

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, APRIL 9, 2014

Present: Ald. Crossley (Chairman), Lennon, Albright, Danberg, and Laredo

Absent: Ald. Gentile and Lappin; 1 vacancy

Also present: Ald. Blazar, Fuller, Hess-Mahan, Kalis, Leary, Norton, Rice, and Sangiolo

City staff: Carol Schein (Parks and Recreation Department), Alice Ingerson (Community Preservation Planner), Robert DeRubeis (Commissioner of Parks and Recreation), David Turocy (Commissioner of Public Works), Joshua Morse (Commissioner of Public Buildings), and Dori Zaleznik (Commissioner of Health and Human Services)

Re-appointment by His Honor the Mayor

#91-14 MARC RESNICK, 57 Westgate Road, Newton Centre, re-appointed as a member of the DESIGN REVIEW COMMITTEE for a term to expire on December 31, 2017. (60 days 05/16/14) [03-10-14 @ 3:46 PM]

ACTION: **APPROVED 5-0**

NOTE: Although Mr. Resnick was unable join the Committee to discuss his reappointment to the Design Review Committee, he is known to most of the Committee. His resume was attached to the agenda for those unfamiliar with Mr. Resnick's career and background. The Committee was pleased to reappointment Mr. Resnick and Ald. Laredo moved approval of his reappointment, which carried unanimously.

Re-appointment by the President of the Board

#98-14 PETER BARRER, 24 Hazelton Road, re-appointed as a member of the DESIGN REVIEW COMMITTEE for a term of office to expire on December 31, 2017. [02-26-14 @ 2:36 PM]

ACTION: **APPROVED 5-0**

NOTE: Mr. Barrer did not attend the meeting but as he has served on the Design Review Committee for a number of years, he is well known to the Committee members. His resume was attached to the agenda and the Committee noted that the City is lucky to have Mr. Barrer's expertise on the Committee. Ald. Danberg moved approval of the reappointment, which carried by a vote of five in favor and none opposed.

REFERRED TO PUBLIC SAFETY & TRANS AND PUBLIC FACIL COMMITTEES

#101-14 COMMISSIONER OF PUBLIC WORKS requesting discussion of proposed intersection improvements at Winchester and Boylston Streets that includes the installation of new traffic signal on westerly side of the intersection to be funded under the Mass Works Grant. [03-03-14 @ 3:03 PM]

PUBLIC SAFETY VOTED NO ACTION NECESSARY 6-0 on 04/09/14

ACTION: **NO ACTION NECESSARY 5-0**

NOTE: Commissioner of Public Works David Turocy joined the Committee to request that the Committees take no action necessary on the item due to the negative impact on traffic travelling on Winchester Street if only the one proposed traffic signal is installed without the second signal needed at the westbound ramp north of the bridge. Fay, Spofford, and Thorndike (FST), the consulting engineers for the project, ran a simulation of the intersection with the signal showing the level of service for Winchester Street decreased. Although the intersection is a public safety concern, there have only been four accidents in the past four years. However, if the intersection becomes more hazardous, the City will address the problem.

In order for the Route 9 and Winchester/Centre Street intersection to operate properly, traffic signals need to be installed both eastbound and westbound and signal coordination needs to take place between the Needham Street and Winchester Street intersection, the Route 9 and Winchester/Centre Street intersection and the Walnut Street and Centre Street intersection. Therefore, the proposed project will come back to the Board of Aldermen as part of the Needham Street reconstruction project. Commissioner Turocy added that he is not sure when the Needham Street reconstruction project will move forward. The plans for the project are at 25%. There is an additional State Transportation Improvement Program (TIP) project at 25% design, which includes the Walnut and Centre Street reconstruction. Although the City continues to advocate for swifter progress, it could be another 10 years before either of these projects is started. Therefore, it does not make sense to put in the proposed signal and leave it dark.

