

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, SEPTEMBER 11, 2013

7 PM
Room 209

ITEMS SCHEDULED FOR DISCUSSION:

Public hearing assigned for September 11, 2013:

#283-13 NSTAR ELECTRIC petitioning for a grant of location to install 368' ± of conduit in SPIERS ROAD from an existing manhole 68' ± in a westerly direction thence turning onto TOCCI PATH continuing 300' ± in a northwesterly direction and to install Manhole #MH29679 in Tocci Path. (Ward 8) [08/02/13 @ 11:27 AM]

Public hearing assigned for September 11, 2013:

#284-13 NSTAR ELECTRIC petitioning for a grant of location to install 332' ± of conduit in SPIERS ROAD from an existing manhole 50' ± in a westerly direction thence turning onto AVERY PATH continuing 282' ± in a northwesterly direction and to install Manhole #MH29680 in Avery Path. (Ward 8) [08/05/13 @ 10:24 AM]

Public hearing assigned for September 11, 2013:

#285-13 NSTAR ELECTRIC petitioning for a grant of location to install 334' ± of conduit in SPIERS ROAD from an existing manhole 50' ± in a northerly direction thence turning onto CAVANAUGH PATH continuing 284' ± in a northwesterly direction and to install Manhole #MH29678 in Cavanaugh Path. (Ward 8) [08/05/13 @ 10:24 AM]

Public hearing assigned for September 11, 2013:

#303-13 NSTAR ELECTRIC COMPANY petitioning for a grant of location to relocate Pole #466/5 on the northwesterly side of SALISBURY ROAD 296 ± northeast of Cabot Street. (Ward 2) [08/12/13 @ 4:40 PM]

Public hearing assigned September 11, 2013:

#286-13 DESIGN REVIEW COMMITTEE petitioning, pursuant to Sec 5-58, for site plan approval of a new 75,000 SF elementary school to be located on the existing Angier Elementary School site at 1697 Beacon Street. [08/05/13 @ 2:21 PM]

The location of this meeting is handicap accessible, and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, please contact the Newton ADA Coordinator Joel Reider, 617-796-1145, via email at JReider@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

- #232-10(2) COMMISSIONER OF PUBLIC WORKS requesting the relocation of an easement from the Trustees of Boston College to the City of Newton for drain and sewer lines in Section 63, Block 9, Lot 2 (Boston College Middle Campus) originally granted in 1917 and relocated in 2010 under Board Order # 232-10 to conform to the actual location of the sewer and drain lines. [08/02/13 @ 2:23 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #83-10(2) COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of six hundred forty-one thousand dollars (\$641,000) from the Community Preservation Fund to the Public Buildings Department to complete the revised Museum Archives, Accessibility, and Fire Suppression project, as described in the Committee's July 2013 recommendation, in addition to the \$101,345 appropriated for the project through Board Orders # 147-08 and #83-10. [07/23/13 @ 1:46 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #322-12(4) HIS HONOR THE MAYOR requesting authorization to amend the Fiscal Year 2014 Budget Board Order #322-12(2) for the Public Buildings Department by reducing the Municipal Building Maintenance – Building Improvements line item by one hundred fifty thousand dollars (\$150,000) and increasing the Municipal Building Maintenance – Public Buildings R&M by one hundred fifty thousand dollars (\$150,000) in order to create a non-lapsing account for small capital projects. [08/05/13 @ 1:59 PM]

ITEMS NOT SCHEDULED FOR DISCUSSION:

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]
- #202-13 ALD. JOHNSON requesting an update from the Department of Public Works on the education and marketing campaign of recycling in the City of Newton. [05/20/13 @ 11:04 PM]
- #163-12 ALD. CROSSLEY AND SALVUCCI requesting discussion with the Department of Public Works to review prioritization of snow and brush storage sites across the city and to remove the Nahanton Park site from the list in order to facilitate location of the temporary fire station while Station #10 (Dedham Street) is under construction. [04/25/13 @ 4:30 PM]
- #152-13 ALD. ALBRIGHT requesting a discussion with the Department of Public Works regarding the new LED streetlight pilot. [04/01/13 @ 8:53 AM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

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

REFERRED TO PUB. FACIL., PROG. & SERV. AND FINANCE COMMITTEES

- #138-13 HIS HONOR THE MAYOR requesting authorization to appropriate an amount that is yet to be determined from bonded indebtedness for the purpose of funding the Carr School renovation project. [03/25/13 @ 3:58 PM]
- #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]
- #112-13 VERIZON NEW ENGLAND, INC. petitioning for a grant of location to relocate Pole # 78/4 on WILLIAMS STREET northerly 65'± from its current location in order to relocate service to a customer. (Ward 3) [02/27/13 @ 9:35 PM]
- #11-13 ALD. YATES requesting that His Honor the Mayor apply to the United States Environmental Protection Agency for designation as a Green Power Partner in addition to its designation by the Massachusetts Office of Energy Resource as a Green Power Community. [12/14/12 @ 3:03 PM]

REFERRED TO PROGRAMS & SERV. AND PUBLIC FACILITIES COMMITTEES

- #315-12 ALD. FULLER, RICE AND GENTILE of the Angier School Building Committee providing updates and discussion on the Angier School Building project as it develops through the site plan approval process. [10-02-12 @ 3:37PM]
- #301-12(2) PUBLIC FACILITIES COMMITTEE requesting updates on the progress of the Carr School Renovation Project.

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #257-12 RECODIFICATION COMMITTEE recommending (1) review of the Fees, Civil Fines/Non-Criminal Disposition contained in Chapter 17 LICENSING AND PERMITS GENERALLY and Chapter 20 CIVIL FINES/NON-CRIMINAL DISPOSITION CIVIL FINES to ensure they are in accordance with what is being charged and (2) review of the acceptance of G.L. c. 40 §22F, accepted on July 9, 2001, which allows certain municipal boards and officers to fix reasonable fees for the issuance of certain licenses, permits, or certificates.

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]
- #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.
- #99-12 ALD. LAREDO, ALBRIGHT, CROSSLEY & KALIS requesting a discussion with His Honor the Mayor regarding the creation of a long-range master plan (20-25 years) regarding the means, methods, timing, and coordination to address the City's complete infrastructure needs, including but not limited to school buildings, fire stations, other municipal buildings, streets, sidewalks, trees, playgrounds and other recreational facilities, water, stormwater, and sewer systems, and all other facilities and infrastructure identified in the city's recent capital assessment. The master plan should be comprised of specific plans from individual departments and at a minimum, the master plan should (a) identify those infrastructure needs and (b) present a phased plan, with identifiable funding sources for meeting those needs. [04-04-12 @ 10:30 PM]

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]

#138-11 ALD. CROSSLEY AND SCHNIPPER requesting a report from the Department of Public Works regarding the energy use and maintenance costs for the City's streetlights and gaslights and costs/payback associated with recommended energy efficiency measures. [04-21-11 9:08 AM]

REFERRED TO PS&T AND PUBLIC FACILITIES COMMITTEE

#41-11 ALD. JOHNSON, LENNON AND DANBERG requesting discussion of the elimination, except during snow emergencies, of the overnight parking ban which is in effect from November 15 through April 15. [01/18/11 @ 9:00 PM]

REFERRED TO PROG & SERV AND PUBLIC FACILITIES COMMITTEES

#245-10 ALD. SCHNIPPER AND SANGIOLO requesting discussion with National Grid regarding the possible damage to trees as a result of gas leaks. [09/01/10 4:00 PM]

#223-10 ALD. YATES & ALBRIGHT requesting updates on the status of the reconstruction of the Needham/Newton Street corridor, which include details on the reconstruction funding, plans for the revitalization of the area, and plans for the implementation of transportation improvements. [07/15/10 @ 1:02 PM]

#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,

Anthony J. Salvucci, Chairman

PETITION FOR GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Public Works Department for a preliminary review before the applicant files the petition with the Board of Aldermen. The comments of the Public Works Commissioner will be part of the record submitted to the Board of Aldermen. Upon filing with the Board of Aldermen, the petition will be scheduled for a public hearing before the Public Facilities Committee of the Board of Aldermen. The petitioner is responsible for insuring that the petition is complete and all required materials are in order for review. Attached please find the City Engineer's Standard Requirements for Plans.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to Clerk of the Board's Office
2. Engineering Division of Public Works conducts preliminary review and provides written comments (estimated timeframe two weeks)
3. If there is no conflict, the Public Works Department files Petition Form with the Clerk of the Board. Petitioner has the right to file contested petition form to the Clerk of the Board.
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for final decision

RECEIVED
 NEWTON CITY CLERK
 2013 JUN -2 AM 11:28
 Date: 6/21/13, 10:10
 Newton, MA 02459

Questions may be directed to:

Shawna Sullivan, Committee Clerk, 796-1213
John Daghlian, City Engineer, 796-1029

I. IDENTIFICATION (Please Type or Print Clearly)

Company Name NSTAR Electric

Address 200 CIVIL Street
Waltham, MA 02453

Phone Number 617-369-6421

Fax Number 617-369-6328

Contact Person Margaret Carroll

Title Right of Way Agent

Signature Mallory Campbell
Person filing application

Date 7-29-13

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

II. DESCRIPTION OF PROJECT: to be completed by petitioner

#283-13

A. Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

Spiers Road - At gnd easterly from Tocci Path a distance of about 68'± feet - Conduit

Tocci Path - At gnd Northwestly from Spiers Road a distance of about 300'± feet - Conduit Install one (1) New manhole # 79679
WP# 1925226

B. Attach a sketch to provide a visual description of the project. If plans are attached, provide:

Title of Plan Tocci Path gnd Spiers Road Date of Plan _____

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department _____

Check One:

Minor Project

Major Projects

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

Certified Plot Plan

Stamped Plans

RECEIVED
Newton Civil Division
2013 AUG 2 AM 11:28
David A. Johnson, ONC
Newton, MA 02459
Latera

DATE AND COMMENTS:

8/15/13
1. Street opening permit required from City of Newton
2. Notify Engineering 48 hours prior to work
3. Police detail required
L. Taruma S. O'Shea

RECOMMENDATIONS:

1. 36" minimum cover on all trenches
2. Backfill in street shall be excavatable flowable fill
3. Bituminous concrete roadways shall be replaced in kind to City of Newton Specifications.
4. Concrete sidewalk panels & concrete curb damages shall be replaced in kind and grade to City of Newton Specifications.
5. Trees shall be protected from any damage.
6. Traffic shall be maintained

IV. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

[Signature]
Commissioner, Public Works

8/15/13
Date



200 Calvary Street
Waltham, Massachusetts 02453

July 26, 2013

Board of Aldermen
City Hall
Newton, MA 02159

RE: Spiers Road and Tocci Path
Newton, MA
W.O. #1925226

RECEIVED
Newton City Clerk
2013 AUG - 2 AM 11: 27
David A. Olson, CMC
Newton, MA 02459

Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install approximately 368± feet of conduit and install one (1) new manholes #29679, @ Spiers Road and Tocci Path, Newton.

This work is being done to replace existing direct buried cable with a new manhole and conduit system.

This work is necessary to improve reliability to this section of Newton.

If you have any further questions, contact Maureen Carroll @ (617) 369-6421. Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

William D Lemos-Supervisor
Rights & Permits

WDL/amw
Attachments

PETITION OF NSTAR ELECTRIC COMPANY FOR LOCATION FOR CONDUITS AND MANHOLES

To the **Board of Aldermen** of the City of **Newton** Massachusetts

Respectfully represents NSTAR ELECTRIC COMPANY a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the Board may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located substantially as shown on the plan made by **A. DeBenedictis** Dated **07-11-13** and filed herewith, under the following public way or ways of said City:

Spiers Road- At and easterly from Tocci Path a distance of about 68'± feet - conduit

Tocci Path - At and northwesterly from Spiers Road a distance of about 300'± Feet - conduit

Install one (1) new manhole #29679

(WO.# 1925226)

NSTAR ELECTRIC COMPANY

By: William D. Lemos
William D. Lemos, Supervisor
Rights and Permits

RECEIVED
NEWTON CITY CLERK
2013 AUG -2 AM 11:28
David A. Olson, Clerk
Newton, MA 02459

Dated this 25th of July, 2013

City of Newton, Massachusetts

Received and filed _____, 2013

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES #283-13

City of Newton Massachusetts, _____, 2013

In Board of Aldermen

WHEREAS, NSTAR ELECTRIC COMPANY has petitioned for permission to construct a line for the transmission of electricity for lighting, heating, or power under the public way or ways of the City hereinafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that NSTAR ELECTRIC COMPANY be and hereby is granted permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said City:

- Spiers Road-** At and easterly from Tocci Path a distance of about 68'± feet - conduit
- Tocci Path -** At and northwesterly from Spiers Road a distance of about 300'± Feet - conduit

Install one (1) new manhole #29679

(WO.# 1925226)

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on a plan made by DeBenedictis Plan dated 07-11-13
2. Said Company shall comply with the requirements of existing ordinances and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.

3. All work shall be done to satisfaction of the Board of Aldermen or such officer or officers as it may appoint to supervise the work.

A True Record. Attest: _____
City Clerk

Approved _____ 2013

Mayor

CERTIFICATE

I hereby certify that the foregoing Order was adopted after due notice and public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.) and any additions thereto or amendments thereof, to wit:--after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the City Clerk to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation and a public hearing held on the ___ day of _____ 2013, at Board of Aldermen in the said City

City Clerk

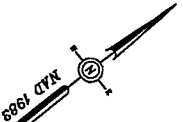
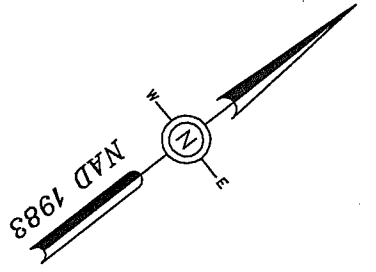
CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the Board of Aldermen of the City of Newton Massachusetts duly adopted on the _____ day of _____, 2013 and recorded with the records of location Orders of said City. Book _____ Page _____ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____

Clerk of City of Newton, Massachusetts

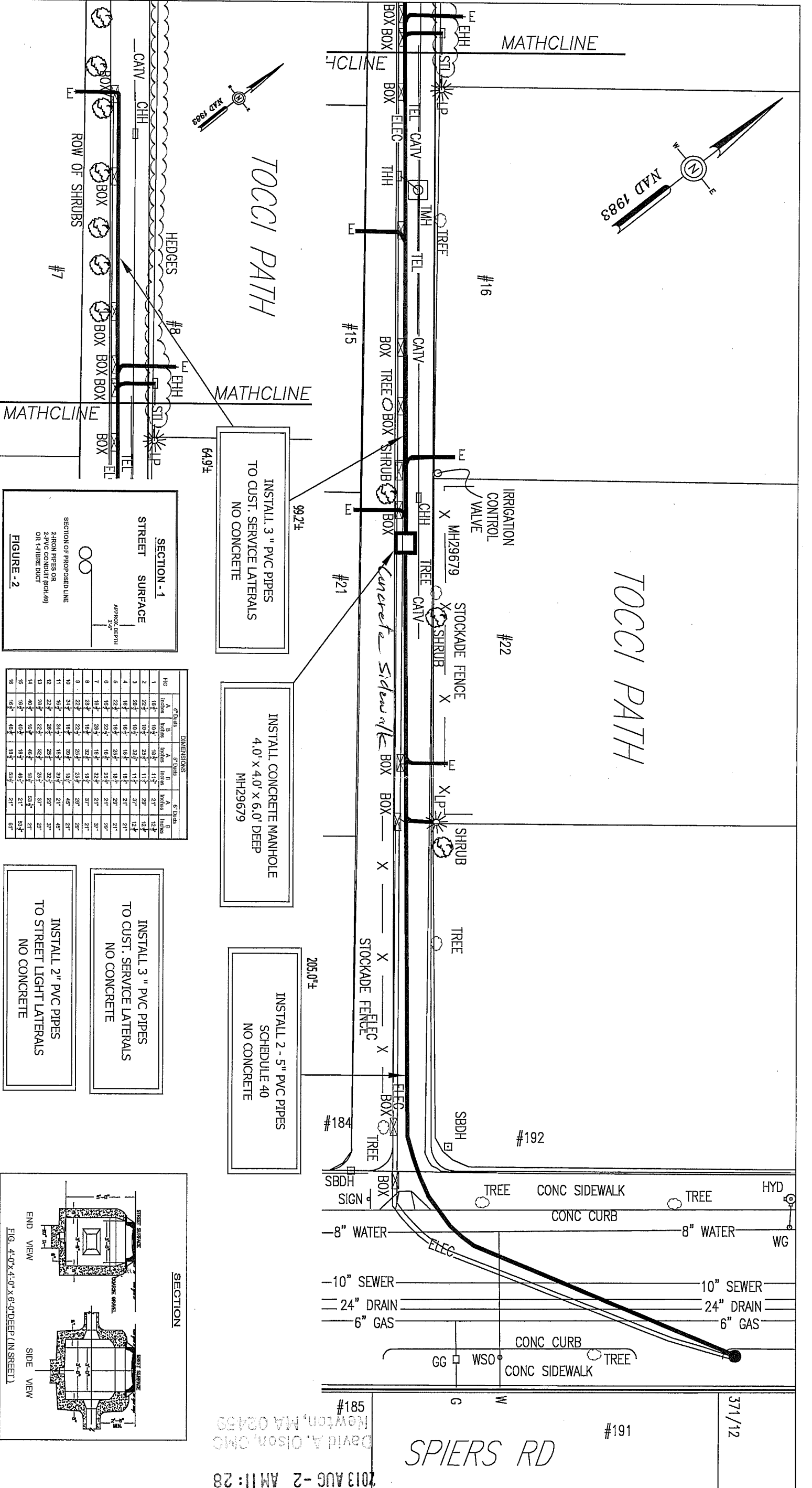
RECEIVED
2013 AUG - 1
AUG: 28
DAVID A. ISCOZZI
NEWTON, MASS.



TOCCI PATH

TOCCI PATH

SPIERS RD



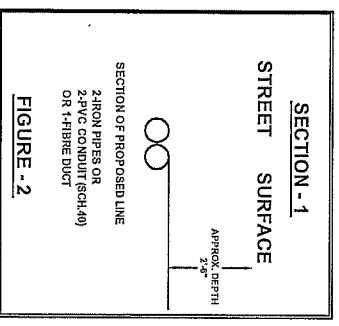
INSTALL 3" PVC PIPES TO CUST. SERVICE LATERALS NO CONCRETE

INSTALL CONCRETE MANHOLE 4.0' x 4.0' x 6.0' DEEP MH29679

INSTALL 2.5" PVC PIPES SCHEDULE 40 NO CONCRETE

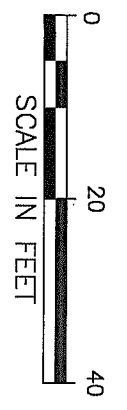
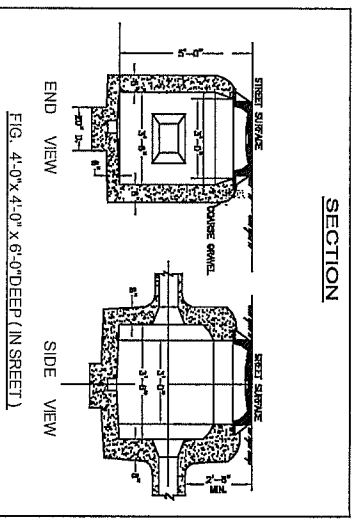
INSTALL 3" PVC PIPES TO CUST. SERVICE LATERALS NO CONCRETE

INSTALL 2" PVC PIPES TO STREET LIGHT LATERALS NO CONCRETE



DIMENSIONS

| FIG | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z |
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| 18 | 16" | 40" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" | 16" |



S:\SHARED\IMAGE\BASELINS\NEW\SPIERSA.dwg

BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION, NEITHER NSJAR ELECTRIC & GAS CORPORATION NOR ITS AFFILIATES, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES OR AGENTS SHALL BE LIABLE FOR ANY LOSS OR INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT, TO THE MAXIMUM EXTENT ALLOWED BY LAW, YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO RELEASE, INDEMNIFY AND HOLD NSJAR ELECTRIC & GAS CORPORATION HARMLESS FROM THE INFORMATION CONTAINED HEREIN. YOU AGREE TO REPRESENT A SURETY, MAY NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE INFORMATION EITHER EXPRESSED OR IMPLIED. UNAUTHORIZED ATTEMPTS TO MODIFY THE INFORMATION OR USE THE INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.

MASS. LAW
REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIS-SAFE: 1-888-944-7233

NSJAR ELECTRIC
A Northeast Utilities Company
1185 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125

Plan of TOCCI PATH AND SPIERS ROAD
NEWTON

Showing PROPOSED MANHOLE & CONDUIT LOCATIONS

Scale: 1" = 20'
SHEET: 1 of 1
Date: JULY 11, 2013

2013 AUG -2 AM 11: 28
David A. Olson, OMC
Newton, MA 02459

RECEIVED
Newton City Clerk

PETITION FOR GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Public Works Department for a preliminary review before the applicant files the petition with the Board of Aldermen. The comments of the Public Works Commissioner will be part of the record submitted to the Board of Aldermen. Upon filing with the Board of Aldermen, the petition will be scheduled for a public hearing before the Public Facilities Committee of the Board of Aldermen. The petitioner is responsible for insuring that the petition is complete and all required materials are in order for review. Attached please find the City Engineer's Standard Requirements for Plans.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to Clerk of the Board's Office
2. Engineering Division of Public Works conducts preliminary review and provides written comments (estimated timeframe two weeks)
3. If there is no conflict, the Public Works Department files Petition Form with the Clerk of the Board. Petitioner has the right to file contested petition form to the Clerk of the Board.
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen a final decision

RECEIVED
Newton City Clerk
AUG 5 AM 10:20
City Clerk's Office
Newton, MA 02459

Questions may be directed to:

Shawna Sullivan, Committee Clerk, 796-1213
John Daghlian, City Engineer, 796-1029

I. IDENTIFICATION (Please Type or Print Clearly)

Company Name NSTAR Electric

Address 200 CSHUPTON Street
Waltham, MA 02453

Phone Number 617-369-6421

Fax Number 617-369-6328

Contact Person Maureen Carroll

Title Right of Way Agent

Signature Maureen Carroll
Person filing application

Date 7-29-13

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

II. DESCRIPTION OF PROJECT: to be completed by petitioner

#284-13

A. Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

Spiers Road - At end easterly From Avery Path a distance of about 50' feet - Conduit
Avery Path - At end northwesterly From Spiers Rd a distance of about 282' feet - Conduit - Install one CU
WO # 1925226
New manhole # 29686

B. Attach a sketch to provide a visual description of the project. If plans are attached, provide:

Title of Plan Avery Path and Spiers Road Date of Plan 7-10-13

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department _____

Check One:

Minor Project

Major Projects

Lateral

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

Certified Plot Plan

Stamped Plans

DATE AND COMMENTS:

8/15/13
1. Street opening permit required from City of Newton
2. Notify Engineering 48 hours prior to work
3. Police detail required
J. Tarema G.J. O'Shea

RECOMMENDATIONS:

1. 36" minimum cover on all trenching
2. Backfill in street shall be excavatable flowable fill.
3. Bituminous concrete roadway shall be replaced in kind to City of Newton specifications.
4. Concrete sidewalk panels & concrete curbs damaged shall be replaced in kind and grade to City of Newton specifications.
5. Handicap ramp shall be replaced, if damaged, to ADA, Architectural Access Board, and City of Newton specifications.
6. Trees shall be protected from any damage.
7. Traffic shall be maintained.

IV. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

J. Tarema
Commissioner, Public Works

8/15/13
Date



200 Calvary Street
Waltham, Massachusetts 02453

July 26, 2013

Board of Aldermen
City Hall
Newton, MA 02159

RE: **Spiers Road and Avery Path**
Newton, MA
W.O. #1925226

Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install approximately 332± feet of conduit and install one (1) new manholes, #29680 in Spiers Road and Avery Path, Newton.

This work is being done to replace existing direct buried cable with a new manhole and conduit system.

This work is necessary to improve reliability to this section of Newton.

If you have any further questions, contact Maureen Carroll @ (617) 369-6421. Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "William D Lemos".

William D Lemos-Supervisor
Rights & Permits

WDL/amw
Attachments

PETITION OF NSTAR ELECTRIC COMPANY FOR LOCATION FOR CONDUITS AND MANHOLES

To the **Board of Aldermen** of the City of **Newton** Massachusetts

Respectfully represents NSTAR ELECTRIC COMPANY a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the Board may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located substantially as shown on the plan made by **A. DeBenedictis** Dated **07/10/13** and filed herewith, under the following public way or ways of said City:

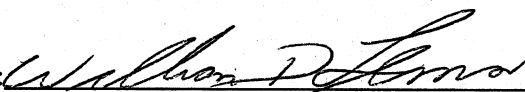
Spiers Road - At and easterly from Avery Path a distance of about 50'± - feet conduit

Avery Path - At and northwesterly from Spiers Road a distance of about 282'± feet - conduit

Install one (1) new manhole #29680

(WO.# 1925226)

NSTAR ELECTRIC COMPANY

By: 
William D. Lemos, Supervisor
Rights and Permits

Dated this 25th of July, 2013

City of Newton, Massachusetts

Received and filed _____, 2013

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES #284-13

City of Newton Massachusetts, _____, 2013

In Board of Aldermen

WHEREAS, NSTAR ELECTRIC COMPANY has petitioned for permission to construct a line for the transmission of electricity for lighting, heating, or power under the public way or ways of the City hereinafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that NSTAR ELECTRIC COMPANY be and hereby is granted permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said City:

- Spiers Road** – At and easterly from Avery Path a distance of about 50'± feet - conduit
- Avery Path** – At and northwesterly from Spiers Road a distance of about 282'± feet - conduit

Install one (1) new manhole #29680
(WO.# 1925226)

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on a plan made by A. DeBenedictis Plan dated 07-10-13
2. Said Company shall comply with the requirements of existing ordinances and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. All work shall be done to satisfaction of the Board of Aldermen

or such officer or officers as it may appoint to supervise the work.

