

CITY OF NEWTON
IN BOARD OF ALDERMEN
PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, NOVEMBER 20, 2013

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

Absent: Ald. Lennon and Lappin

Also present: Ald. Leary and Yates

City officials present: Robert Rooney (Chief Operating Officer), Robert Garrity (Director of Sustainability), David Turocy (Commissioner of Public Works), Josh Morse (Commissioner of Public Buildings), William Paille (Director of Transportation), and William Ferguson (Energy Project Manager; Public Buildings Departments)

Chairman's Note: Chief Operating Officer Robert Rooney introduced new Sustainability Director Robert Garrity. Mr. Garrity has over twenty years of experience in energy efficiency management. Mr. Garrity is also the Chair of the Board of Selectmen in Norfolk.

Mr. Garrity provided the attached PowerPoint presentation on the streetlight conversion project. The discussion also included highlights from the attached summary of the project. The conversion project entails converting approximately 8,406 high-pressure sodium (HPS) fixtures to Light Emitting Diode (LED) streetlight fixtures. Currently, the City spends about \$350,000 annually on electricity for its streetlights. In addition, the City uses over \$100,000 for maintenance of the lights.

The conversion project will generate annual savings of \$196,059 in energy costs and \$58,842 savings in maintenance costs but the total cost of replacement is expected to be approximately \$1,974,520. However, the city will be using a \$250,000 grant from the Department of Energy Resources and the NStar cost reduction incentives of \$466,359.25 to bring the replacement cost down to \$1,278,160.75. The cost of the conversion project will pay for itself in six years using the generated cost savings. The plan is to bond the funding for the project over five or six years.

In addition to the financial benefits, the LED lights will provide a better quality and distribution of light, reduce electricity consumption by up to 60% and eliminate light burnout, which will allow a phased maintenance plan. LED lights dim over time and last between 15 and 20 years.

Transportation Director Bill Paille provided the Committee with a review of the streetlight pilot program. The City converted 24 High Pressure Sodium (HPS) cobra-head streetlight fixtures to 24 LED cobra-head fixtures along Commonwealth Avenue, Homer Street and Walnut Street in May 2013. The decorative streetlight by the Johnny Kelly statue was also converted to LED.

On July 23, 2013, the Department of Public Works provided a demonstration of a remote operating system for streetlights that networks all the streetlights to provide the ability to manage

and monitor the streetlights from one central location. The remote management of the lights includes the ability to control the streetlights and identify streetlight issues instantly. The City will be purchasing light fixtures that are remote ready but a remote system is not cost effective at this time and the remote systems have not yet been perfected. At this time, the remote systems do not register when an LED light begins to dim.

The Administration expects to issue two separate Requests for Proposals (RFP) for materials and labor for the project. Before the Administration docket a request for an appropriation to fund the project, it would like to have the estimated cost for the project. The conversion project should take between six and nine months to complete.

There was some concern among the Committee members that the new LED streetlights would be too bright and that if the lights could not be dimmed through a remote controller, it may be a problem for residents. It was suggested that a remote control system should be an alternate to the RFP. Committee members also requested that the Administration speak with other municipalities with remote capability to discuss the benefits of the system versus the cost of the system. If Newton does not have the remote system, the City's contractor will assess what lights are out on a regular basis, which is easily done.

An additional suggestion was made to survey the City's streets and determine suitable light levels for different types of streets or areas of the City. The Department of Public Works is in the process of surveying the City's roadways for appropriate lighting levels.

The Chairman of Finance added that the Administration might want to consider bonding the project over 10 years, as that is closer to the life of the streetlights. He also wanted to be sure that the City received the incentive funds from NStar. Mr. Garrity informed the Committee that NStar has provided a number of municipalities with the funds in a timely manner and he would expect the payment from NStar well before the first principal payment on the bond is due.

The Administration will be docketing an item to fund the streetlight conversion project in January 2014.

#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]

ACTION: **NO ACTION NECESSARY 6-0**

NOTE: The Administration continues to look at replacing approximately 75 gaslights in the City with electric lights. However, many of the gaslights are not located near electrical feeds and require the installation of underground electrical service in order to replace the streetlight.