The City is going to lose the Mass Works grant funds, as the project is not moving forward. It was suggested that the City may be able to use the \$300,000 in Mass Work Grant funds for new sidewalks and curbing along the northwest side of Winchester Street running under bridge, as that portion of Winchester Street is heavily travelled by pedestrians. Commissioner Turocy responded that he believes that the roadway and sidewalk are State owned in that area. The City would need to get permission from the Massachusetts Department of Transportation to install the sidewalks, as well as from the State to use the grant funds for this purpose. The design for the sidewalks would need to be submitted and approved by the State and the project shovel ready by June 1, 2014 in order to use the grant funds. The Commissioner agreed to look into the possibility of a sidewalk project. With that, Ald. Danberg moved no action necessary, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#126-14 HIS HONOR THE MAYOR requesting authorization to transfer the sum of one hundred thirty-four thousand five hundred thirty-five dollars (\$134,535) from the Public Buildings Department Salaries Accounts to the Public Building Department Building Maintenance Accounts as follows:

From:	0111501-511001	\$125,000
	0111502-511002	\$2,889
	0111501-5197	\$6,636
To:	0111502-52407	\$134,525

ACTION: **APPROVED 5-0**

NOTE: Commissioner of Public Buildings Josh Morse presented the request to transfer \$134,535 to supplement the Public Building Department's maintenance accounts. The Public Buildings Department addressed a number of extraordinary maintenance issues over the course of this fiscal year, which drained the maintenance accounts. The attached list provides each of the extraordinary projects and the costs associated with projects.

There is \$134,535 available for transfer within the department's salary accounts due to attrition most of which is a result of the vacant Deputy Commissioner position. The Commissioner informed the Committee that someone had accepted the position of Deputy Commissioner of Public Buildings and would be starting in the near future.

During the next fiscal year, the Commissioner will look to address potential problems before they become extraordinary maintenance items. With that, Ald. Laredo moved approval, which carried by a vote of five in favor and none opposed.

REFERRED TO PROG & SERV, PUBLIC FACIL, AND FINANCE COMMITTEES

#127-14 COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of \$200,000 from the Community Preservation Fund to the Parks & Recreation Department for a final design and specifications to rehabilitate the Newton Highlands/Joseph Lee Playground between Winchester and Dedham Streets, as described by that department's November 2013 proposal and updated March 2014 funding request. [03/24/14 @ 3:10 PM]

PROG & SERV APPROVED 4-0-3 (Blazar, Hess-Mahan, Sangiolo abstaining on 04/09/14

ACTION: APPROVED 5-0

NOTE: The Committee met jointly with the Programs & Services Committee to discuss the request for \$200,000 in Community Preservation Act (CPA) funds for the final design and specifications for the City's Joseph Lee Playground/Newton Highlands Playground rehabilitation. Community Preservation Committee (CPC) member Thomas Turner presented the CPC recommendation for approval to the Committees. Community Preservation Planner Alice Ingerson, Commissioner of Parks and Recreation Bob DeRubeis, and Open Space Coordinator Carol Schein of the Parks and Recreation Department joined Mr. Turner. The funding recommendation is attached.

The playground is located between Upland Avenue, Winchester, Wade, and Dedham Streets. It occupies approximately 13.3 acres of land, of which 60% is open space and 40% is wooded. The park has deteriorated over the years due to lack of funding for maintenance. There is a broken underdrain system running under the park, which causes large wet areas in the park. The park is not accessible to everyone, as there are not pathways through the park. The parking for the park at the site needs to be expanded. The entrances to the park are not clearly defined and there are no amenities like restrooms, bike racks, or water fountains. In addition, all of the playground equipment has been removed from the park because it was deemed unsafe.

