

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, DECEMBER 4, 2013

8 PM
Room 209

ITEMS SCHEDULED FOR DISCUSSION:

The Committee will meet jointly with the Public Safety and Transportation Committee to discuss the below item:

REFERRED TO PS&T, PUBLIC FACILITIES AND FINANCE COMMITTEES

#420-13 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two hundred seventy-five thousand dollars (\$275,000) from the Operating Override Stabilization Fund for the purpose of funding the design for Station 3 (Willow Street) and Fire Headquarters. [11/25/13 @ 3:26 PM]

The Committee will meet jointly with the Programs & Services Committee to discuss the below item:

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

#421-13 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of one million dollars (\$1,000,000) from bonded indebtedness for the purpose of funding the feasibility study and associated schematic design services for the renovation and/or replacement of the Cabot Elementary School. [11/25/13 @ 3:26 PM]

It is the Chairman's intention to entertain motions to refer the following items to the 2014-2015 Board:

#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;

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, please contact the Newton ADA Coordinator, Joel Reider, at least two days in advance of the meeting: jreider@newtonma.gov . or 617-796-1145. For Telecommunications Relay Service dial 711.

- (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

#420-13



SETTI D. WARREN
MAYOR

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November 25, 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 authorize the appropriation and expenditure of \$275,000 from the Operating Override Stabilization Fund for the design of Fire Station 3 & Headquarters.

Thank you for your consideration of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Setti D. Warren".

Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2013 NOV 25 PM 3: 26
DAVID A. OISON, CMC
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

Headquarters & Fire Station #3

Feasibility through Site Plan Approval Funding Request



Department of Public Buildings
City of Newton

November 13, 2013

Recap: Original Feasibility Study (12/2011) Findings and Recommendations

- HQ, & Station 3 are undersized compared to the space needed for their mission.
- All facilities are not configured properly to meet modern firefighting best practices (e.g. training, female facilities, communications, etc.) and do not provide accessible public space.
- Recently adopted Massachusetts Code requirements for seismic resistance applicable to Fire Stations mandate significant alterations to existing structures.
- All facilities have systems at the end of their useful life or are currently out of service. Repair costs will continue to climb and energy usage is far beyond modern equipment.
- Programming/Component layouts are complete.

Recommendations-

- Replace all buildings on site.
- Construct a combined facility for Station 3 & HQ in a phased operation.

Feasibility Study/ Site Plan Approval Goals

- This study will be limited to the existing facilities and its current operational components. **Note-** Wires Division has moved to the New Station 10 Project.
- Confirm and refine the suitability of redeveloping the Station(s) onsite to meet modern firefighting needs, keep and/or relocate the HQ building, and relocate the Fire Fighter's Memorial.
- Review Code and Historical/ Preservation compliance.
- Create building elevations and floor plans to better understand critical component layouts and interconnectivity.
- Study the Overall Space Needs for the future facility over the next 20 years in conjunction with the City's 5-year Technology Vision.
- Develop site sections for further dialog with neighbors (Salon/MWRA).

Program Requirements

- Apparatus Bays Front Center St. (Minimum 5 Bays)
- 5 Drive Through Bay Arrangement
- Headquarters building kept (no demo, relocation ok)- New
- Minimize Station Downtime & impact to the Public Emergency Alarm Reporting System
- Swing Space for essential systems- New
- Can utilize a portion of the MWRA property if necessary- New
- Redevelopment can extend to property lines- New

Building Elements


- Chiefs office
- Administrative and other staff offices
- Payroll
- Fire Prevention
- Back up Dispatch Center
- Public Emergency Alarm Reporting System
 - Alarm Transmitting Equipment (city & private)
 - Radio Systems (local & Metrofire)
 - Fire Station Alert System
- EOC
- IT
 - Signaling Equipment
 - Monitoring Systems
 - Emergency Communication Center

Feasibility Study/ Site Plan Approval Funding

- Hire Owner's Project Manager and Designer(w/ consultants).
- Provide additional rough concepts advancing the site concepts plans that take into account the updated programming requirements. City/ Fire Department will select 3 preferred designs for additional refinement.
- After the feasibility study selection...
 - Develop schematic design level drawings (plans, building sections, elevations and site plan).
 - Procure an updated site survey.
 - Refine the seismic resistance requirements for the HQ building.
 - Obtain Site Plan Approval- Prepare, revise, and advance preferred designs drawings, plan and elevations, meeting both with the Design Review Committee (DRC) and NFD to obtain consensus through Schematic Design

