

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, SEPTEMBER 18, 2013

Present: Ald. Salvucci (Chairman), Albright, Crossley, Danberg, and Lappin

Absent: Ald. Gentile, Laredo, and Lennon

Also present: Ald. Baker, Blazar, Fischman, Fuller, Hess-Mahan, Linsky, Rice, Sangiolo, and Yates

City officials present: Lou Taverna (City Engineer), Ouida Young (Associate City Solicitor), Robert Rooney (Chief Operating Officer), Maureen Lemieux (Chief Financial Officer), Carol Chafetz (Director of Operations and Environmental Affairs; School Department), Sandra Guryan (Deputy Superintendent/Chief Administrative Officer of Schools), Joshua Morse (Interim Commissioner of Public Buildings), Alex Valcarce (Project Manager; Public Buildings Department), Bill Paille (Director of Transportation) and Elaine Gentile (Director of Environmental Affairs; Department of Public Works)

#312-13      SUMNER ROSOFF, 62 Stanley Road, petitioning for the extension of a main to be constructed in STANLEY ROAD from the existing drainage manhole at 86 Stanley Road 100' ± in a southwesterly direction to a proposed drainage manhole. (Ward 5) [08/13/13 @ 2:50 PM]

**PETITIONER TO PAY ENTIRE COST**

**ACTION:      APPROVED 5-0**

**NOTE:**      City Engineer Lou Taverna presented the request by Sumner Rosoff of 62 Stanley Road for a main drain extension to service 62 Stanley Road. Mr. Rosoff has agreed to pay 100% of the cost of the main drain extension. There will be an on-site drainage system at 62 Stanley Road but the soil at that location is clay and peat, which is not very permeable. Therefore, the applicant is requesting that he be allowed to install an overflow pipe to the City's drainage system. The City Engineer reminded the Committee that on a number of occasions the City has allowed property owners who own sites that cannot absorb 100% of the run-off on site to connect with the city's system. In order for Mr. Rosoff to connect his overflow pipe to the main drain, the drain must be extended 100' from an existing drainage manhole.

The public hearing was opened and no one spoke for or against the petition. Ald. Crossley moved approval, which carried unanimously.

#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]

**ACTION:      APPROVED 5-0**

**NOTE:** The above petition for site plan approval was held in Committee on September 11, 2013 in order to review a draft Board Order. The Committee reviewed the attached board order, which includes a condition that the Public Facilities Committee receives regular updates on the status of the project. The draft Board Order does not contain any language to address the proposed off-site traffic improvements, but the Public Facilities Committee and the Traffic Council will have an opportunity to review and approve the planned improvements when the designs are finished. The City will also continue to work with the Church of the Good Shepherd on the easement for the shared driveway, which is also not part of the site plan approval.

The Committee was comfortable with the draft Board Order and Ald. Crossley moved approval, which carried unanimously.

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

#286-13(2) **HIS HONOR THEY MAYOR** requesting authorization to appropriate the sum of thirty-seven million five hundred thousand dollars (\$37,500,000) from bonded indebtedness for the purpose of funding the replacement of the A.E. Angier Elementary School. [09/09/13 @ 2:03 PM]

**PROGRAMS & SERVICES APPROVED 6-0-1 (Sangiolo abstaining)**

**ACTION:** **APPROVED 5-0**

**NOTE:** The Committee met jointly with the Programs & Services Committee to discuss the funding for the new Angier Elementary School. The total cost of the proposed project is \$37.5 million dollars, which includes off-site traffic improvements estimated to cost \$3.1 million. The City anticipates that the Massachusetts School Building Authority (MSBA) will be awarding a minimum of \$10 million in grant funds to the City for the construction of the new school; therefore, the maximum cost to the City would be \$27.5 million. The square foot cost of the building is \$394.94 and the building supports an enrollment of 465 students. The MSBA is voting on the project including the grant funding on October 2, 2013. The new building is expected to be ready for occupancy in January 2016.

The on-site parking will be increased and the sight lines from the parking lot to the playground will be improved. The plan includes a pick-up and drop-off area in front of the school and an entryway plaza in front of the school. The site work includes a new retaining wall, relocation of the basketball court and improvements to the playgrounds.

Jeff Luxenberg of Joslin, Lesser & Associates, Inc. (JLA), the owner's project manager, provided the committees with an overview of the project. The new school will be a three-story building with all the community functions, such as the library and cafeteria on the first floor and the classrooms on the second and third floors. The new building will be fully air conditioned with an HVAC system that gives the City the ability to create zones within the building for heating and air conditioning. The City will use the construction manager at-risk process for the project.

Mr. Luxenberg reviewed each of the line items in the attached draft board order and budget summary with the Committees. The line items include both a potentially eligible soft

cost contingency and a potentially eligible construction contingency. The contingency is what is allowable under the MSBA standards, as the MSBA does not allow a contingency of greater than 5% for new building construction projects. There is currently a design and pricing contingency because the project drawings are not 100% done but that will be eliminated once there are 100% drawings. There is also a 2% contingency for the guaranteed maximum price that is built into the Construction Manager at-Risk line item. The budget also includes a line item that is not eligible for any MSBA funding. The line item includes the off-site traffic improvements, the on-site retaining wall and playground improvements. The traffic improvements are off-site therefore they are excluded from MSBA funding and the on-site improvements exceed the MSBA's 8% cap on improvements to the site.

The City must stay within the \$37.5 million budget, as the funding is through a debt exclusion override. As soon as the MSBA approves the schematic design and budget, the Owner's Project Manager will review the design with the stakeholders and Design Review Committee to discuss possible modifications to the design to incorporate the Design Review Committee's comments into the plans. The project will proceed to 100% construction drawings. A refined estimate based on the final drawing will be developed. The Owner's Project Manager and the Construction Manager at-Risk will then meet and reconcile the drawings and the cost estimators will review the drawings. If the project is over the \$37.5 million, the project will be value engineered.

Once the pre-qualified trades are awarded contracts with the construction manager at-risk, the Guaranteed Maximum Price (GMP) will be fully developed. The Construction Manager at-Risk will only move forward with the early site packages for steel and the retaining wall until the GMP contract is in place. Jonathan Rich of W.T. Rich Construction explained that there is less negotiation at the GMP stage, as most of the details and costs are pre-determined. In addition, Mr. Rich provided a brief overview of the attached construction management plan.

Committee members of both Programs & Services and Public Facilities praised the process for the design of the building. Ald. Linsky moved approval of the request in Programs & Services, which carried by a vote of six in favor and one abstention. Ald. Sangiolo abstained as she missed a portion of the presentation and wanted an opportunity to review the information. Ald. Crossley moved approval in the Public Facilities, which carried unanimously.

