

CITY OF NEWTON
IN BOARD OF ALDERMEN
PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, JANUARY 22, 2014

7:45 PM **PLEASE NOTE START TIME**

Room 209

Chairman's Note: Please bring your FY15-FY19 Capital Improvement Plan (CIP) books. The Chair intends to take up the first three items as part of a status report on FY 14 CIP

ITEMS SCHEDULED FOR DISCUSSION:

#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]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#288-13 PUBLIC FACILITIES & FINANCE COMMITTEES requesting that the Administration update the Board of Aldermen when a funding source is determined for the Zervas Elementary School Feasibility Study. [07-11-13 @ 10:10 AM]

#301-12(2) PUBLIC FACILITIES COMMITTEE requesting updates on the progress of the Carr School Renovation Project.

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 FINANCE AND APPROPRIATE COMMITTEES

#403-13 HIS HONOR THE MAYOR submitting the FY15-FY19 Capital Improvement Plan and Long Range Projection pursuant to section 5-3 of the Newton City Charter. [10/21/13 @ 9:59 AM]

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 the Newton ADA Coordinator, Joel Reider, at least two days in advance of the meeting: jreider@newtonma.gov . or 617-796-1145. For Telecommunications Relay Service dial 711.

ITEMS NOT SCHEDULED FOR DISCUSSION:

#14-14 ALD. ALBRIGHT, JOHNSON & NORTON requesting a discussion of the snow removal operations during the last storm including information on the use of brine and how it worked, the effectiveness of the new snow melter, snow dumping, and what can be done to make city sidewalks safe in the event of an ice storm.
12/20/13 @ 4:21 PM]

REFERRED TO PROG & SERV, PUB. FAC., ZAP, AND FINANCE COMMITTEES

#256-12 ALD. HESS-MAHAN, SANGIOLO & SWISTON proposing and ordinance promoting economic development and the mobile food truck industry in the City of Newton. [08/06/12 @4:46 PM]

#153-13 PUBLIC FACILITIES COMMITTEE requesting periodic updates on the progress of the citywide storm water system assessment needed to define the scope of repairs to the system, as well as methods of financing the assessment and an accounting of the storm water enterprise fund. [04/02/13 @ 11:02 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]

#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 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]

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]

#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. [08/07/07 @ 3:12 PM]
- (f) establishment of a committee to provide oversight for public building construction and renovation during all phases of planning, design and construction.

Respectfully submitted,

Deborah Crossley, Chairman

Building	Year	Square Feet	Department	Use/Program	Address
Parks and Rec HQ Vernon Street	1848	6,138	Parks and Rec	Central Operations for Parks and Recreation	124 Vernon Street
Crystal Lake Bath House	1931	7,581	Parks and Rec	Recreation Swimming Summer Only	16 Rogers Street
Hawthorne Field House	1950	5,608	Parks and Rec	After School and Summer Programs, leagues, rentals	17 Hawthorne Street
Recreation Headquarters Crescent	1930	3,208	Parks and Rec	Rec Maintenance and currently in re-use process.	70 Crescent Street
Lower Falls Community Center	1958	10,519	Parks and Rec	Daycare, After School and Summer Programs, leagues, rentals	545 Grove Street
Recreation Garage Crescent	1940	4,600	Parks and Rec	Rec Maintenance and currently in re-use process.	70 Crescent Street
Albemarle Field House	1940	2,072	Parks and Rec	Senior Programs and Summer Camps	250 Albemarle Road
Forte Park Field House	1990	320	Parks and Rec	Bathrooms for the Field	233 California Street
Auburndale Playground Field House	1967	1,329	Parks and Rec	Rentals	West Pine Street
Bulloughs Pond Hut	1963	624	Parks and Rec	Minimal Use	Bulloughs Park
Burr Park Field House	1919	3,000	Parks and Rec	Daycare and Summer Programs	142 Park Street
Cabot Park Field House	1926	1,264	Parks and Rec	Summer Programs	101 East Side Parkway
Gath Pool Facility	1965	4,600	Parks and Rec	Recreation Swimming Summer Only	256 Albemarle
Nahanton Park Field House	1996	1,440	Parks and Rec	Summer Programs	Nahanton Park
Highlands Playground	1917	600	Parks and Rec	Minimal Use	10 Winchester Street
Upper Falls Playground Field House	1965	520	Parks and Rec	Minimal Use	86 Pennsylvania Avenue
Upper Falls Community Center	1955	13,418	Parks and Rec	Daycare, Summer Programs, leagues, rentals	5 High Street
Newton Center Field House	1892	4,352	Parks and Rec	After School and Summer Programs, leagues, rentals	81 Tyler Terrace
Newton Center Metal Storage Building	1980	500	Parks and Rec	Untreated Storage	Tyler Terrace
Quinobequin Pump Station Building	1980	4,596	DPW	Water Supply	136 Quinobequin
Elliot Street Pump Station Building	1990	1,500	DPW	Water Supply	391 Elliot Street
Elliot Street DPW Stable	1927	15,858	DPW	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room,	74 Elliot Street
Elliot Street DPW Garage	1959	9,000	DPW	Repair and Maintenance of fleet and equipment	70 Elliot Street
Elliot Street Salt Shed	1994	7,800	DPW	Salt Storage	70 Elliot Street