A master plan for the park was completed in 2007. The plan was approved by the Parks and Recreation Commission with the support of the community. In 2011, the Newton Youth Baseball, Pop Warner Football, and Newton Youth Soccer organizations funded a feasibility study to determine if all of the master plan recommendations were possible. The feasibility study recommended that the proposed master plan be implemented. The master plan would rehabilitate the park and make it accessible to all. The plan includes a multi-purpose turf field and new playground equipment, which would be funded through private donations. The plan also includes amenities such as a concession stand, restrooms, and water fountains. In addition, the plan addresses the repair or replacement of the underdrain system. The plan addresses the parking issue by adding 22 new spaces. Therefore, the Parks and Recreation Department is requesting the CPA funding to hire a designer to provide final design and cost estimates for the project. The Parks and Recreation Department would oversee the entire project.

Members of both Committees raised concern regarding how the park would be maintained after it is rehabilitated. The Parks and Recreation Department already cuts the grass. The Pop Warner Football and Newton Youth Soccer organizations would need to give an endowment for the turf maintenance. The tennis courts, basketball court, and pathways would become part of the City's capital plan. The Commissioner of Parks and Recreation and the Mayor are looking at ways to provide a funding source for playground maintenance.

There were questions related to the materials that would be used for the turf field. Commissioner DeRubeis explained that he is looking at different options for the turf infill like encapsulated sand, as an alternative to crumb rubber. The Commissioner assured the Committees that crumb rubber would not be used. The choice for infill will be made when the final design is complete. The Board of Aldermen will have an opportunity to consider the turf field materials specified when the request for funding for construction is submitted to the Board of Aldermen.

Ald. Laredo moved approval of the item in Public Facilities, which carried unanimously. Ald. Rice moved approval of the item in Programs & Services, which carried by a vote of four in favor and three abstentions. Ald. Blazar, Hess-Mahan, and Sangiolo abstained, as they wanted further information on the planned materials for the turf fields.

Chairman's Note: Aldermanic members of the Zervas Working Group provided an update on the Zervas Elementary School project. The School Department's Deputy Superintendent/Chief Administrative Officer Sandy Guryan provided an update on all of the elementary school projects, which is attached.

The Zervas Elementary School Project is complicated, as it seems clear that the school site needs to be expanded to better accommodate a larger school. The City would like to purchase three properties along Beacon Street that abut the school property. The Administration is currently in discussions with those property owners. The discussions are friendly and none of the properties owners has stated that they are unwilling to sell. It looks hopeful that the City may be able to purchase the properties without looking at the eminent domain option.

Although the larger school could work on the smaller site, it would create additional traffic issues in the area. A larger site would alleviate many of the traffic issues. There are groups of citizens that are unhappy with the size of the school. If the City cannot acquire the three properties, the school size will be a larger issue. The Aldermen will have an opportunity to look at conceptual designs for the school for both the expanded site and the “as is” site at the School budget meeting on April 16, 2014.

All other items before the Committee were held without discussion. The meeting was adjourned at 9 PM.

Respectfully submitted,

Deborah Crossley, Chairman

3/19/2014

PUBLIC BUILDINGS DEPARTMENT FY 14 EXTRAORDINARY MAINTENANCE ITEMS, ACCOUNT #01-115-02-52407, SUPPLEMENTAL REQUEST

ITEM #	PROJECT DESCRIPTION	COST
1	Elliot Street Garage Overhead Door Replacement	\$ 11,400
2	Hawthorn Field House Condensate Return Line Replacement	\$ 15,300
3	Hawthorn Field House Additional Boiler Replacement Work	\$ 12,535
4	Crafts Street Salt Shed Fence Replacement on Prescott Street	\$ 8,500
5	Fire Station #3 & Fire Headquarters UST Repairs/Temp Tank	\$ 14,657
6	Fire Station #1 Boiler Repairs	\$ 7,723
7	Police Garage Overhead Ceiling Heater Replacement	\$ 11,500
8	Police Headquarters HVAC issues	\$ 13,700
9	Albemarle Road Electrical Repairs due to car accident	\$ 19,220
10	Upper Falls Community Center Steamleak in crawl space	\$ 10,000
11	Police Firing Range HVAC Additional Repairs	\$ 10,000