#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]

**ACTION:**      **NO ACTION NECESSARY SUBJECT TO 2<sup>ND</sup> CALL 4-0 (Danberg not voting)**

**NOTE:**      Commissioner of Public Works David Turocy informed the Committee that the Public Works Department would be using the hardscapes at the Elliot Street DPW Yard, the West Pine Street parking lot at Auburndale Cove and the parking lot at Forte Park for brush and

snow storage sites this upcoming winter. If there is need for additional storage space, the Public Works Department will utilize the parking lot at Braceland Park and the Rumford Avenue Recycling Depot.

The Department of Public Works believes it can substantially reduce the number of snow and brush storage sites due to the purchase of a snow melter and greater available space at the Elliot Street DPW Yard. The snow melter will allow the Public Works Department to clear much of the snow in village centers without hauling the snow to storage sites within the City leaving more storage room at those sites. When the village squares are completed, the snow melter would be used to melt snow at the two parking lots and the Elliot Street yard. The Public Works Department will no longer need to use any of the parks or playground sites within the City for snow and brush storage.

It was pointed out that the Department of Public Works has used Nahanton Park as a site for snow and brush storage in the past. The City is looking at using a portion of the parkland for a temporary fire station. If the park is used for that purpose, the Administration is expecting to apply for a permanent conservation restriction for Nahanton Park. Commissioner Turocy has not been involved in any of the discussions regarding the use of Nahanton Park but will check with the Commissioner of Parks and Recreation regarding the restriction. Commissioner Turocy added that there are no plans to use Nahanton Park this upcoming winter or in the future for any type of storage. The attached Parks and Recreation Commission minutes from July 22, 2013 refer to the conservation restriction. The Committee suggested that Commissioner Turocy modify his list of yearly snow and brush storage sites to reflect his plans for snow storage. The Commissioner will provide the list to the Board of Aldermen before the next full Board meeting. With that, Ald. Lappin moved the item no action necessary subject to second call in order to review the list. (See attached)

#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]

**ACTION:**      **NO ACTION NECESSARY 4-0 (Danberg not voting)**

**NOTE:**      Transportation Director Bill Paille provided the Committee with details on the streetlight pilot program. The City converted 24 High Pressure Sodium (HPS) cobra-head streetlight fixtures with 24 LED cobra-head fixtures along Commonwealth Avenue, Homer Street and Walnut Street in May 2013 as a pilot program to provide residents and city officials with examples of LED lights. Two of the streetlights could not be converted to LED, as they are out due to electrical issues that need to be addressed by NStar Electric and Gas. The four decorative streetlights located at the entrances of City Hall Drive will be converted from metal halide to LED fixtures this month. The decorative streetlight by the Johnny Kelly statue has been converted to LED with a fixture donated by another LED vendor. The LED lights use significantly less energy than the City's current HPS lights, require less maintenance, and have a longer life cycle.

On July 23, 2013, the Department of Public Works and representatives of ROAM provided a demonstration of the ROAM System, which networks all the streetlights to provide

the ability to manage and monitor the streetlights from one central location. The management of the lights includes the ability to control the streetlights and identify streetlight issues instantly. The City has not determined whether to include the ROAM System during the conversion or add it later. If the system is not installed during the conversion, the converted streetlight heads will be outfitted with chips to facilitate conversion later.

Mr. Paille reviewed the cost savings that are expected to be generated through the conversion to LED lights. The new lights should save the city an estimated \$275,000 each year if all 8,400 streetlights are converted. The City has been awarded a \$250,000 grant from the Green Communities Competitive Grant Program for the conversion of the streetlights. The attached project narrative provides further details on the proposed conversion. The estimated cost of the conversion is \$1.6 million, which would likely be bonded over ten years. The administration would like to continue to move forward with the conversion and expect to be back to the Board of Aldermen for funding. Ald. Lappin moved no action necessary as the Committee will have another opportunity to discuss the conversion when the Administration requests funding. The Committee voted unanimously to support the motion of no action necessary.

#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]

**ACTION:**      **HELD 4-0 (Danberg not voting)**

**NOTE:**      Director of Environmental Affairs Elaine Gentile provided the Committee with information on the City's recycling program including compost sales. The Environmental Affairs Division sells almost all of the compost it generates using a compost expert who acts as a broker between the City and potential buyers. Although the City does not make a profit on the sale of compost, savings are realized because the City no longer has to haul the compost material out of the City.

The City of Newton has a comprehensive recycling program. The City collects recyclables at approximately 26,000 households each week. The Environmental Affairs Division of the Department of Public Works has found that there is a market for almost every type of material therefore almost all materials are accepted at the recycling depot. The City has just started collecting rigid plastics like buckets and lawn furniture and thus far has collected one ton of rigid plastic without formally announcing the inclusion of rigid plastic in the recycling program.

The curbside recycling rate increased from between 26% and 28% to 35% when the City began the automated recycling pickup. The Newton recycling percentage is 54% overall, which is the typical average for municipalities without a pay as you throw program or a transfer station. There are recycling materials ending up in the waste stream but for the most part residents are recycling.

The Environmental Affairs Division promotes recycling through its website pages, Twitter and Facebook account. The Public Works Department also offers an E-newsletter,

which residents can request through the City's website. The electronic newsletter is currently provided to over 4,000 households in the City.

The last citywide recycling mailing was in 2007. After 2007, money for bulk printings and mailings were deleted from the department's budget. The Department requests additional funding each year for the recycling material. Unfortunately, the additional money has not been available and the department does not have the funds on hand to pay for a mass printing and mailing. In an effort to provide recycling information, the Environmental Affairs Division has provided flyers in the tax bills; however, the bill is going to the property owner, who may or may not reside in Newton. The department is getting the word out to residents the best they can without additional funding.

If additional funding becomes available, it would be spend on a recycling brochure bulk mailing. When the last brochures were sent out, they included a refrigerator magnet listing recyclable materials. It would be nice to provide an updated list to residents.

Committee members suggested placing inserts into the TAB Newspaper. Ms. Gentile responded that there are constraints on the size of the insert but she will investigate the possibility. It was also suggested that Citizens' Assistance Officer Aaron Goldman could provide information on signing up for the e-newsletter in his weekly TAB column. There could also be some brochures printed and left at community centers around the City. In addition, the Environmental Affairs Division is considering printing a list of recyclable materials directly onto the recycling barrels. It is almost time for the City to purchase its next round of green barrels and it would be a benefit to residents if there was a reference list on the barrel.