The Committee asked that Transportation Director Bill Paille continue to provide regular updates to the Committee on the progress of replacing the gaslights. With that, the Committee voted unanimously to support a motion of no action necessary.

#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]

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

NOTE: Director of Transportation Bill Paille informed the Committee that he has been meeting with NStar, who recognizes that the outages of streetlights related to electrical connections between a manhole and streetlights are a shared responsibility between the City and NStar. The City is not supposed to enter NStar manholes to repair the conduit.

Mr. Paille stated that there are 54 streetlights within the City that have electrical issues related to the underground electrical feed from the manhole. There are 18 lights with overhead power issues. There were over 80 streetlight outages related to underground issues last year. Mr. Paille is working on meeting with NStar at the site of each streetlight outage to confirm the problem and come up with a solution. The next step is to repair each outage with the help of NStar. Mr. Paille will concentrate on repairing the lights that affect pedestrian and vehicle safety.

NStar and the City can only address three streetlights with underground issues in one day. However, Mr. Paille has been tracking the City's cost related to inoperable lights and will provide it to the Law Department if it is determined that the City should attempt to recoup its losses. Mr. Paille will also provide the Committee with that information.

The Committee thanked Mr. Paille for the information but was discouraged with the slow progress on repairing the streetlights. Ald. Crossley moved that the item be referred to the next Board of Aldermen for further discussion. The Committee voted in favor of the motion to refer the item to the 2014-2015 Board unanimously.

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

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

NOTE: Commissioner of Public Buildings Josh Morse introduced the new Energy Project Manager Bill Ferguson to the Committee. Mr. Ferguson has worked in energy management and facilities management. The Committee welcomed Mr. Ferguson.

The Carr School project is on schedule and within budget. There have been two credit change orders. Commissioner Morse is very pleased with the management of the project and the construction contractor. The addition of the elevator is the greatest challenge in the renovation project but at these early stages of the elevator shaft installation everything is going well. The additional classrooms have been framed and the utilities and mechanicals have been roughed in.

The Commissioner is comfortable that the project will come in on time and within the budget. The Public Buildings Department has worked closely with the contractor and architect

on cost efficiencies. A motion to refer the item to the 2014-2015 Board of Aldermen was made and carried unanimously.

#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]

ACTION: **NO ACTION NECESSARY 6-0**

NOTE: Commissioner of Public Works David Turocy met with the Department of Transportation regarding Needham Street very recently and the hope is to reach 25% design for the Needham Street corridor before the end of the year. The biggest issues with the reconstruction of Needham Street are the bridge between Newton and Needham and the Winchester Street Intersection. The State is not interested in creating a four-lane bridge. The City would like to see a roundabout at the intersection of Needham Street and Winchester Street but the State does not feel it is a viable option. The City has asked the State to look at the roundabout option one more time.

The Needham Street project is listed on the State's Transportation Improvement Plan. It is one of the State's highest priorities but it will be 7 to 10 years before it is funded. The City is pushing the State but is also looking at other funding options. The City has offered to manage the project and do the reconstruction work as long as the State funds the project.

The Committee members asked for an update on the proposed undergrounding of the utilities on Needham Street. The City would be responsible for the design and construction costs associated with undergrounding the utilities. It was suggested that the Administration consider forming a Business Improvement District (BID) to fund the undergrounding. The Administration has spoken with business regarding forming a BID but has not actively pursued the option. However, the city has discussed plans for Needham Street including undergrounding with the businesses along Needham Street. Committee members asked that the Administration keep the Needham Street neighborhood informed of any progress with the plans for Needham Street. Chief Operating Officer Robert Rooney stated that there would be informational meetings as the Needham Street plan develops.

The Administration will docket an item or update the Committee when the 25% plans are complete. Therefore, Ald. Danberg moved the item no action necessary, which carried unanimously. Ald. Yates was present for the discussion and supported voting no action necessary on the item.

#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]

ACTION: **NO ACTION NECESSARY 6-0**

NOTE: Sustainability Director Rob Garrity informed the Committee that the Administration is in the process of applying to the Environmental Protection Agency for

designation as a Green Power Purchase Community. Newton will be the 20th largest City with Green Power Community designation.

