

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, DECEMBER 4, 2013

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

Absent: Ald. Salvucci

Also present: Ald. Ciccone, Johnson, Swiston, Harney, Yates, and Kalis

City staff present: Maureen Lemieux (Chief Financial Officer), Josh Morse (Commissioner of Public Buildings), Bruce Proia (Fire Chief), Jonathan Yeo (School Committee Member), and Robert Rooney (Chief Operating Officer)

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]

FINANCE APPROVED 4-0 (Lappin, Rice not voting) on 12/09/13

PUBLIC SAFETY APPROVED 6-0 on 12/04/13

ACTION: **APPROVED 7-0**

NOTE: The Committee met jointly with the Public Safety & Transportation Committee to discuss funding for the additional study and schematic design of Station #3 (Willow Street) and Fire Headquarters. Commissioner of Public Buildings Josh Morse provided the Committees with detailed information, which was attached to the Committee agendas. The Board of Aldermen previously approved \$130,000 for a study of programming and some schematic design at fire headquarters, Station #10 (Dedham Street), and #3 (Willow Street.) The study included recommendations to replace the headquarters and fire station buildings and construct a combined facility for Station 3 and headquarters. The recommendations were supported by a number of findings, such as the lack of space at headquarters and Station #3 and the deteriorated buildings and systems.

The requested funds will be used to confirm and refine the suitability of redeveloping the station and headquarters on site, address program requirements including apparatus bays that front Centre Street, develop a plan to keep and/or relocate the existing, historically significant headquarters building, and develop a plan to relocate the Fire Fighters' Memorial and the 911 Memorial. In addition, the funds will be used to generate plans up to the site plan approval process. The study will also address the need to house the Fire Department's critical support systems in a seismically reinforced building.

The Commissioner has met with the Massachusetts Water Resources Authority (MWRA) regarding the aqueduct located on the fire headquarters site. The MWRA requires enough space around the aqueduct to access it for maintenance. The City has also started preliminary

discussion with the property owner at 1148 Centre Street regarding the sale of that property but it is too early to tell if that is a possibility. Commissioner Morse added that he wants the feasibility process to drive that option. It was pointed out that it may make sense to determine if it is a possibility before the study in order to include it or not as part of the study.

The Public Building Department will continue to work with and update the Board of Aldermen and the working group on this project. The Commissioner expects the feasibility study to be complete within the next six months. At that point, the Site plan approval process should begin. Ald. Lappin moved approval in Public Facilities Committee, which carried unanimously. Ald. Kalis moved approval in the Public Safety & Transportation Committee, which carried unanimously.

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]

FINANCE APPROVED 4-0 (Lappin, Rice not voting) on 12/09/13

PROGRAMS & SERVICES APPROVED 8-0 on 12/04/13

ACTION: APPROVED 7-0

NOTE: Commissioner of Public Buildings Josh Morse presented the request for \$1 million for a feasibility study and schematic design services for Cabot School. The Massachusetts School Building Authority (MSBA) has invited the City to participate in the eligibility period for the Cabot Elementary School. The first step in the MSBA process is to undertake a feasibility study to determine the the best options and most cost effective solution for the Cabot School to provide to the MSBA Board of Directors. The feasibility study process and cost for Cabot School will be similar to the Angier and Zervas Elementary School feasibility studies.

The Cabot Elementary School site has some unique issues that will be addressed through the study. There is an aqueduct located on the site that must be considered during the study. The Cabot Elementary School property site was the location of an underground storage tank leak, which was reported to the Department of Environmental Protection in 1990. The site was remediated according to Massachusetts General Law Chapter 21E requirements and declared a clean site by the Department of Environmental Protection. However, the study should take into account that there may be some soil contamination.

The feasibility study will look at all options from renovation to replacement. The chosen option must meet all of the MSBA's requirements for school construction in order to receive funding from the MSBA. The commissioner added that there would be an effort to preserve the Humpty Dumpty statue located on the existing school. With that, Ald. Albright moved approval, which carried unanimously.

#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: **REFERRED TO 2014-2015 BOARD OF ALDERMEN 7-0**

NOTE: The Committee referred the item to the 2014-2015 Board of Aldermen without discussion.

The Committee adjourned at 9:30 PM.

Respectfully submitted,

Deborah Crossley, Chairman