Ald. Lappin moved hold on the item in order to get comments from the docketor and hear back on the proposed recommendations. The Committee voted unanimously to approve the motion.

All other items before the Committee were held without discussion and the Committee adjourned at 9:10 PM.

Respectfully submitted,

Anthony J. Salvucci, Chairman

**Draft - September 17, 2013**

CITY OF NEWTON

IN BOARD OF ALDERMEN

October 7, 2013

**ORDERED:**

That the Board of Aldermen finding that the public interest and convenience would be served by its action hereby grants **SITE PLAN APPROVAL** to the City of Newton for the Angier Elementary School project to construct a new 74,960 square foot elementary school at the site of the existing Angier Elementary School and site improvements that include modifications to parking, vehicular and pedestrian access, and landscaping, as well as construction of two playground structures and parking on the abutting Waban Playground pursuant to the provisions of Sec. 5-58 of the Revised Ordinances of the City of Newton, 2012, in accordance with the recommendations of the Public Facilities Committee as follows:

Docket Number: 286-13

Petitioner: The Design Review Committee of the City of Newton

Location: Angier Elementary School at 1697 Beacon Street, specifically described as Section 55 Block 10 Lot 56, containing approximately 86,124 square feet of land in Ward 5

Owner: City of Newton

Owner's Address: 1000 Commonwealth Avenue  
Newton Centre, MA 02459

To be used for: Construction of a new three-story brick and metal structure to be used for the Angier Elementary School with site improvements that include modifications to parking; vehicular and pedestrian access; landscaping; and construction of two playground structures on Waban Playground (hereinafter referred to as the "Project").

Explanatory note: All new construction of a municipal building requires Site Plan Approval pursuant to the provisions of Sec. 5-58 of the Revised Ordinances of the City of Newton, 2012.

The land referred to is zoned Public Use.

1. The building, driveways, walkways, landscaping and other site improvements associated with the Project granted through this Site Plan Approval shall be consistent with the following approved plans:

a. Angier Elementary School, Site Plan Review Submission, dated 24 June 2013, Prepared by DiNisco Design Partnership, Ltd., and more specifically, the following plans in such submission, all dated June 17, 2013:

- i. 1.1.01 Vehicular Pavement Layout and Materials Plan;
- ii. 1.1.03 Stormwater Grading and Drainage Plan;
- iii. 1.1.05 Site Utilities Plan;
- iv. 1.1.08 Erosion and Sediment Control Plan, and Details
- v. 1.2.1 Materials Plan;
- vi. 1.3.1 Grading Plan;
- vii. 1.4.1 Planting Plan;
- viii. 1.5.3 Site Details;
- ix. 3.4.01 First Floor Plan;
- x. 3.4.02 Second Floor Plan;
- xi. 3.4.03 Third Floor Plan;
- xii. 3.5.01 Roof Plan;
- xiii. 3.6.01 Exterior Elevations; and
- xiv. 3.6.02 Exterior Elevations.

2. The approved plans, including building floor plans and elevations, are subject to modification as the plans are developed during Design Development and Construction Document Phases of the Project. Pursuant to Sec. 5-54(c) of the Revised Ordinances of the City of Newton, 2012, the Design Review Committee shall make periodic reviews of the Project's plans as it moves through the various design phases.

3. The Board of Aldermen acting through its Public Facilities Committee will receive regular updates on the status of the Project.



CITY OF NEWTON  
IN BOARD OF ALDERMEN

2013

ORDERED:

That for purposes of paying the costs of (i) engineering, designing, constructing, original equipping and furnishing a new A.E. Angier Elementary School; and (ii) demolishing the existing Angier Elementary School structure; and (iii) all other costs associated with the foregoing, there is hereby appropriated the sum of thirty-six million, seven hundred and fifty dollars (\$36,750,000), which when combined with the sum of seven hundred and fifty thousand dollars (\$750,000) voted under board order #40-12, shall result in a total appropriation for this project of thirty seven million, five hundred dollars (\$37,500,000), to be expended at the direction of the Mayor, in accordance with the attached schedule of appropriations, said sum of thirty six million, seven hundred and fifty dollars (\$36,750,000) is authorized to be borrowed under and pursuant to Chapter 44, Section 7(3), as amended and supplemented, or pursuant to any other enabling authority. The amount authorized to be borrowed by and under this order shall be reduced to the extent that any grants are received by the City from the Massachusetts School Building Authority (MSBA) for this project.

Under Suspension of Rules

Readings Waived and Approved

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date” \_\_\_\_\_



# Construction Management Plan

- Address Construction Activities
- Community Outreach
- Community Liaison Group
- Waban Neighborhood Area Council (May 2014)





# Construction Management Plan

## Safety, mitigation and logistics

### OUR GOAL:

- Assure the health and safety of the community and workforce while minimizing disruption to the community and enabling cost-effective progression of the work

### KEY STRATEGIES:

- Frequent, consistent, two-way Communication
- Safety plan
- Construction Mitigation
- Neighborhood Management

- Mandatory safety orientations
- Barricades & work area isolation
- Signage
- Project sign with contact information
- 24 x 7 emergency access hotline
- Dust control and air quality
- Noise control
- Egress and access to playfields and church
- Off-shift work procedures
- No smoking
- Parking
- Construction traffic
- And more...