Unfortunately, the City does not qualify for designation as A Green Power Partner as not all residents of Newton purchase green power. The Administration will work to educate citizens in terms of options to purchase green power. With that, the Committee voted unanimously to support a motion of no action necessary. Ald. Yates was present for the discussion and supported voting no action necessary on the item.

#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: **NO ACTION NECESSARY 6-0**

NOTE: On September 18, 2013, Director of Environmental Affairs Elaine Gentile provided the Committee with an update on the recycling and compost programs. The Committee held the item in order to get any comments or questions that the docketor may have regarding recycling. Ald. Johnson informed the Clerk's Office that she was fine with voting the item no action necessary. Therefore, a motion for no action necessary was made and approved.

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]

PROG & SERV REFERRED TO 2014-2015 BOARD on 11/20/13

ACTION: **NO ACTION NECESSARY 6-0**

NOTE: the Board of Aldermen has approved the site plan for the Angier Elementary School. A motion for no action necessary was made and approved unanimously.

#50-12 ROBERT CICCETTI, 44 Oak Street, petitioning for a common sewer to be constructed in OAKDALE ROAD from a sewer manhole in WALNUT HILL ROAD 125' ± easterly through a proposed 20' wide easement in OAKDALE ROAD to a proposed sewer manhole to provide service to a new building on Oakdale Road. [02/13/12 @ 3:57 PM]

PETITIONER TO PAY ENTIRE COST

ACTION: **NO ACTION NECESSARY 6-0**

NOTE: Mr. Cicchetti has not pursued the petition to extend the sewer to his property on Oakdale Road. The Committee last discussed the petition in March of 2013 but held it, as there were many questions related to whether the site was buildable or not. In addition, the property owner has been reluctant to allow anyone access to the property to change the water meter.

A motion for no action necessary was made and approved unanimously. The Clerk's Office will inform Mr. Cicchetti that the sewer petition was voted no action necessary but if he wishes to proceed with the petition, the item will be re-docketed.

#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, storm water, 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]

ACTION: **NO ACTION NECESSARY 6-0**

NOTE: The docketors of the item will be rewriting the docket item to reflect that a plan has been created for the water, storm water, and sewer systems. A motion for no action necessary was made and carried unanimously.

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]

ACTION: **NO ACTION NECESSARY 6-0**

NOTE: There will be a taskforce formed to work on an overnight permit parking program for Ward 1. Once a draft ordinance is created, an item will be docketed. A motion for no action necessary was made and carried unanimously.

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]

PROG & SERV VOTED NO ACTION NECESSARY 7-0 on 09/11/13

ACTION: **NO ACTION NECESSARY 6-0**

NOTE: The request has not been discussed and requires further work before it is ready for Committee discussion. Once there is available information, the item can be re-filed; therefore, the Committee voted the item no action necessary.

#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]

ACTION: **HELD 6-0**

NOTE: The item will be discussed during a Committee of the Whole meeting on December 4, 2013. The Committee held the item without discussion.

- #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]

ACTION: **HELD 6-0**

NOTE: The item will be discussed during a Committee of the Whole meeting on December 4, 2013. The Committee held the item without discussion.

- #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.

ACTION: **HELD 6-0**

NOTE: The Committee held the item without discussion.

THE FOLLOWING ITEMS WERE REFERRED TO THE 2014-2015 BOARD OF ALDERMEN WITHOUT DISCUSSION:

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]

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 5-1 (Gentile opposed)**

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

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

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

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]

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

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.

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

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]

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

#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.

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

#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.