DPW Utilities Building	1935	23,000	DPW	Utilities Dept operations center, parts and equipment supply center.	70 Elliot Street
Craft Street Stable	1894	19,553	DPW	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room,	90 Craft Street
Craft Street Garage	1919	23,474	DPW	Repair and Maintenance of fleet and equipment. Traffic Division and Environmental Affairs Division.	110 Craft Street
Craft Street Salt Shed	2013	6,000	DPW	Salt Storage	110 Craft Street
Craft Street Storage Building	2013	3,500	DPW	Untreated Storage of street sweepers, trucks, etc	110 Craft Street
Craft Street Wash Building	1930	2,400	DPW	Wash bay used to wash fleet equipment	110 Craft Street
Fire Headquarters	1928	6,541	Fire	Fire Dispatch, Central Communications Hub, Fire Senior Management, and Fire Prevention offices.	1164 Centre Street
Fire Station #1	1965	14,808	Fire	Fire Station	241 Church Street
Fire Station #2	1964	14,378	Fire	Fire Station	1750 Commonwealth Avenue
Fire Station #3	1955	16,215	Fire	Fire Station	31 Willow Street
Fire Station #4	1955	13,000	Fire	Fire Station	195 Craft Street
Fire Station #7	1955	16,100	Fire	Fire Station	144 Elliot Street
Fire Station #10	1948	8,158	Fire	Fire Station	755 Dedham Street
Police Headquarters	1932	30,000	Police	All Police Functions except for traffic matters	1321 Washington Street
Police Garage	1950	7,548	Police	Police fleet maintenance and evidence secure storage.	1321 Washington Street
Police Annex	1926	5,470	Police	Police Traffic Bureau, DA Office, Volunteer PD	25 Chestnut Street
Waban Hill Comm Tower Building	1950	300	Police/Fire	Emergency Communications	2 Manet Road
Main Library	1991	93,000	Library	Library, rentals, programs, etc	330 Homer Street
Auburndale Branch Library	1927	4,830	Library	Auburndale Improvement Society operates the main floor as a community library. Friends of the Library use the basement for books donations and periodic book sales.	371 Auburn Street
Nonantum Branch Library	1957	5,137	Library	Ciociaro Social Club rents and operates out of the main floor. Police Dept uses the basement floor.	114 Bridge Street

Waban Branch Library	1929	6,378	Library	Waban Improvement Society operates the main floor as a community library. The Food Pantry uses the basement for their operations.	1608 Beacon Street
City Hall	1932	81,000	Public Buildings	Multiple city departments utilize City Hall for a wide variety of functions. Spaces are rented, and programs are held there frequently.	1000 Commonwealth Avenue
Jackson Homestead	1809	7,000	Newton History	Historical museum and archives	527 Washington Street
Public Buildings	1968	7,100	Public Buildings	Public Buildings Operations Center	52 Elliot Street
Kennard Estate	1907	15,715	Public Buildings	Used by the School Dept and Newton History. Newton Partnership and a few other small School Dept administrative programs use this building. Newton History is using the 3rd floor for storage.	246 Dudley Road
Winchester Street Garage	1948	2,800	Public Buildings	Currently used by Public Buildings as a wood shop and maintenance facility. This use will cease shortly, and the building will be turned over to the Recreation Commission.	525 Winchester Street
Health Dept	1927	4,581	Public Buildings	Currently not used, and in the re-use process.	1294 Centre Street
Highlands Library(Brigham House)	1886	5,081	99 Year Lease	Private Community Center 15+ years into the 99 year lease	20 Hartford Street
Senior Center	1938	11,298	Senior Services	Senior Services and Programs	345 Walnut Street