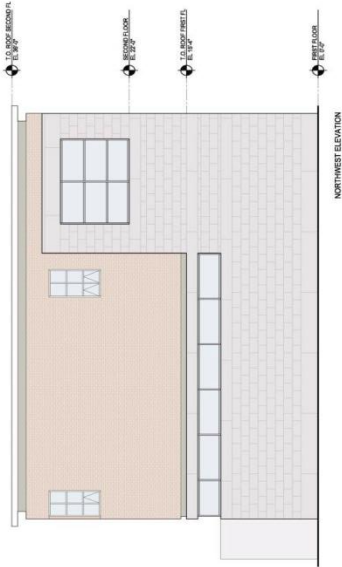
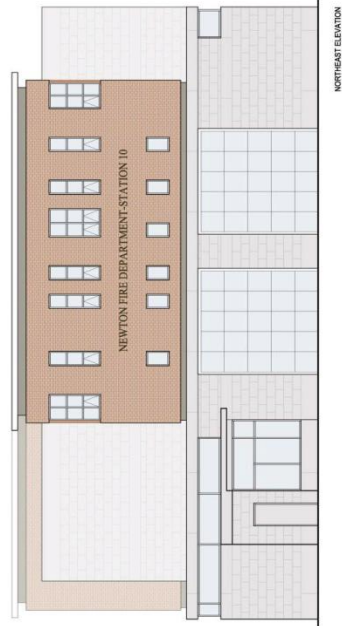
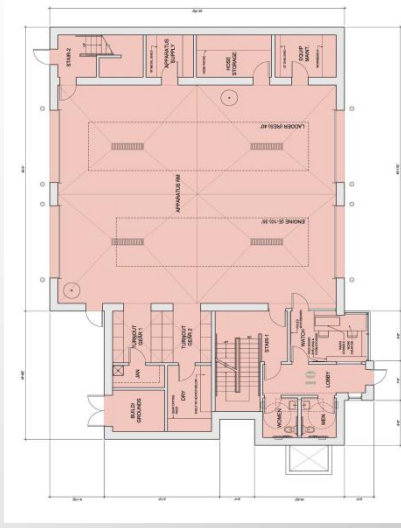
OPM/Designer: \$250,000

Contingency- \$25,000

 Total Request- \$275,000

Appendix

Examples



Option Matrix

Fire Station 3 HQ Meeting 10/29/13

#420-13

Fire Station #3 & Headquarters		Alternative Site Layout Options Matrix																
Criteria	Recommendation						Meets Program						Does Not Meet minimum Program Requirements					
	1 KPA Option F	2 D&S Option 4	3 D&S Option B	4 D&S Option 3	5 D&S Option 2	6 D&S Option 1	7 KPA Option C	8 Fire Fighter Triangle Option	9 D&S Option A-2	10 D&S Option C	11 D&S Option C-2	12 KPA Option D	13 D&S Option A	14 KPA Option E				
Site Facts																		
1	Apparatus Bays Front Center St.	●	●	●	●	●	●	●	●	●	●	●	●	●				
2	Maintains Working Fire Station	●	⊖	●	●	●	●	●	●	●	●	●	●	●				
3	Salon Encroachment (Y/N)	N	N	N	Y	Y	Y	N	N	N	N	N	N	N				
4	Adequate parking	●	●	●	●	●	●	●	●	●	●	●	●	●				
5	5 Drive Through Bay Arrangement	●	○	●	●	●	●	●	○	○	●	●	●	●				
6	MWRA Encroachment (Y/N)	N	Y	N	N	N	N	Y	N	N	N	N	N	N				
7	Land/Easement Swap	N	Y	N	N	N	N	Y	N	N	N	N	N	N				
8	More than 2 stories	⊖	⊖	⊖	⊖	⊖	○	○	●	●	⊖	●	●	⊖				
9	Verizon Vault disturbance	⊖	○	⊖	⊖	○	○	○	●	●	●	●	●	●				
Cost																		
1	HQ Relocation (Y/N)	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	Y	N				
2	Additional Project Costs	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$				
3	Minimizes phasing logistics	●	○	○	○	○	○	○	○	○	○	○	○	○				
4	Utility Relocation	○	○	⊖	⊖	○	○	○	○	○	○	○	○	○				
5	Reduces need for swing space	●	●	●	●	●	●	●	●	●	●	●	●	○				
Legal Impacts																		
1	Legal Restrictions	●	⊖	●	●	●	○	●	●	●	●	●	●	●				