A True Record. Attest: _____
City Clerk

Approved _____ 2013

Mayor

CERTIFICATE

I hereby certify that the foregoing Order was adopted after due notice and public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.) and any additions thereto or amendments thereof, to wit:--after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the City Clerk to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation and a public hearing held on the ___ day of _____ 2013, at Board of Aldermen in the said City

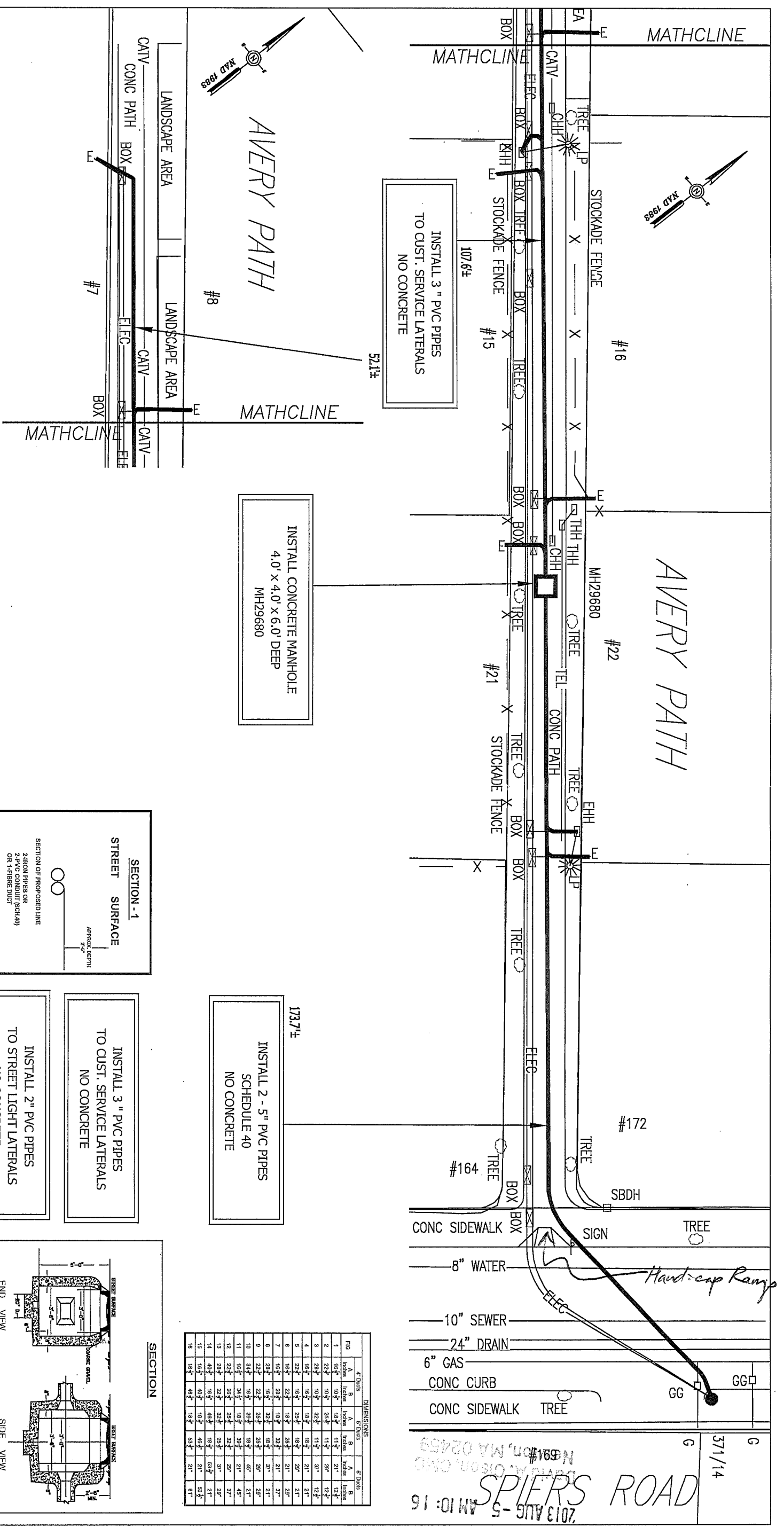
City Clerk

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the Board of Aldermen of the City of Newton Massachusetts duly adopted on the _____ day of _____, 2013 and recorded with the records of location Orders of said City. Book ___ Page ___ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, as the same appear of record.

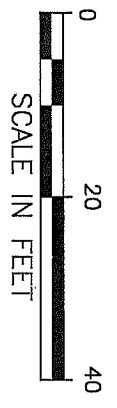
Attest: _____

Clerk of City of Newton, Massachusetts



DIMENSIONS

| FIG | A | B | A | B | A | B |
|-----|--------|--------|--------|--------|--------|--------|
| 1 | 16'-0" | 10'-0" | 16'-0" | 14'-0" | 16'-0" | 14'-0" |
| 2 | 22'-0" | 10'-0" | 22'-0" | 11'-0" | 22'-0" | 12'-0" |
| 3 | 20'-0" | 10'-0" | 20'-0" | 11'-0" | 20'-0" | 12'-0" |
| 4 | 16'-0" | 10'-0" | 16'-0" | 11'-0" | 16'-0" | 11'-0" |
| 5 | 22'-0" | 10'-0" | 22'-0" | 11'-0" | 22'-0" | 12'-0" |
| 6 | 16'-0" | 10'-0" | 16'-0" | 11'-0" | 16'-0" | 11'-0" |
| 7 | 16'-0" | 10'-0" | 16'-0" | 11'-0" | 16'-0" | 11'-0" |
| 8 | 20'-0" | 10'-0" | 20'-0" | 11'-0" | 20'-0" | 12'-0" |
| 9 | 22'-0" | 10'-0" | 22'-0" | 11'-0" | 22'-0" | 12'-0" |
| 10 | 34'-0" | 16'-0" | 34'-0" | 18'-0" | 34'-0" | 18'-0" |
| 11 | 16'-0" | 10'-0" | 16'-0" | 11'-0" | 16'-0" | 11'-0" |
| 12 | 22'-0" | 10'-0" | 22'-0" | 11'-0" | 22'-0" | 12'-0" |
| 13 | 20'-0" | 10'-0" | 20'-0" | 11'-0" | 20'-0" | 12'-0" |
| 14 | 40'-0" | 16'-0" | 40'-0" | 18'-0" | 40'-0" | 18'-0" |
| 15 | 16'-0" | 10'-0" | 16'-0" | 11'-0" | 16'-0" | 11'-0" |



BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION, WHETHER IN PART OR IN WHOLE, AND THAT THE INFORMATION IS PROVIDED AS IS. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED.

MASS. LAW
REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

| | |
|----------------------|----------------|
| Project # | C# 104-13A |
| Ward # | |
| Work Order # | 1925226 |
| Surveyed by: | LW/FDR |
| Research by: | LW/SC |
| Plotted by: | FDR |
| Proposed Structures: | |
| Approved: | A DEBENEDICTIS |
| P# | J-N PUB. |

Scale 1"=20'
Date JULY 10, 2013
SHEET 1 of 1

NSSTAR ELECTRIC
A Northeast Utilities Company
1765 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125
Plan of AVERY PATH AND SPIERS ROAD
NEWTON
Showing PROPOSED MANHOLE & CONDUIT LOCATIONS

RECEIVED
NEWTON CITY ENGINEERING
2013 AUG -5 AM 10:16
SPIERS ROAD
DAVID A. OLSON, INC.
691 #100, MA 02459
371/14
G

PETITION FOR GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Public Works Department for a preliminary review before the applicant files the petition with the Board of Aldermen. The comments of the Public Works Commissioner will be part of the record submitted to the Board of Aldermen. Upon filing with the Board of Aldermen, the petition will be scheduled for a public hearing before the Public Facilities Committee of the Board of Aldermen. The petitioner is responsible for insuring that the petition is complete and all required materials are in order for review. Attached please find the City Engineer's Standard Requirements for Plans.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to Clerk of the Board's Office
2. Engineering Division of Public Works conducts preliminary review and provides written comments (estimated timeframe two weeks)
3. If there is no conflict, the Public Works Department files Petition Form with the Clerk of the Board. Petitioner has the right to file contested petition form to the Clerk of the Board.
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for a final decision

RECEIVED
 NEWTON CITY CLERK
 2013 AUG - 5 AM 10:20
 DIVISION OF P.W./CMC
 MAIL ROOM 02459

Questions may be directed to:

Shawna Sullivan, Committee Clerk, 796-1213
John Daghlian, City Engineer, 796-1029

I. IDENTIFICATION (Please Type or Print Clearly)

Company Name NSTAR Electric

Address 200 Calvary Street
Waltham, MA 02453

Phone Number 617-369-6421

Fax Number 617-369-6328

Contact Person Margaret Carroll

Title Right of Way Agent

Signature Margaret Carroll
Person filing application

Date 7-29-13

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

II. DESCRIPTION OF PROJECT: to be completed by petitioner

#285-13

A. Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

Spiers Rd - At and southerly from Cavanaugh path a distance
of about 50'± Feet - Conduit
Cavanaugh path - At and Northwestward from Spiers Rd a
Distance of about 284'± Feet - Conduit Install one (1) New MH # 29678
WG # 1925226

B. Attach a sketch to provide a visual description of the project. If plans are attached, provide:

Title of Plan Cavanaugh path and Spiers Road Date of Plan 7-11-13

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department _____

Check One:

Minor Project

Major Projects

Lateral

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

Certified Plot Plan

Stamped Plans

DATE AND COMMENTS:

8/15/13
1. Street opening permit required
from City of Newton
2. Notify Engineering 48 hours
prior to work
3. Police detail required
L. Tavana G. J. O'Shea

RECOMMENDATIONS:

1. 36" minimum cover on all trenches
2. Backfill in street shall be excavatable flowable fill.
3. Bituminous concrete roadway shall be replaced
in kind to City of Newton Specifications.
4. Concrete sidewalk panels & concrete curbs
damaged shall be replaced in kind and grade
to City of Newton Specifications.
5. Handicap ramp shall be replaced, if damaged, to
ADA Architectural Access Board and City of
Newton Specifications.
6. Trees shall be protected from any damage
7. Traffic shall be maintained.

IV. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

[Signature]
Commissioner, Public Works

8/15/13
Date



200 Calvary Street
Waltham, Massachusetts 02453

July 26, 2013

Board of Aldermen
City Hall
Newton, MA 02159

RE: **Spiers Road and Cavanaugh Path**
Newton, MA
W.O. #1925226

Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install approximately 334± feet of conduit and install one (1) new manholes #29678 @ Spiers Road and Cavanaugh Path, Newton.

This work is being done to replace existing direct buried cable with a new manhole and conduit system.

This work is necessary to improve reliability to this section of Newton.

If you have any further questions, contact Maureen Carroll @ (617) 369-6421. Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "William D Lemos".

William D Lemos-Supervisor
Rights & Permits

WDL/amw
Attachments

PETITION OF NSTAR ELECTRIC COMPANY FOR LOCATION FOR CONDUITS AND MANHOLES

To the **Board of Aldermen** of the City of **Newton** Massachusetts

Respectfully represents NSTAR ELECTRIC COMPANY a company incorporated for the transmission of electricity for lighting, heating or power, that it desires to construct a line for such transmission under the public way or ways hereinafter specified.

WHEREFORE, your petitioner prays that, after due notice and hearing as provided by law, the Board may by Order grant to your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located substantially as shown on the plan made by **A. DeBenedictis** Dated **07-11-13** and filed herewith, under the following public way or ways of said City:

Spiers Road - At and southerly from Cavanaugh Path a distance of about 50'± feet - conduit

Cavanaugh Path - At and northwesterly from Spiers Road a distance of about 284'± feet - conduit

Install one (1) new manhole #29678

(WO.# 1925226)

NSTAR ELECTRIC COMPANY

By: *William D. Lemos*
William D. Lemos, Supervisor
Rights and Permits

Dated this 25th of July, 2013

City of Newton, Massachusetts

Received and filed _____, 2013

ORDER FOR LOCATION FOR CONDUITS AND MANHOLES #285-13

City of Newton Massachusetts, _____, 2013

In Board of Aldermen

WHEREAS, NSTAR ELECTRIC COMPANY has petitioned for permission to construct a line for the transmission of electricity for lighting, heating, or power under the public way or ways of the City hereinafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that NSTAR ELECTRIC COMPANY be and hereby is granted permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein under the following public way or ways of said City:

- Spiers Road -** At and southerly from Cavanaugh Path a distance of about 50'± feet - conduit
- Cavanaugh Path -** At and northwesterly from Spiers Road a distance of about 284'± feet conduit

Install one (1) new manhole #29678
(WO.# 1925226)

All construction work under this Order shall be in accordance with the following conditions:

1. Conduits and manholes shall be located as shown on a plan made by A. DeBenedictis Plan dated 07-11-13
2. Said Company shall comply with the requirements of existing ordinances and such as may hereafter be adopted governing the construction and maintenance of conduits and manholes.
3. All work shall be done to satisfaction of the Board of Aldermen

or such officer or officers as it may appoint to supervise the work.

A True Record. Attest: _____
City Clerk

Approved _____ 2013

Mayor

CERTIFICATE

I hereby certify that the foregoing Order was adopted after due notice and public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.) and any additions thereto or amendments thereof, to wit:--after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the City Clerk to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation and a public hearing held on the ___ day of _____ 2013, at Board of Aldermen in the said City

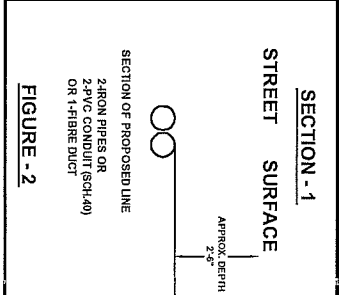
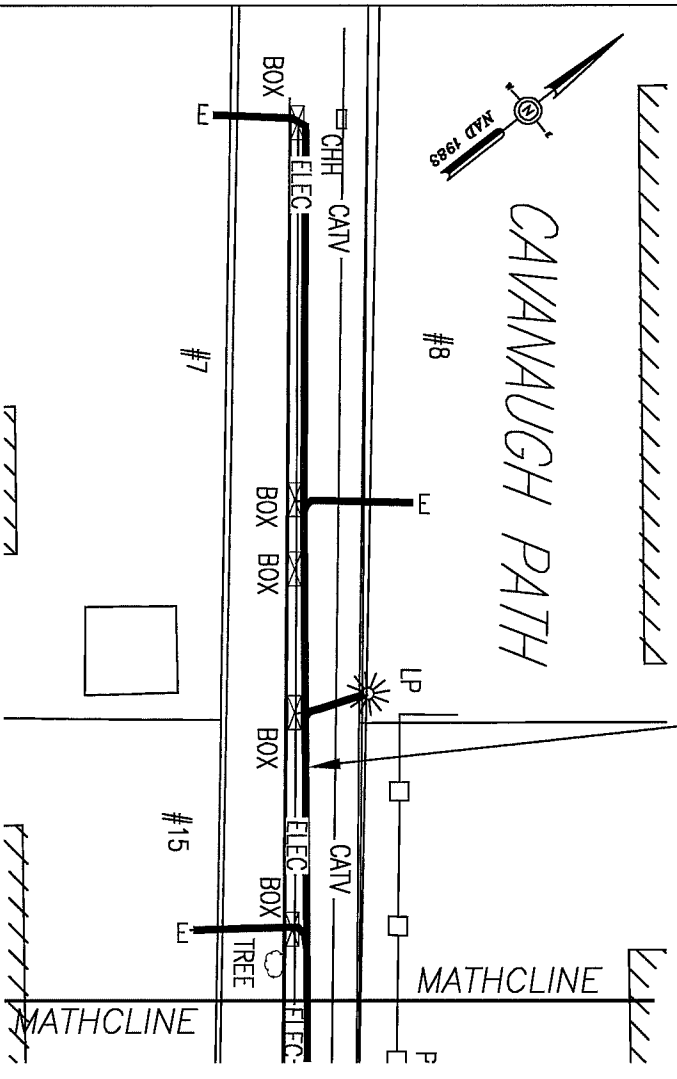
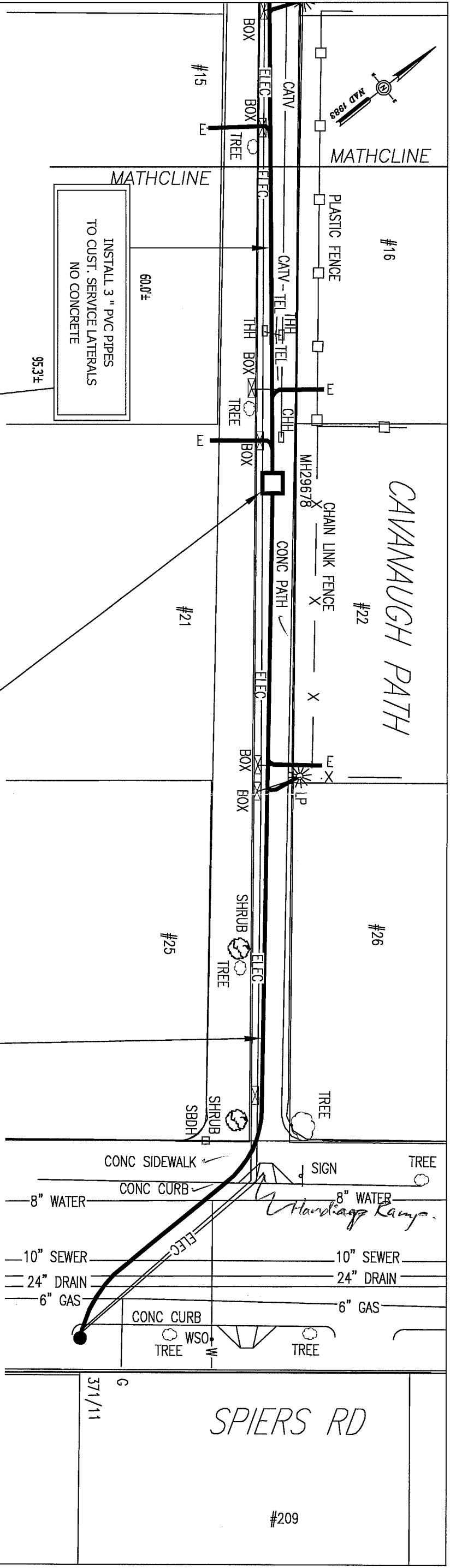
City Clerk

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the Board of Aldermen of the City of Newton Massachusetts duly adopted on the _____ day of _____, 2013 and recorded with the records of location Orders of said City. Book ___ Page ___ and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____

Clerk of City of Newton, Massachusetts



SECTION - 2: SECTION OF PROPOSED LINE 2" PVC CONDUIT (SCH.40) OR 1" FIBRE DUCT

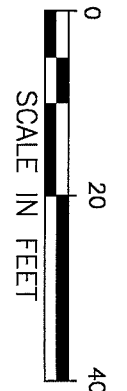
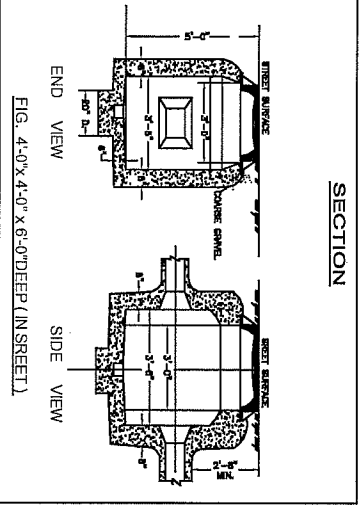
| FIG | 4" DUCTS | | | | 6" DUCTS | | | |
|-----|----------|---------|---------|---------|----------|---------|---------|---------|
| | A | B | C | D | A | B | C | D |
| 1 | 16 1/2" | 10 1/2" | 14 1/2" | 11 1/2" | 21" | 12 1/2" | 12 1/2" | 12 1/2" |
| 2 | 22 1/2" | 10 1/2" | 22 1/2" | 11 1/2" | 20" | 12 1/2" | 12 1/2" | 12 1/2" |
| 3 | 20 1/2" | 10 1/2" | 20 1/2" | 11 1/2" | 19" | 12 1/2" | 12 1/2" | 12 1/2" |
| 4 | 16 1/2" | 10 1/2" | 16 1/2" | 11 1/2" | 21" | 12 1/2" | 12 1/2" | 12 1/2" |
| 5 | 22 1/2" | 10 1/2" | 22 1/2" | 11 1/2" | 20" | 12 1/2" | 12 1/2" | 12 1/2" |
| 6 | 16 1/2" | 10 1/2" | 16 1/2" | 11 1/2" | 20" | 12 1/2" | 12 1/2" | 12 1/2" |
| 7 | 16 1/2" | 10 1/2" | 16 1/2" | 11 1/2" | 21" | 12 1/2" | 12 1/2" | 12 1/2" |
| 8 | 22 1/2" | 10 1/2" | 22 1/2" | 11 1/2" | 20" | 12 1/2" | 12 1/2" | 12 1/2" |
| 9 | 22 1/2" | 10 1/2" | 22 1/2" | 11 1/2" | 20" | 12 1/2" | 12 1/2" | 12 1/2" |
| 10 | 16 1/2" | 10 1/2" | 16 1/2" | 11 1/2" | 21" | 12 1/2" | 12 1/2" | 12 1/2" |
| 11 | 16 1/2" | 10 1/2" | 16 1/2" | 11 1/2" | 21" | 12 1/2" | 12 1/2" | 12 1/2" |
| 12 | 22 1/2" | 10 1/2" | 22 1/2" | 11 1/2" | 20" | 12 1/2" | 12 1/2" | 12 1/2" |
| 13 | 22 1/2" | 10 1/2" | 22 1/2" | 11 1/2" | 20" | 12 1/2" | 12 1/2" | 12 1/2" |
| 14 | 16 1/2" | 10 1/2" | 16 1/2" | 11 1/2" | 21" | 12 1/2" | 12 1/2" | 12 1/2" |
| 15 | 16 1/2" | 10 1/2" | 16 1/2" | 11 1/2" | 21" | 12 1/2" | 12 1/2" | 12 1/2" |
| 16 | 16 1/2" | 10 1/2" | 16 1/2" | 11 1/2" | 21" | 12 1/2" | 12 1/2" | 12 1/2" |

INSTALL CONCRETE MANHOLE
4.0' x 4.0' x 6.0' DEEP
MH29678

INSTALL 2 - 5" PVC PIPES
SCHEDULE 40
NO CONCRETE

INSTALL 3" PVC PIPES
TO CUST. SERVICE LATERALS
NO CONCRETE

INSTALL 2" PVC PIPES
TO STREET LIGHT LATERALS
NO CONCRETE



S:\SHARED\GIMAGE\BASELINES\NEW\SPERSA.DWG

BY YOUR USE OF THE INFORMATION CONTAINED IN THIS PLAN YOU AGREE THAT NO WARRANTY OF ANY KIND IS EXPRESSED OR IMPLIED IS GIVEN AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING NEAR ELECTRIC & GAS CORPORATION AND ITS AFFILIATES, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES OR AGENTS SHALL BE LIABLE FOR ANY LOSS OR INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT, TO THE MAXIMUM EXTENT ALLOWED BY LAW. YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO RELEASE, INDEMNIFY AND HOLD NEAR ELECTRIC & GAS CORPORATION HARMLESS FROM ANY SUCH LOSS OR INJURY. THE INFORMATION DOES NOT REPRESENT A SURVEY, MAY NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION, EITHER EXPRESSED OR IMPLIED, UNADVERTISED ATTEMPTS TO VERIFY THE INFORMATION OR USE OF THE INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.