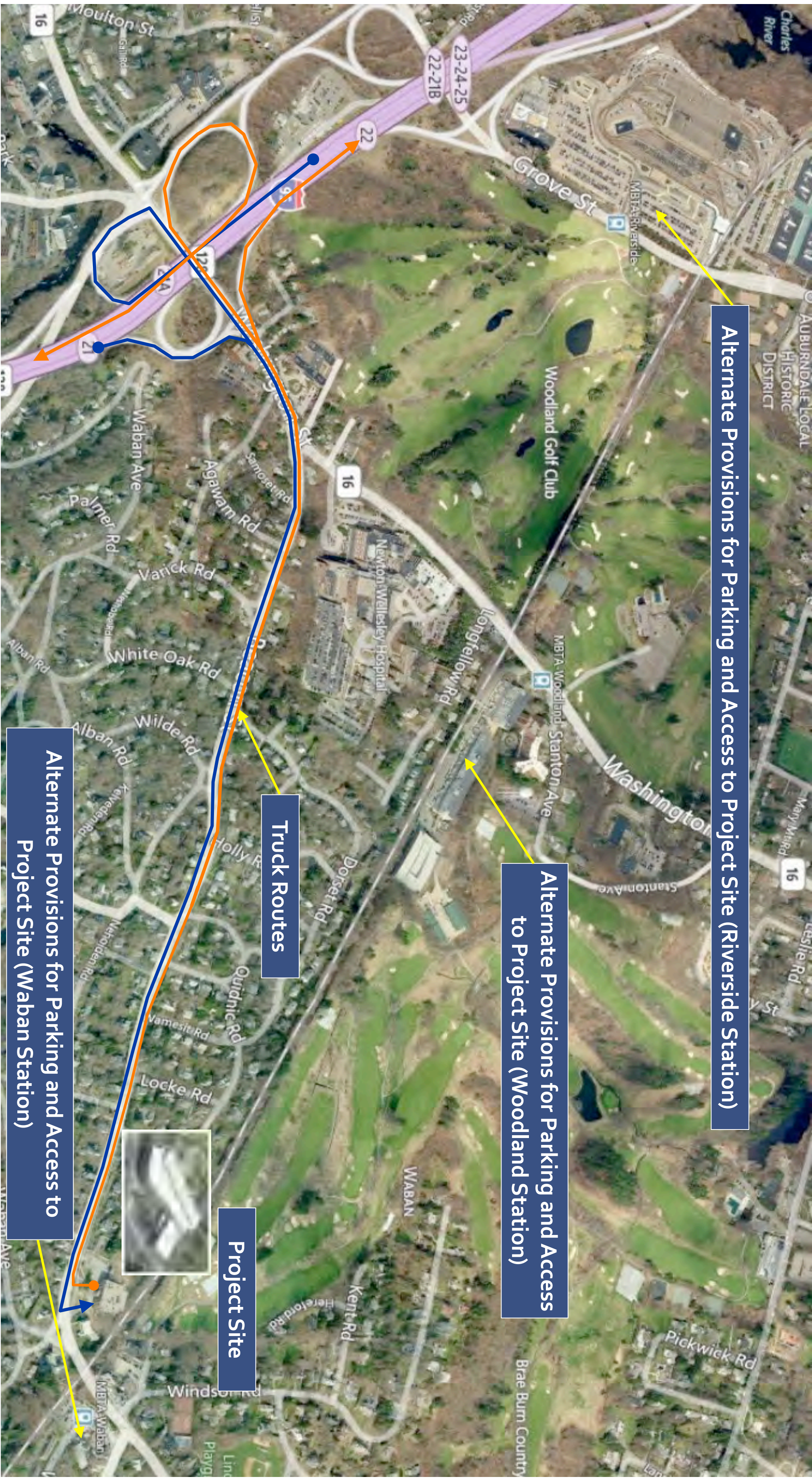
# Site Construction Logistics

- **Construction Noise**
  - Equipment with proper muffler systems
  - Work during proper construction hours
  - Proper operation and maintenance of equipment idling
  - Implement proper traffic management techniques
  - Install project safety fencing
- **Community Outreach**
  - Monthly Meetings with Waban Group
  - (Every 4<sup>th</sup> Thursday of the month)
  - Neighborhood Liaisons
  - (City, W.T. Rich and JLA representatives)
- **Construction Hours**
  - 7:00 AM – 7:00 PM during weekdays
  - 7:00 AM – 5:00 PM during Saturdays
  - No Exterior Work during Sundays or Federal Holidays
- **Air Quality Emissions**
  - Onsite - Controlled by spraying with water
  - Exit Points – Wheel wash stations
  - Offsite – Periodical sweeping around project site
  - Proper Equipment Maintenance
- **Construction Access**
  - Traffic Control – Police Details (If needed)
  - Trucking Routes – Vehicle Traffic via Route 128 down Beacon Street
  - No Construction traffic on local Newton or Wellesley Roads
- **Onsite and Offsite Parking**
  - Contractor Parking Onsite Only (1 car per 5 employees)
  - Required to use Public Transportation and Surrounding Parking areas
- **MBTA Impacts** (Bus & Transit Services)
  - Coordination & Pre-Construction Meeting
- **Erosion & Sedimentation Control**
  - Silt Fences & Hay Bails
  - Catch Basin Inlet Protection
- **Construction Work Limits**
  - Site Lighting
  - Site Signage and Barriers
  - Security (If Required)
  - Overhead Protection (If Needed)
  - W.T. Rich Construction Management Plans





# Construction Routing & Parking



Alternate Provisions for Parking and Access to Project Site (Riverside Station)

Alternate Provisions for Parking and Access to Project Site (Woodland Station)

Truck Routes

Alternate Provisions for Parking and Access to Project Site (Waban Station)

Project Site





# Construction Phasing

Foundations  
November 2014





# Construction Phasing

Steel  
January 2015





# Construction Phasing



Project Completion  
January 2016





Robert J. DeRubeis  
Commissioner



Setti D. Warren  
Mayor

**Newton Parks & Recreation Commission  
Special Meeting  
Meeting Minutes  
City Hall - Room 202  
7:00 p.m. –Monday, July 22, 2013**

**Attending:** Arthur Magni, Chairman, Commissioner Robert DeRubeis, Walter Bernheimer, Peter Johnson, Andrew Stern, Peter Kastner, Jack Neville, Robin McLaughlin, Secretary

**Also Attending:** Ouida Young-Associate City Solicitor, Fire Chief Proia

*Meeting began at 7:01 pm*

1. Fire Station – Nahanton Park- Public Hearing
  - Chairman Magni commented Mr. Stern will be arriving a few minutes late to the meeting. Mr. Clarke sent a draft motion via e-mail to the Commission members. Chairman Magni sees two central issues:
    1. The Toolhouse- Removal of hazardous waste and repairing the roof
    2. Allocation of remediation to restore the area, and requesting a line item in the budget for restoration.
  - Chairman Magni commented it seems premature to spend money on the Toolhouse. Mr. Bernheimer commented the rest of the committee did not support Mr. Clarke on this issue.
  - Mr. Bernheimer commented the conservation restriction is not an issue.
  - Ms. Young reviewed Mr. Clarke's draft motion with Mr. Rooney. And distributed copies of the draft motion with edits. The edits mostly have to do with timing. It is premature to put money into the tool house. Mr. Rooney has agreed to :
    1. Public Buildings Department terminating its use of the Toolhouse prior to commencement of operation of the Fire Station #10 at Nahanton Park
    2. The Public Buildings Department shall promptly following completion of the new Fire Station #10:
      - i. Remove from the interior of the Infirmary Toolhouse all flammable and hazardous substances and materials, and all debris and inoperable equipment; and
      - ii. Undertake a phase I environmental review of the Toolhouse and immediately surrounding land; and
      - iii. Stabilize Toolhouse by replacing the roof, fascia and unsafe flooring
  - Money for remediation for the Toolhouse and restoration of land will be in the fire station budget whatever the cost will be.
  - Mr. Bernheimer stated we were told to be specific, but now you do not know the cost of remediation for the Toolhouse and land. Ms. Young responded Mr. Morse has an estimated cost.
  - Mr. Bernheimer commented that having been through environmental testing, this can amount to a significant amount of money if there has been damage to the ground. How can you include money in the budget for that but not include something for the park. Ms. Young responded, they would have the environmental review report and once you find issues you must do remediation. The city would have to find the money. Commissioner DeRubeis

commented he spoke with Mr. Rooney and Mr. Rooney was not opposed to doing the testing. Ms. Young commented the testing will be done after the completion of Fire Station #10. Once you do the testing and find something you must remediate right away.