Total Request \$ 134,535

Transfer of Funds:

\$ 125,000	from	01-115-01-511001, Administrative	to	-115-02-52407
\$ 2,899	from	01-115-02-511002, Craftsmen Salaries	to	-115-02-52407
\$ 6,636	from	1-115-01-5197, Current Year Salary Reserve	to	-115-02-52407

\$ 134,535



Setti D. Warren
Mayor

City of Newton, Massachusetts

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

#127-14

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

Community Preservation Committee FUNDING RECOMMENDATION for Newton Highlands Playground Rehabilitation Design

DOCKET
ITEM

date: 1 April 2014

from: Community Preservation Committee

to: The Honorable Board of Aldermen

PROJECT GOALS & ELIGIBILITY

This project will create a final design and biddable specifications to rehabilitate the Newton Highlands/Joseph Lee Playground at Winchester and Dedham Streets, by improving the site's accessibility and aesthetics, upgrading its active recreation facilities, and providing passive recreation access to the wooded area. This park is ideally located to provide badly needed recreation opportunities for Newton residents of all ages, but it is currently underutilized because of poor drainage, outdated facilities and a lack of paths or trails.

This project is eligible for funding under the Community Preservation Act as the rehabilitation of land for outdoor recreation. Both the Parks & Recreation Commission and the Parks & Recreation Department have identified this project as their own top priority for CPA funding.

The 2008 CPA-funded Master Plan for this community park was approved by the Parks & Recreation Commission after extensive community meetings. The Parks & Recreation Department has committed to holding an additional informational meeting to update the community about the project going forward.

RECOMMENDED FUNDING

On 20 March 2014 by a unanimous vote of 8-0 (member Dan Green absent), the Community Preservation Committee recommended appropriating the requested \$200,000, based on this summary budget:

Newton Highlands/Joseph Lee Playground Rehabilitation – Design Phase				
Uses		Sources		% of total
Total design cost	\$320,000	CPA funds	\$200,000	63%
		Private donations	\$120,000	37%
Total	\$320,000	Total	\$320,000	100%

SPECIAL ISSUES CONSIDERED BY THE CPC

Matching funds from non-CPA sources: The CPC considered this design funding request in the context of an expected future request for construction funding. Of the total \$3,791,800 cost for all phases, the Parks & Recreation Department expects to request 61.9% from CPA funds and to cover 38.1% from other sources, including significant contributions from Newton's youth leagues for soccer, baseball and football. While making no commitment to recommending construction funds, the CPC found the project's total intended, relatively high proportion of non-CPA funds one compelling reason to support at least the design phase.

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov phone 617.796.1144

SPECIAL ISSUES CONSIDERED BY THE CPC (cont'd)

Parking: The CPC shared the interest expressed by many park users in improving public access and parking at this site. The Parks & Recreation Department has committed to addressing both concerns in the final design, if possible without adding impermeable surface within the park's current perimeter.

Project components not using CPA funds: CPA funds will not be used for the design or construction of two specific components of this project: artificial turf and the playground/play structures. Funding for artificial turf is prohibited under the Community Preservation Act. Newton's criteria for CPA funding of recreation projects, submitted by the Parks & Recreation Department and endorsed by the CPC in February 2013, state that "projects should not request CPA funds for play equipment or related safety surfacing."

Schedule: This recommended design funding may be made available too late for a construction funding request based on the completed design to be submitted by the upcoming 1 October 2014 proposal deadline. The CPC therefore agreed to consider a construction funding request for this park after that deadline, without committing in advance to recommending funding for that phase of the project.