MASS. LAW
REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

| | |
|----------------------|----------------|
| C# | 104-13C |
| Ward # | |
| Work Order # | 1925226 |
| Surveyed by: | LM/FDR |
| Research by: | LM/SC |
| Proposed Structures: | PDM |
| Approved: | A DEBENEDICTIS |
| P# | J-N PUB. |
| Scale | 1"=20' |
| SHEET | 1 of 1 |
| Date | JULY 11, 2013 |

Showing PROPOSED MANHOLE & CONDUIT LOCATIONS



A Northeast Utilities Company
1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125

RECEIVED
NEWTON CITY CLERK
2013 AUG -5 AM 10:16
David A. Olson, Clerk
Newton, MA 02459

Final Label Report

283, 284, 285-13

| SBL | Owner | Number | Street | Unit |
|------------|----------------------------------|--------|---------------------|------|
| 84005 0001 | QUI GUO JIE | 7 | AVERY PATH | |
| 84004 0008 | FAN JIANMEI | 8 | AVERY PATH | |
| 84005 0002 | PODOLNY BORIS | 15 | AVERY PATH | |
| 84004 0007 | ROSEN B MARK & LORI | 16 | AVERY PATH | |
| 84005 0003 | CAFFRAY JAMES G | 21 | AVERY PATH | |
| 84004 0006 | VENKATAKRISHNAN RAMANA | 22 | AVERY PATH | |
| 84003 0001 | WAX BENJAMIN & MARJORIE L/E | 7 | CAVANAUGH PATH | |
| 84002 0008 | MARKOVSKY RONALD M | 8 | CAVANAUGH PATH | |
| 84003 0002 | MONGE JOSE | 15 | CAVANAUGH PATH | |
| 84002 0007 | CHU PHILIP | 16 | CAVANAUGH PATH | |
| 84003 0003 | DUDELSON ADELE L/E | 21 | CAVANAUGH PATH | |
| 84002 0006 | STEENBRUGGEN MARIA & PATRICIA M | 22 | CAVANAUGH PATH | |
| 84003 0004 | KIM JI SOO | 25 | CAVANAUGH PATH | |
| 84002 0005 | MCGARY THOMAS W & MARY M | 26 | CAVANAUGH PATH | |
| 84002 0009 | MIZRAHI GILBERTO | 572 | SAW MILL BROOK PKWY | |
| 84003 0010 | OKREN JOSEPH R & VALERIE DINAN | 586 | SAW MILL BROOK PKWY | |
| 84003 0009 | BIALIK CONSTANTINE A | 592 | SAW MILL BROOK PKWY | |
| 84004 0010 | BUTERA PAUL & DIANE M | 604 | SAW MILL BROOK PKWY | |
| 84004 0009 | FOLZ DONAHUE JOHN FRANCIS | 612 | SAW MILL BROOK PKWY | |
| 84005 0010 | LAU PANG C | 624 | SAW MILL BROOK PKWY | |
| 84010 0026 | SLUTSKY ALEXANDER M | 157 | SPIERS RD | |
| 84010 0025 | APOTHERKER BRUCE M & GITTE N | 163 | SPIERS RD | |
| 84005 0004 | SUDALTER MELVYN S & SIMONE H TRS | 164 | SPIERS RD | |
| 84010 0024 | BLACKER RICHARD H & KAREN G | 169 | SPIERS RD | |
| 84004 0005 | SKOLNICK JOEL & AVITAL TRS | 172 | SPIERS RD | |
| 84010 0023 | BARCLAY HERBERT T & ANNE M | 175 | SPIERS RD | |
| 84010 0022 | DIAZ MARIA LUISA | 179 | SPIERS RD | |
| 84004 0004 | CUTLER CALEB | 184 | SPIERS RD | |
| 84010 0021 | WILMAN LINDA JANE | 185 | SPIERS RD | |
| 84010 0020 | CAPLAN BARRY D & JUDITH F | 191 | SPIERS RD | |
| 84003 0005 | TULSKY ADELE L | 192 | SPIERS RD | |
| 84010 0019 | KERWIN-DERRICK PATRICIA L | 197 | SPIERS RD | |
| 84010 0018 | VIETRI ENRICO | 203 | SPIERS RD | |
| 84010 0017 | HILTON STEPHANIE M & GREGORY J | 209 | SPIERS RD | |
| 84010 0016 | ALLSCHWANG JAY S & KAREN M | 215 | SPIERS RD | |
| 84010 0015 | TUNCALI KEMAL | 219 | SPIERS RD | |
| 84010 0014 | ROSENTHAL LORRAINE | 225 | SPIERS RD | |
| 84010 0013 | WALSH JAMES & CAROL | 231 | SPIERS RD | |
| 84004 0001 | SENG CHUN XUN | 7 | TOCCI PATH | |
| 84003 0008 | SHAO YONG | 8 | TOCCI PATH | |
| 84004 0002 | PRINCE DONNA P | 15 | TOCCI PATH | |
| 84003 0007 | PAPPAS MICHAEL J & ERIN M | 16 | TOCCI PATH | |
| 84004 0003 | ARIPPOL DEBRA S | 21 | TOCCI PATH | |
| 84003 0006 | NEAL JONATHAN H & WENDY | 22 | TOCCI PATH | |

PETITION FOR GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Public Works Department for a preliminary review before the applicant files the petition with the Board of Aldermen. The comments of the Public Works Commissioner will be part of the record submitted to the Board of Aldermen. Upon filing with the Board of Aldermen, the petition will be scheduled for a public hearing before the Public Facilities Committee of the Board of Aldermen. The petitioner is responsible for insuring that the petition is complete and all required materials are in order for review. Attached please find the City Engineer's Standard Requirements for Plans.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to Clerk of the Board's Office
2. Engineering Division of Public Works conducts preliminary review and provides written comments (estimated timeframe two weeks)
3. If there is no conflict, the Public Works Department files Petition Form with the Clerk of the Board. Petitioner has the right to file contested petition form to the Clerk of the Board.
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for a final decision

Questions may be directed to:

Shawna Sullivan, Committee Clerk, 796-1213
John Daghlian, City Engineer, 796-1029

I. IDENTIFICATION (Please Type or Print Clearly)

Company Name N-STAR Electric Company
Address 200 CULVER Street
Waltham, MA 02453
Phone Number 617-369-6421 Fax Number 617-369-6328
Contact Person Maureen Carroll Title Right of way Agent
Signature Maureen Carroll Date 8-6-13
Person filing application

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

II. DESCRIPTION OF PROJECT: to be completed by petitioner #303-13

A. Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

Salisbury Road - Northwest side Approximately 296'± feet northwest of CABOT Street
WO.# 1941208
Install one (1) New pole 466/5
one (1) existing pole to be removed

B. Attach a sketch to provide a visual description of the project. If plans are attached, provide:
Title of Plan Salisbury Road, Newton Date of Plan 7-10-2013

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department _____

Check One:

Minor Project

Major Projects

Lateral

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

Certified Plot Plan

Stamped Plans

DATE AND COMMENTS:

8/15/13

1. No adverse conditions
2. Police detail required.

L. Lawrence L. J. O'Shea

RECOMMENDATIONS:

1. Concrete sidewalk panel(s) & concrete curbs damaged shall be replaced in kind and grade to fit in at Newton specifications
2. Tree stumps at new pole location shall be removed.

IV. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

NOTE: SALISBURY RD, IS SCHEDULED FOR PAVING IN FALL 2013.

[Signature]
Commissioner, Public Works

8/19/13
Date



200 Calvary Street
Waltham, Massachusetts 02453

#303-13

July 24, 2013

Board of Aldermen
City Hall
Newton, MA 02159

RE: **Salisbury Road**
Newton, MA
W.O. # 1941208

RECEIVED
Newton City Clerk
2013 AUG 12 PM 4:39
David A. Olson, Clerk
Newton, MA 02459

Dear Board of Aldermen:

The enclosed petition and plan is being presented by the NSTAR Electric Company and Verizon New England, Inc., for the purpose of obtaining a Grant to relocate (1) pole 466/5, Salisbury Road, Newton.

This work is necessary to provide overhead electric service for new driveway @ 39 Salisbury Road.

Your prompt attention to this matter would be greatly appreciated. If you have any questions please call Maureen Carroll at (617) 369-6421.

Sincerely,

William D. Lemos
Rights & Permits Supervisor

WDL /amw
Attachments

PETITION FOR NSTAR ELECTRIC AND OTHER COMPANIES FOR JOINT OR IDENTICAL LOCATIONS FOR POLES

To the **BOARD OF ALDERMEN** of the City of **NEWTON, Massachusetts**:

RESPECTFULLY represent **NSTAR Electric Company** and **Verizon New England, Inc.**, companies subject to Chapter 166 of the General Laws (Ter.Ed.) that they desire to construct a line upon along and across the public way or ways hereinafter specified.

WHEREFORE, your petitioners pray that after due notice and hearing as provided by law the **BOARD OF ALDERMEN** may by Order grant your petitioners joint or identical locations for the erection or construction of poles, to be owned and used in common by them, and for such other fixtures as may be necessary to sustain or protect the wires of the line, said poles to be located, substantially as shown on the plan made by **A. DeBenedictis**, dated **July 10, 2013**, and filed herewith, upon, along and across the following public way or ways of said City:

Salisbury Road - Northwesterly side approximately 296'± feet northeast of Cabot Street

Install one (1) new pole 466/5
One (1) existing pole to be removed

(W.O. #1941208)

Your petitioners agree to reserve space for one crossarm at a suitable point upon each of said poles for the telephone, fire and signal wires owned by the City and used for municipal purposes.

NSTAR ELECTRIC COMPANY

William DeLano
Rights & Permits Supervisor

VERIZON NEW ENGLAND INC.

Ellen M. Joy
Right of way - Manager

Dated this _____ day of _____, 2013

City of **NEWTON, Massachusetts**
Received and filed _____, 2013.

City Clerk

518-7B (X5414)

RECEIVED
CITY OF NEWTON
MA 02459
JUL 11 2013
PM 4:40

ORDER FOR JOINT OR IDENTICAL LOCATIONS FOR POLES

City of NEWTON, Massachusetts

WHEREAS, NSTAR ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC. have petitioned for joint or identical locations for the erection or construction of poles to be owned and used in common by them upon, along and across the public way or ways of the City hereinafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that NSTAR ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC, be and hereby are granted joint or identical locations for the erection or construction of poles, to be owned and hereby are granted joint or identical locations for the erection or construction of poles, to be owned and used in common by them, and for such other fixtures including anchors and guys as may be necessary to sustain or protect the wires of the line upon, along and across the following public way or ways of said City:

Salisbury Road - Northwesterly side approximately 296'± feet northeast of Cabot Street

Install one (1) new pole 466/5
One (1) existing pole to be removed

(W.O. #1941208)

All construction work under this Order shall be in accordance with the following conditions: Poles shall be of sound timber and located as shown on a plan made by A. Debenedictis, dated July 10, 2013, on file with said petition. There may be attached to said poles by said NSTAR ELECTRIC COMPANY and by VERIZON NEW ENGLAND, INC. wires and cables necessary for the conduct of their business. All such wires and cables shall be placed at a height of not less than twenty feet from the ground.

A true record.

Attest:

City Clerk

Approved, 2013

RECEIVED
Petition City Clerk
AUG 12 PM 4:40
David A. O'Leary, City Clerk
Newton, MA 02459

Mayor

CERTIFICATE

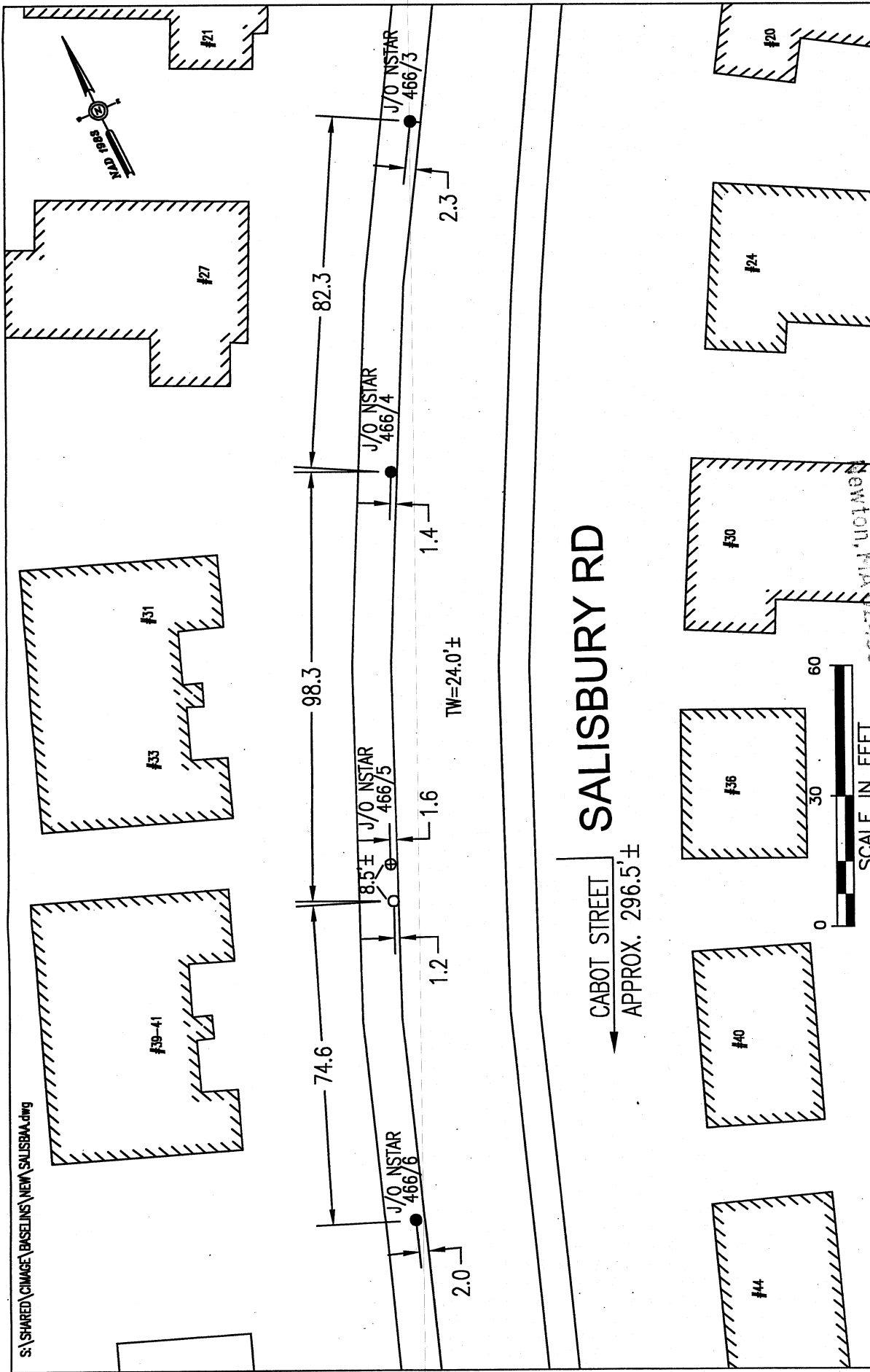
I hereby certify that the foregoing Order was adopted after due notice and a public hearing as prescribed by Section 22 of Chapter 1166 of the General Laws (Ter.Ed.), and any additions thereto or amendments thereof, to wit: after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the City Clerk to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order, as determined by the last preceding assessment for taxation, and a public hearing held on the ___ day of ___ 2013 at ___ in said City.

CERTIFICATE

I hereby certify that the foregoing are true copies of the Order of the BOARD OF ALDERMEN of the City of NEWTON, Massachusetts, duly adopted on the ___ day of ___, 2013 and recorded with the records of location Orders of said City, Book ___ Page ___, and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter.Ed.), and any additions thereto or amendments thereof, as the same appear of record.

Attest: _____

Clerk of the City of NEWTON, Massachusetts



| | | | |
|---|----|--|--------------------------|
| <p>BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION. NEITHER NSTAR ELECTRIC & GAS CORPORATION NOR ITS AFFILIATES, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES OR AGENTS SHALL BE LIABLE FOR ANY LOSS OR INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT. TO THE MAXIMUM EXTENT ALLOWED BY LAW, YOU AGREE BY YOUR ACCEPTANCE OF THIS MAP TO RELEASE, ESCROW, WAIVE AND HOLD NSTAR ELECTRIC & GAS CORPORATION HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES AND LOSSES.</p> <p>THE INFORMATION DOES NOT REPRESENT A SURVEY, MAY NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION, EITHER EXPRESSED OR IMPLIED. UNAUTHORIZED ATTEMPTS TO MODIFY THE INFORMATION OR USE THE INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.</p> | | <p>NSTAR ELECTRIC A Northstar Utilities Company 1185 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125</p> <p>Plan of SALISBURY ROAD, NEWTON</p> | |
| Proposed pole locations shown thus | ⊕ | Work Order # 1941208 | Showing |
| Pole locations to be abandoned, shown thus | ○ | City of Newton | PROPOSED POLE RELOCATION |
| Proposed Anchor Guy shown thus | T | Ward # | |
| Proposed Hip Guy shown thus | T± | Buried to: MF/UMF | |
| Proposed Underground location shown thus | — | Research by: SC | |
| Proposed Push Brace shown thus | ⊕ | Plotted by: JME/CLM | |
| Existing Pole location shown thus | ● | Proposed Structures: MA | |
| | | Approved: A DEBENEDICTIS | Scale 1"=30' |
| | | | Date 7/10/2013 |
| | | | 1 of 1 |

Final Label Report

| SBL | Owner | Number | Street | Unit |
|-------------|------------------------------|--------|--------------|------|
| 13007 0017 | LEVY LILLIAN E | 24-26 | SALISBURY RD | |
| 13006 0005 | STONE DEBORAH TR L/E | 27-29 | SALISBURY RD | |
| 13007 0016 | NAHOUMI DAVID | 30-32 | SALISBURY RD | |
| 13006 0006A | FAGGAN MEREDITH G | 31-33 | SALISBURY RD | 33 |
| 13006 0006 | LIU JOSEPH P | 31-33 | SALISBURY RD | 31 |
| 13007 0015 | FITZGERALD JOHN G JR | 36 | SALISBURY RD | |
| 13006 0007 | HUBER JOSEPH F & AGNES M TRS | 39 | SALISBURY RD | |
| 13007 0014A | NICKOLINI MICHAEL A | 40-42 | SALISBURY RD | 42 |
| 13007 0014 | ANTOINE GREGORY | 40-42 | SALISBURY RD | 40 |
| 13007 0013A | CHEN JIE | 44-46 | SALISBURY RD | 46 |
| 13007 0013 | DOWDEN JACOB L | 44-46 | SALISBURY RD | 44 |
| 13006 0008A | KADITZ BARRY A & KATHLEEN H | 45-47 | SALISBURY RD | 47 |
| 13006 0008 | MONCTON DAVID E & NANCY | 45-47 | SALISBURY RD | 45 |
| 13006 0009 | PROIA STEPHEN & JUDITH A | 49-51 | SALISBURY RD | |

City of Newton



Design Review Committee
PUBLIC BUILDINGS DEPARTMENT
Arthur Cohen, Chairman
Joshua R. Morse, Interim Commissioner
Telephone (617) 796-1600
FAX (617) 796-1601
TTY: (617) 796-1089
52 Elliot Street
Newton Highlands, MA 02461-1605

Setti D. Warren
Mayor

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

2 August 2013

RE: Angier Elementary School Project

SUBJECT: 100% Schematic Design and Site Plan Review

Honorable Board:

On Wednesday, 31 July 2013 the Design Review Committee met and reviewed the 100% Schematic Design and proposed site plans dated 31 July 2013 as presented by DiNisco Design Partnership on behalf of the Public Buildings Department and Newton Public Schools for the above referenced project.

The City of Newton working in collaboration with the Massachusetts School Building Authority is proposing the design of a new 75,000 SF elementary school to be located on the existing Angier School site. The existing building is to be demolished. Site design includes new bus entry and loading space, a new student drop-off and pickup lane, and a new entry gathering plaza. Additional site design includes new on-site parking and shared parking, shared emergency access and egress, and new play structures located on the adjacent playground as previously approved by the Parks and Recreation Commission. Site work also includes new utilities, new retaining wall along the property line adjacent to the MBTA, and new landscaping.

The Design Review Committee determined that the schematic design and site plans are appropriate. The Committee believes that the proposed circulation and placement of building and associated site functions are a good solution to the physically constrained and very tight site. The Committee voted unanimously to recommend that the project be presented for site plan approval. In accordance with Section 5-58 of the Revised Ordinances, this letter is to petition the Board of Aldermen on behalf of the School Department for Site Plan Approval. The DRC identified the following areas of design which should continue to be evaluated through the Design Development Phase.

- The design team should continue to look for opportunities within the building, site and plaza to accommodate educational program enhancements, while continuing to improve the efficiency of the building and site.
- The design team should continue to take an integrated design approach to the building's design through its mechanical systems, envelop, floor to floor heights, ceiling heights and the height and extent of glass and glazing, methods of sun control, day lighting, electrical lighting and sound control all to promote efficient performance of the building and reduce its overall energy consumption, consistent with both its purpose and context

Sincerely,

Arthur Cohen, FAIA, LEED AP
Chair Design Review Committee

CC: Joshua R. Morse, Interim Commissioner of Public Buildings
Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
Dr. David Fleishman, School Superintendent
Sandy Guryan, Deputy Superintendent/Chief Administrative Officer

RECEIVED
Newton City Clerk
2013 AUG -5 PM 2: 21
David A. Olson, CMC
Newton, MA 02459

Final Label Report

286-13

| SBL | Owner | Number | Street | Unit |
|------------|--------------------------------|---------|----------------|------|
| 55016 0005 | FISHMAN LAWRENCE TR | | BEACON ST | |
| 55048 0037 | UNION CHURCH SOCIETY | | BEACON ST | |
| 53032 0006 | WABAN NEIGHBORHOOD CLUB | 1601 | BEACON ST | |
| 53032 0007 | PECK SHELDON | 1615 | BEACON ST | |
| 55010 0057 | PARISH OF THE GOOD SHEPHERD | 1671 | BEACON ST | |
| 55011 0009 | DESAI LISA K | 1672 | BEACON ST | |
| 55011 0008 | HUSHER ELSIE M | 1686 | BEACON ST | |
| 55011 0007 | PARISH OF THE GOOD SHEPHERD | 1692 | BEACON ST | |
| 55011 0006 | AMELLO JASON A & LUCY P | 1700 | BEACON ST | |
| 55010 0055 | QUAN TONY & GUM Y | 1711 | BEACON ST | |
| 55012 0009 | CHECKOWAY NELSON D | 1716 | BEACON ST | |
| 55010 0054 | GARNICK DEBORAH W | 1717 | BEACON ST | |
| 55012 0008 | SHEIKH MOBEEN A & ABEERA R | 1724 | BEACON ST | |
| 55010 0053 | CROWE WILLIAM D & LINDA D | 1727 | BEACON ST | |
| 55012 0007 | MCKEIGUE MICHAEL S | 1734 | BEACON ST | |
| 55010 0052 | COSTA ALBERT JR TR | 1735 | BEACON ST | |
| 55010 0051 | COWAN MARION L & LESLEY E | 1743 | BEACON ST | |
| 55012 0006 | SULLAWAY ROBERT D | 1746 | BEACON ST | |
| 55012 0005 | PITTS CHRISTOPHER BONNIER | 1756 | BEACON ST | |
| 55012 0004 | SCHAEFER MARK & ELIZABETH | 1762 | BEACON ST | |
| 55009 0004 | BIOTTI CHRISTOPHER J | 1765 | BEACON ST | |
| 55016 0006 | FISHMAN LAWRENCE TR | 1772 | BEACON ST | |
| 55009 0005 | RITCHIE EDWARD S & ANN T | 1775 | BEACON ST | |
| 55010 0048 | MASS BAY TRANS AUTHORITY | 1697 | BEACON ST REAR | |
| 55048 0036 | UNION CHURCH SOCIETY | 14 | COLLINS RD | |
| 55048 0035 | SABIN THOMAS D | 28 | COLLINS RD | |
| 55010 0050 | FUNKHOUSER JUDITH ANN BOWERING | 7 | DORSET RD | |
| 55010 0047 | GLICK MICHAEL E | 17 | DORSET RD | |
| 55009 0003 | EGAN DANIEL F JR & KATHLEEN A | 18 | DORSET RD | |
| 55009 0002 | JAMIESON FREDERICK H & JANE P | 26 | DORSET RD | |
| 55010 0046 | WEITZMAN RACHEL B | 29 | DORSET RD | |
| 55010 0045 | KARGER KENNETH E & MARGERY A | 41 | DORSET RD | |
| 55009 0001 | FRIEDMAN LARRY | 50 | DORSET RD | |
| 55010 0044 | FRIEND GRETCHEN G | 51 | DORSET RD | |
| 55010 0043 | CACCIOLA EUGENE | 57 | DORSET RD | |
| 55010 0042 | MENDIK KEVIN R & LORI T/C | 67 | DORSET RD | |
| 55010 0041 | GROSS BETTY B TR | 77 | DORSET RD | |
| 55008 0001 | FINE JOSHUA M & ERICA T | 80 | DORSET RD | |
| 55010 0040 | SCHWARTZ WARREN R | 89 | DORSET RD | |
| 55010 0039 | LAZARE AARON & LOUISE F | 95 | DORSET RD | |
| 53040 0013 | BRAE BURN COUNTRY CLUB | 326-358 | FULLER ST WAB | |
| 53029 0017 | EDMANDS BRUCE W | 12 | HEREFORD RD | |
| 53029 0018 | RICHARDS WHITMAN A | 20 | HEREFORD RD | |
| 53029 0019 | RAND LAWRENCE & ARLENE | 30 | HEREFORD RD | |
| 55012 0003 | ALTMAN JEROME L & JANINE | 12 | IRVINGTON ST | |