● Favorable
 ⊖ Neutral
 ○ Unfavorable
 ■ Prohibitive

\$ <\$100,000
 \$\$ \$100K - \$1M
 \$\$\$ \$1M - \$5M
 \$\$\$\$ >\$5M

Headquarters Facts-

- Built in 1928
- Close in size to the Space Needs
- Large interior staircase
- Houses the City's backup emergency communications center which makes the building an "essential" facility and is required to resist higher seismic loads.

Constructability Notes:

- If renovated an elevator will be required to provide public and staff accessibility to the second floor administration services.
- Renovations would be very expensive due to the Code required structural system.
- New facility could be constructed to house the full Program requirements which includes the backup communications center. This solution would be less costly than a renovation and would provide an energy efficient and modern facility.

Headquarters– Space Needs

	Present	Future
<u>Staffing</u>		
Administration	8	6
Fire Prevention	6	8
<u>Site Requirements</u>		
Transformer	1	1
Chiller	0	1
Emergency Generator	1	1
Parking – Public	0 (on street)	4
Parking – Private	9	15
<u>Building Requirements</u>		
Public Space		290 SF
Administration		1,599
Fire Prevention		1,698
IT & Communications		964
Building Services		<u>926</u>
		<u>5,477 NSF</u>
		<u>1,643</u>
		<u>7,120 GSF</u>
Walls, Circulation, stairs, chase space etc. @ 35%		
Subtotal	7,900 GSF	
Total		

Station 3 Facts-

- Built in 1954
- Undersized for the space need, specifically in storage and vehicle garage space.
- The Space Needs Study recommends a moderate increase in size due to four factors, the increase in staff, the increase in apparatus, the increase in storage, and the Department's desire for duplicate EMT facilities.

Constructability Notes:

- If renovated but not expanded the building will require a second means of egress from the upper floor.
- Renovation would be very expensive due to required structural system upgrades.
- New facility housing the full program and building location requirements would be less costly than a renovation and would provide an energy efficient and modern facility.

Station 3 – Space Needs

	Present	Future
<u>Staffing</u>		
Deputy Chief & Aides	4	4
Captains / Lieutenants	4	4
Firefighters	16	32
EMT's	8	8
<u>Site Requirements</u>		
Transformer	1	1
Chiller	0	1
Dumpster	0	1
Emergency Generator	1	1
Patio / Grill	1	1
Parking – Public	0 (on street)	1
Parking – Private	17	28
<u>Building Requirements</u>		
Public Space		145 SF
Apparatus Bays		7,104
Apparatus Support		1,601
Fire Living Quarters		3,510
EMT Living Quarters		826
Building Services		<u>628</u>
		13,814 NSF
		<u>4,835</u>
		18,649 GSF
Walls, Circulation, stairs, chase space etc. @ 35%	15,000 GSF	
Subtotal		
Total		



SETTI D. WARREN
MAYOR

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November 25, 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 authorize the appropriation of \$1,000,000 and authorize a general obligation borrowing of an equal amount for the purpose of funding the feasibility study and associated schematic design services for the renovation and/or replacement of the Cabot Elementary School.

The M.S.B.A. voted to invite the Cabot Elementary School into its Eligibility Period during its meeting of November 20, 2013. During the Eligibility Period, the MSBA will work with Newton to determine the district's financial and community readiness to enter the capital pipeline. The next step is for the district to complete preliminary requirements pertaining to local approval and formation of a local school building committee. Upon timely and successful completion of the Eligibility Period requirements, the district becomes eligible for an invitation into the Feasibility Study phase, subject to a vote of the Board of Directors.

As you know, the voters of the City approved the Debt Exclusion question pertaining to Cabot Elementary School last March. Approval of this request is the required next step in the process.

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren
Mayor

RECEIVED
Newton City Clerk
2013 NOV 25 PM 3:37
David A. Olson, CMC
Newton, MA 02459