- Ms. Young commented there is no money in the fire station #10 budget for whatever the user group decides to do with the building. Mr. Bernheimer stated it could be a line item in the budget. Ms. Young responded not in the fire Station #10 budget. Mr. Bernheimer asked what the timeline is for bonding approval. Ms. Young responded bonding is approved in the fall. Mr. Bernheimer commented there is no time for the user group to be specific about what should be done with the building.
- Mr. Kastner asked who assigns the user group. Commissioner DeRubeis commented he would assign the group; it would be the same groups he has worked with in the recent past, Newton Conservators, Friends of Nahanton Park, etc. Mr. Kastner stated the Friends of Nahanton Park should be the only group involved. Mr. Kastner commented in the past 25 years nobody has expressed an interest in the building. Mr. Hillis agreed nobody has expressed interest except Mr. Clarke. Mr. Kastner stated when the park was purchased the general consensus was that the building should be taken down.
- Ms. Young commented it is cheaper to clean the building out and demolish than it is to clean out and hold the building for use. Mr. Bernheimer asked the estimated cost to demolish the building. Commissioner DeRubeis stated the cost is about \$25k-\$30k.
- Mr. Kastner commented to have the user group use their energy to determine what to do with the building is a waste of energy when there are other worthy things to discuss, such as to save the Kennard Park building. The Toolhouse is a crusade of one person.
- Chairman Magni stated the Toolhouse will be taken up by the user group, for our purposes we need to look at the draft motion from the subcommittee. Mr. Kastner asked if the motion was approved by the sub-committee. Mr. Bernheimer replied no. Mr. Kastner stated then the motion has no standing except as an historic document. Chairman Magni stated it is a good basis to work from tonight.
- Ms. Young asked about the narrative A-G on page 1. Item D refers to damage done to the Toolhouse by the Fire Departments fire hose training. Chief Proia was asked if fire hose training was performed at the Toolhouse. Chief Proia responded a long time ago, but has no knowledge of fire hose training in Nahanton Park recently.
- Ms. Young commented on Item G, the inventory paperwork was filed with the Massachusetts Historical Commission (MHC); the MHC has not included the Toolhouse on the inventory of Historic Assets of the Commonwealth and according to Brian Lever, Newton's preservation Planner, is unlikely to do so. Mr. Kastner asked if any city funds have been expended to put the Toolhouse on the historic register. Ms. Young responded no, But the P & R Commission, Community Preservation Commission and Historic Commission all voted to have it registered with the MHC.
- Mr. Bernheimer asked why the removal of waste is not being done until the project is finished. It is cost effective to have the removal and demolition/remediation done at the same time and that will depend on what the user group decides to do with the building.
- Mr. Bernheimer asked why mention stabilization of the building if the building might be demolished. Mr. Bernheimer recommended changing the language for 2(iii) to "stabilize the Toolhouse or demolish and restore site". Ms. Young did not want to change too much of what Mr. Clarke submitted. Chairman Magni stated he has spoken with Mr. Clarke who understands there is middle ground. Ms. Young will make the edit as suggested.
- Mr. Bernheimer commented it should be made clear that when the Phase I environmental study is done and something is found the city will cover the cost for the clean-up.

- Ms. Young commented she was not sure what was meant by “removal of ...utility infrastructure”. The Commission members were not sure what Mr. Clarke was referring to.
- Mr. Bernheimer stated item 3 (i) should read cover the costs of restoration of the area inspected...not cover the reasonably projected costs of restoration.
- Mr. Bernheimer asked what the process is for the conservation restriction. Ms. Young stated what has been talked about so far is to allow the current uses of the park to remain as is, but not allow any expansion of use under the restriction. There would have to be flexibility, if the group decides to use the building. Mr. Bernheimer asked what the process is to make the conservation restriction a law. Ms. Young responded it would be submitted to the state Executive Office of Environment & Energy and Conservation Commission for review, if it is not accepted the fall back is to put a term of 199 years on the restriction. Mr. Bernheimer asked if that should be added to the motion, Ms. Young can add it to the motion.
- Ms. Young commented it would be helpful to begin the design and planning stage for the modular while the MOU is being developed. Ms. Young will find out if the Board of Alderman must approve the MOU. There will be two instances the Board of Alderman will have to approve the project.
- Mr. Stern apologized for missing the beginning of the discussion and suggests removing item E and Item G from the narrative on the first page of the motion it does not add to the motion and may add too much if the decision is made to demolish the building, creates a presumption of approving the project under the condition of preserving the building. Mr. Kastner commented the original vote was based on a presentation of the history of the Alms House there was no discussion on the issues involved. Ms. Young stated she also removed from the motion the request for a hedge along the building. Commissioner DeRubeis commented he spoke with Mr. Rooney who was not opposed to the hedge as long as it is not an unreasonable length. Commissioner DeRubeis asked if a letter should be requested from the MHC stating their intentions not to add the building to the historical register. Ms. Young does not believe a letter is necessary; the MHC is taking no action on the building. The group came to a consensus to remove item E & item G. Mr. Stern commented Mr. Clarke does make the point if the building is demolished the Commission should not accept the building and allow the Public Buildings Department to handle the demolition and restoration of the site to our specifications. Ms. Young will add to the motion.
- Mr. Stern asked Mr. Bernheimer if he got the money requested for remediation. Mr. Bernheimer stated no he has not gotten anywhere with the pot of gold. Chairman Magni asked if he wanted to take a separate vote. Mr. Stern commented that is part of the overall frustration. Mr. Kastner stated if we are going to lobby for money from the administration it should not be in this forum. A few people would informally meet and come to an agreement. Chairman Magni commented the risk of going down that road is we could lose the conservation restriction.
- Mr. Stern asked if there should be some statement that we have done our duty and are reluctantly agreeing to this proposal. Mr. Kastner commented we have found it in the public interest to agree to the proposal. Mr. Stern stated it is also the least invasive to the environment compared to the Charles River Country Club where many trees would have to be removed.
- Chairman Magni requested a motion be made. Mr. Bernheimer stated the motion has to be conditional so the Commission has the opportunity to review the revised motion. Ms. Young will make the revisions to the motion as discussed and circulate to the Commission for review. Ms. Young thanked the Commission for holding a special meeting.