ADDITIONAL RECOMMENDATIONS (*funding conditions*)

1. The recommended CPA funds should be appropriated to the control of the Commissioner of Parks & Recreation from the Community Preservation Fund's general/ unrestricted fund balance and should be allocated 100% to recreation.
2. No CPA funds should be expended for design until the Parks & Recreation Department has submitted to the CPC written documentation showing that all funds required to complete this phase of the project have been committed.
3. The Parks & Recreation Department will provide project updates to the CPC and Board of Aldermen upon request, including reports on the progress of community fundraising and documentation showing that CPA funds were not spent to design the artificial turf field or playground/play structures.
4. Any portion of the Community Preservation Fund grant not used for the purposes stated herein will be returned to the Newton Community Preservation Fund.
5. Before submitting any construction funding request, the Parks & Recreation Department will obtain all required reviews and approvals of the final design, including from the Conservation Commission and the Design Review Committee.
6. Any construction funding request for this park submitted to the CPC will briefly summarize and explain any differences between the final design and the 2008 CPA-funded master plan for the same park.

KEY OUTCOMES

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

1. completion of the final design without the need for any additional CPA funding
2. submission by winter 2014-15 of a construction funding request based on professional cost estimates for the scope of work in the completed final design

ATTACHMENTS

(delivered to the clerks of the Programs & Services, Public Facilities and Finance Committees)

- CPC webpage for this project, with links to documents listed below as well as additional project information: www.newtonma.gov/gov/planning/cpa/projects/upperfalls.asp#Highlands
- Final funding request and overall project budget (March 2014)
- Original Proposal (November 2013), with supporting documentation
- Letters of support submitted as part of the proposal
- Additional written community feedback submitted directly to the CPC

NEWTON PUBLIC SCHOOLS

100 Walnut Street, Newtonville, MA 02460

AREA CODE (617) 559-9025

Memorandum

TO: David Fleishman, Superintendent
School Committee

FROM: Sandra Guryan, Deputy Superintendent/Chief Administrative Officer

DATE: April 7, 2014

RE: Angier Elementary School Project
Carr School Swing Space Project
Zervas Elementary School Project
Cabot Elementary School Project

This update addresses information on the Angier Elementary School project, the Carr School swing space project, the Zervas Elementary School project, and the Cabot Elementary School project.

I. Angier Elementary School Project

The Design Review Committee (DRC) reviewed and certified the construction bid documents for the Early Site Work Package, GMP#1 (Guaranteed Maximum Price) at their March 19, 2014 meeting in accordance with Section 5-54 (c) of the City ordinance. In order to facilitate the start of building construction, on March 24, 2014 W.T. Rich, the project's Construction Manager-At Risk, released this package for bidding by subcontractors. Early site work will be comprised of site preparation, selective site and building demolition, construction of a retaining wall abutting the MBTA property and protection and monitoring of abutters.

A contractor site visit for prospective bidders was held on April 1, 2014. The bids for GMP #1 will be submitted by W.T. Rich to the City for review in mid-April 2014 and execution by the end of April 2014. The award of GMP#1 will allow the selected sub-contractors to purchase materials and mobilize their crews to begin work as soon as the school is closed. The execution of the early site work package allows for the earliest possible start of construction of the school building and thus timely completion of the project. Construction on the early site work is anticipated to begin at the end of June 2014.

The project team held a joint status update meeting of the Angier School Building Committee (ASBC) and Design Review Committee (DRC) on April 3, 2014. This meeting also included a preliminary update on traffic planning for offsite improvements. This work will continue, led by the City's Director of Transportation. The DRC will receive another status update, including information on energy utilization, on April 16, 2014. As construction is about to begin, the Angier Working Group is setting up monthly community meetings to discuss construction operations. The meetings will be held on the second Thursday of every month at 7:00 pm prior to

the Waban Area Council meeting which is held at the Brigham House at 20 Hartford Street in Newton Highlands. The first meeting will be held on May 8, 2014.