| SBL | Owner | Number | Street | Unit |
|-------------|-----------------------------------|--------|--------------|------|
| 55012 0002 | WINTERSTEINER PETER S & GAIL S | 22 | IRVINGTON ST | |
| 53030 0013 | KAHN LEO & EMILY G | 180 | KENT RD | |
| 53030 0012 | WILSON SCOTT E | 196 | KENT RD | |
| 53030 0011 | LEVY JOHN & ROTHENBERG GAIL TRS | 200 | KENT RD | |
| 53029 0016 | HAUGHEY PHILIP C TR | 201 | KENT RD | |
| 53029 0015 | DWYER ROSEMARY S & SHEILA A | 209 | KENT RD | |
| 53030 0010 | STEIN TIMOTHY D TR | 210 | KENT RD | |
| 53030 0009B | MCGRATH SCOTT TR | 226 | KENT RD | |
| 53029 0002 | MORGAN J DENNIS TR | 20 | KINMONTH RD | |
| 53029 0003 | HURLEY SHAWN M | 21 | KINMONTH RD | |
| 53029 0001 | BRAE BURN COUNTRY CLUB | 29 | KINMONTH RD | |
| 55009 0008 | KETTERER NANCY W | 10 | LOCKE RD | |
| 55008 0002 | GILBERT DAVID A | 15 | LOCKE RD | |
| 55009 0007 | BEAN BRUCE P | 20 | LOCKE RD | |
| 55009 0006 | LEUNG PHILIP K | 30 | LOCKE RD | |
| 55011 0004 | RICHMOND ALBERTA M | 8 | MANITOBA RD | |
| 55012 0010 | WERTHEIMER JANET S | 11 | MANITOBA RD | |
| 55011 0003 | GREENWALD CHRISTOPHER L | 14 | MANITOBA RD | |
| 55011 0002 | KOPANS DANIEL B & BARBARA S | 20 | MANITOBA RD | |
| 55011 0001 | MOSKOWITZ SAMUEL M | 28 | MANITOBA RD | |
| 55012 0012 | BLUMENCWEJG SOLANA A/K/A | 11 | NEHOIDEN RD | |
| 55012 0013 | SELTNER LAWRENCE F | 19 | NEHOIDEN RD | |
| 55012 0014 | PORTUONDO JOSE F & MARIA L WILSON | 25 | NEHOIDEN RD | |
| 55012 0015 | LEVENSON DEBORAH H | 31 | NEHOIDEN RD | |
| 55012 0016 | ACTONFITZGERALD CONSTANCE | 39 | NEHOIDEN RD | |
| 55012 0001 | BALDESSARINI FRANCES O | 49 | NEHOIDEN RD | |
| 43045 0027 | BRAE BURN COUNTRY CLUB | 90 | STANTON AVE | |
| 55011 0010 | MALKASIAN PATRICIA FABRIZIO | 29 | WABAN AVE | |
| 55011 0011 | BODKIN J ALEXANDER & DINAH K | 39 | WABAN AVE | |
| 55011 0012 | GOVENAR SIDNEY A & RITA | 45 | WABAN AVE | |
| 55011 0013 | SIMCHES GERALD R & DEBORAH B | 53 | WABAN AVE | |
| 55008 0012 | BELT ERIK & DEBORAH FREEDMAN | 6 | WAMESIT RD | |
| 53029 0005 | BERENBAUM ISIDORE & DEBRA | | WINDSOR RD | |
| 53029 0008 | SALZANO JAMES R TR | | WINDSOR RD | |
| 53030 0003 | JAROWEY PETER M & CONSTANCE M | | WINDSOR RD | |
| 53029 0002A | SULLIVAN GREGORY T TR | 2-12 | WINDSOR RD | |
| 53029 0004 | BERENBAUM ISIDORE & DEBRA | 24 | WINDSOR RD | |
| 53029 0006 | WARREN RONALD K & PEGGY E | 40 | WINDSOR RD | |
| 53032 0008 | KLEGMAN BARRY H | 47 | WINDSOR RD | |
| 53029 0007 | SALZANO JAMES R TR | 48 | WINDSOR RD | |
| 53032 0009 | HILL THOMAS G TR | 55 | WINDSOR RD | |
| 53029 0009 | WALDMAN DENNIS K TR | 62 | WINDSOR RD | |
| 53032 0010 | DAY KAREN L | 63 | WINDSOR RD | |
| 53029 0010 | BELLER DAVID I | 74 | WINDSOR RD | |
| 53032 0012 | MATHEWS PAMELA L | 77 | WINDSOR RD | |
| 53029 0011 | BLANCHARD KENNETH R | 82 | WINDSOR RD | |
| 53031 0010 | TODREAS CAROL S | 89 | WINDSOR RD | |
| 53029 0012 | GIANELLY ERNESTINE A | 92 | WINDSOR RD | |
| 53031 0011 | KRANE STEPHEN M & CYNTHIA R | 101 | WINDSOR RD | |
| 53029 0013 | JONASH RONALD S | 102 | WINDSOR RD | |

| SBL | O ner | Nu er | Street | Un t |
|-------------|------------------------------------|-------|-------------|------|
| 53029 0014 | FREEDMAN JUDITH N | 108 | WINDSOR RD | |
| 53031 0012 | GOLDBERG JACOB & HELEN CANNING | 115 | WINDSOR RD | |
| 53031 0013 | MACKINNON DAVID D | 121 | WINDSOR RD | |
| 53030 0009A | DIAPER WILLIAM | 126 | WINDSOR RD | |
| 53031 0014 | JOHNSON KEVIN | 131 | WINDSOR RD | |
| 53031 0015 | GORDON JAMES N & DONNA M | 143 | WINDSOR RD | |
| 53031 0016 | FINCH HENRY JOSEPH | 153 | WINDSOR RD | |
| 53030 0009 | SPIERINGS PETRUS A M | 160 | WINDSOR RD | |
| 53031 0017 | NEWBURGER PETER E & JANE W | 165 | WINDSOR RD | |
| 53030 0008 | TAYLOR ROBERT E JR & SANDRA L | 170 | WINDSOR RD | |
| 53031 0018 | SHERMAN LEONARD S TR | 181 | WINDSOR RD | |
| 53030 0007 | COHEN WENDY K | 184 | WINDSOR RD | |
| 53031 0019 | FRIEDMAN FAITH G | 189 | WINDSOR RD | |
| 53031 0020 | LENGIEZA KENNETH M TRS | 195 | WINDSOR RD | |
| 53030 0006 | LERNER HENRY M | 196 | WINDSOR RD | |
| 53031 0021 | KLEIN ROBERT L & MARIAN L | 203 | WINDSOR RD | |
| 53030 0005 | HUMPHREY DAVID W | 206 | WINDSOR RD | |
| 53030 0004 | JAROWEY PETER M & CONSTANCE M | 214 | WINDSOR RD | |
| 53031 0022 | PERRY JOY C | 215 | WINDSOR RD | |
| 53031 0023 | JENKS WILLIAM O | 227 | WINDSOR RD | |
| 53030 0002 | HIMMEL ROBERT M | 230 | WINDSOR RD | |
| 53031 0024 | LANDSMAN LEE M | 239 | WINDSOR RD | |
| 53030 0001 | ALBECK JOSEPH H & ISABELLE M B TRS | 240 | WINDSOR RD | |
| 53031 0025 | BRAE BURN COUNTRY CLUB | 243 | WINDSOR RD | |
| 53031 0026 | BRAE BURN COUNTRY CLUB | 246 | WINDSOR RD | |
| 53031 0027 | CARES KAREN A | 248 | WINDSOR RD | |
| 53026 0015 | BANK OF AMERICA | 466 | WOODWARD ST | |
| 53026 0013 | MCLEAN JOHN S & MARTHA J TRS | 89-97 | WYMAN ST | |



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Setti D. Warren
Mayor

INTER-OFFICE MEMORANDUM

DATE: August 12, 2013
TO: Board of Aldermen
FROM: Candace Havens, Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Katy Hax Holmes, Senior Planner
SUBJECT: §5-58 of the City of Newton Ordinances, request for site plan approval to construct a new Angier Elementary School and related site improvements
CC: Alejandro Valcarce, Public Buildings Department
Design Review Committee
Ouida Young, Law Department

EXECUTIVE SUMMARY

The Planning and Development Department conducted a Section 5-58 review for the replacement of the existing **Angier School Building** with a new elementary school building. This work has been proposed by the City in order to address the following issues: an increasing elementary school population in the neighborhood; inadequate educational space and services for the current school population; and the need for a new neighborhood space for community use.

A comprehensive analysis of alternatives to demolition of the historic structure was conducted, but none met the needs of the students, teachers, and state guidelines issued by the MSBA. The project design phase culminated in adoption of Schematic Design G.0.01, dated June 24, 2013, as the preferred plan for new construction on the Angier Elementary School site. The total enrollment at the school is projected to be in the range of 465 pupils.



Angier Elementary School

Proposed site improvements include a new three-story brick and metal structure that will total 74,960 square feet in size and accommodate 22 classrooms, all of which will be established on the second and third floors. The L-shaped building will be entered from an angled entrance from Beacon Street, with the northeast ell serving as the gym. All common areas such as the cafeteria, music room, art room,

library and gym will be on the first floor to allow optimal student and community access, as well as appropriate room heights to maximize the ease of use of these spaces.

The staff parking area will be located behind the school, parallel to the MBTA tracks, and will accommodate as many staff vehicles as possible. The number of parking stalls at the rear of the site will exceed the current number of spaces by over a third, which will serve to lessen the effects of on-street parking along Beacon Street.

School buses will enter a dedicated circular drop-off and pick-up zone at the front of the school, and a frontage road will accommodate short-term visitor parking during off-peak hours. The proposed parking and circulation plan will allow safe school bus access, parent vehicular access, deliveries, emergency vehicles, and trash pick-up. There will be no parking allotted along the entrance circle, where buses would embark and disembark children. Parking will also continue to be available in front of the school on Beacon Street.

Other site improvements, such as sidewalks and wayfinding signage, will enhance the safety of pedestrian circulation. Two new crosswalks from Beacon Street will also be added in front of the school. Amenities will include reorganization and improvement of outdoor recreation areas such as the playground, a new flag pole, benches and tables, and the replacement of deteriorated fencing along the rear MBTA easement. Improvements planned for the new parking area will necessitate the removal of trees along the northern perimeter of the site.

The project as proposed will necessitate the removal of the historic school building on this site. The Massachusetts Historical Commission (MHC) has determined that a Memorandum of Agreement (MOA) is needed in order to mitigate the adverse effect of the loss of this building. However, the Planning Department agrees with the Public Buildings Department, that efforts to protect the historic building from demolition would exacerbate current structural, safety and capacity issues that underserve the growing elementary school-age population in Waban. The Planning Department also believes that the new brick and metal school building is sensitively designed to blend with the architecture in the neighborhood and articulate the facades, as well as accommodate the needs of school-aged children in Waban. The improved parking, on-site circulation, and increased safety in and around the school property will also enhance pedestrian and vehicular movement through Waban Village as a whole.



Architectural rendering of the proposed New Angier School

SITE PLAN APPROVAL PROCESS

Prior to the construction of any municipal building, Section 5-58 of the Newton City Code requires reviews of associated plans by the following:

- The Director of Planning and Development for consistency and compatibility with the *Newton Comprehensive Plan* and other applicable planning and analytical studies;
- The Design Review Committee for layout, construction, and relationship to surroundings;
- The Public Facilities Committee to provide a forum for public comments and discussion about proposed buildings and their locations, followed by Board of Aldermen action.

Once the site plans are formally approved by these bodies, they become the schematic design upon which the final set of project plans and construction drawings are based. Significant changes to the schematic design or to the structural and programmatic plans of the new building must be resubmitted to the Design Review Committee and to the Board of Aldermen. After the requirements of §5-58(a)(1) through (a)(6) have been satisfied, the Board of Aldermen can appropriate funds for preparation of detailed construction drawings.

Work on the school is scheduled to begin during the summer in 2014 and will continue until completion, which is projected for February 2016.

All work, including the interior utility work, will be addressed in one phase. Plans submitted by the Public Buildings Department were prepared by DiNisco Design Partnership Ltd., Architects and Partners, dated June 24, 2013. These are the plans that have been reviewed by Planning Department staff.

I. PROPOSED SCHOOL IMPROVEMENTS

Site work will be completed on the entire lot. New construction will address a myriad of programmatic inadequacies at the current site and create a code-compliant elementary school with more efficient heating and cooling systems. The 74,960 square-foot building footprint will be larger than that of the current building, which is approximately 49,300 square feet in size. Three sides of the new building will be visible from Beacon Street and abutting properties.

Vehicular access and parking for approximately 55 cars will be provided in an expanded parking area at the rear of the site behind the school along the MBTA easement, with the remainder to be provided at the front of the school. This parking area will be extended north toward the MBTA tracks and contained behind a tall retaining wall and fence. The proposal is to move a majority of the parking spaces from Beacon Street lot to



the rear lot, leaving seven spaces and four handicap-accessible spaces in the front parking lot, thereby improving on-site parking for a total of 66 spaces. Vehicular circulation on the site will be limited to buses in the front circle, with parent vehicular access to the school restricted to the frontage road on the property that parallels Beacon Street.

II. TECHNICAL REVIEW OF SITE PLANS UNDER SECTION 5-58

1. Location and Existing Site Conditions

The Angier School Building is located in Waban on a parcel bordered to the south by Beacon Street; to the north by the MBTA railway and easement; to the west by land owned by the Parks and Recreation Department; and to the east by the Parish of the Good Shepherd Church. The site is surrounded by residential zoning with Single Residence 2 on the west, east and south sides, and Single Residence 1 and Business 1 to the north over the MBTA train tracks. The parcel consists of 86,124 square feet of land improved with the current school building and associated parking. A baseball field, tennis courts, basketball court and playground to the west of the school are owned and maintained by the Newton Parks and Recreation Department.

2. Proposed Improvements

Improvements and updates to all systems are proposed for the new three-story building. The administrative offices are planned for the first floor near the entrance, along with rooms for common uses such as the library, music room and art room. All classrooms are planned for the second and third floors.

The front entrance facing Beacon Street will open onto a slightly elevated piazza, which will serve as a public gathering area and site of a science garden and other plantings. Accessible ramps will be installed to facilitate handicap access. Low retaining walls and stairs will also be installed elsewhere on the piazza.

Handicap parking will be provided at the front of the building on the frontage road. The elevator shaft will be installed near the front entrance to the building.

Parking at the site will be improved to accommodate approximately 66 parking spaces. Public street parking is already provided on Beacon Street and in the MBTA parking lot located across Beacon Street. Short-term parking for the school is planned for a frontage road that will parallel Beacon Street in front of the school. Bike racks are planned for the front of the school and at the rear near the playground.

III. OTHER REVIEWS

- **Associate City Engineer.** The proposed work will result in a net increase in the amount of impervious surface on the site. Plans should be reviewed by the Engineering Division to ensure that drainage infrastructure is constructed according to City standards.

- **City Traffic Engineer.** There will be an increase in the amount of parking provided on-site for school staff. The Public Buildings Department should continue to work with the Traffic Engineer to manage vehicular circulation on-site should there be unanticipated effects on the neighborhood as the school reaches the projected capacity.
- **Fire Department.** Fire suppression systems will be installed throughout the newly constructed building. The Public Buildings Department should continue to coordinate with the Assistant Fire Chief to meet all applicable safety codes.
- **Newton Historical Commission.** The current Angier Elementary School was built in 1919 and named for Albert Edgar Angier, a young Waban infantryman who lost his life in World War I. Albert was the son of former Alderman George M. Angier, who began serving as chairman of the Newton School Committee two years after the Angier Elementary School was constructed. The proposed work will result in the loss of the historic Angier Elementary School building. The Newton Historical Commission reviewed the proposed demolition of the school and placed a one-year delay on its removal. The delay period expired in February 2013. On April 30, 2013 the NHC issued a letter to MHC summarizing its decision (see Attachment B).

In a letter dated July 2, 2013 and authored by Brona Simon, State Historic Preservation Officer, the school was determined by the MHC to be potentially eligible for listing on the National Register of Historic Places, and its loss would constitute an Adverse Effect. The MHC also determined that a Memorandum of Agreement (MOA) will be necessary to help mitigate the loss of this building. The MOA is to be negotiated between the City of Newton and MHC.

IV. CONSISTENCY WITH NEWTON COMPREHENSIVE PLAN AND OTHER PLANS/STUDIES

The *Newton Comprehensive Plan* notes that Newton residents have made education a strong social value and a community priority. More than 11,000 pupils are currently served through 21 public schools including four middle schools.

The *Plan* also acknowledges that change over time is inevitable and spatial needs must respond to it. Though population projections prepared by the Metropolitan Area Planning Council (MAPC) show an eventual decline in the City's school age population by 2030, more recent projections from the Newton School Department show a marked increase in the elementary school-aged student population in the Angier Elementary School District, with pressure on Angier's building capacity already evident. For the long term, the *Newton Comprehensive Plan* advocates for "creative consideration of future activity and facility configurations."

VI. SITE PLAN REVIEW CRITERIA

In accordance with Section 5-58, the Design Review Committee has filed plans for Site Plan Approval. These are to be reviewed in accordance with the procedure outlined in Section 30-23 of the Revised Ordinances. The following is a review of the submitted plans against the relevant criteria established in Section 30-23.

A. Convenience and safety of vehicular and pedestrian movement within the site and in relation to the adjacent streets, properties or improvements

School buses will be limited to a circular pick-up/drop-off area in front of the school. Vehicular access by school staff will continue north from this circle to the rear of the lot where long-term staff parking will be available. The proposed location and increase in spaces will be an improvement over the existing conditions, and ensure that this portion of the site will be the least trafficked area during the school day.

Short-term vehicular parking for parents and caregivers will be available on the frontage road after the start of school, which will also keep cars off the school perimeter for the duration of the school day. Sidewalks, wayfinding signage, and convex safety mirrors where warranted will enhance the safety of pedestrian circulation. Two new crosswalks from Beacon Street, which will be added in front of the school for students walking to school, will have high visibility for both walkers and drivers. The Planning Department believes that the on-site vehicular and pedestrian circulation plan as proposed will be a marked improvement over existing conditions.

Emergency vehicular access to the site will encircle the new school building. Access to the rear of the lot will be provided in a counter-clockwise direction, with a non-bituminous roadway provided on the west side of the school for emergency access only. This roadway will be gated at its south entry point with an Opticon entry system for use by emergency personnel only.

New directional signage to the rear parking lot and handicap parking, and parking signs along the frontage road are recommended. An elevator will be installed near the front entrance of the school, along with four accessible parking stalls. This parking arrangement will be in place after construction, since school is not projected to be in session for the duration of the project. Accommodations for bike parking will also be provided on-site at the front and rear of the building.

B. Adequacy of the methods for regulating surface water drainage

The overall impervious coverage on site will be increased by both the new building and the expanded rear parking lot. The School Department should coordinate with the Engineering Division of the Department of Public Works to ensure that all surface water is adequately managed on-site once construction is completed.

C. Screening of parking areas and structures from adjoining premises. Location of parking between the street and existing or proposed structures shall be discouraged.

The parking configuration on-site will be improved by moving the majority of the parking stalls behind the new building. The current parking space total of 43 will be expanded to

include spaces for approximately 66 vehicles on-site. The staff parking lot on the west side of the existing building will no longer be required for the new school, thereby allowing more land for the new building footprint and for open space. A new retaining wall and fencing will screen the parking area on the north side of the site.

The rear parking area is minimally visible from Beacon Street, but landscaping along the fencing between residential rear yards and the school site should be improved. The reconfigured school building will sit closer to the residential property to the west, but a six-foot fence along the abutter's property line provides screening from the school. The redesign of the site should not have any significant effect on abutting properties from a visual perspective. Nevertheless, neighbors should be consulted as to their choices for screening plantings and/or fencing to ameliorate potential effects from the project where warranted.

Out of respect for the residential abutters, new lighting fixtures that are proposed for the perimeter of the school property should have shields to direct light onto the school property.

D. Avoidance of topographic changes; tree and soil removal shall be minimized.

A retaining wall and fence will be required in order to extend the parking lot farther north along the MBTA easement. During non-school hours, the parking area will be shared with users of the adjacent field owned and maintained by the Parks and Recreation Department. This arrangement will allow the City to build additional parking spaces on land owned by Parks and Recreation as a condition of this shared use agreement. Tree removal is anticipated along the north side of the lot bordering the MBTA tracks. The proposed site work will come under the Tree Preservation Ordinance requirements and should be monitored by the Director of Urban Forestry with respect to possible mitigation.

E. Consideration of site design including relationship to nearby structures.

The school is located in a densely developed residential neighborhood in Waban. The scale and design of this public structure will be larger and more contemporary than the existing historic building. The facades of the building will be predominantly clad in brick, with the addition of more modern design features such as metal paneling and finishes, large windows, and aluminum solar shades. The Planning Department believes that the proposed materials and design successfully emulate architectural details and aspects found in the surrounding building stock, and articulates the building's facades to lessen the effect of a larger building on the site. Some of the more notable architectural details from the current building will also be creatively incorporated into the new building. The proposed school will remain oriented toward Beacon Street with an improved safety entrance angled over a slightly raised piazza with accessible ramps. The rear façade will be minimally visible from any public way.

The Planning Department received conceptual elevations and material specifications, which are subject to change during the design process. Final specifications of materials, colors, and landscaping should be submitted to the Planning Department for review prior

to issuance of a building permit only if substantive changes have been made to the originally approved schematic design.

VII. CONSTRUCTION MANAGEMENT

The contractor should submit a Construction Management Plan (“CMP”) to the Director of Planning and Development, the City Engineer, the City Traffic Engineer, and the Commissioner of Inspectional Services for review and approval before any construction activities related to this project are commenced on the site.

This plan should identify hours of construction, expected length of construction, location of proposed on-site contractor parking, and material storage and staging areas. This plan should also incorporate preferences and input from neighbors, and the telephone number for the contractor’s primary contact person. Copies of the final approved CMP should be submitted to the Mayor and each of the Ward 5 Aldermen.

VIII. CONCLUSION AND RECOMMENDATIONS

The Director of Planning and Development has determined that the site plans for a new Angier Elementary School Building are consistent with the *Newton Comprehensive Plan* and any other relevant plans/studies, including the site plan review criteria listed in Section 30-23. It appears that the Public Buildings Department has given serious consideration to finding the best plan to safely accommodate the growing grade-school student population in Waban.

With that in mind, the Planning Department wishes to offer the following items for consideration:

- With help from Planning and Law Department staff, enter into negotiations with MHC to reach agreement over terms to be included in a Memorandum of Agreement (MOA). Agreement should be reached before October 2013.
- New lighting fixtures located at the perimeter of the property should have shields to focus light onto the school property and not spill over onto the neighbors’ property.
- The Planning Department recommends working closely, and on a consistent basis, with a neighborhood council to obtain input from abutters, neighbors, and staff from nearby churches and daycare centers to provide a ready means by which to present possible mitigation for construction noise and traffic issues.
- Newton was the first municipality to pass the Massachusetts Stretch Energy Code in 2009 and has several LEED-certified buildings, including Newton North High School. The Planning Department supports the goal of LEED Silver for this project as well.
- The Planning Department also recommends orienting more active playground activities such as basketball away from residential abutters in order to lessen ambient noise.
- Though vehicular transportation in the vicinity of this construction site is exempt from this site plan review, traffic safety should be a high priority during construction.

After the Board, Mayor and School Committee choose to approve these plans, prior to applying for Building Permits the Public Buildings Department should submit:

- 1) The most current plans showing any alterations to proposed driveways, pick-up/drop-off areas, or landscaping to the Planning, Engineering, and Fire Departments;
- 2) Final material samples to the Planning Department, where warranted;
- 3) A construction management plan to the Planning, ISD and Engineering Departments and Ward 5 Aldermen.

Attachment A: Engineering Memo

Attachment B: NHC Record of Action to MHC April 30, 2013

CITY OF NEWTON
ENGINEERING DIVISION

MEMORANDUM

To: Candace Havens, Director of Planning

From: John Daghlian, Associate City Engineer

Re: Administrative Site Plan Review – Angier Elementary School

Date: July 19, 2013

CC: Lou Taverna, P.E., City Engineer
Linda Finucane, Associate City Clerk
Alexandra Ananth, Chief Planner
Katy Hax Holmes, Planner

In reference to the above site, I have the following comments for a plan entitled:

*Angier Elementary School
Site Plan Review Submission
Dated: 24 June 3013
Prepared By: DiNisco Design Partnership, Ltd.*

Executive Summary:

This project entails the total demolition and reconstruction of the existing school. There are several stormwater improvements being proposed to the site that will address stormwater quality and quantity. Prior to the Building Permit being issued a detail stormwater analysis will be required to include drainage analysis based on the City of Newton's 100-year storm event of 6-inches over a 24-hour period. The design of the proposed on site drainage system needs to comply with the MassDEP Stormwater Regulations and City Ordinances.

The water supplying both domestic and fire suppression will be a looped system that will provide good water quality and quantity for the building and its users.

A detailed Construction Management Plan is needed for this project. It needs to address at a minimum, the schedule, milestones, material delivery arrangements, staging &

laydown areas, temporary safety fencing and security, temporary parking for the contractor and all sub's. Dust control, demolition of the existing building, etc...

Retaining Wall:

1. The proposed retaining wall design needs to be stamped and signed by a Professional Structural engineer as well as a Professional Geotechnical engineer.
2. Design details are needed for but not limited to the soils bearing capacity, foundation design, overturning, slippage and settlement calculations. Stamped shop drawings, specifications, and various details will be required.
3. Certified affidavit from the structural engineer will be required by the Inspectional Services Department.
4. The construction of the wall may needed temporary construction easement form the MBTA due to the close proximity of the T's right of way and the base of the wall. The contractor of record shall be on notice that this may be required depending upon the final design, location and selection of wall construction. The contractor of record shall be responsible to secure any temporary construction easements with the MBTA.

Drainage:

1. When a connection to the City's drainage system is proposed, prior to approval of the Building Permit a Closed Circuit Television (CCTV) inspection shall be performed and witnessed by the Engineering Division, the applicant shall retain a contractor that specializes in CCTV inspection. The applicant shall contact the Engineering Division 48 hours in advance to schedule an appointment. At the end of the inspection the video or CD shall be given to the inspector. Furthermore, upon completion of the connection to the drainage system a Post – Construction video inspection shall also take place and witnessed as described above. This is required regardless of the connection point, the intent is to ensure that there are no downstream blockages or damaged pipe so that the contractor of record is not held accountable for preexisting conditions.
2. A hydraulic capacity of the downstream drainage system needs to be evaluated and submitted to the Engineering Division. This study needs demonstrate that there will be no impact to the municipal drainage system, nor private or public property.
3. An Operations and Maintenance (O&M) plan for Stormwater Management Facilities needs to drafted and submitted for review. Once approved the O&M must be adopted

by applicant, incorporated into the deeds; and recorded at the Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division.

4. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all appurtenances including but not limited to the drywells, catch basins, and pipes are the sole responsibility of the School Department.

Environmental:

1. Has a 21E investigation & report been performed on the site, if so copies of the report should be submitted the Newton Board of Health and the Engineering Division.
2. Are there any existing underground oil or fuel tanks, are they to be removed, if they have been evidence should be submitted to the Newton Fire Department, and Newton Board of Health.
3. As the total site disturbance is over an acre, a Phase II General Construction (NPDES) Permit will need to be filed with DEP & EPA. A Stormwater Pollution Prevention Plan (SWPPP) will need to be developed.