*Mr. Stern made the motion to approve the current draft motion as amended based on the discussion at the 07-22-13 Special P & R Commission meeting and subject to review by the P & R Commission. Mr. Kastner seconded the motion. Motion passed 6-0.*

Motion approved via e-mail, final approval 7-29-13. Edited by Ouida Young-Associate City Solicitor, approved by P & R Commission:

July 29, 2013 with Clarke edits to July 22<sup>nd</sup> draft

**PARKS AND RECREATION COMMISSION**

**July 22, 2013**

With regard to the request of the Newton Fire Chief and the Public Buildings Commissioner to locate the Temporary Fire Station 10 (TFS10) at the Winchester St. entrance to Nahanton Park, the Parks and Recreation Commission recognizes the following:

- A. TFS10 must be located in Fire District 6 and have safe, direct access to a major thoroughfare. The most viable alternative site (the Charles River Country Club on Winchester St.) would require the destruction of trees and a curb cut in Winchester St. that would not be as safe as the existing one at Nahanton Park.
- B. The conditions of the Urban Self-Help grants that enabled the formation of Nahanton Park limit its uses for other than park and recreation purposes.
- C. The Newton Conservators and the Friends of Nahanton Park support the location of TFS10 at Nahanton Park in consideration of a conservation restriction that would prevent further non-park uses of Nahanton Park.
- D. The Newton Fire Department Station 10 has used the Winchester St. entrance to Nahanton Park for fire hose training that has caused some damage to the entrance and possibly to the existing building (the Infirmary Toolhouse).
- E. While the Infirmary Lands, including the Toolhouse, were transferred to the Recreation Commission in 1968, the Public Buildings Department has used the Toolhouse as a workshop since 1965 and bears the responsibility for maintaining this structure.

Consequently, the Parks and Recreation Commission concurs with the Newton Fire Chief and Public Buildings Commissioner that during the time a new Fire Station #10 on Dedham Street is under construction, Fire Station #10 may be temporarily relocated to the area immediately next to the Winchester Street entrance of Nahanton Park, such temporary station to consist of a modular building to house firefighters and a modular tent structure to house a fire truck and equipment, subject to the following conditions:

- 1. The Public Buildings Department shall terminate its use of the Infirmary Toolhouse and remove any volatiles from the building prior to commencement of operation of TFS10 at Nahanton Park;
- 2. The Public Buildings Department shall promptly following completion of the new Fire Station #10:
  - (i) remove from the interior of the Infirmary Toolhouse all hazardous substances and materials, and all debris and inoperable equipment;
  - (ii) undertake a Phase 1 environmental review of the Infirmary Toolhouse and immediately surrounding land including remediation of any oil, hazardous wastes, hazardous materials, or asbestos or asbestos-containing material found during such environmental review; and
  - (iii) stabilize the exterior of the Infirmary Toolhouse if the Commission decides to retain the building, or demolish the Infirmary Toolhouse and restore the site of the demolished building and immediately surrounding land if the Commission decides not to retain the building.

3. Funds will be allocated within the budget for TFS10 so that upon cessation of operational use as a fire station (est. Dec. 2015), remediation will be completed in a timely manner (within six (6) months) to include removal of asphalt, utilities infrastructure related to the modular structures, addition of plantings, improved fencing, entrance and any "reasonable" measures, to include any hazardous clean-up, as determined by the Commission relating to the area directly impacted by the temporary facility and its operations. These include, but are not limited to:
  - (i) cover the costs of restoration of the area impacted by TFS10;
  - (ii) remediate any release of oil, hazardous wastes or hazardous substances from TFS10; and
  - (iii) restore greenspaces, plants and pavement worn or damaged by TFS10 use.

Funding to accomplish the work described in Paragraph 2 above will also be included in the budget for TFS10.

4. The Commission authorizes the Mayor and Board of Aldermen to seek Art. 97 approval as well as relief from the Urban Self-Help grants to allow the temporary use of the park for TFS10.
5. The Parks and Recreation Commissioner shall commence negotiations with the Newton Conservators to develop a statutory conservation restriction that would encompass the entire park and permit the current Parks and Recreation sponsored activities or activities similar to the current activities to continue, as well as potential appropriate Parks and Recreation use of the Toolhouse if the same is retained. If a statutory conservation restriction is not approved by EOEEA, the term of such restriction shall be 199 years. The final terms of the Conservation Restriction shall be subject to review and approval by the Commission.
6. The Commission authorizes the Parks and Recreation Commissioner to bring together a working group of the stakeholders of Nahanton Park, including the Friends and the Newton Conservators, to develop a plan regarding use and/or disposition of the Infirmary Toolhouse, as well as restoration of the site disturbed by the temporary fire station use and improvement of the Winchester Street entrance to the park, such plan to be presented to the Parks and Recreation Commission for its consideration in the spring of 2015 at the time the temporary fire station use is expected to terminate.
7. Planning and design can commence upon verbal approval by the executive office and the Commission with expectation of seeking immediate approval of a written MOU by the Board of Aldermen and Mayor.

This Motion to Approve is based on the Proposed Site Plan presented to the Parks and Recreation Commission at its May 20, 2013, meeting, a copy of which is attached to this Motion. The design team shall return to the Parks and Recreation Commission for further review and approval if there are material modifications made to the Proposed Site Plan.

City of Newton



## DEPARTMENT OF PUBLIC WORKS

## OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue  
Newton Centre, MA 02459-1449Setti D. Warren  
Mayor

September 20, 2013

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

Dear Board of Aldermen,

I am writing to inform you of the utilization of selected city sites for the storage of snow and storm debris for the upcoming winter season.

Recent winter seasons have seen the need for both extensive snow and brush storage after significant storm events. The use of various parks and playground properties has resulted in the need for costly restoration work to repair short term damage and minimize any long term degradation of these grounds. With the expansion of available storage space at the Elliot Street DPW yard, as well as the recent purchase of a snow melter, the Public Works Department is better positioned to manage snow and storm debris issues while minimizing impact on the community. We are committed to using only paved, hardscape areas for storage of both brush and snow. These sites provide better base surfaces for our operations while also eliminating the need for post-storage restoration.