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

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]

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

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]

ACTION: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 6-0**

Respectfully submitted,

Anthony J. Salvucci, Chairman

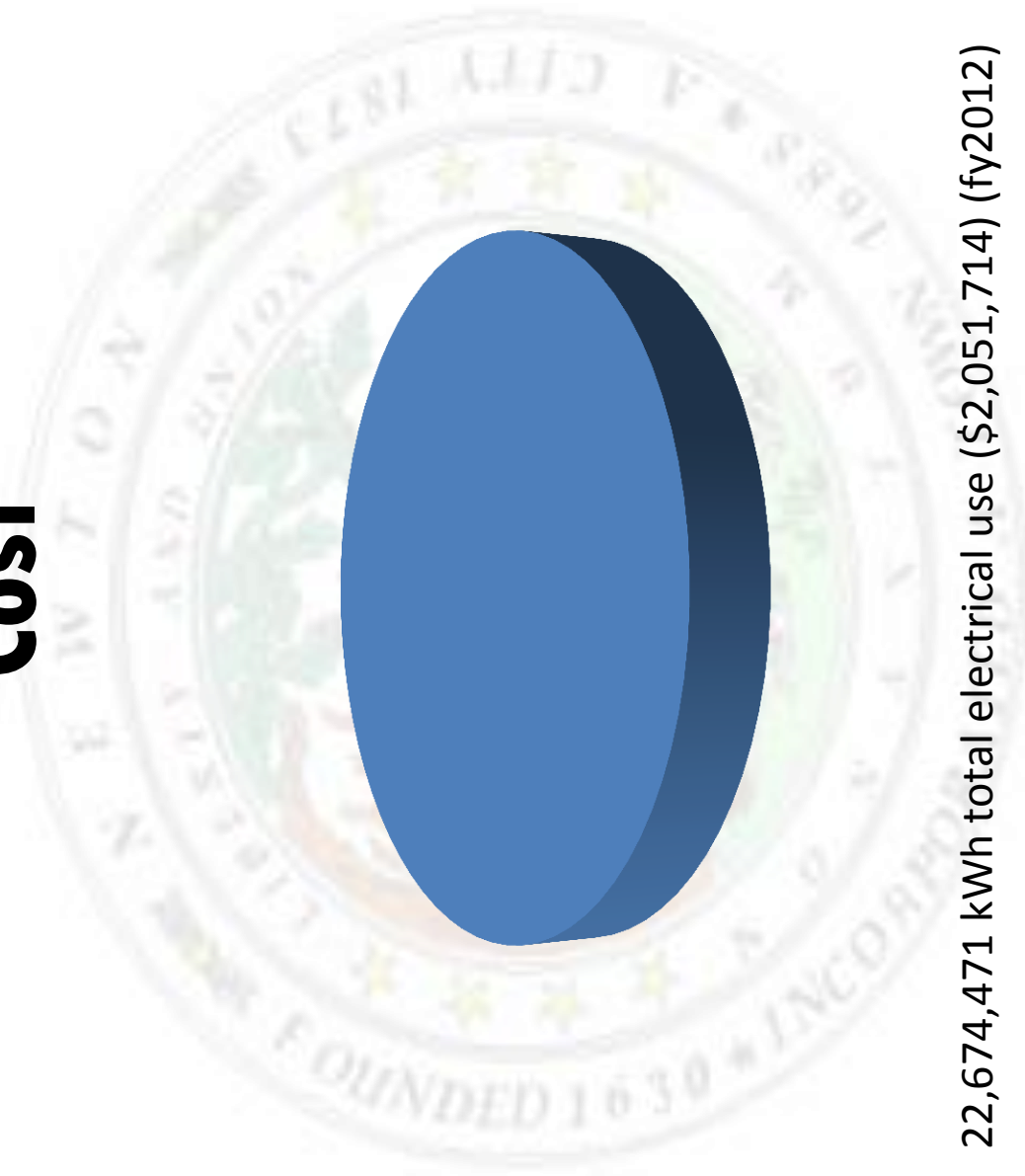


LED Streetlights

Overview to the Public Facilities Committee of the Board of Aldermen

- **Why We're Proposing This**
- **What We've Learned So Far**
- **Next Steps**

Cost

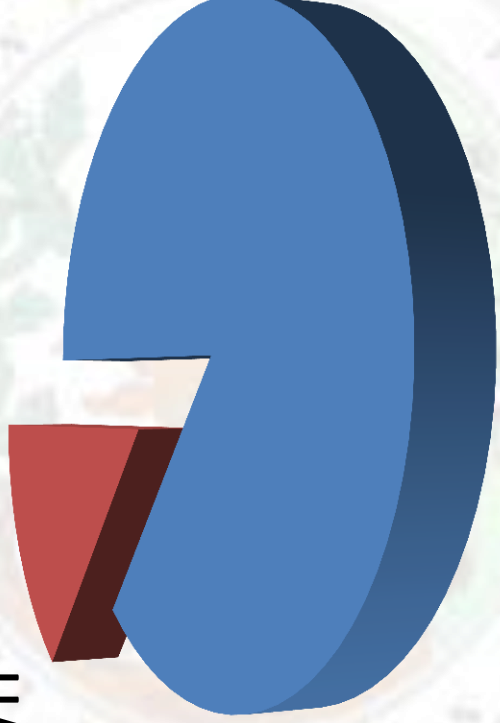


22,674,471 kWh total electrical use (\$2,051,714) (fy2012)

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3,199,349 kWh