Water:

1. An additional hydrant should be installed along the easterly side of the building.
2. Fire flow testing is required for the proposed fire suppression system. The applicant must coordinate this test with both the Newton Fire Department and the Utilities Division; representatives of each department shall witness the testing, test results shall be submitted in a write report. Hydraulic calculation shall be submitted to the Newton Fire Department for approval.
3. All water connections shall be chlorinated & pressure tested in accordance to AWWA and the City of Newton Construction Standards and Specifications prior to opening the connection to existing pipes.
4. Approval of the final configuration of the water service(s) shall be determined by the Utilities Division, the engineer of record should submit a plan to the Director of Utilities for approval

Sewer:

1. All new sewer service and/or structures shall be pressure tested or videotaped after final installation is complete. Method of final inspection shall be determined solely by the construction inspector from the City Engineering Division. All sewer manholes shall be vacuum tested in accordance to the City's Construction Standards & Specifications. The sewer service will NOT be accepted until one of the two methods stated above is completed. All testing MUST be witnessed by a representative of the Engineering Division. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer. ***This note must be added to the final approved plans.***
2. All sewer manholes shall be vacuum tested in accordance to the City's Construction Standards & Specifications. The sewer service will NOT be accepted until one of the two methods stated above is completed. All testing MUST be witnessed by a representative of the Engineering Division. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer.
3. A detailed profile is needed which shows the existing water main, proposed water service, sewer main and proposed sewer service with the slopes and inverts labeled to ensure that there are no conflicts between the sewer services and the water service. The minimum slope for a service is 2.0%, with a maximum of 10%. In order to verify the slopes and inverts of the proposed service connection, two manholes of the existing sanitary sewer system need to be identified on the plan with rim & invert elevations. The crown of the service connection & the sewer man need to match.
4. The service connection from the proposed building to the existing sewer manhole will have to be cored by either a hydraulic or an electric coring machine to eliminate groundwater infiltration. Jackhammering a hole for the connection will not be allowed. A rubber boot and hydraulic cement will also be required for the connection.

General:

1. The ramp detail for accessible parking stalls need a tactile warning plate "wet-set" with anchor bolts (Federal Yellow) color of ADA Solutions or equal.
2. No excavation is allowed within any City right-of-way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via the City Engineer. If permission is granted, special construction standards

- will be applied. Applicant or Applicant's representative must contact the City of Newton Engineering Department prior to start of work for clarification.
3. The contractor needs to notify the Engineering Division 48-hours in advance and schedule an appointment to have the drainage system, water & sewer services inspected. The system & utilities must be fully exposed for the inspector. Once the inspector is satisfied, the system & utilities may then be back-filled. ***This note must be incorporated onto the site plan.***
 4. The existing water & sewer services shall be cut and capped at the main and be completely removed from the site and properly back filled. The Engineering Division must inspect this work; failure to having this work inspected my result in the delay of issuance of the Utility Connection Permit. ***This note must be incorporated onto the site plan.***
 5. With the exception of natural gas service(s), all utility trenches with the right of way shall be backfilled with Control Density Fill (CDF) Excavatable Type I-E, detail is available in the city of Newton Construction Standards Detail Book.
 6. The new water and sewer services must be in-place AND accepted by the Engineering Division prior to the issuance of the Certificate of Occupancy.
 7. As of January 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property. ***This note shall be incorporated onto the plans.***
 8. Approval of this plan by the City of Newton Engineering Division implies that the plan meets the minimal design standards of the City of Newton. However, the Engineering Division makes no representations and assumes no responsibility for the design(s) in terms of suitability for the particular site conditions or of the functionality or performance of any items constructed in accordance with the design(s). The City of Newton assumes no liabilities for design assumption, error or omissions by the Engineer of Record.
 9. Prior to Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading. ***This note must be incorporated onto the site plan.***
 10. The applicant will have to apply for a Street Opening & Utilities Connection Permits as well as a sidewalk crossing permit with the DPW. ***This note must be incorporated onto the site plan.***

Note: If the plans are updated it is the responsibility of the Applicant to provide all City Departments [Conservation Commission, ISD, and Engineering] involved in the permitting and approval process with complete and consistent plans.

If you have any questions or concerns please feel free to contact me @ 617-796-1023



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
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ATTACHMENT B

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Candace Havens
Director

April 30, 2013

Ryan Maciej, Preservation Planner
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

RE: Angier School Demolition and Replacement; 1697 Beacon Street, Newton; MHC# RC.53838

Dear Ryan,

At its April 25th 2013 meeting, the Newton Historical Commission met with representatives from the Public Building's Department regarding the proposed Angier Elementary School's demolition and replacement. The Commission had previously placed a one-year demolition delay on the building in February 2012, which has since expired. The Building's Department and Commission discussed alternatives to demolition including different design options as well as potential mitigation projects. The Commission unanimously passed the following motion:

RESOLVED to send a letter to the Massachusetts Historical Commission expressing the Newton Historical Commission's preference for reusing the existing school, but should that prove unfeasible that the Commission supports the proposed exhibit on the history of Angier in the new school, updating historical documentation on the property, and reusing existing architectural elements as mitigation for the loss of the building as well as that the Commission recommends a new school be sensitively designed to fit within the neighborhood context.

Should you have any questions please do not hesitate to contact me.

Sincerely,

Brian Lever
Senior Preservation Planner

cc: Alex Valcarce, Newton Public Building's Department



BOSTON COLLEGE

OFFICE OF THE GENERAL COUNSEL

March 18, 2013

By Federal Express

David Turocy, Commissioner
Department of Public Works
City Hall, Room 102
1000 Commonwealth Avenue
Newton Centre, Massachusetts 02459

RECEIVED
Newton City Clerk
2013 AUG -2 PM 2:23
David A. Olson, CMC
Newton, MA 02459

Re: Request for Authorization from Public Facilities Committee
regarding easement relocation on Boston College property
at Beacon Street/College Road

Dear Commissioner Turocy:

I am writing to request that the Public Facilities Committee take action to approve the relocation of an easement from Trustees of Boston College ("Boston College") to the City for drain and sewer lines (the "City Easement"), originally granted to the City in 1917 and shown on a plan recorded with the Middlesex South District Registry as Plan 47 in Plan Book 252.

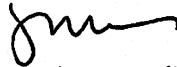
As you are aware, approval was granted by the Board of Aldermen in 2010, under Board Order 232-10 (attached as **Exhibit A**), to permit the relocation of the City Easement, to the extent shown on the plan attached hereto as **Exhibit B**, in order to facilitate the construction of Stokes Hall on the Boston College Middle Campus. Since the granting of the Order, it has been determined that the preexisting drain and sewer lines, as they extended beyond the portion of the campus affected by the Stokes Hall project, were not located within the area delineated in the original City Easement. The Plan attached as **Exhibit C** proposes further relocations of the area subject to the original City Easement to conform to the actual location of the relevant sewer and drain lines.

Boston College, following discussions with representatives of the City Engineering Division and the Law Department, desires to amend the City Easement so that it accurately reflects existing conditions. We hereby request that you kindly ask the City Clerk to place this matter on the docket of the Public Facilities Committee for a public hearing on the next available date.

David Turocy, Commissioner
March 18, 2013
Page Two

Thank you for your assistance in this matter.

Sincerely,



Joseph M. Herlihy
General Counsel

Enc.

cc: Jeanne Levesque, Director
Government Relations, Boston College
Howard A. Levine, Esq., K&L Gates

EXHIBIT A

CITY OF NEWTON

IN BOARD OF ALDERMEN

September 7, 2010

**RELOCATION OF EASEMENT ON PROPERTY
OF THE TRUSTEES OF BOSTON COLLEGE**

ORDERED:

WHEREAS, the City of Newton holds an easement 20 feet wide for a Main Drain and Common Sewer on the property of the Trustees of Boston College off College Road and Beacon Streets, Newton MA as shown on a Plan of Land recorded at the Middlesex South District Registry of Deeds on January 18, 1917 at Plan Book 252, Plan 47 (the "City Easement");

WHEREAS, the Trustees of Boston College plan to construct a building on the portion of its property where the City Easement is located;

WHEREAS, the City desires to cause the Trustees of Boston College to relocate the City Easement so that access to the City Easement, as relocated, is not impeded by the intended improvements on the Property;

WHEREAS, a petition has been presented to this Board (#232-10) seeking to relocate the City Easement; and

WHEREAS, this Board has appointed a time for a public meeting and has caused a notice thereof, and said meeting has been held; and

WHEREAS, in the opinion of this Board, the public necessity and convenience require the relocation of the City Easement as further described below, it is therefore

ORDERED, that the parcel of land consisting of 12,300± square feet which is shown as "Relocated 20' Wide Easement" on a plan entitled "Basement Plan of Land", dated 26, by Harry R. Feldman, Inc., and signed by Paul R. Foley, Land Surveyor, be and is hereby laid out, graded and accepted as a part of the main drain and common sewer and the City's rights in the area shown as "Abandoned Easement Area = 4,300 ± Sq. Ft." are extinguished. Thus, as a result of this order, said "Relocated 20' Wide Easement" area shall be part of the City of Newton's main drain and common sewer.

This relocation of easement is being ordered in connection with and to further carry out the terms of an administrative site plan approval (#181-10) for Stokes Hall, Boston College. Accordingly, the City hereby agrees to allow Boston College, and its successors and assigns, to improve, maintain, and control the areas above and around the Relocated 20' Wide Easement for uses such as walkways, landscaping, irrigation, outdoor seating and other items consistent with


applicable zoning and the provisions of said administrative site plan approval (#181-10) for Stokes Hall, Boston College so long as such private landscaping and uses do not impede or obstruct the City's rights in the main drain and common sewer. All such private improvements shall be at the sole expense of such owner; and it is hereby further


ORDERED, that the Mayor is authorized to accept grants of easements, in form approved by the City Solicitor, for the relocation from the owner of said private parcel of land. Such relocation of easement, the above described plan and a copy of this order shall be recorded at the Registry of Deeds for Middlesex South.

This order is granted upon the following conditions:

1. that the owner, its successors and assigns, of said private parcel shall, at its sole expense, pay for all design and common sewer which are necessary to carry out this modification of main drain and common sewer; and that all such work shall be done in accordance with the city specifications under the supervision and inspection of the City Engineer; and
2. that such owner, its successors and assigns, shall forever be responsible at its expense to maintain the area above the Relocated 20' Wide Easement area; and shall indemnify, hold harmless and defend the City of Newton from any and all damages arising from, or alleged to arise from the negligence of the owner in maintaining the area above the Relocated 20' Wide Easement.

Under Suspension of Rules
Readings Waived and Approved
23 yeas 0 nays 1 absent (Alderman Albright)


(SGD) DAVID A. OLSON
City Clerk


(SGD) SETTI D. WARREN
Mayor

RESERVED FOR REGISTRY USE

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES SHOWING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND RAILS SHOWN ARE TRACES OF PUBLIC OR PRIVATE STREETS OR RAILS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW RAILS ARE SHOWN.

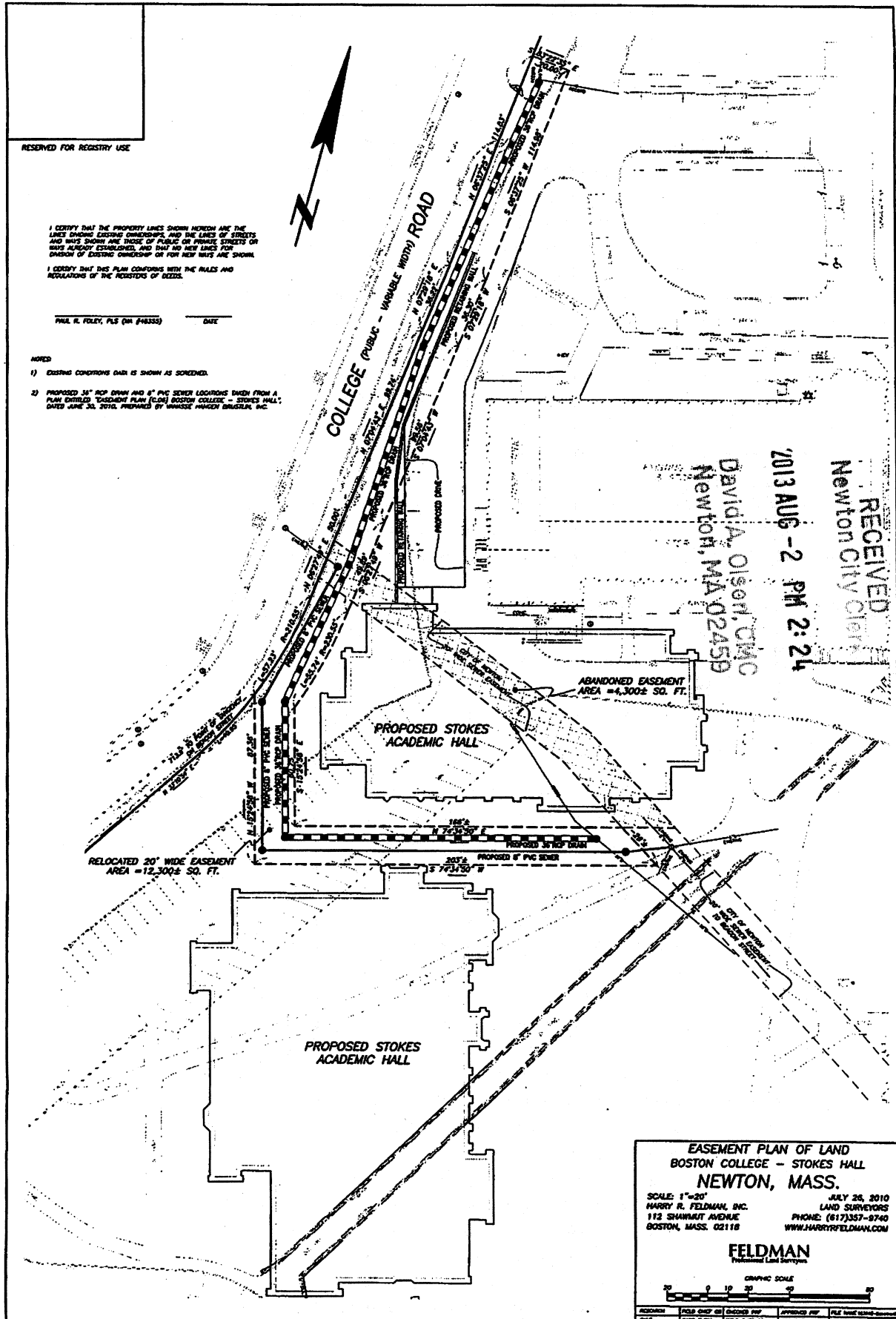
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS.

PAUL R. FOLEY, PLS (M 448333)

DATE

NOTED

- 1) EXISTING CONDITIONS SHOWN AS SCHEDULED.
- 2) PROPOSED 36" RCP DRAIN AND 8" PVC SEWER LOCATIONS TAKEN FROM A PLAN ENTITLED "BASEMENTS PLAN (OLD) BOSTON COLLEGE - STOKES HALL," DATED JUNE 30, 2010, PREPARED BY WASSIE HANSEN BRUNER, INC.



RECEIVED
Newton City Clerk
2013 AUG - 2 PM 2:24
David A. Olson, CMC
Newton, MA 02459

**EASEMENT PLAN OF LAND
BOSTON COLLEGE - STOKES HALL
NEWTON, MASS.**

SCALE: 1"=20' JULY 26, 2010
 HARRY R. FELDMAN, INC. LAND SURVEYORS
 112 SHAWMUT AVENUE PHONE: (617)357-9740
 BOSTON, MASS. 02118 WWW.HARRYRFELDMAN.COM

FELDMAN
Professional Land Surveyors

GRAPHIC SCALE
 0 10 20 30 40

| | | | | | |
|----------|----------------|-------------|-------------|----------|---------|
| REVISION | FIELD CHECK BY | DESIGNED BY | APPROVED BY | FILE NO. | DATE |
| DATE | DATE | FILE NO. | DATE | NO. FILE | JOB NO. |

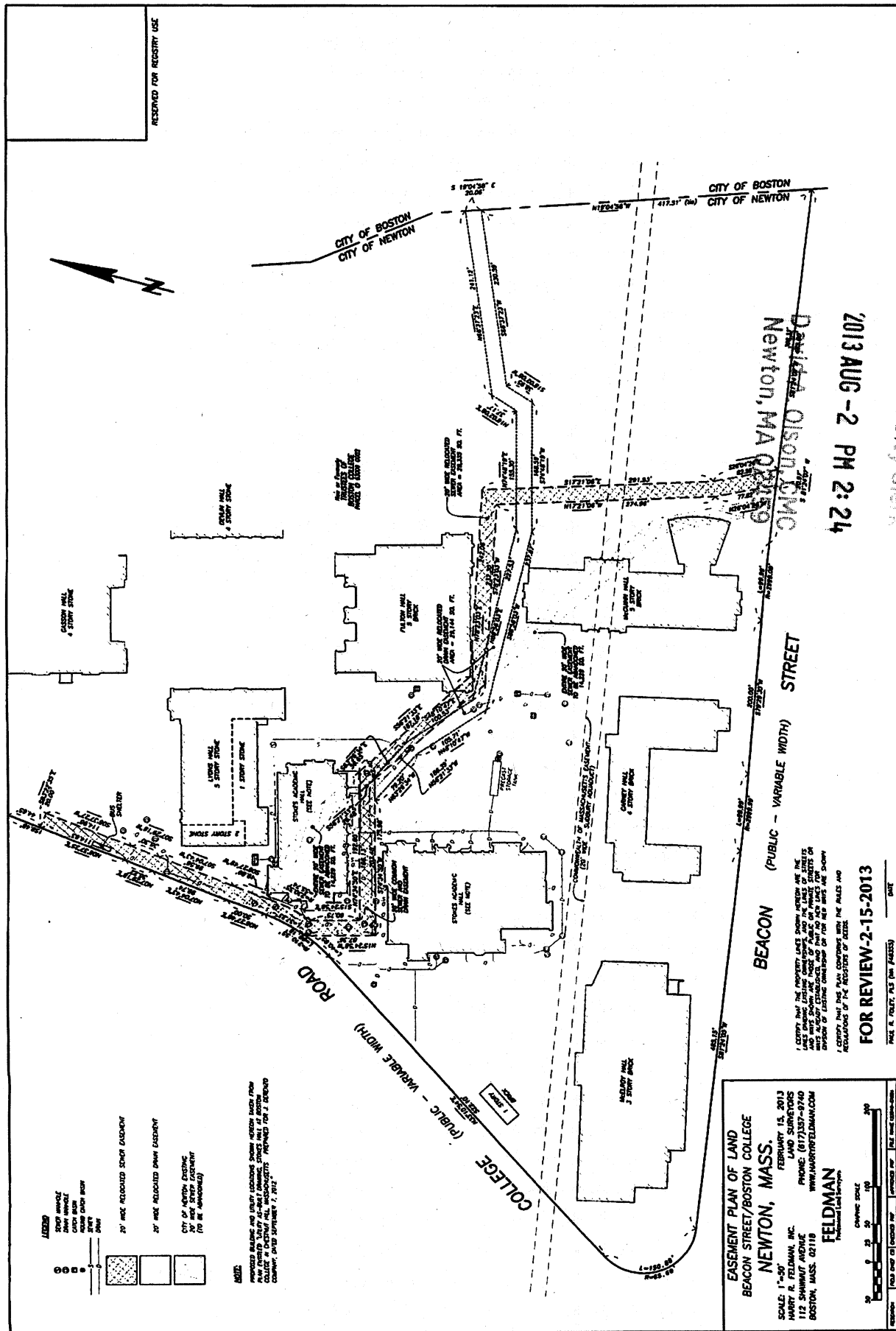
RECEIVED
Newton City Clerk

2013 AUG -2 PM 2:24

FOR REVIEW-2-15-2013

DATE

EXHIBIT C



RESERVED FOR RECORDY USE

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE
 TRUE AND CORRECT BOUNDARIES OF THE PROPERTY SHOWN
 AND THAT THE SAME ARE BASED ON A RECENT SURVEY OF
 THE PROPERTY AND THAT THE SAME ARE BASED ON THE
 RECORDS OF THE RECORDS OF DEEDS.

EASEMENT PLAN OF LAND
BEACON STREET/BOSTON COLLEGE
NEWTON, MASS.

SCALE: 1" = 50'
 DATE: FEBRUARY 15, 2013
 SURVEYOR: HARRY FELDMAN, INC.
 112 SUMMIT AVENUE
 BOSTON, MASS. 02118
 PHONE: (617)357-8740
 WWW.HARRYFELDMAN.COM

FELDMAN
 Professional Land Surveyor

CONVERTING SCALE
 0 25 50 75 100
 FEET

| | | | |
|----------|------|----|--------|
| REVISION | DATE | BY | REASON |
| | | | |
| | | | |
| | | | |

- LEGEND**
- 20' WIDE RELOCATED STREET EASEMENT
 - 20' WIDE RELOCATED DRAIN EASEMENT
 - CITY OF BOSTON EXISTING 20' WIDE STREET EASEMENT (TO BE ABANDONED)

NOTES:
 1. APPROVED BUILDING AND UTILITY LOCATIONS SHOWN HEREON SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES.
 2. ALL EASEMENTS SHOWN HEREON ARE TO BE MAINTAINED AND KEPT OPEN AT ALL TIMES.
 3. ALL EASEMENTS SHOWN HEREON ARE TO BE MAINTAINED AND KEPT OPEN AT ALL TIMES.



Setti D. Warren
Mayor

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

DOCKET
83-10(2)

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 Museum Archives, Accessibility & Fire Suppression

date: 23 July 2013

from: Community Preservation Committee

to: The Honorable Board of Aldermen

PROJECT GOALS & ELIGIBILITY

This project will expand storage and research space for the Jackson Homestead's archival collections (printed materials, manuscripts and photographs) while also providing current-standard handicap accessibility and fire suppression to protect the museum's historic building, its collections and its visitors. The funds recommended will complete work begun with two prior appropriations that already recognized the project's CPA eligibility based on the building's listing on the National Register of Historic Places and Newton Historical Commission recognition of the archival collection's local historic significance.

RECOMMENDED FUNDING

On 11 July 2013 by a vote of 6-0 (current members Joel Feinberg and Don Fishman absent, Newton Historical Commission position vacant), the Community Preservation Committee recommended appropriating \$641,000 from the Community Preservation Fund's historic resources fund balance to the Public Buildings Department for the purposes described in the attached proposal and the summary budget below. Although most categories in this budget are fungible, the CPC specifically voted to limit CPA funds for FFE to a maximum of \$10,448:

| Museum Archives, Accessibility & Fire Suppression | | | | | |
|--|------------------|------------------|-----------------|---|---------------------|
| USES of FUNDS | Totals | SOURCES of FUNDS | | | |
| | | CPA | CDBG | OTHER (private donations, other grants) | NOTES |
| DESIGN for | \$155,632 | | | | |
| Archives | \$65,316 | \$65,316 | | | |
| Accessibility | \$65,316 | \$65,316 | | | |
| Fire Suppression | \$25,000 | \$25,000 | | | |
| CONSTRUCTION + contingency for | \$612,765 | | | | |
| Archives | \$225,996 | \$225,996 | | | |
| Accessibility | \$256,769 | \$216,769 | \$40,000 | | <i>committed</i> |
| Fire Suppression | \$130,000 | \$130,000 | | | |
| OTHER (all for Archives) | \$77,500 | | | \$24,000 | <i>committed</i> |
| collections storage & moving | \$27,500 | \$3,500 | | | |
| FFE - furniture, fixtures & equipment | \$50,000 | \$10,448 | | \$39,552 | <i>to be raised</i> |
| PROJECT TOTAL | \$845,897 | \$742,345 | \$40,000 | \$63,552 | |
| Previously appropriated CPA funds | | (\$101,345) | | | |
| Recommended additional CPA funds: | | \$641,000 | | | |

(continued on page 2)

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

17 July 2013

Newton CPC Funding Recommendation for

Museum Archives, Accessibility & Fire Suppression**SPECIAL ISSUES CONSIDERED BY THE CPC**

Project Management The CPC was concerned about the prolonged design and approval process for this project, which has undoubtedly increased its cost over time. However, the Public Buildings Department has full confidence in the current project budget, based on a building code analysis and external review, and has the qualified staff in place to complete the project promptly without further cost increases, once the recommended funds are appropriated. As further reassurance, the department has also agreed to provide quarterly in-person progress reports to the CPC (see “additional recommendations” below).

Strategic Planning for Archives The CPC has encouraged a collaborative, interdepartmental approach to preserving Newton’s historical records, by supporting a City Archives survey in 2011 and by inviting a pre-proposal for a City Archives strategic plan, to identify the most cost-effective combination of improved storage facilities and other options such as scanning. However, for the following reasons the CPC recommends funding this project without waiting for that plan to be completed:

- A. Further delay would further increase the cost of this project.
- B. As currently proposed, this project addresses not only archival preservation but urgent accessibility and safety deficiencies in a historic building visited by thousands of Newton schoolchildren and Newton families each year. Most of the project’s increased cost reflects this expanded scope.
- C. Although the Jackson Homestead is a City department, and its archives include some government documents, the archival collecting and curating done by Historic Newton as a public-private partnership goes well beyond City records. Preserving and providing public access to this unique collection is critical to the Homestead’s accreditation as a museum, its service to visitors, and its ability to attract financial support from sources beyond the City budget.
- D. Finally, as it has in the past, Historic Newton will continue collaborating with the City Clerk, the Newton Free Library, and other organizations to ensure the most efficient possible use of Newton’s limited funds, space and staff time for archives.

Funding Leverage The CPC’s current *Funding Guidelines* prioritize projects “that raise the maximum possible funding from non-CPA sources.” As submitted, this proposal originally requested CPA funds for approximately 93 percent of total project costs. The appropriation recommended by the CPC will cover only 88 percent of total costs. Historic Newton has agreed to raise approximately \$40,000 in additional non-CPA funds for FFE (furniture, fixtures and equipment) costs, which will be incurred as the project nears completion.