Key upcoming dates are as follows:

April 16, 2014	DRC construction document progress review with a focus on energy use
May 8, 2014	Community update on construction operations

II. Carr School Swing Space Project

Building construction is on schedule. The new windows have been installed and they are both in keeping with the original style and highly energy efficient. Interior painting continues throughout the building and is approximately 45% complete. Once painting is complete, installation of flooring will begin. Interior mechanical, electrical, plumbing and fire protection work is ongoing. The elevator addition is complete and the elevator cab is in place and will be operable by May 2014. Installation of classroom lighting fixtures is completed at the mock-up room. Installation of toilet room tiles is well underway and when all are complete the installation of plumbing fixtures will begin. The new exterior doors are on site and installation has commenced. The majority of the HVAC units will be delivered the week of April 7, 2014 and installation will follow. The new generator is on site. The Parks and Recreation Department is working on a plan to relocate the playground equipment from the Angier School to the Carr School once school is dismissed for the summer. On April 10, 2014, the aldermen and school committee members that represent the Carr community are holding a community update meeting to discuss transportation and parking planning issues.

III. Zervas Elementary School Project

The Zervas School Building Committee (ZSBC) and Design Review Committee (DRC) met on April 3, 2014 to review and evaluate feasibility site options on the Zervas site and an expanded site being explored by the City. These options were prepared by the Design Partnership of Cambridge, the project's architects. The options include the existing site and an expanded site. The meeting was open to the public and flyers announcing the meeting were distributed to the parent community. The meeting was also televised live on NewTV. Members of the public attended the meeting and were invited to ask questions and to provide input on the site options. The public comments and the input from members of the School Building Committee and Design Review Committee yielded a variety of helpful questions and suggestions, in particular about the placement of the proposed building on the site, the need for a gathering space, and the best mix of parking, play and green space. The educational program is fully met in all the initial site options. In the next few weeks more work will be completed on the site options with the goal of having a preferred site option selected in May 2014. Plans are being made for updates to various committees and boards in the weeks ahead.

For more information, including materials such as the educational program, feasibility site options and selection matrix, please use the following link to access the project page:

[Zervas Project Page](#)

IV. Cabot Elementary School Project

On March 26, 2014, the MSBA Board of Directors voted to invite the Cabot Project into the feasibility study phase. As a result, meetings of the Cabot Working Group and joint meetings of the Cabot School Building Committee (CSBC) and Design Review Committee (DRC) will begin. The working group has set preliminary plans to meet on April 10, 2014 and for the CSBC/DRC to meet on April 17, 2014. The first meeting of the CSBC/DRC will be an organizing meeting to introduce members to each other and to the working group as well as to provide an overview of the MSBA building construction process.

As required by the MSBA, the feasibility phase's initial focus will be on hiring an owner's project manager (OPM). The Request for Services (RFS) must be finalized by April 22, 2014. As with the Angier School Project, procurement of the OPM will require the melding of the MSBA process with Newton's city procedures and MSBA requirements. After the city receives applications, interviews will be held by the City's Designer Selection Committee (DSC). After the City has selected OPM and negotiated a contract, information on the selection process, indicating the City's selected OPM, must be submitted to the MSBA's OPM Review Panel for approval. Once hired, the OPM will assist in designer selection which is handled through the MSBA's Designer Selection Panel. The feasibility study will begin after the designer is hired.

Key upcoming target dates are as follows:

April 8, 2014	Submit Draft OPM RFS to MSBA for review and comment
April 11, 2014	Draft OPM RFS distributed to CSBC/DRC for review
April 17, 2014	CSBC/DRC meeting and vote to advertise OPM RFS and to utilize the City's DSC selection process
April 22, 2014	Finalize RFS for OPM with MSBA/submit to Central Register
April 30, 2014	RFS for OPM appears in Central Register and Newspaper
May 14, 2014	OPM responses due to City
May 21, 2014	DSC develops short-list of OPM respondents for interviews
May 28, 2014	DSC conducts interviews; ranks top 3 finalists to submit to Mayor
	DSC ranks top 3 OPM finalists and submits to Mayor
June 2-8, 2014	Negotiate with selected OPM respondent
June 11, 2014	Submit final OPM selection to MSBA
July 7, 2014	MSBA OPM Panel Review, if required
July 8, 2014	OPM contract executed