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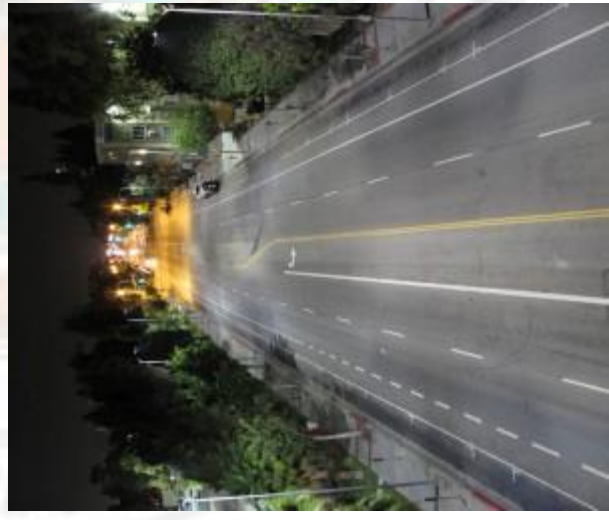
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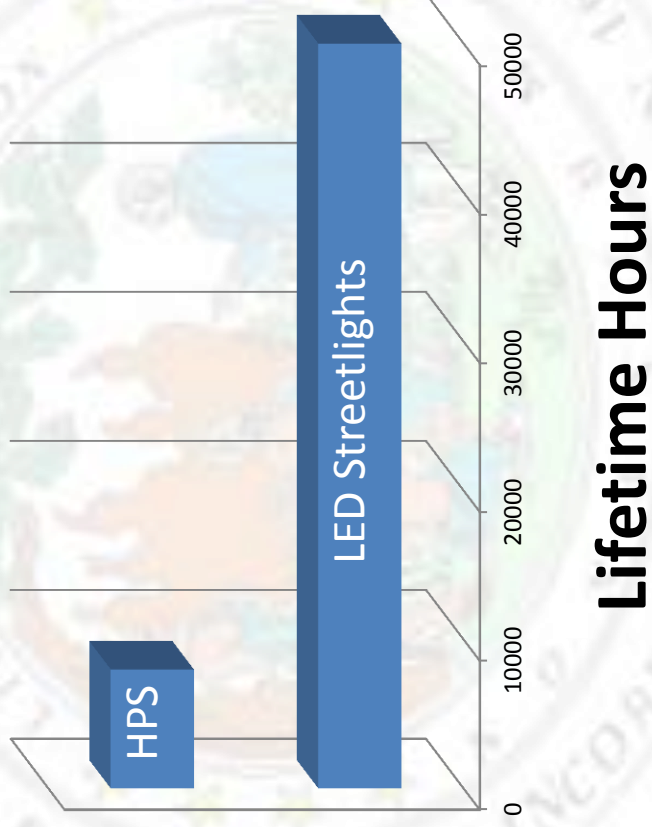
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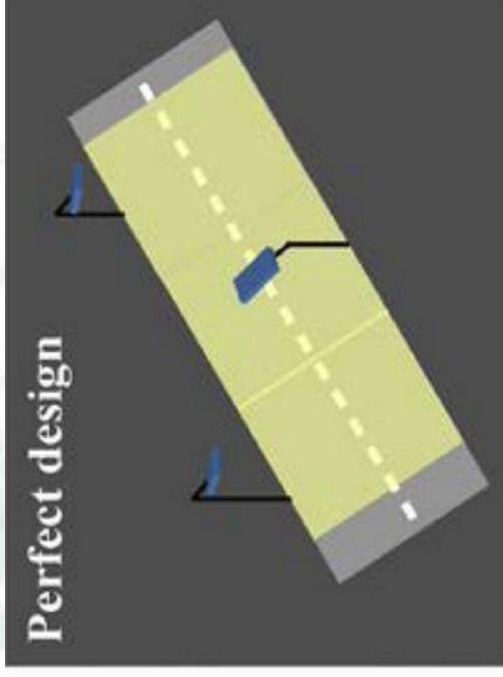
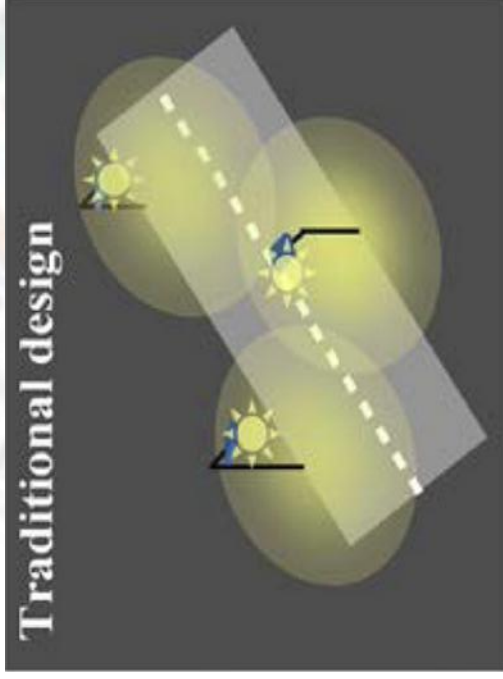
Quality of Light