ADDITIONAL RECOMMENDATIONS (*funding conditions*)

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

KEY OUTCOMES

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

1. Completion of the project on time and on or under budget, if possible by utilizing more non-CPA funds than are anticipated in this recommendation.
2. The strategic expansion of two activities long constrained by the Homestead’s inadequate archival space: proactive collecting and active public use.
3. Preservation of the Jackson Homestead’s historic character and the new facilities created by this project through regular preventive maintenance, without reliance on additional CPA funds.

ATTACHMENTS

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

- ♦ draft Board order
- ♦ CPC staff analysis of overall project budget by phase and component
- ♦ Public Buildings/Historic Newton PowerPoint presentation to the CPC on 11 July 2013
- ♦ full proposal, including:
 - project summary
 - development budget for this project & operating budget for the Jackson Homestead as a public building
 - site plan
 - project manager's qualifications
 - assessment factors from *Capital Improvement Plan*

and as required by the CPC proposal form, summaries of income/expenses and assets/liabilities for:

- Newton Historical Society (private)
- Jackson Homestead (City dept.)
- Public Buildings (City dept.)
- ♦ project history – webpage for this project from “Proposals & Projects – Pending” at www.newtonma.gov/cpa

Among the documents available from the webpage but omitted from this packet:

- ♦ 27 July 2011 – full plans (reduced scale)
- ♦ 19 July 2013 – review of updated plans for compliance with current building code

CITY OF NEWTON
IN BOARD OF ALDERMEN

?? September 2013

ORDERED:

That, in accordance with the recommendations of the Community Preservation Committee (CPC) through its Chairman, Leslie Burg; the Public Facilities Committee through its Chairman Alderman Anthony Salvucci; and the Finance Committee through its Chairman Alderman Leonard J. Gentile, the transfer of previously appropriated funds and an additional appropriation of six hundred forty-one thousand dollars (\$641,000) from the historic resources fund balance of the Community Preservation Fund as shown below, to be expended under the direction of the Public Buildings Department to complete the Museum Archives, Accessibility & Fire Suppression project, as detailed in the CPC's July 2013 funding recommendation to the Board of Aldermen.

Part A. Balance and encumbrances as of the effective date of this order:

From: Museum Archives Preservation (21B60304-5301)
To: Museum Archives, Accessibility & Fire (21B6011504)

Part B. Newly appropriated funds:

From: CPA historic resources fund balance (21-3321B)\$641,000
To: Museum Archives, Accessibility & Fire (21B6011504).....\$641,000

MUSEUM ARCHIVES, ACCESSIBILITY & FIRE SUPPRESSION

17 July 2013,
CPC staff analysis

| PROJECT PHASES & COMPONENTS | | % of project total | ARCHIVES | % of project total | ACCESSIBILITY | % of project total | FIRE SUPPRESSION | % of project total |
|--|------------------|--------------------|------------------|--------------------|------------------|--------------------|------------------|--------------------|
| DESIGN | \$155,632 | 18.4% | \$65,316 | 7.7% | \$65,316 | 7.7% | \$25,000 | 3.0% |
| CONSTRUCTION (incl. contingency) | \$612,765 | 72.4% | \$225,996 | 26.7% | \$256,769 | 30.4% | \$130,000 | 15.4% |
| OTHER, including: | \$77,500 | 9.2% | | 9.2% | NA | | NA | |
| collections storage & moving | | | \$27,500 | | | | | |
| FFE - furniture, fixtures & equipment | | | \$50,000 | | | | | |
| PROJECT TOTAL | \$845,897 | 100.0% | \$368,812 | 43.6% | \$322,085 | 38.1% | \$155,000 | 18.3% |

Design costs for fire suppression are broken out in the proposal, but other design costs are not allocated to archives vs. access. This analysis uses an arbitrary 50/50 split between those components.

At the 11 July 2013 meeting of the Community Preservation Committee, the Public Buildings Dept. accepted this assignment of FFE 100% to archives.

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

FY'14 Newton Community Preservation Proposal

Date: July 11, 2013



The Jackson Homestead and Museum

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



Public Buildings with support from the Museum is requesting **\$680,552** from the CPA funds to:

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

Why are the Museum's Collections important?

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

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

The Collections include but are not limited to...

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

Existing Conditions



Existing space use:

Green – Archives

Brown – Storage Garage

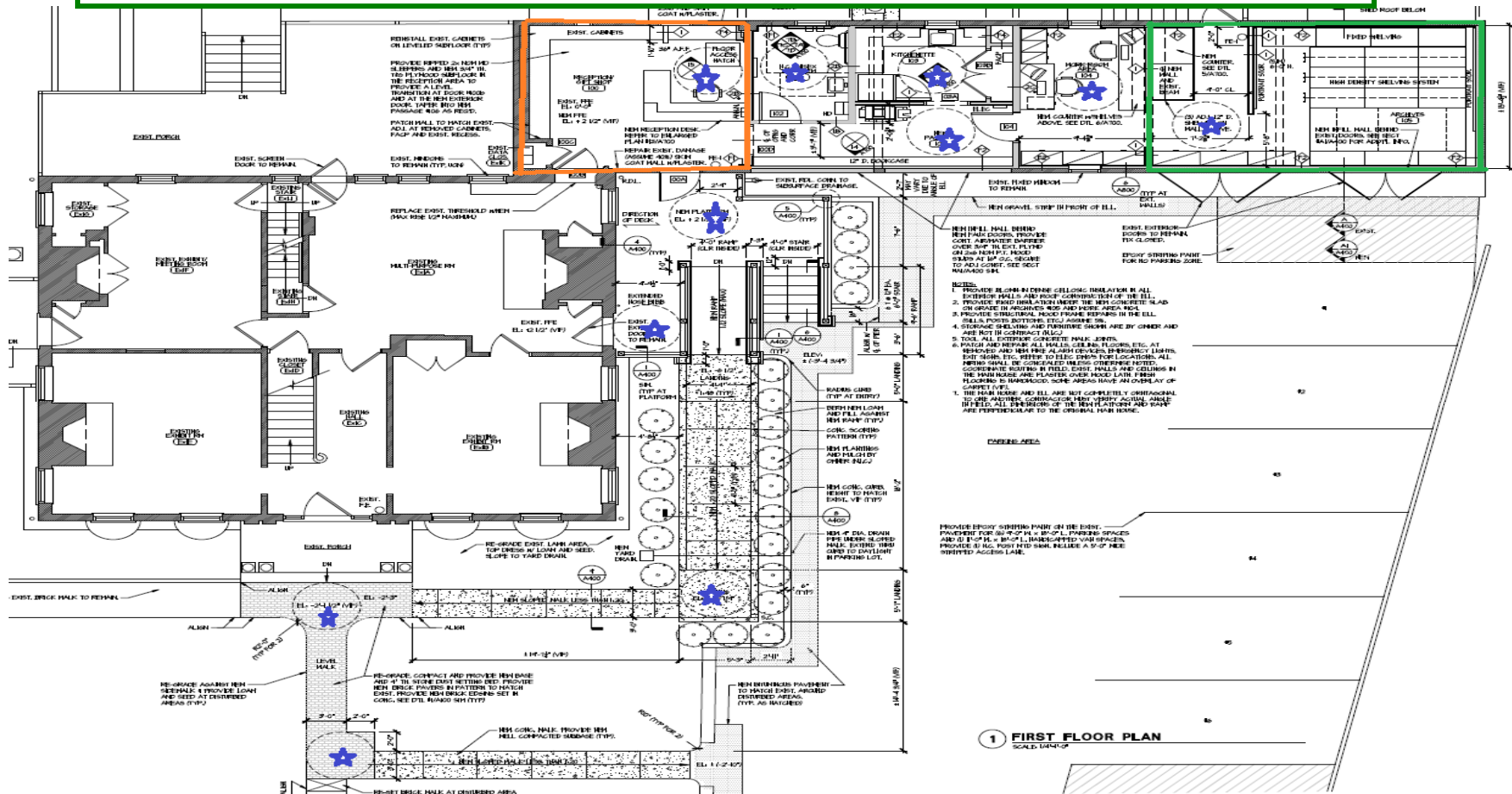
Pink- Exterior Accessible Lobby

Blue – Multipurpose Room
Tan – Exhibit/Meeting Rms



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

Proposed Changes



Rehabilitation of the Museum will:

- Expand the Archives storage
- Insulate for Climate Control
- Deliver Full Building Fire Suppression
- Install Compact Shelving
- Provide Accessibility to the Handicapped

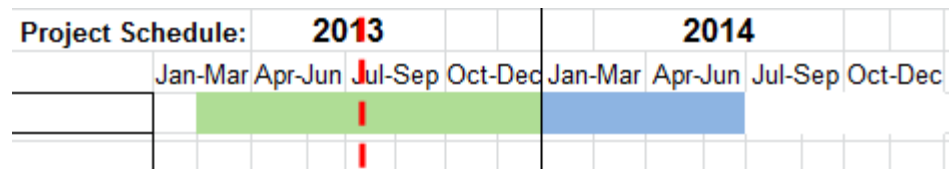
Proposed/Updated space use:

- Green – Expanded Archive
- Orange- Enclosed Accessible Lobby
- Blue- Handicapped Accessible Ramp, Entry, Gift Shop, Bathrooms, Etc.

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

| | |
|---|----------------------|
| CPA funds: previously approved- | \$101,345 |
| Total CPA Request for Rehabilitation project- | \$680,552 |
| Matching funds: | |
| CDBG funds toward Accessibility(ramp)- | \$40,000 |
| <u>Anonymous contribution-</u> | <u>\$24,000</u> |
| Total Project Cost | \$845,897 |

If approved, the Museum's Archives and Access Project would begin in Jan'14 and will be completed in the early summer of 2014.





Setti D. Warren
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

83-10(2)
(For staff use)
date rec'd:
30-31 May
2013

PRE-PROPOSAL

PROPOSAL

Form last updated April 2013.

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

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

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

| | | | | |
|---|--|-------------------------------------|---|--|
| Project TITLE | Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project | | | |
| Project LOCATION | Full street address (with zip code), or other precise location. Historic Newton, 527 Washington Street, Newton, MA 02458 | | | |
| Project CONTACTS | Name & title or organization | Email | Phone | Mailing address |
| Project Manager | Adam Gilmore, Director of Project Management, Newton Public Buildings Dept. | agilmore@newtonma.com | 617-796-1600 | 52 Elliot Street Newton Highlands, MA 02461 |
| Other Contacts | Cynthia Stone, Director, Historic Newton | cstone@newtonma.gov | 617-796-1450 | 527 Washington Street, Newton, MA 0246058 |
| Project FUNDING | CPA funds requested: \$680,552 | Other funds to be used: \$64,000 | Total project cost, including previously appropriated CPA funds: \$845,897 | |
| Project SUMMARY | Summarize the project's main tasks, components or features, including why you believe it is eligible for CPA funds. You may provide more information in attachments, but your SUMMARY MUST FIT IN THE SPACE BELOW. | | | |
| <p>Historic Newton's two-dimensional collections, which include maps, plans and documents, more than 2,000 photographs, and over 6,000 Historic Property Survey Files, are essential resources for historical research in this City. These collections are presently crammed into the 19th-century post-and-beam wing of the Jackson Homestead, which lacks effective climate control and fire protection. Despite best efforts for care and preservation, these collections of irreplaceable documents and photographs are at risk.</p> <p>This project seeks an additional \$680,552 in CPA funds to complete: rehabilitating the library/storage area, expanding collections storage into an adjacent storage area in the wing, installing compact shelving in the new space to relieve current over-crowded conditions and provide space for future collecting.</p> <p>Remodeling will include insulating the wing to improve climate control and provide long-range energy savings and installation of a fire suppression system though-out the Jackson Homestead. Heating and cooling (HVAC) unit locations in the garage will be relocated to allow for maximum space for compact shelving and improve HVAC functions. It also will provide the opportunity to upgrade the accessible entrance for the museum and provide accessible toilet facilities. This project addresses the need to insure the safety of the 1809 Jackson Homestead through fire suppression, make it accessible under current code and preserve and properly store irreplaceable collections which are important to the history of Newton. Newton's "historic resources" include the Museum's archival collections, which are used by homeowners and neighborhood activists, architects and real estate professionals, city departments and mass media, as well as students, scholars, and genealogists. The archives are also used by educators in the schools and elsewhere in Newton to teach local history as the context for understanding American History. The Newton community in its very broadest sense is the beneficiary of this project, which supports the concept of "planning with history" articulated in Newton's Comprehensive Plan.</p> <p>Historic Newton has received an anonymous donation from an individual donor of \$24,000 toward this project. In addition, the Museum received an additional contribution of \$40,000 in CBGB funds.</p> | | | | |

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

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

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must also include a full, detailed budget in addition to this page.

| Project TITLE | Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project | | |
|---|--|---|------------------|
| Project BUDGET | USES of Funds (major expense categories) | SOURCES of Funds (CPA & others) | |
| CAPITAL/DEVELOPMENT COSTS | | | |
| Note: The industry average for design & soft costs is 10-15% for historic buildings. This project's higher design/soft costs reflect a combination of changes in the scope of work, escalation (increase of costs over time), state agency design updates and variance approvals, Building Code changes, existing conditions survey, and multiple evening meetings. | | | |
| Design & soft costs: total project (\$131,000 archives + accessibility + \$25,000 fire protection) | \$155,632 | CPA funds: previously approved | \$101,345 |
| Archives: Construction | \$207,672 | CPA funds: new request | \$680,552 |
| Archives: FFE (Furniture, Fixtures, Equipment – including compact/mobile shelving) | \$50,000 | Newton CDBG funds (accessibility) | \$40,000 |
| Archives: Temporary Storage/Moving | \$27,500 | Private donation | \$24,000 |
| Accessibility: construction | \$238,445 | | |
| Fire Protection: construction | \$125,000 | | |
| Contingency (total project) | \$41,648 | | |
| TOTAL | \$845,897 | TOTAL | \$845,897 |
| <i>See also detailed development budget attached.</i> | | | |
| ANNUAL OPERATIONS & MAINTENANCE (cannot use CPA funds) | | | |
| Est. allocation for Jackson Homestead annual bldg operations & maintenance | \$ 5,100 | City of Newton Public Buildings General Fund Operating Budget | \$ 5,100 |
| TOTAL | \$ 5,100 | TOTAL | \$ 5,100 |
| <i>See also attached 10-year operating budget.</i> | | | |
| Project TIMELINE | Phase or Task | Notes (other required tasks) | Season & Year |
| | Independent Code review | | Summer 2013 |
| | State & Local Political Process - Local Historic, Mass Historic, BoA Public Facilities & Public Finance | | Fall 2013 |
| | Update Bid Documents based upon Code Review | | Fall 2013 |
| | Award GC contract (construction) | | Q4/2013 |
| | Move Archival Collections to temporary storage location – store up to 4 to 6 months, catalogue collection while in storage | | Q1/2014 |
| | Construction- Archives, Accessibility, Fire Protection | | Q1/Q2/Q3/2014 |
| | Return Archival Collections | | Q3/2014 |
| <i>See attached detailed budget for further information.</i> | | | |

| Project TITLE | Historic Newton/Jackson Homestead Accessibility, Archives Storage and Fire Suppression Project | | | |
|---|---|---|---|--|
| Required or Optional? | Check if included | Attachment Title & Description | | |
| <p>CPC staff note: attachments greyed out were not required for this proposal.</p> <p>REQUIRED for all proposals</p> | | PHOTOS | of existing site or resource conditions (2-3 photos may be enough) | |
| | ✓ | MAP/ SITE PLAN | of site in relation to nearest major roads (omit if project has no site) | |
| | | PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds | | |
| | ✓ | development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) | | |
| | ✓ | 10-year annual operating & maintenance budget (CPA funds may not be used here) | | |
| | ✓ | non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions | | |
| | | purchasing of goods & services: short email or letter summarizing sponsor's understanding of applicable statutes (MGL ch. 30, 30B and/or 149) and City policies | | |
| | | SPONSOR FINANCES & QUALIFICATIONS | | |
| | ✓ | for sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources ("friends" organizations, fundraising, etc.) | | |
| ✓ | for project manager: relevant training & track record of managing similar projects | | | |
| OPTIONAL for all proposals | | LETTERS of SUPPORT | from Newton residents, organizations, or businesses | |
| REQUIRED for all proposals that involve City govt., including real estate acquisitions | attached by CPC staff | CAPITAL IMPROVEMENT PLAN | current listing/ranking & factors for this project | |
| REQUIRED for all historic resources proposals | | HISTORIC SIGNIFICANCE | see separate instructions for 3 required attachments analyzing significance and showing how project meets national preservation standards | |
| <p>REQUIRED for all proposals involving real estate acquisition, construction or improvements</p> <p>Consult staff to confirm requirements for each project.</p> | | SITE CONTROL, VALUE & DEED RESTRICTIONS | | |
| | | legally binding option, purchase & sale agreement or deed | | |
| | | appraisal by an independent, certified real estate appraiser (the CPC may also commission its own, separate appraisal) | | |
| | | owner's agreement to a permanent deed restriction (for affordability, historic preservation or land conservation) | | |
| | | ZONING & PERMITTING | | |
| | | short email confirmation of review by the Development Review Team (DRT) | | |
| | | brief property history: at least the last 30 years of ownership & use | | |
| | | environmental mitigation plans (incl. lead paint, asbestos, underground tanks) | | |
| | | zoning relief and permits required (incl. parking waivers, demolition or building permits, comprehensive permit or special permit) | | |
| | | rec'd but not attached; some may need to be sought again | other approvals required (Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc. | |
| | | DESIGN & CONSTRUCTION | | |
| | ✓ | professional design & cost estimates: include site plan, floor plans & elevations | | |
| | materials & finishes; highlight "green" or sustainable features & materials | | | |

Newton History Museum Project Request

83-10(2)

Funds Requested:

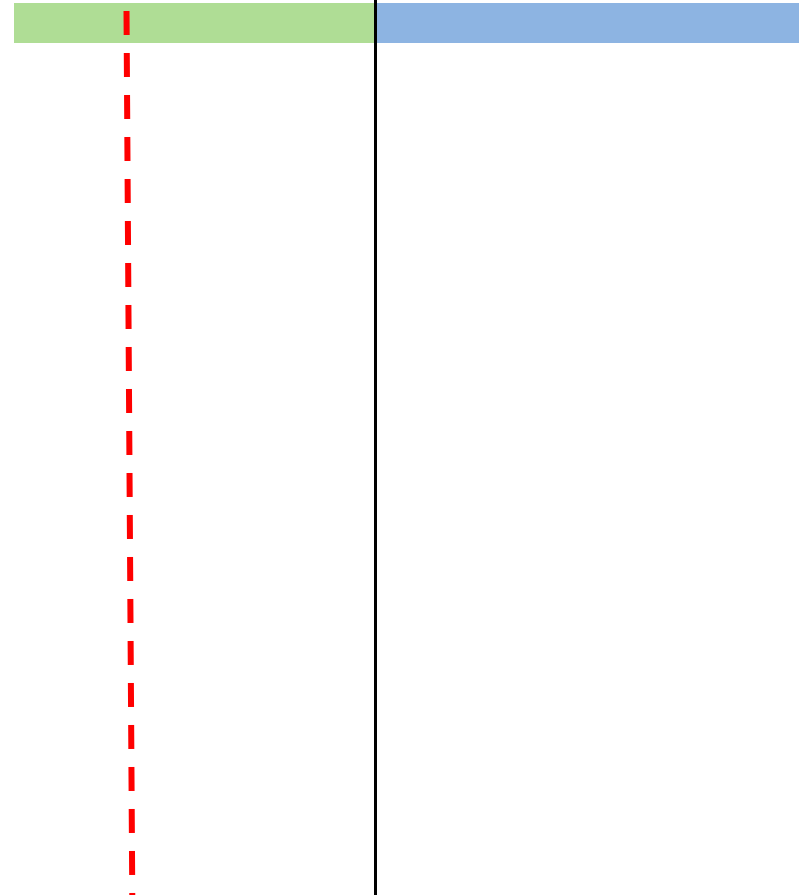
Project Schedule: **2013**

2014

ACCESSIBILITY & ARCHIVES

Jan-Mar Apr-Jun Jul-Sep Oct-Dec Jan-Mar Apr-Jun Jul-Sep Oct-Dec

| Cost Breakdown | | | % of Overall Cost | Comments |
|--|--------------|-------------|-------------------|---|
| SoftCosts: | Possible Min | Project NTE | | Average % values vary between 10 to 15% for historical buildings. The increase in design costs verse industry average are due in part by the scope of service changes, prolonged programming period, state agency design updates and variance approvals, Building Code changes, Existing conditions survey, elongated project schedule and multiple evening meetings. |
| Design | \$115,000 | \$130,632 | 19% | |
| HardCosts: | | | | |
| Archives Const. | \$200,000 | \$207,672 | 30% | |
| Accessibility Const. | \$238,445 | \$238,445 | 35% | |
| DirectCosts: | | | | |
| Temp.Storage/Moving | \$25,500 | \$27,500 | 4% | |
| FF&E | \$45,000 | \$50,000 | 7% | |
| Contingency (5%) | 0 | \$36,648 | 5% | |
| Project Total: | \$623,945 | \$690,897 | 100% | |
| Contributions/Funding Previously Approved by the CPA | -\$24,000 | -\$64,000 | | Private Contributions/CDGB Funds |
| | -\$101,345 | -\$101,345 | | |
| Additional Funding: | \$498,600 | \$525,552 | | |



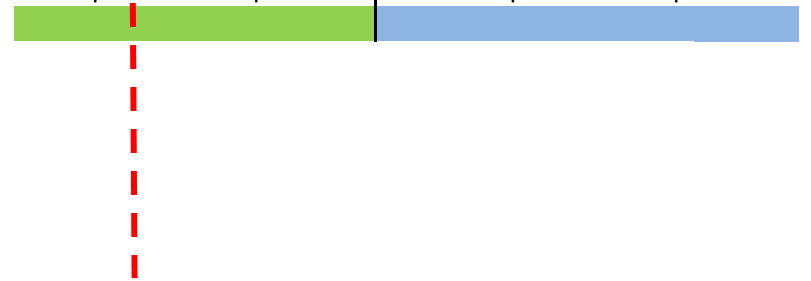
Plus FIRE PROTECTION

Project Schedule: **2013**

2014

Jan-Mar Apr-Jun Jul-Sep Oct-Dec Jan-Mar Apr-Jun Jul-Sep Oct-Dec

| Cost Breakdown | | | % of Overall Cost | Comments |
|--------------------------|--------------|-------------|-------------------|--------------------|
| SoftCosts: | Possible Min | Project NTE | | Entire Building |
| Design | \$10,000 | \$25,000 | 16% | |
| Hard/DirectCosts: | | | | |
| Construction | \$84,000 | \$125,000 | 81% | 1st, 2nd, Basement |
| Contingency | \$0 | \$5,000 | 3% | |
| Total: | \$94,000 | \$155,000 | 100% | |



Total Cost: \$592,600 **\$680,552** FIRE PROTECTION, ACCESSIBILITY & ARCHIVES STORAGE

Newton History Museum Archives, Accessibility, and Fire Protection Project

| | | | |
|---|-------------------|---|-------------------|
| Revised Project Cost: | \$ 845,897 | Revised Additional Project Funding : | \$ 744,552 |
| Less previously Approved Funding | \$ <u>101,345</u> | Less Total Private Contributions/CDBG Funds | \$ (64,000) |
| Sub Total Additional Project Funding : | \$ 744,552 | Requested additional CPA Funding for Project | \$ 680,552 |

Project Cost Comparison:

Project Costs 05/6/2013:

| | |
|--|----------------------|
| Project Design | \$ 130,632 |
| Fire Protection Design | \$ 25,000 |
| Construction Accessibility and Archives | \$ 446,117 |
| Fire Protection Construction | \$ 125,000 |
| FF & E | \$ 50,000 |
| Temporary Archive Storage/Moving | \$ 27,500 |
| Sub-Total | \$ 832,953 |
| 5% Project Contingency | \$ <u>41,648</u> |
| Project Total | \$ 845,897 |
| Less Other Project Contributions/Funding | \$ <u>(64,000) *</u> |
| CPA Portion of Project | \$ 781,897 |
| Less Previously Approved by the CPA | \$ <u>(101,345)</u> |

| | |
|-----------------------------------|-------------------|
| Additional Funding Request | \$ 680,552 |
|-----------------------------------|-------------------|

*Other Project Contributions/Funding: \$24,000 - Anonymous Donation for Construction Cost
\$40,000 - CDBG funds toward access improvements (ramp)
\$64,000 - Total Private Contributions/CDGB Funds

| Construction Cost Estimate Breakdown | |
|--------------------------------------|-----------|
| Archives | \$207,672 |
| Accessibility | \$238,445 |
| Fire Protection | \$125,000 |
| Total | \$571,117 |

| Design Cost Estimate Breakdown | |
|--------------------------------|-----------|
| Archives | \$130,632 |
| Accessibility | inc above |
| Fire Protection | \$25,000 |
| Total | \$155,632 |

Operation and Maintenance Budget

| Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| \$5,100 | \$5,253 | \$5,411 | \$5,573 | \$5,740 | \$5,912 | \$6,090 | \$6,272 | \$6,461 | \$6,654 |



NEWTON HISTORY MUSEUM ARCHIVES
 527 WASHINGTON STREET
 NEWTON, MASSACHUSETTS 02459
 TEL: 617-796-1600 FAX: 617-796-1601

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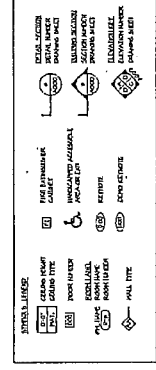
CITY OF NEWTON
 PUBLIC BUILDINGS DEPT.
 527 WASHINGTON STREET
 NEWTON, MASSACHUSETTS 02459
 TEL: 617-796-1600 FAX: 617-796-1601

COVER SHEET
 A000

Prepared for City of Newton by R.W. Sullivan Engineering

ABBREVIATIONS:

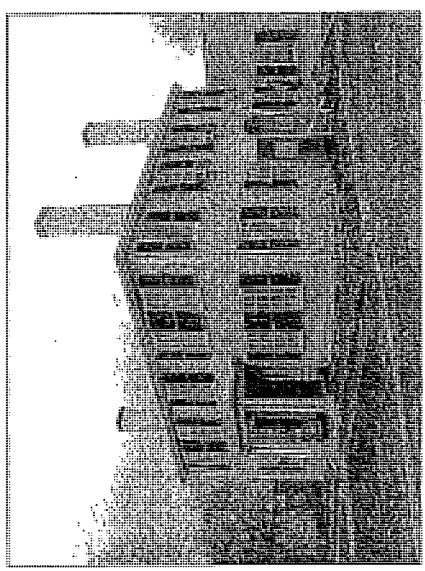
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|----|-----------|----|-------|----|-------------|----|----------|----|-------|----|-----------|----|--------------|----|----------|----|--------|----|-----------|----|--------------|----|--------|----|------|----|------|----|-------------|----|-------|----|-----|----|--------|----|-----------|----|-----|----|------|----|---------|----|------|----|----|----|-------|----|-------|----|------|----|--------|----|--------|----|----|----|-------|----|-----|----|-----|----|----|----|----|----|----|----|----|----|----|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---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| AC | ACROBATIC | AD | ADULT | AG | AGRICULTURE | AL | ALUMINUM | AN | ANNEX | AP | APARTMENT | AR | ARCHITECTURE | AS | ASBESTOS | AT | ATRIUM | AU | AUTOMATIC | AV | AUDIO VISUAL | AW | AWNING | AX | AXIS | BA | BATH | BB | BIBLIOTHECA | BC | BENCH | BD | BED | BE | BELIEF | BF | BREAKFAST | BG | BIG | BH | BHOP | BI | BICYCLE | BJ | BJEL | BK | BK | BL | BLIND | BM | BLOCK | BN | BOOK | BO | BOILER | BP | BURIED | BQ | BQ | BR | BREAK | BS | BUS | BT | BUS | BV | BV | BW | BW | BX | BX | BY | BY | BZ | BZ | CA | CAD | CB | CB | CC | CC | CD | CD | CE | CE | CF | CF | CG | CG | CH | CH | CI | CI | CJ | CJ | CK | CK | CL | CL | CM | CM | CN | CN | CO | CO | CP | CP | CQ | CQ | CR | CR | CS | CS | CT | CT | CU | CU | CV | CV | CW | CW | CX | CX | CY | CY | CZ | CZ | DA | DA | DB | DB | DC | DC | DD | DD | DE | DE | DF | DF | DG | DG | DH | DH | DI | DI | DJ | DJ | DK | DK | DL | DL | DM | DM | DN | DN | DO | DO | DP | DP | DQ | DQ | DR | DR | DS | DS | DT | DT | DU | DU | DV | DV | DW | DW | DX | DX | DY | DY | DZ | DZ | EA | EA | EB | EB | EC | EC | ED | ED | EE | EE | EF | EF | EG | EG | EH | EH | EI | EI | EJ | EJ | EK | EK | EL | EL | EM | EM | EN | EN | EO | EO | EP | EP | EQ | EQ | ER | ER | ES | ES | ET | ET | EU | EU | EV | EV | EW | EW | EX | EX | EY | EY | EZ | EZ | FA | FA | FB | FB | FC | FC | FD | FD | FE | FE | FF | FF | FG | FG | FH | FH | FI | FI | FJ | FJ | FK | FK | FL | FL | FM | FM | FN | FN | FO | FO | FP | FP | FQ | FQ | FR | FR | FS | FS | FT | FT | FU | FU | FV | FV | FW | FW | FX | FX | FY | FY | FZ | FZ | GA | GA | GB | GB | GC | GC | GD | GD | GE | GE | GF | GF | GG | GG | GH | GH | GI | GI | GJ | GJ | GK | GK | GL | GL | GM | GM | GN | GN | GO | GO | GP | GP | GQ | GQ | GR | GR | GS | GS | GT | GT | GU | GU | GV | GV | GW | GW | GX | GX | GY | GY | GZ | GZ | HA | HA | HB | HB | HC | HC | HD | HD | HE | HE | HF | HF | HG | HG | HH | HH | HI | HI | HJ | HJ | HK | HK | HL | HL | HM | HM | HN | HN | HO | HO | HP | HP | HQ | HQ | HR | HR | HS | HS | HT | HT | HU | HU | HV | HV | HW | HW | HX | HX | HY | HY | HZ | HZ | IA | IA | IB | IB | IC | IC | ID | ID | IE | IE | IF | IF | IG | IG | IH | IH | II | II | IJ | IJ | IK | IK | IL | IL | IM | IM | IN | IN | IO | IO | IP | IP | IQ | IQ | IR | IR | IS | IS | IT | IT | IU | IU | IV | IV | IW | IW | IX | IX | IY | IY | IZ | IZ | JA | JA | JB | JB | JC | JC | JD | JD | JE | JE | JF | JF | JG | JG | JH | JH | JI | JI | JJ | JJ | JK | JK | JL | JL | JM | JM | JN | JN | JO | JO | JP | JP | JQ | JQ | JR | JR | JS | JS | JT | JT | JU | JU | JV | JV | JW | JW | JX | JX | JY | JY | JZ | JZ | KA | KA | KB | KB | KC | KC | KD | KD | KE | KE | KF | KF | KG | KG | KH | KH | KI | KI | KJ | KJ | KK | KK | KL | KL | KM | KM | KN | KN | KO | KO | KP | KP | KQ | KQ | KR | KR | KS | KS | KT | KT | KU | KU | KV | KV | KW | KW | KX | KX | KY | KY | KZ | KZ | LA | LA | LB | LB | LC | LC | LD | LD | LE | LE | LF | LF | LG | LG | LH | LH | LI | LI | LJ | LJ | LK | LK | LL | LL | LM | LM | LN | LN | LO | LO | LP | LP | LQ | LQ | LR | LR | LS | LS | LT | LT | LU | LU | LV | LV | LW | LW | LX | LX | LY | LY | LZ | LZ | MA | MA | MB | MB | MC | MC | MD | MD | ME | ME | MF | MF | MG | MG | MH | MH | MI | MI | MJ | MJ | MK | MK | ML | ML | MM | MM | MN | MN | MO | MO | MP | MP | MQ | MQ | MR | MR | MS | MS | MT | MT | MU | MU | MV | MV | MW | MW | MX | MX | MY | MY | MZ | MZ | NA | NA | NB | NB | NC | NC | ND | ND | NE | NE | NF | NF | NG | NG | NH | NH | NI | NI | NJ | NJ | NK | NK | NL | NL | NM | NM | NO | NO | NP | NP | NQ | NQ | NR | NR | NS | NS | NT | NT | NU | NU | NV | NV | NW | NW | NX | NX | NY | NY | NZ | NZ | OA | OA | OB | OB | OC | OC | OD | OD | OE | OE | OF | OF | OG | OG | OH | OH | OI | OI | OJ | OJ | OK | OK | OL | OL | OM | OM | ON | ON | OO | OO | OP | OP | OQ | OQ | OR | OR | OS | OS | OT | OT | OU | OU | OV | OV | OW | OW | OX | OX | OY | OY | OZ | OZ | PA | PA | PB | PB | PC | PC | PD | PD | PE | PE | PF | PF | PG | PG | PH | PH | PI | PI | PJ | PJ | PK | PK | PL | PL | PM | PM | PN | PN | PO | PO | PP | PP | PQ | PQ | PR | PR | PS | PS | PT | PT | PV | PV | PW | PW | PX | PX | PY | PY | PZ | PZ | QA | QA | QB | QB | QC | QC | QD | QD | QE | QE | QF | QF | QG | QG | QH | QH | QI | QI | QJ | QJ | QK | QK | QL | QL | QM | QM | QN | QN | QO | QO | QP | QP | QQ | QQ | QR | QR | QS | QS | QT | QT | QU | QU | QV | QV | QW | QW | QX | QX | QY | QY | QZ | QZ | RA | RA | RB | RB | RC | RC | RD | RD | RE | RE | RF | RF | RG | RG | RH | RH | RI | RI | RJ | RJ | RK | RK | RL | RL | RM | RM | RN | RN | RO | RO | RP | RP | RQ | RQ | RR | RR | RS | RS | RT | RT | RU | RU | RV | RV | RW | RW | RX | RX | RY | RY | RZ | RZ | SA | SA | SB | SB | SC | SC | SD | SD | SE | SE | SF | SF | SG | SG | SH | SH | SI | SI | SJ | SJ | SK | SK | SL | SL | SM | SM | SN | SN | SO | SO | SP | SP | SQ | SQ | SR | SR | SS | SS | ST | ST | SU | SU | SV | SV | SW | SW | SX | SX | SY | SY | SZ | SZ | TA | TA | TB | TB | TC | TC | TD | TD | TE | TE | TF | TF | TG | TG | TH | TH | TI | TI | TJ | TJ | TK | TK | TL | TL | TM | TM | TN | TN | TO | TO | TP | TP | TQ | TQ | TR | TR | TS | TS | TT | TT | TU | TU | TV | TV | TW | TW | TX | TX | TY | TY | TZ | TZ | UA | UA | UB | UB | UC | UC | UD | UD | UE | UE | UF | UF | UG | UG | UH | UH | UI | UI | UJ | UJ | UK | UK | UL | UL | UM | UM | UN | UN | UO | UO | UP | UP | UQ | UQ | UR | UR | US | US | UT | UT | UU | UU | UV | UV | UW | UW | UX | UX | UY | UY | UZ | UZ | VA | VA | VB | VB | VC | VC | VD | VD | VE | VE | VF | VF | VG | VG | VH | VH | VI | VI | VJ | VJ | VK | VK | VL | VL | VM | VM | VN | VN | VO | VO | VP | VP | VQ | VQ | VR | VR | VS | VS | VT | VT | VU | VU | VV | VV | VW | VW | VX | VX | VY | VY | VZ | VZ | WA | WA | WB | WB | WC | WC | WD | WD | WE | WE | WF | WF | WG | WG | WH | WH | WI | WI | WJ | WJ | WK | WK | WL | WL | WM | WM | WN | WN | WO | WO | WP | WP | WQ | WQ | WR | WR | WS | WS | WT | WT | WU | WU | WV | WV | WW | WW | WX | WX | WY | WY | WZ | WZ | XA | XA | XB | XB | XC | XC | XD | XD | XE | XE | XF | XF | XG | XG | XH | XH | XI | XI | XJ | XJ | XK | XK | XL | XL | XM | XM | XN | XN | XO | XO | XP | XP | XQ | XQ | XR | XR | XS | XS | XT | XT | XU | XU | XV | XV | XW | XW | XY | XY | XZ | XZ | YA | YA | YB | YB | YC | YC | YD | YD | YE | YE | YF | YF | YG | YG | YH | YH | YI | YI | YJ | YJ | YK | YK | YL | YL | YM | YM | YN | YN | YO | YO | YP | YP | YQ | YQ | YR | YR | YS | YS | YT | YT | YU | YU | YV | YV | YW | YW | YX | YX | YZ | YZ | ZA | ZA | ZB | ZB | ZC | ZC | ZD | ZD | ZE | ZE | ZF | ZF | ZG | ZG | ZH | ZH | ZI | ZI | ZJ | ZJ | ZK | ZK | ZL | ZL | ZM | ZM | ZN | ZN | ZO | ZO | ZP | ZP | ZQ | ZQ | ZR | ZR | ZS | ZS | ZT | ZT | ZU | ZU | ZV | ZV | ZW | ZW | ZX | ZX | ZY | ZY | ZZ | ZZ |
|----|-----------|----|-------|----|-------------|----|----------|----|-------|----|-----------|----|--------------|----|----------|----|--------|----|-----------|----|--------------|----|--------|----|------|----|------|----|-------------|----|-------|----|-----|----|--------|----|-----------|----|-----|----|------|----|---------|----|------|----|----|----|-------|----|-------|----|------|----|--------|----|--------|----|----|----|-------|----|-----|----|-----|----|----|----|----|----|----|----|----|----|----|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---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Newton History Museum Archives

at the Jackson Homestead
 527 Washington St. - Newton, MA

City of Newton
 Public Buildings Department



DRAWING LIST

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| A000 | COVER SHEET | PLUMBING LEGEND AND NOTES |
| A001 | EXISTING CONDITIONS PLAN (REVISED) | PLUMBING FIRST FLOOR PLAN |
| A002 | FIRST FLOOR PLAN | PLUMBING SECOND FLOOR PLAN |
| A003 | SECOND FLOOR PLAN | PLUMBING THIRD FLOOR PLAN |
| A004 | MECHANICAL PLAN | PLUMBING FOURTH FLOOR PLAN |
| A005 | MECHANICAL PLAN | PLUMBING FIFTH FLOOR PLAN |
| A006 | MECHANICAL PLAN | PLUMBING SIXTH FLOOR PLAN |
| A007 | MECHANICAL PLAN | PLUMBING SEVENTH FLOOR PLAN |
| A008 | MECHANICAL PLAN | PLUMBING EIGHTH FLOOR PLAN |
| A009 | MECHANICAL PLAN | PLUMBING NINTH FLOOR PLAN |
| A010 | MECHANICAL PLAN | PLUMBING TENTH FLOOR PLAN |
| A011 | MECHANICAL PLAN | PLUMBING ELEVENTH FLOOR PLAN |
| A012 | MECHANICAL PLAN | PLUMBING TWELFTH FLOOR PLAN |
| A013 | MECHANICAL PLAN | PLUMBING THIRTEENTH FLOOR PLAN |
| A014 | MECHANICAL PLAN | PLUMBING FOURTEENTH FLOOR PLAN |
| A015 | MECHANICAL PLAN | PLUMBING FIFTEENTH FLOOR PLAN |
| A016 | MECHANICAL PLAN | PLUMBING SIXTEENTH FLOOR PLAN |
| A017 | MECHANICAL PLAN | PLUMBING SEVENTEENTH FLOOR PLAN |
| A018 | MECHANICAL PLAN | PLUMBING EIGHTEENTH FLOOR PLAN |
| A019 | MECHANICAL PLAN | PLUMBING NINETEENTH FLOOR PLAN |
| A020 | MECHANICAL PLAN | PLUMBING TWENTIETH FLOOR PLAN |
| A021 | MECHANICAL PLAN | PLUMBING TWENTY-FIRST FLOOR PLAN |
| A022 | MECHANICAL PLAN | PLUMBING TWENTY-SECOND FLOOR PLAN |
| A023 | MECHANICAL PLAN | PLUMBING TWENTY-THIRD FLOOR PLAN |
| A024 | MECHANICAL PLAN | PLUMBING TWENTY-FOURTH FLOOR PLAN |
| A025 | MECHANICAL PLAN | PLUMBING TWENTY-FIFTH FLOOR PLAN |
| A026 | MECHANICAL PLAN | PLUMBING TWENTY-SIXTH FLOOR PLAN |
| A027 | MECHANICAL PLAN | PLUMBING TWENTY-SEVENTH FLOOR PLAN |
| A028 | MECHANICAL PLAN | PLUMBING TWENTY-EIGHTH FLOOR PLAN |
| A029 | MECHANICAL PLAN | PLUMBING TWENTY-NINTH FLOOR PLAN |
| A030 | MECHANICAL PLAN | PLUMBING THIRTIETH FLOOR PLAN |

OWNER/CLIENT:
 OWNER
 CITY OF NEWTON
 PUBLIC BUILDINGS DEPARTMENT
 NEWTON HIGHLANDS, MA 02461
 TEL: 617-796-1600 FAX: 617-796-1601

ARCHITECT:
 DURKEE, BROWN,
 VIVEROS & WERENFELS
 ARCHITECTS
 111 CHESTER STREET
 PROVIDENCE, RI 02903
 TEL: 401-851-1240 FAX: 401-851-1145

STRUCTURAL ENGINEERS:
 YODER + TIDWELL, LTD.
 14 IMPERIAL PLACE
 PROVIDENCE, RI 02903
 TEL: 401-212-2460 FAX: 401-274-7517

MEP/FP ENGINEERS:
 R.W. SULLIVAN ENGINEERING
 527 MAIN STREET, SUITE 200
 BOSTON, MA 02119
 TEL: 617-523-8227 FAX: 617-523-8016



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Interim Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

May 14, 2013

Re: Commitment of Staff Time for Project Management Services

Dear Community Preservation Committee Chair:

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

Sincerely,

Joshua R. Morse
Interim Public Building Commissioner

CC: Adam Gilmore, Director of Project Management

Contact: Adam Gilmore

Position Title: Director of Project Management

Division: Public Buildings

Contact Email: agilmore@newtonma.gov

Description of experience: Responsible for project management for a wide array of capital building projects though out the US. Includes management of all aspects of projects including stakeholder interface, funding, project approvals, programming, design, cost estimates, schedule, bidding and construction. Articulates the technical aspects of a project to non-technical stakeholders. Prepares progress reports on a recurring basis and provides periodic project updates to various committees. Coordinates extensively with other Departments with interests or funding in the project. Key staff member who interfaces with both in-house personnel and outside consultants.

Qualifications: Bachelor of Science Degree in Engineering; Fifteen (15) years of capital project management experience, construction management and oversight as an Owner's Project Manager.

**CITY OF NEWTON
DEPARTMENT OF PUBLIC BUILDINGS**

Position Title: Director of Project Management

Statement of Duties:

Responsible for the day to day supervision of the project managers and individual projects assigned to the Public Buildings Department. This includes weekly project staff meetings, tracking metrics to strive for projects that are on schedule and within budget. Effectively communicates project status updates to all impacted and interested parties, to include the Mayor's Office, Board of Aldermen, the Capital Planner, and the Community. Routinely presents to the Board of Aldermen, City Departments, and appointed committees, for funding requests and project updates. Collaborates with the Capital Planner to ensure that the Capital Improvement Plan has correct project information, as well as identifying new or additional capital investments. Responsible for project management for a wide array of capital building projects to meet the needs of stakeholders to include funding, project approvals, programming, design, cost estimates, schedule, bidding and construction. Articulates the technical aspects of a project to non-technical stakeholders. Prepares progress reports on a recurring basis and provides periodic project updates to various committees. Coordinates extensively with other Departments with support needs for all projects. Key staff member who interfaces with both in-house personnel and outside consultants.

Supervision

Employee works under the general supervision of the Public Buildings Commissioner or his/her designee. Employee routinely updates his/her supervisor to ensure that he/she is up to date on all capital projects, and any issues that may need attention to ensure project schedule and budget are met.

Employee works independently to manage projects and coordinate interaction with other City department personnel to move projects through appropriate reviews, approvals and project implementation, for both his/her projects, as well as the projects of those individuals he/she supervises.

Job Environment

The work requires review and verification of scope, budget and schedule for each project initiated from the City's Capital Improvement Program (CIP). Work involves cost estimating, writing and reviewing specifications, funding identification and approvals and managing engineering and architectural design and construction activities while meeting project schedules.

Project guidelines include a large body of policies, practices, Ordinances, and precedents, which may be complex and conflicting at times. Multiple funding sources on one project ensure a complexity of interest groups and stakeholders. Employee is expected to weigh efficiency and relative priorities in conjunction with program objectives in decision-making. Employee is

responsible for evaluating compliance with established standards or criteria and determining the methods to accomplish the project.

The position requires routine meetings and presentations with elected officials, night meetings, and hearings with official City organizations, committees and task forces, as well as community meetings at off site locations. Considerable time spent inspecting project work in the field while at the same time requiring office work in the completion of reports, preparation of presentations, and maintaining financial accounting documents.

Position Functions

The essential functions or duties listed below are intended only as an illustration of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if work is similar, related, or a logical assignment to the position.

Essential Functions

1. Develops and manages all projects from the programming stage through design, cost estimating, scheduling, bidding and construction.
2. Responsible for coordination of project funding and funding approvals.
3. Provides engineering/architectural advice on the feasibility and cost of projects.
4. Maintains a project database of all capital projects that ties into the City's Capital Improvement Plan (CIP). Maintains and coordinates project updates. Updates project status on the City's web site. Updates database as projects are completed and as new capital needs are identified.
5. Prepares and negotiates consultant contracts for engineering and architectural design services. Prepares requests for qualifications and proposals for design services as required. Reviews qualifications and proposals and works with the City's Designer Selection Committee to recommend selection and award of consultant contracts.
6. Oversees design projects performed by design consultants and works with the City's Design Review Committee to review projects. Monitors the consultant's contract. Reviews payment requests. Monitors consultant's progress through contract closeout.
7. Prepares presentations for various committees to include the CPA Committee, Public Facilities Committee, Finance, Committee and Conservation Commission. Most meetings are held in the evening after normal work hours.
8. Oversees and provides construction cost estimating, and construction scheduling, during the preparation of construction bid documents. Prepares construction schedules using computer software such as Microsoft Project, Primavera, and CPM scheduling programs.

9. Works with the Purchasing Department to oversee the procurement of construction contractors during the bidding and award phase of the project. Reviews contractor bids for completeness and reasonableness.
10. Provides comprehensive construction management and oversight services including overseeing on-site resident representatives and construction inspectors during the construction phase of the project. Interfaces with the designers and construction inspectors for all project related questions.
11. Understands and interprets all State and City building codes and any other applicable statutes, Ordinances, rules, and regulations necessary to oversee the construction projects.
12. Monitors daily the contractor's adherence to approved plans and specifications. Maintains oversight of the on-site representatives and construction inspectors of the City as required. Records the progress of the construction project, reviews and recommends approval of payment requisitions, and prepares written reports of the progress of construction.
13. Assures compliance with City issued permits, rules, regulations and procedures, and orders of conditions issued by the Newton Conservation Commission.
14. Oversees construction project completion, closeout, cleanup, as-built drawings.
15. Interfaces, communicates, and presents to the public routinely under variable situations.
16. Keeps current with rules and regulations pertinent to the execution of this job and maintains required contacts to keep abreast of developments and trends in this field.
17. Follows and adheres to department and other government rules, regulations, policies and procedures.
18. Maintains established quality control and quantity standards; ensures work area(s) and equipment are maintained in a clean, orderly and safe condition, that prescribed safety measures are followed, that established City and department policies, procedures, regulations are adhered.

Recommended Minimum Qualifications

Education and Experience

A candidate for this position must have a Bachelor of Science Degree in Engineering or Architecture; Masters Degree preferred. Professional Engineering Licence or Registered Architect in Massachusetts preferred. LEED AP preferred. Owner's Project Manager (OPM) preferred. Cost estimating experience and proficiency preferred. IBC/IEBC/MSBC knowledge and proficiency preferred. Ten to fifteen (10-15) years of capital project management experience, construction management and oversight; or equivalent combination of education and experience. Employee must have a valid Massachusetts Class D driver's license.

Physical and Mental Requirements

Employee works in a moderately loud office and is required to talk, listen/hear more than 2/3rd of the time; stoop, kneel, crouch, crawl up to 2/3rd of the time; stand, walk, sit, use hands, reach with hands and arms, climb and/or balance up to 1/3rd of the time. Employee is required to work outside on construction sites, and occasionally lifts up to 20 lbs. Normal vision is required.

Equipment operated includes a personal computer and technical software, such as Microsoft Excel, Word, Outlook, Project Schedule, AutoCAD and other engineering and construction management programs such as Primavera and CPM scheduling.

Knowledge, Skills and Abilities

Required skill in:

- Principles and practice of Engineering and/or Architecture
- Engineering/Architectural program management
- Construction program management
- Site design and analysis
- Construction cost estimating and scheduling
- Construction techniques
- Advanced mathematical concepts; statistics, probability, geometry, trigonometry
- Effective written, oral communication skills with ability to present ideas to a group
- Strong analytical, problem solving and trouble shooting skills

And ability to:

- Read, understand, interpret engineering/architectural plans, regulations, codes, and other pertinent information, and relate expertise to others
- Prepare detailed reports and correspondence
- Ability to estimate construction costs
- Ability to schedule construction efforts
- Interpret applicable federal and state regulations and maintain compliance
- Solve practical problems and deal with a variety of concrete variables in situations within the limits of standard or accepted practice
- Present and explain complex or controversial information effectively
- Deal with difficult members of the public in a tactful manner

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

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

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

NOTE:
Information about organizational finances for the sponsors of this proposal is posted separately on the Newton CPC website.

REVISED PROPOSAL

Jackson Homestead/ Newton History Museum Archives, Accessibility & Fire Protection



Attachments documenting organizational finances:

Newton Historical Society

- ♦ fy13 operating budget (2 pp)
- ♦ fy13 financial statement (1 p)

Jackson Homestead

- ♦ fy13 City budget (1 p)
- ♦ fy14 City budget, with comparisons for preceding years (2 pp)

Public Buildings Dept.

- ♦ fy14 City budget, with comparisons for preceding years (2 pp)

NOTES:

Historic Newton is a partnership between the Newton Historical Society, a private nonprofit organization, and the Jackson Homestead, a City of Newton department. Both organizations have their headquarters and primary staff offices at the Jackson Homestead (527 Washington Street, Newton Corner).

As a City-owned building, the Jackson Homestead is maintained by, and public funds for capital improvements to the building must be appropriated to, the City of Newton Public Buildings Dept.