Accordingly, I have assessed a number of sites and determined to use the following:

Primary Snow/Brush Storage Sites:

1. Elliot Street DPW Yard
2. Auburndale Cove (West Pine Street – Parking Lot)
3. Forte Park (California Street – Parking Lot)

Secondary Snow/Brush Storage Sites:

1. Rumford Avenue Recycling Depot
2. Braceland Park (Chestnut Street - Parking Lot)

When it becomes necessary to activate a site for snow storage, the City will look to mobilize areas that are in close proximity to where snow is being removed. The City will also seek to utilize multiple sites on the aforementioned list so that no one area is unduly disadvantaged.

David F. Turocy  
Commissioner of Public Works

CC: Robert R. Rooney, Chief Operating Officer

Robert DeRubeis, Commissioner of Parks &amp; Recreation

Telephone: (617) 796-1008 • Fax: (617) 796-1050 • dturocy@newtonma.gov

**Attachment B – Project Narrative**

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**I. Municipal Energy Consumption**

Provide the municipality’s total energy consumption for the previous year in MMBtu. This should include buildings, vehicles and streetlights.

The City of Newton’s total energy consumption for the fiscal year 2012 was 231,808 MMBtu.

**II. Scope of the project**

**A. Purpose**

City of Newton is applying to enter the Green Communities Competitive Grant Program 2013 to apply the awarded funding toward a comprehensive replacement of high pressure sodium (HPS) streetlights with solid state type fixtures, also known as LEDs. The City will leverage the \$250,000 grant approximately eightfold with public funding and through MassSave Program incentives.

**B. Benefits**

There are clear, immediate, and significant benefits to completing a comprehensive streetlight replacement project. The City will benefit from its completion in three fundamental ways: (1)

reduce the budget for operations and maintenance; (2) improve the quality of the environment by reducing air pollutants and greenhouse gas emissions; and (3) directly improve the quality of life for the citizens of Newton by increasing safety.

The City of Newton owns and operates 8,404 high pressure sodium streetlights of various power ranging from 250W to 50W. Each year the City's utility cost is \$324,489 based on an annual electric consumption of 2,959 MWhr. By the time this project is completed, the City will save \$166,299 in electric bills each year, not accounting for utility cost escalation, and will reduce its maintenance budget by an additional \$118,000 annually. The \$284,000 annual savings will be used to pay the debt, and since the project will be cash flow positive from the first day, part of the net benefit will be applied to future energy conservation projects.

By implementing this project the City will exercise its role in reducing greenhouse gas emissions from fossil fuels and contribute to improving the world's environment. The net result will be a reduction of its electric consumption by approximately 50% and the elimination of the equivalent of 720 tons of carbon dioxide each year from the atmosphere as calculated using ISO-NE Marginal Emissions Rates<sup>1</sup>. The project will also result in significant reduction in SO<sub>2</sub> and NO<sub>x</sub> emissions.

There are also clear non-monetary benefits to the program such as increased safety through improved quality of light and better light distribution, the ability to remotely control the operation of the entire system or individual fixtures, and the opportunity to address problem areas already identified by the citizens of Newton and its own Department of Public Works.

LED fixtures provide a significantly better Color Rendering Index (CRI) than high pressure sodium fixtures. This means that it is much easier for people, including public safety personnel, to accurately identify colors and more easily distinguish features and obstructions on the roadway. The new fixtures provide a nearly perfect control of light distribution that allows for better lighting of adjacent sidewalks and a much more balanced level of lighting between light fixtures – eliminating the dark-light pattern so often seen with HPS fixtures.

Furthermore, the City plans to implement a controls system that will allow for immediate detection of failed fixtures, capability to turn on and off at specific times, and even for adaptive lighting such as dimming 50% after midnight, therefore increasing the savings even further. Adaptive lighting will be included in the procurement process as an alternate that will be accepted depending on the competitive pricing. Finally, DPW and citizens of Newton have identified problematic areas that will be evaluated and improved during this process.

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<sup>1</sup> 2011 ISO New England Electric Generator Air Emissions Report; System Planning Department, ISO New England Inc., February 2013



**C. Timeline**

The discussion to complete this project has been ongoing for several years through citizens' groups such as Newton Citizens Commission on Energy – a group that has been advocating energy related issues for more than three decades. Newton has experience addressing its entire streetlight portfolio, as it completed a similar replacement from mercury vapor fixtures to the currently in place high pressure sodium fixtures in 2006/2007.

City of Newton began a pilot program to streamline the replacement of its HPS streetlights in January 2013 and plans to complete the installation of 68 fixtures by early April 2013.

To complete the pilot the City identified four prominent locations where a deployment of new type of fixture will be easily observed and evaluated by City's citizens and elected officials. The four locations are:

1. City Hall – LED cobrahead type fixtures will replace HPS fixtures along Walnut St., Homer St. and Commonwealth Ave. immediately around City Hall. In addition, four ornamental acorn type fixtures will be replaced at both ends of City Hall Drive. 27 fixtures at 150W and 4 fixtures at 175W.
2. Newtonville – LED cobrahead type fixtures will replace HPS fixtures along portions of Walnut St., Madison Ave. and Clafin Pl. 12 fixtures at 50W, 70W, and 150W.
3. Newton Centre – LED cobrahead type fixtures will replace HPS fixtures along portions of Langley Rd., Beacon St., and Summer St. 15 fixtures at 150W
4. Newton Highlands – LED cobrahead type fixtures will replace HPS fixtures along portions of Lincoln St between Woodward and Harrison Streets. 10 fixtures at 50W and 70W

We anticipate the following aggressive timeline to be achievable:

1. Complete Pilot Installation – April 2013
2. Public process - ongoing
3. Survey results and address concerns – July 2013
4. Develop and issue procurement RFP – July 2013
5. Select best qualified vendor – September 2013
6. Execute contract and begin phased installation – November 2013

7. Complete Installation – Fall 2014

The City plans to complete the project within 18 months; however, based on available funding, a phased approach may be required. In such case, the project would be 50% completed in FY 2014 and 50% in FY 15.

D. Procurement required and status

The City of Newton plans to issue a Request for Proposal using M.G.L. Chapter 25(a) §11(c) procurement process for energy management services. This process combines the benefits of a competitive bidding environment where the price remains a significant component of the selection process, while assuring that a quality product best matching the specifications is selected. The contractors will have to be DCAM Certified in the following categories:

1. General Building Construction
2. Electrical
3. Energy Management Services

The City has interviewed five fixture manufacturers and three controls manufacturers and contacted multiple municipalities to evaluate other success stories. The City is working through a distributor on the FAC-76 Statewide contract for Maintenance, Repair and Operations (MRO) Products, Supplies and Equipment to procure 68 fixtures represented by four manufacturers.