Life Expectancy



Light Pollution



Environmental



• GHG impacts

Newton Pilot Program



Next Steps

- **Separate RFPs for materials and labor**
 - How long to change over
 - Fixture options
- **Switch-over plan**
- **Appropriation in new year to fund contracts**

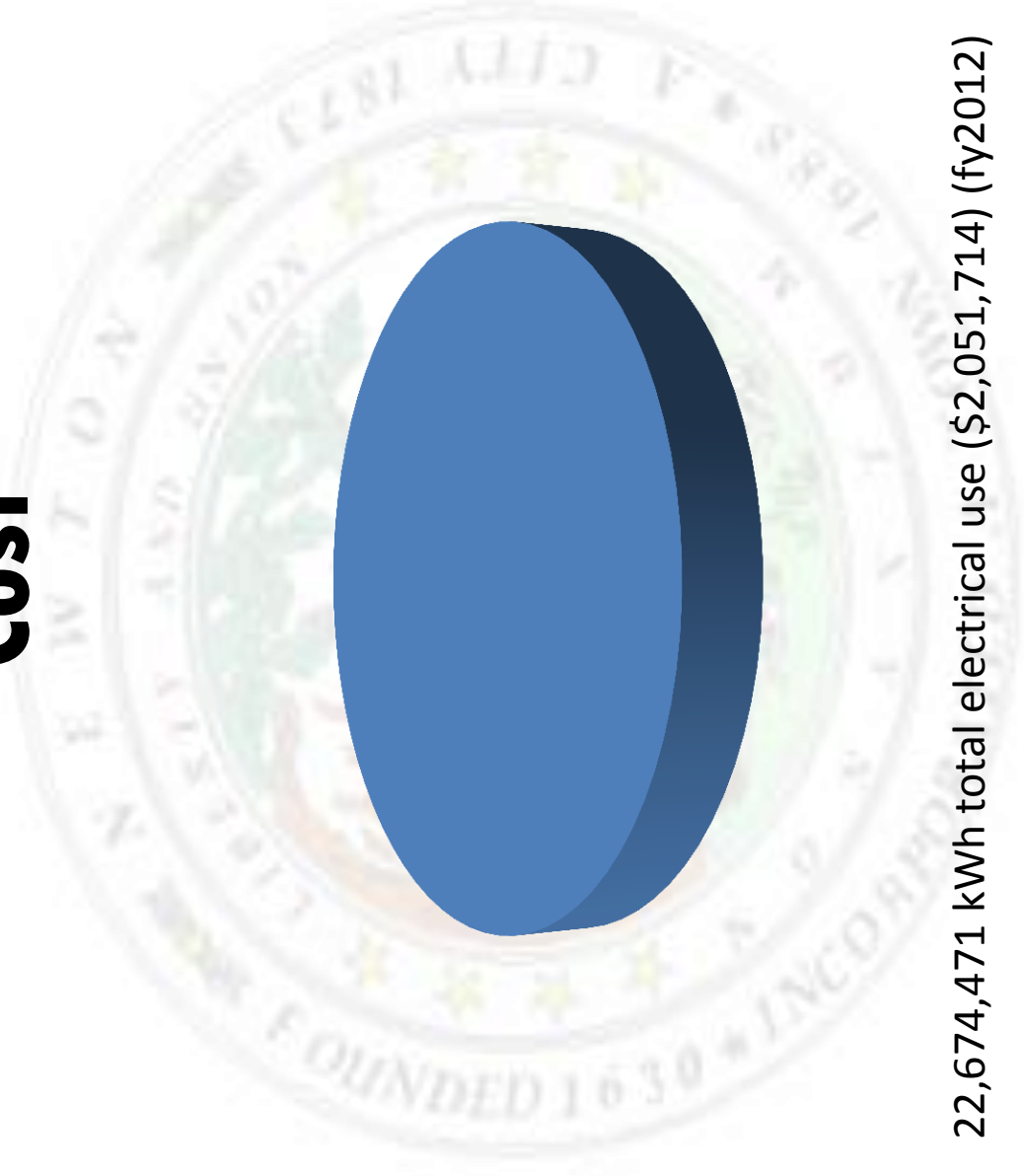


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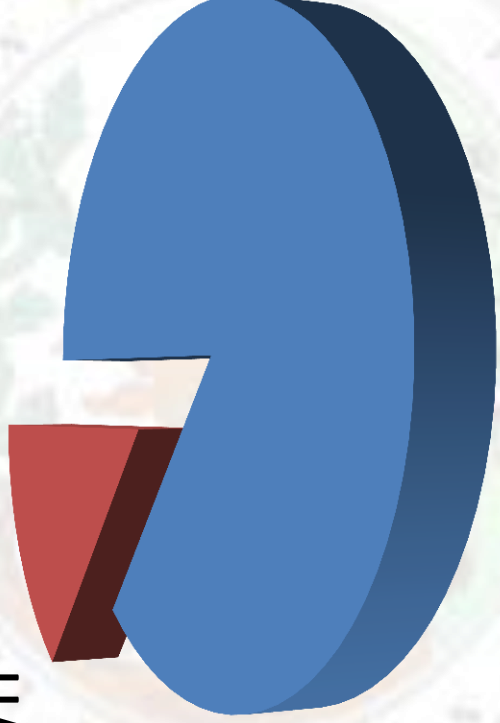


