the City has two options that have a price of over \$1 million to implement. The first option is to insulate the 1000s of feet of steam pipes used to

provide heating to the second floor of City Hall, remove or insulate the ductwork that runs throughout the attic, and insulate the high-voltage cables that provide electricity for the outdoor lighting, computer equipment, and antennas located on the roof of City Hall. By insulating or removing this equipment in would eliminate all heat sources in the attic creating a cold attic. There would be no heat source in the attic to melt the snow on the roof. The resulting water from melting snow is what creates ice dams.

The second option is to remove 12' of slate around the entire perimeter of the roof, add a layer of Icynene to create a barrier and seal the building, and replace all of slate that was removed. This would be an expensive proposition that is estimated cost of over \$2 million. There are no plans to fund either of the two options, as there is not funding available. The heat trace wiring installation would be a less expensive option and would address a majority of the problem.

Ald. Norton moved approval, which carried unanimously.

#279-15 HIS HONOR THE MAYOR requesting authorization to appropriate three hundred sixty-nine thousand twenty-three dollars and ninety-five cents (\$369,023.95) from the premiums earned on the Fiscal Year 2015 bond sales for debt excluded capital projects for the purpose of reducing the future debt to be issued on the below projects as follows:

- 1) Angier Elementary School Project: reduce the amount of financing from bonded debt by three hundred fifty-one thousand one hundred fifty-nine dollars and twenty-one cents (\$351,159.21) and increase the financing from premium earned on the sale of bonds by three hundred fifty-one thousand one hundred fifty-nine dollars and twenty-one cents (\$351,159.21).
- 2) Cabot Elementary School Project: reduce the amount of financing from bonded debt by seventeen thousand eight hundred sixty-four dollars and seventy-four cents (\$17,864.74) and increase the financing from premium earned on the sale of bonds by seventeen thousand eight hundred sixty-four dollars and seventy-four cents (\$17,864.74). [09/28/15 @ 1:43 PM]

ACTION: **APPROVED 7-0**

NOTE: Chief of Staff Maureen Lemieux presented the request to appropriate \$351,159.21 from Free Cash to the Angier Elementary School Project and \$17,864.74 from Free Cash to the Cabot Elementary School Project. This past January, the City sold bonds for the Angier Elementary and the Cabot Elementary School Projects and received a total of \$369,023.95 in premium revenues related to the projects from that bond sale. State statute requires any bond proceeds for a debt-excluded project must go towards that project; therefore, the \$369,023.95 in proceeds from the bond sale for the two projects will be used to reduce the bond authorizations as requested. Ms. Lemieux expects to be back with the same request for the next couple of years. Ald. Blazar moved approval, which carried unanimously.