Following the completion of the pilot, the City will conduct a survey and incorporate the results into the RFP. Using US DOE Municipal Solid State Street Lighting Consortium's specifications as the baseline, the City will develop detailed fixture specifications and installation guidelines for the project.

The responses will be evaluated by a team consisting of municipal employees and citizen participants from Newton's Energy Commission. The selection will be based on quality of product and price.

E. Anticipated impact, qualitatively and quantitatively

The impact of this project cannot be overstated. By replacing all HPS fixtures in the City with LED type fixtures, the City will reduce its electrical consumption expended on streetlights by 50%. When compared with Newton's energy consumption for streetlights before the HPS replacement, once the LEDs are installed, the City will have reduced its energy consumption by street lights by more than 80%.

The HPS to LED conversion translates to a 720 ton CO<sub>2</sub> equivalent reduction in greenhouse gas emissions. US Environmental Protection Agency equates<sup>2</sup> this amount of CO<sub>2</sub> to the following annual reductions:

- 147 passenger cars removed from our roads
- 79,328 gallons of gasoline not consumed
- 1,646 barrels of oil not consumed
- 106 homes for one year not powered
- 18,144 tree seedlings grown for a year
- Carbon sequestered annually by 580 acres of U.S. forests
- Carbon sequestered annually by 5.5 acres of U.S. forest preserved from conversion to cropland
- CO<sub>2</sub> emissions from 29,484 propane cylinders used for home barbeques
- CO<sub>2</sub> emissions from burning 3 railcars' worth of coal
- Greenhouse gas emissions avoided by recycling 265 tons of waste instead of sending it to the landfill

In a City where new construction and major renovation permits over the last three years are approximately 100, an equivalent removal of 106 homes each year is a tremendous impact. Where new construction or major renovation project may meet the Stretch Code, the net effect is usually an increase in consumption due to increased square footage. In our case the City will effectively remove 106 homes from it overall municipal consumption each and every year for the life of these fixtures.

The following table summarizes in more detail how the energy, and consequently carbon, reductions will be achieved:

	Total Lamp Wattage	# of Fixtures	kWh per year per fix	Total kWh per year	Total kWh saved
<b>250W Fixture</b>					
Existing	295	124	1,239	153,636	
LED replacement	135	124	567	70,308	
					83,328
<b>150 Watt lights</b>					
Existing	175	1,143	735	840,106	
LED replacement	77	1,143	323	369,646	
					470,459

<sup>2</sup> US EPA, Greenhouse Gas Equivalencies Calculator, <http://www.epa.gov/cleanenergy/energy-resources/calculator.html>

<b>100 Watt Lights</b>					
Existing	117	740	491	363,636	
LED replacement	46	740	193	142,968	
					220,668
<b>70 Watt Lights</b>					
Existing	86	371	361	134,005	
LED replacement	32	371	134	49,862	
					84,143
<b>50 Watt Lights*</b>					
Existing	58	6,026	244	1,467,935	
LED replacement	32	6,026	134	809,895	
					658,040
		8,404			1,516,638

Table 1 - Projected Energy Savings (kWh)

The above reductions in energy consumption will also result in significant financial savings for the City and its citizens. Although this is described in more detail in Section III – Project Budget and Accounting, the City is projected to save \$166,299 from utility bills and \$117,656 from its maintenance budget for a combined \$283,955 annual reduction. The City has locked in a very favorable electric rate through August 2015, but following the expiration of the commodity contract the cost of utilities is likely to increase dramatically. An assumption can be made that a 3% utility escalation over the life of the project is reasonable and consequently work completed today will result in increased savings down the road. The new fixtures carry a 5 year warranty with a reasonable life expectancy of 10 - 15 years. Over that period and using a 3% annual escalator, the energy savings as compared to base scenario will increase to \$244,000 per year in 2028. Maintenance savings are significant as well and are projected to increase to \$183,000 by 2028. The case for completing this project is very strong, with net present value exceeding \$4 million over 20 years.

Harder to quantify, but equally as important is the quality of life improvements that this project will contribute to. As demonstrated by photometric diagrams of City pilot areas (Existing Conditions) in Section IX of this proposal, HPS fixtures illuminate roadways very inefficiently with significant hot spots immediately below the fixture and dark spots between the poles. The resulting dark – light – dark illumination pattern is actually more dangerous to pedestrian than no lights since it takes a driver's eyes longer to adjust between such changes in road conditions. An ideal illumination would be equal across every inch of roadway, and while that may not be possible in Newton due to more sporadically placed poles and its non-urban and residential feel, LED fixtures improve the situation greatly. Photometric diagrams in Section IX – Proposed

Conditions, demonstrate that LEDs will provide a significantly more reliable and even light distribution.

LED fixtures emit a light with a much higher Color Rendering Index. This means that it is much easier for people, including public safety personnel, to accurately identify colors and more easily distinguish features and obstructions on the roadway.

Lower failure rate will reduce outages across the City, improve citizens' safety, and consequently reduce complaints.

This project will affect every citizen of Newton and its impact is universal.

F. How the project supports the municipality's Five Year Energy Reduction Plan.

As reported in in Newton's 2012 annual report, the City has reduced its consumption by 24% from the 2008 baseline. Weather normalized data, however; suggests that the actual reduction is closer to 16%. Therefore, although the City has been successful in tackling its energy consumption, there is a clear need to continue its energy reduction projects.

This project is a tremendous opportunity to further demonstrate the City's commitment to its reduction goals. The proposed project will reduce the City's energy consumption by at least 5,176.13 MMBtu. The City's 2008 baseline is 299,844 MMBtu, therefore this single project will advance the energy reduction goals by 1.73%.

III. Project budget and accounting

Provide a complete accounting and proposed budget for the project.

A. Total project budget with cost estimates/quotes (annotated to clearly identify the option selected for the budget).

The City of Newton has developed the following budget based on information provided by Massachusetts municipalities including City of Boston, various manufacturers interviewed during the pilot planning stage as well as other sources of information including DOE Municipal Solid-State Lighting Consortium and Designlights Consortium.

Total budget for the project is \$2,003,167.

Table 2 below summarizes cost breakdown by category.

Table 3 summarizes assumptions made to estimate cost of installation and energy.

Please also see Section IX – Technical and Economic Viability for an example of a quote from a manufacturer.