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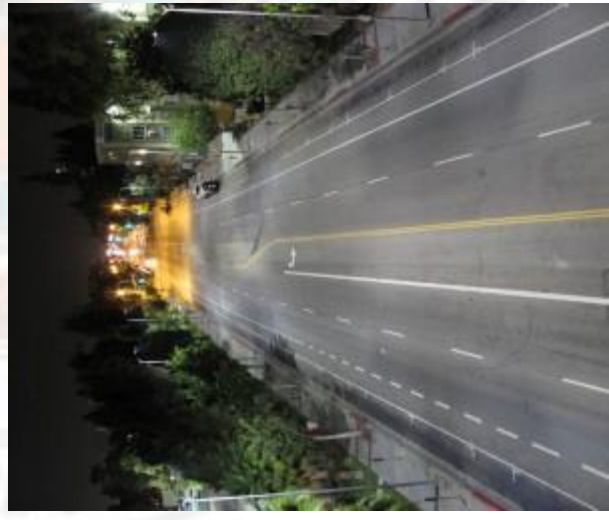
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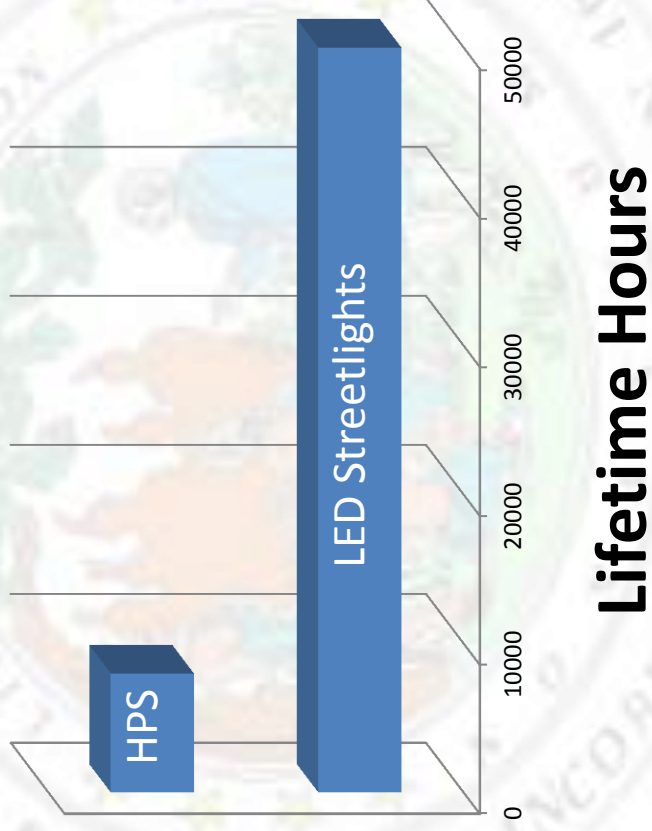
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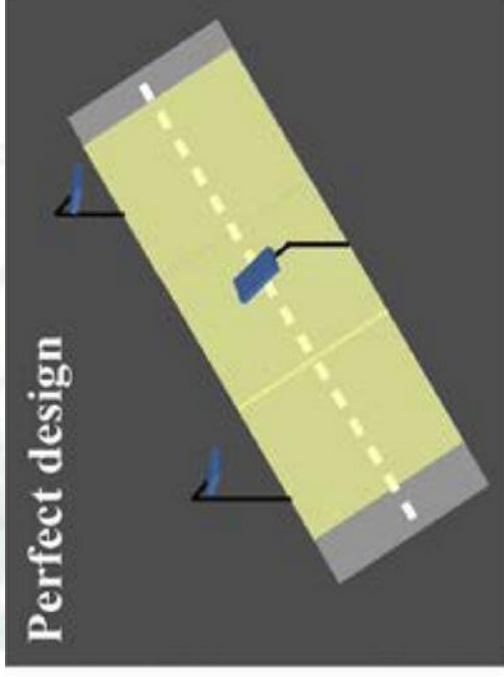
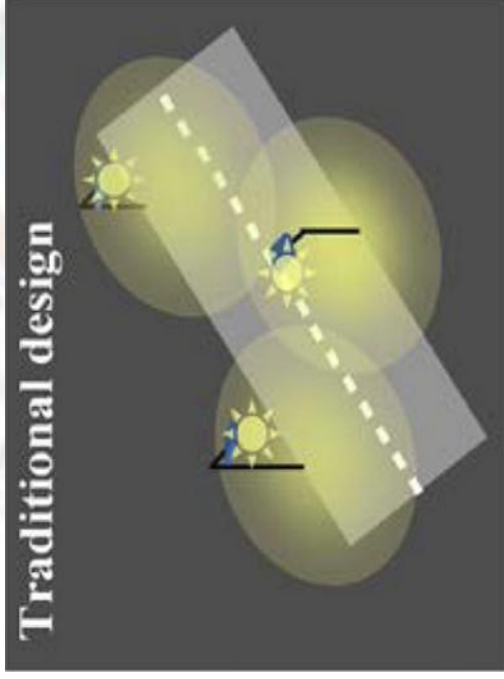
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