Rec'd by CPC 31 May 2013

Newton Historical Society Approved Budget FY 2013**NHS Operating***Income*

| | |
|-------------------------------------|-----------|
| Membership-Individual | \$ 32,080 |
| Membership-Corporate (net) | 13,500 |
| Annual Appeal | 46,000 |
| Fund-Raising Events (Prev Pty) | 16,500 |
| Fund-Raising Evt (Spooky House net) | 7,500 |
| Operating Grants (Unrestricted) | 9,000 |
| Restricted Operating Funds | - |
| Public Programs (HT&Booklet) | 39,750 |
| Group Programs | 6,800 |
| Collection Fees | 400 |
| Shop Sales | 2,000 |
| Historic Markers | 7,300 |
| Preservation Awards | 1,500 |
| Other Income | 1,000 |
| Distribution of endowment income | 27,378 |

Total Income NHS 210,708

Expense

| | |
|-----------------------------------|---------|
| Personnel, Benefits & Payroll Tax | 136,000 |
| Consultants/Temps/ audit | 9,500 |
| Development | 5,000 |
| Fund-Raising Events | 7,000 |
| Exhibitions | 500 |
| Public Programs (HT&Booklet) | 15,660 |
| Group Programs | 1,500 |
| Collections Care | 1,000 |
| Shop | 500 |
| Historic Markers | 3,650 |
| P.R./ Marketing | 8,500 |
| Buildings and Grounds | 1,000 |
| Preservation Awards | 1,000 |
| Administration | 12,000 |

Total Expense NHS 202,810

Change in Net Assets NHS 7,898

*NHS operating budget continues on next page with
Durant-Kenrick Homestead.*

Durant-Kenrick Operations*Income*

| | |
|---------------------------|---------------|
| DK Ops support | |
| Admission | 3,000 |
| Shop | 1,000 |
| Rental and other programs | 2,500 |
| Fund-raising* | |
| Investment Income | 64,000 |
| Transfer from investments | 25,000 |
| Total Income DK | 95,500 |

Expense

| | |
|-----------------------------------|----------------|
| Personnel, Benefits & Payroll Tax | 74,567 |
| Auditors | 8,250 |
| Supplies & Shop | 2,500 |
| Utilities | 4,500 |
| Security | 1,000 |
| Cleaning | 1,500 |
| Building Maintenance | - |
| Grounds Maintenance | 4,000 |
| Sinking fund | 2,500 |
| Insurance | 3,900 |
| Total Expense DK | 102,717 |
| Change in Net Assets DK | (7,217) |

Change in Net Assets Operations 681

* DK fund -raising is included in general fund-raising for NHS above.

Rec'd by CPC 31 May 2013

Newton Historical Society
Statement of Activities FY13

| | | Approved Budget FY2013 |
|----------------------|---------------------------------------|------------------------------|
| Operating | | |
| | <i>NHS/JH</i> | |
| | Income | \$ 210,708 |
| | Expenses | 202,810 |
| | <u>Change in Net Assets</u> | <u>7,898</u> |
| | <i>DK</i> | |
| | Income | 95,500 |
| | Expenses | 102,717 |
| | <u>Change in Net Assets</u> | <u>(7,217)</u> |
| | Total Operating | 681 |
| Non Operating | | |
| | <i>Campaign</i> | |
| | Contributions Ph I: (2) | 525,000 |
| | Expenses | |
| | DK Construction (2) | 895,000 |
| | Cost of Campaign (3) | - |
| | <u>Sub total</u> | <u>895,000</u> |
| | <u>Change in Net Assets</u> | <u>(370,000)</u> |
| | <i>Investment return</i> | |
| | Investment Income | 77,072 |
| | Net Real/Unreal G/L on investment | - |
| | Transfer of inv income & assets | (116,378) |
| | <u>Change in Net Assets</u> | <u>(39,306)</u> |
| | <i>Inkind</i> | |
| | Inkind revenue | |
| | Inknd expenses | |
| | <u>Change in Net Assets</u> | <u>-</u> |
| | Total Non Operating | (409,306) |
| | Total Change in Net Assets (1) | (408,625) |

- (1) Excludes in kind contributions and expenses
(2) Changes in the construction schedule impact the
(3) Campaign activities incomplete. Budgeted
expenses carried over from prior year.

rec'd by CPC 31 May 2013

Jackson Homestead--City Budget

| <i>Income</i> | Budget FY2013 |
|----------------------|--------------------------|
| City Support | 235,757 |
| <i>Total Income</i> | 235,757 |
| <i>Expense</i> | |
| City Personnel | 192,001 |
| Benefits | 24,127 |
| Electricity | 5,753 |
| Natural Gas | 3,500 |
| Water & Sew. | 776 |
| Office Eq. Re. | 371 |
| Cleaning Ser. | 4,654 |
| Telephone | 775 |
| Postage | 1,500 |
| Printing | 1,200 |
| Office supplies | 1,000 |
| Vehicle use reim. | 100 |
| <i>Total Expense</i> | 235,757 |

FUND: 01 - GENERAL FUND
DEPARTMENT: 603 - **NEWTON HISTORY MUSEUM**

**CITY OF NEWTON BUDGET
DEPARTMENTAL DETAIL**

| | ACTUAL FY2011 | ACTUAL FY2012 | AMENDED 2013 | YTD 03/31/2013 | RECOMMENDED 2014 | CHANGE 2013 to 2014 |
|------------------------------------|------------------|------------------|-----------------|-------------------|---------------------|------------------------|
| 603 - NEWTON HISTORY MUSEUM | | | | | | |
| 0160301 - MUSEUM SERVICES | | | | | | |
| PERSONAL SERVICES | | | | | | |
| 511001 FULL TIME SALARIES | 129,608 | 129,363 | 134,336 | 98,167 | 138,224 | 3,888 |
| 511101 PART TIME < 20 HRS/WK | 11,397 | 23,031 | 35,702 | 30,873 | 36,252 | 550 |
| 511102 PART TIME > 20 HRS/WK | 47,375 | 30,922 | 21,462 | 5,621 | 28,785 | 7,323 |
| 514001 LONGEVITY | 675 | 0 | 0 | 0 | 0 | 0 |
| 515005 BONUSES | 500 | 3,000 | 0 | 0 | 0 | 0 |
| 515006 VACATION BUY BACK | 4,571 | 0 | 0 | 0 | 0 | 0 |
| 515102 CLEANING ALLOWANCE | 500 | 500 | 500 | 0 | 500 | 0 |
| TOTAL PERSONAL SERVICES | 194,626 | 186,815 | 192,000 | 134,661 | 203,761 | 11,761 |
| EXPENSES | | | | | | |
| 5210 ELECTRICITY | 5,625 | 5,642 | 5,753 | 5,091 | 5,753 | 0 |
| 5211 NATURAL GAS | 4,340 | 2,779 | 3,266 | 2,645 | 3,220 | -46 |
| 5230 WATER & SEWER SERVIC | 1,832 | 597 | 776 | 503 | 776 | 0 |
| 52401 OFFICE EQUIPMENT R-M | 375 | 172 | 371 | 0 | 371 | 0 |
| 5290 CLEANING/CUSTODIAL SV | 4,000 | 4,754 | 4,888 | 4,888 | 4,654 | -234 |
| 5319 TRAINING EXPENSES | 0 | 0 | 235 | 235 | 0 | -235 |
| 53401 TELEPHONE | 520 | 607 | 775 | 397 | 775 | 0 |
| 5341 POSTAGE | 800 | 1,065 | 1,265 | 0 | 1,500 | 235 |
| 5342 PRINTING | 742 | 934 | 1,200 | 468 | 1,200 | 0 |
| 5420 OFFICE SUPPLIES | 1,048 | 1,267 | 1,000 | 576 | 1,000 | 0 |
| 5430 BUILDING MAINT SUPPLIE | 0 | 101 | 0 | 0 | 0 | 0 |
| 5431 ELECTRICAL SUPPLIES | 0 | 1,281 | 0 | 0 | 0 | 0 |
| 5450 CLEANING/CUSTODIAL SU | 16 | 23 | 0 | 0 | 0 | 0 |
| 5710 VEHICLE USE REIMBURSE | 186 | 215 | 100 | 88 | 200 | 100 |
| TOTAL EXPENSES | 19,484 | 19,437 | 19,629 | 14,890 | 19,449 | -180 |
| FRINGE BENEFITS | | | | | | |
| 57DENTAL DENTAL INSURANCE | 761 | 747 | 614 | 521 | 822 | 208 |
| 57HLTH HEALTH INSURANCE | 31,320 | 23,725 | 20,672 | 15,395 | 20,934 | 262 |
| 57LIFE BASIC LIFE INSURANCE | 104 | 94 | 57 | 38 | 57 | 0 |
| 57MEDA MEDICARE PAYROLL TAX | 2,682 | 2,630 | 2,784 | 1,879 | 2,947 | 163 |
| 57OPEB OPEB CONTRIBUTION | 0 | 0 | 0 | 110 | 478 | 478 |
| TOTAL FRINGE BENEFITS | 34,867 | 27,196 | 24,127 | 17,943 | 25,238 | 1,111 |
| TOTAL MUSEUM SERVICES | 248,977 | 233,448 | 235,756 | 167,494 | 248,448 | 12,692 |
| TOTAL NEWTON HISTORY MUSEUM | 248,977 | 233,448 | 235,756 | 167,494 | 248,448 | 12,692 |

FUND: 01 - GENERAL FUND
 DEPARTMENT: 603 - NEWTON HISTORY MUSEUM

CITY OF NEWTON BUDGET
 PERSONAL SERVICES SUMMARY

| ACCOUNT | POSITION TITLE | 2013 | | | 2014 | | |
|---------|------------------------|-------|------------|----------------|-------|-------------|----------------|
| | | RANGE | FTE | SALARY | RANGE | FTE | SALARY |
| 511001 | CURATOR OF EDUCATION | H04 | 1.0 | 48,478 | H04 | 1.00 | 49,881 |
| | DIR JACKSON HOMESTEAD | H10 | 1.0 | 85,858 | H10 | 1.00 | 88,343 |
| | Account Totals: | | 2.0 | 134,336 | | 2.00 | 138,224 |
| 511101 | CURATOR OF EDUCATION | H07 | 0.5 | 32,061 | H07 | 0.49 | 32,505 |
| | MUSEUM CLERK PT/WEKND | QQQ | 0.1 | 3,641 | QQQ | 0.14 | 3,746 |
| | Account Totals: | | 0.6 | 35,702 | | 0.63 | 36,252 |
| 511102 | MUSEUM CLERK | S05 | 0.5 | 21,463 | S05 | 0.75 | 28,785 |
| | Account Totals: | | 0.5 | 21,463 | | 0.75 | 28,785 |
| | Report Totals: | | 3.1 | 191,501 | | 3.38 | 203,261 |

Selected detail from fy14 budget,
Public Buildings Dept.

**CITY OF NEWTON BUDGET
DEPARTMENTAL DETAIL**

| | ACTUAL FY2011 | ACTUAL FY2012 | AMENDED 2013 | YTD 03/31/2013 | RECOMMENDED 2014 | CHANGE 2013 to 2014 |
|--|------------------|------------------|------------------|-------------------|---------------------|------------------------|
| 0111502 - MUNICIPAL BLDG MAINT. | | | | | | |
| PERSONAL SERVICES | | | | | | |
| 511001 FULL TIME SALARIES | 40,126 | 45,204 | 47,155 | 34,458 | 0 | -47,155 |
| 511002 FULL TIME WAGES | 638,759 | 702,075 | 709,725 | 452,698 | 735,021 | 25,295 |
| 513001 REGULAR OVERTIME | 13,169 | 18,514 | 16,875 | 13,214 | 18,128 | 1,253 |
| 513004 WORK BY OTHER DEPTS. | 2,329 | 892 | 2,000 | 838 | 2,000 | 0 |
| 514001 LONGEVITY | 9,900 | 13,125 | 12,675 | 8,002 | 9,350 | -3,325 |
| 514311 SNOW STAND-BY PAY | 208 | -32 | 0 | 0 | 0 | 0 |
| 515003 SPECIAL LEAVE BUY BAC | 0 | 6,959 | 6,000 | 6,000 | 0 | -6,000 |
| 515005 BONUSES | 500 | 11,250 | 0 | 0 | 0 | 0 |
| 515006 VACATION BUY BACK | 3,062 | 2,062 | 0 | 0 | 0 | 0 |
| 515101 CLOTHING ALLOWANCE | 7,500 | 8,500 | 7,500 | 7,500 | 7,000 | -500 |
| TOTAL PERSONAL SERVICES | 715,554 | 808,549 | 801,930 | 522,710 | 771,499 | -30,432 |
| EXPENSES | | | | | | |
| 5210 ELECTRICITY | 7,505 | 6,625 | 7,500 | 2,630 | 7,000 | -500 |
| 5211 NATURAL GAS | 2,930 | 2,180 | 2,000 | 1,018 | 2,000 | 0 |
| 5230 WATER & SEWER SERVIC | 286 | 810 | 657 | 38 | 657 | 0 |
| 52404 ELECTRICAL EQUIP R-M | 0 | 10,211 | 17,500 | 5,314 | 17,500 | 0 |
| 52407 PUBLIC BUILDING R-M | 237,505 | 260,901 | 235,125 | 232,369 | 200,000 | -35,125 |
| 52408 DEPARTMENTAL EQUIP R- | 200 | 0 | 15,000 | 0 | 15,000 | 0 |
| 52413 OTHER REPAIR/MAINT. | 0 | 0 | 20,625 | 15,000 | 20,000 | -625 |
| 5276 RENTAL-STORAGE CONTA | 0 | 1,031 | 0 | 0 | 0 | 0 |
| 5310 BACKFLOW PREV INSPEC | 280 | 270 | 1,350 | 90 | 1,350 | 0 |
| 5314 REGIST/RECORDING FEES | 120 | 340 | 1,500 | 210 | 1,500 | 0 |
| 5412 HEATING OIL | 8,571 | 8,203 | 7,900 | 7,450 | 8,000 | 100 |
| 5430 BUILDING MAINT SUPPLIE | 10,022 | 7,318 | 6,570 | 2,026 | 25,000 | 18,430 |
| 5431 ELECTRICAL SUPPLIES | 2,528 | 11,512 | 18,055 | 6,707 | 20,000 | 1,945 |
| 5432 SMALL TOOLS | 3,038 | 4,782 | 6,970 | 6,955 | 5,000 | -1,970 |
| 5450 CLEANING/CUSTODIAL SU | 4,777 | 5,025 | 10,000 | 4,050 | 525 | -9,475 |
| 5530 CONSTRUCTION SUPPLIE | -425 | 16,231 | 28,325 | 25,772 | 30,000 | 1,675 |
| 5580 PUBLIC SAFETY SUPPLIES | 713 | 0 | 55 | 0 | 500 | 445 |
| 5581 UNIFORMS/PROTECTIVE | 2,484 | 2,439 | 2,705 | 1,221 | 3,120 | 415 |
| TOTAL EXPENSES | 280,536 | 337,877 | 381,837 | 310,848 | 357,152 | -24,685 |
| FRINGE BENEFITS | | | | | | |
| 57DENTAL DENTAL INSURANCE | 3,065 | 4,021 | 3,684 | 2,545 | 3,105 | -579 |
| 57HLTH HEALTH INSURANCE | 159,488 | 173,313 | 166,724 | 119,449 | 152,994 | -13,730 |
| 57LIFE BASIC LIFE INSURANCE | 533 | 632 | 624 | 340 | 454 | -170 |
| 57MEDA MEDICARE PAYROLL TAX | 7,049 | 9,914 | 9,321 | 7,116 | 8,361 | -959 |
| 57OPEB OPEB CONTRIBUTION | 0 | 0 | 0 | 1,379 | 2,333 | 2,333 |
| TOTAL FRINGE BENEFITS | 170,135 | 187,880 | 180,353 | 130,829 | 167,248 | -13,105 |
| DEBT AND CAPITAL | | | | | | |
| 5825 BUILDING IMPROVEMENT | 0 | 0 | 0 | 0 | 150,000 | 150,000 |
| TOTAL DEBT AND CAPITAL | 0 | 0 | 0 | 0 | 150,000 | 150,000 |
| TOTAL MUNICIPAL BLDG MAINT. | 1,166,225 | 1,334,306 | 1,364,120 | 964,388 | 1,445,898 | 81,778 |

FUND: 01 - GENERAL FUND
DEPARTMENT: 115 - PUBLIC BLDG DEPARTMENT

CITY OF NEWTON BUDGET
PERSONAL SERVICES SUMMARY

| ACCOUNT | POSITION TITLE | 2013 | | | 2014 | | |
|---------|-------------------------|-------|-------------|------------------|-------|--------------|------------------|
| | | RANGE | FTE | SALARY | RANGE | FTE | SALARY |
| 511001 | ADMINISTRATIVE ASSISTAN | S06 | 1.0 | 51,468 | S06 | 1.00 | 52,957 |
| | BUDGET & PROJ SPEC | H10 | 1.0 | 96,635 | H10 | 1.00 | 99,484 |
| | BUILDING CUSTODIAN | S01 | 6.0 | 267,458 | S01 | 6.00 | 275,192 |
| | BUILDING MAINTANCE SUPR | C11 | 1.0 | 81,453 | C11 | 1.00 | 83,400 |
| | CAPITAL PLANNER | H10 | 1.0 | 75,169 | H10 | 1.00 | 77,344 |
| | DEPUTY COMMISSIONER | H14 | 1.0 | 102,835 | H13 | 1.00 | 102,952 |
| | PRINCIPAL BOOKKEEPER | S06 | 1.0 | 51,468 | S06 | 1.00 | 52,957 |
| | PROGRAM MANAGER | XXX | 0.0 | 0 | H10 | 1.00 | 77,344 |
| | PROJECT MANAGER | H09 | 2.0 | 215,119 | H09 | 3.00 | 219,175 |
| | PROJECT MANAGER PT | H09 | 1.0 | 78,000 | H09 | 0.99 | 80,258 |
| | PUBLIC BUILDINGS COMM | H14 | 1.0 | 99,837 | XXX | 1.00 | 105,000 |
| | SR BUILDING CUSTODIAN | S05 | 1.0 | 53,327 | S05 | 1.00 | 54,869 |
| | SUPERVISOR-CUSTODIANS | S07 | 1.0 | 55,731 | S07 | 1.00 | 57,344 |
| | Account Totals: | | 18.0 | 1,228,500 | | 19.99 | 1,338,276 |
| 511002 | CARPENTER - 2 | R09 | 2.0 | 100,774 | R09 | 2.00 | 107,833 |
| | ELECTRICIAN | R09 | 4.0 | 220,552 | R09 | 4.00 | 215,472 |
| | OIL BURNER TECHNICIAN | R09 | 3.0 | 148,225 | R09 | 3.00 | 153,475 |
| | PAINTER | R08 | 1.0 | 50,791 | R08 | 1.00 | 54,559 |
| | PLUMBER | R09 | 3.0 | 146,493 | R09 | 3.00 | 150,666 |
| | STOREKEEPER | R07 | 1.0 | 52,035 | R07 | 1.00 | 53,014 |
| | Account Totals: | | 14.0 | 718,870 | | 14.00 | 735,021 |
| 511101 | BUILDING CUSTODIAN | S05 | 0.5 | 21,036 | S05 | 0.47 | 21,402 |
| | Account Totals: | | 0.5 | 21,036 | | 0.47 | 21,402 |
| | Report Totals: | | 32.5 | 1,968,406 | | 34.46 | 2,094,698 |



Community Preservation Program

Historic Newton

including the Jackson Homestead

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

website: www.historicnewton.org

location: The Jackson Homestead
527 Washington Street
Newton Corner, MA 02458

total funding: \$1,014,141 anticipated total CPA funding requests, as of
30 May 2013
\$239,589 total CPA funds appropriated to date

Jackson Homestead
(click on links to go
straight to each
project on this page)

- [Museum Archives, Accessibility & Fire Suppression](#)
- [Museum Collections Storage](#)
- [Museum Exterior Preservation](#)



Sections for
this project
are outlined
in red on the
following
pages.

projects at other
sites:

The funding totals above do not include these projects that involve Historic Newton, which have their own, separate webpages:

- [Durant-Kenrick Homestead](#)
- [Historic Burying Grounds](#) (with Parks & Recreation Dept.)

contacts:

Cynthia Stone, Executive Director
Historic Newton
527 Washington Street
Newton Corner, MA 02458
email: cstone@newtonma.gov
phone: 617.796.1451

Newton Public Buildings Commissioner
52 Elliot Street
Newton Upper Falls, MA 02464
email: jmorse@newtonma.gov (Josh Morse, Interim Commissioner as

of March 2013)
phone: 617.796.1600

Note: The Jackson Homestead is owned by the City of Newton. Funds for work on the building must be appropriated to the control of the Public Buildings Department.

Multi-project Updates

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

Museum Archives, Accessibility & Fire Supression

goals: Protect the Jackson Homestead/Newton History Museum's collections, historic building and visitors by expanding and upgrading spaces for the storage and use of two-dimensional collections (printed materials, manuscripts and photographs), while also providing handicap accessibility and fire suppression systems that meet current standards.

project funding:

| | |
|-----------|---|
| \$394,564 | estimated total project cost, 14 December 2007 |
| \$845,897 | estimated total project cost, 30 May 2013 |
| \$101,345 | CP funds appropriated (design only) |
| \$641,000 | additional CP funds recommended (design and construction) |
| <hr/> | |
| \$742,345 | total CP funds appropriated + recommended |

identified non-CPA funding sources:

| | |
|----------|---|
| \$40,000 | Community Development Block Grant funding for accessibility improvements, recommended by Mayor's Committee for People with Disabilities |
| \$24,000 | cash contribution by anonymous donor |

Proposal Review & Appropriations

| | |
|-------------------|--|
| 2007-09 | original proposal (design & construction) |
| 14 December 2007 | proposal (long file; may load slowly) |
| 14 April 2008 | CPC funding recommendation |
| 21 July 2008 | Board order for initial design funding only (appropriation), \$37,500 |
| 16 December 2009 | update as part of overall presentation for all Historic Newton projects |
| 2009-10 | proposal for supplemental design funding |
| 13 October 2009 | initial estimate |
| 4 December 2009 | revised estimate |
| 28 January 2010 | final proposal for supplemental funding with original proposed floor plan from 2007-08, for comparison |
| 12 March 2010 | CPC recommendation for supplemental funding |
| 17 May 2010 | Board order for supplemental funding (appropriation), \$63,845 |
| 2010-12 | revised proposal for construction funding |
| 12 October 2010 | intention to request funding |
| 6 April 2011 | initial estimates |
| 27 July 2011 | proposal to CPC: <ul style="list-style-type: none">- proposal (includes budgets, partial plans, photographs)- full plans- submission to Massachusetts Historical Commission- submission to Massachusetts Architectural Access Board- Americans with Disabilities Act process |
| 17 August 2011 | The CPC voted 6-0 to recommend the full amount of requested funding. See vote to hold recommendation below, 21 September 2011. |
| 25 August 2011 | Newton Historical Commission review |
| 21 September 2011 | The CPC voted to hold their August 2011 recommendation until the project budget is finalized after reviews by the City's Design Review Committee, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, and Massachusetts Architectural Access Board. |
| 29 September 2011 | submission to Newton Commission on Disabilities: <ul style="list-style-type: none">- summary & photos- site plans & elevations- floor plans |
| 2013 | revised proposal for further design funding & final construction funding |
| 6-8 May 2013 | revised project budget - initial estimates |
| 30 May 2013 | revised full proposal , including: |

- project summary
- development & operating budgets for this project and for the Jackson Homestead as a public building
- site plan
- project manager's qualifications
- assessment factors from *Capital Improvement Plan*

[organizational finances attachments](#) to revised proposal, including income/expenses and assets/liabilities for:

- Newton Historical Society (private)
- Jackson Homestead (City dept.)
- Public Buildings (City dept.)

11 July 2013 [proposal slide presentation](#) at CPC public hearing

19 July 2013 external review of project plans, for [compliance with current building codes](#) *This long file may load slowly.*

24 July 2013 [CPC funding recommendation](#)

Project News

1997 [preservation restriction](#) for the Jackson Homestead, held by the Massachusetts Historical Commission

Storage for Museum Three-Dimensional Collections

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

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

project funding:

| | |
|----------|--|
| \$30,000 | <i>CP funds requested (historic resources)</i> |
| \$5,000 | <i>private contributions</i> |
| \$35,000 | TOTAL PROJECT COST |

Proposal Review & Appropriations

- October-December 2009 proposal:
- [overview](#)
 - [map & photos](#)
 - [budget](#)
 - [letters of support](#)
 - [public hearing presentation](#)

January-February 2010 supplemental information requested by CPC:

from Historic Newton:

- [collections policy](#)
- [collections plan](#)
- [construction cost estimate](#)

from American Association of Museums:

- [2003 accreditation report for Newton](#) (excerpt)
- [2010 re-accreditation schedule for Newton](#)
- [2005 general standards for museum collections stewardship](#)
- [2010 general accreditation process](#)

24 February 2010 [CPC conditional vote to recommend funding](#) (scroll down in mtg minutes)

14 May 2010 [City request to hold recommendation](#)

Note: In response to the City's request, this 2010 CPC recommendation was never forwarded to the Board of Aldermen. A revised proposal for this project may be submitted to the CPC when the project has been assigned a high current priority through the City's *Capital Improvements Plan*.

Museum Exterior Preservation

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

project funding:

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

Proposal Review & Appropriations

5 December 2008 [proposal](#) & [plans](#) (long file, may load slowly)

14 January 2009 [presentation](#) at public hearing

18 March 2009 [CPC funding recommendation](#)

18 May 2009 [Board order](#) (appropriation)

December 2010 Historic Newton request for [revised scope of work](#) (original)

January 2011 Historic Newton request for [revised scope of work](#) (final)

Project News

16 December 2009 in presentation of [Historic Newton overall/project updates](#)

#322-12(4)



City of Newton, Massachusetts
Office of the Mayor

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August 5, 2013

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

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to adjust the FY2014 Budget Board Order for the Public Buildings Department by making the following adjustment:

Reduce Capital Expenditures by \$150,000

0111502-5825 Municipal Building Maintenance – Building Improvements \$150,000

and

Increase Expenditures by \$150,000

0111502-52407 Municipal Building Maintenance – Public Buildings R&M \$150,000

This transfer will correct the original intent to create a non-lapsing account for small capital projects.

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2013 AUG -5 PM 1:59
David A. Olson, CMC
Newton, MA 02459