53 Municipal Buildings totaling 564,812ft²

Priority	Dept	Asset Category	Project Title	Project Description / Justification	Comments	Est Cost in FY14	Funding Source	Prior Year Funding	FY15	FY16	FY17	FY18	FY19
1	Schools	Building	Angier School Replacement	\$11M anticipated from MSBA. Renovate/ replace 92 yr old school due to poor condition, aging bldg systems	Most building systems are beyond their useful life	\$ 37,500,000	Bonding /MSBA	\$ 2,500,000	\$ 19,500,000	\$ 15,500,000	\$ -		
2	Fire Dept	Building	Fire Station #3 & HQs - Renovate/Replace Newton Centre Station	Station #3 needs major repairs/upgrades. Co-located w/ Fire HQs. Upgrade systems for code	Station is in major need of repair however due to	\$ 15,386,000	Bonding	\$ 500,000	\$ 2,000,000	\$ 7,500,000	\$ 5,386,000		
3	Fire Dept	Building	Fire Station #10 & Wires Div (Dedham St) rebuild w/added	Project addresses aging building systems, code upgrades, access and accommodations for female firefighters.	Station is in major need of repair.	\$ 6,372,000	Bonding	\$ 1,000,000	\$ 5,372,000				
4	Schools	Building	Cabot School Renovation	FY14 feasibility study. Project will address aging systems, access, sprinklers, and space needs. Include		\$ 45,000,000	Bonding /MSBA		\$ 1,000,000	\$ 2,500,000	\$ 25,000,000	\$ 16,500,000	
5	Public Buildings	Building	Energy Efficiency Upgrades to City/School Buildings	Project includes energy conservation measures at Library, Franklin, Underwood, Cabot Schools thru NSTAR		\$ 3,000,000	Energy Stabiliztn Fund	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
6	Schools	Building	Zervas School - Renovation/ Replacement	FY14 feasibility study. Project to address space needs due to growing enrollment, bldg systems, access.		\$ 40,000,000	Bonding /MSBA	\$ 1,000,000	\$ 5,000,000	\$ 25,000,000	\$ 9,000,000		
9	Library	Building	Newton Free Library - Mechanical Upgrades	Interior air handler replacement, pneumatic DDC controls conversion, replace chiller controls, repair/restore		\$ 1,100,000	Bonding		\$ 500,000	\$ 300,000	\$ 300,000		
10	Police	Building	Police Headquarters - Mechanical Upgrades	Replace Roof Top Mechanical equipment that is beyond its useful life. Currently requires a lot of maintenance	Replace Roof Top Mechanical equipment that is	\$ 300,000	Bonding		\$ 300,000				
13	Schools	Building	Horace Mann School - Electrical/ Emergency Generator	Replace emergency generator with smaller unit and install battery back-up emergency egress lighting system.		\$ 150,000	Bonding		\$ 150,000				
14	DPW/ Water	Building	Water/Utilities Department - Mechanical Upgrades	Install CO/NOx detection system for garage so that the detection of gas energizes the existing exhaust fans.	Remove and replace non-functioning	\$ 77,650	Enterprise Funds		\$ 77,650				
15	Fire Dept	Building	Fire Station #1, Newton Corner - Replace Emergency	Replace emergency electrical generator (30kW, 208Y/120V, 3-Phase, 4-Wire) and transfer switch which are at the	Replace ground floor electrical panelboards with	\$ 127,500	Bonding		\$ 127,500				
20	Public Buildings	Building	City Hall - Plumbing and Accessibility Improvements	Upgrade toilet rooms for improved accessibility as required by code.	Repair, upgrade finishes, in all bathrooms(10ea	\$ 105,000	Bonding		\$ 105,000				
42	Public Buildings	Building	City Hall - Exterior Windows & Doors	Restore/Replace windows in phases to improve energy efficiency, functionality and comfort, and to preserve exterior	Restore/Replace windows. Repair, scrape, prepare	\$ 1,000,000	CPA Eligible		\$ 500,000	\$ 525,000			