

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, NOVEMBER 28, 2012

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

Also present: Ald. Ciccone and Merrill

City officials present: Frank Nichols (Project Manager; Department of Public Works Department), Fred Russell (Utilities Director), Alex Valcarce (Project Manager; Public Buildings Department), Stephanie Gilman (Public Buildings Commissioner), Ouida Young (Associate City Solicitor), Bruce Proia (Fire Chief), and Robert Rooney (Chief Operating Officer)

#393-12 LIGHTOWER FIBER NETWORKS petitioning for a grant of location to install 135' ± of 4" conduit in WELLS AVENUE from Verizon Manhole 47/322A to 60 Wells Avenue to provide fiber optic service. (Ward 8) [11/02/12 @ 9:48 AM]

ACTION **APPROVED 6-0 (Lappin, Lennon not voting)**

NOTE: Herb Bertoni from Lightower Fiber Networks presented the petition to install conduit from a traffic island southerly 130' to 60 Wells Avenue to provide fiber optic service. The Department of Public Works has reviewed the petition and recommended approval with the standard street-opening permit conditions. The public hearing was opened and no one spoke for or against the petition. Ald. Crossley moved approval, which carried unanimously.

#394-12 DESIGN REVIEW COMMITTEE in accordance with §5-58 of the City of Newton Ordinances petitioning for schematic design and site plan approval for the proposed new Fire Station 10 (755 Dedham Street) with the inclusion of a possible Wires Division building on the site of the existing Fire Station 10. [11/06/12 @ 8:57 AM]

ACTION: **HEARING CONTINUED**

NOTE: Project Manager Alex Valcarce explained that as a result of the feasibility study for Fire Department Headquarters, Station #3 (Newton Centre) and the Wire Division, and Station 10 (Dedham Street), it was determined that all three buildings should be replaced starting with Station 10. The feasibility study also recommends that Wires Division relocate to a new building in the rear of Station 10. The funding for the construction of Station 10 is included in the capital improvement plan and funding for the Wires Division building is part of the override request. The plan is to construct the two buildings in two phases; however, the Public Buildings Department would like to include the Wires Division building in the site plan. Therefore, the Public Buildings Department proceeded with site plan design for Station 10 and the Wire Division.

Architect Jeff Shaw from Donham & Sweeney Architects provided the attached PowerPoint presentation to the Committee. The presentation provided a recap of the feasibility study goals and findings. Mr. Shaw reviewed the site plan and schematic design with the Committee. The proposed new fire station is 466 square feet larger than the existing station, which is 7,900 square feet, and the proposed Wire Division building is 5,206 square feet. The original Wire Division's space at Station 3 was 2,000 square feet. The Station building is 20' longer in length than the existing building and closer to the north side lot-line. Additional landscaping will be used to obscure the view from the neighboring home and there is at a minimum a 10' buffer from the property line.

The presentation included floor plans for each proposed area of Fire Station #10. The mechanicals will be located in the basement, the first floor will contain the garage, lobby, restroom facilities, storage for equipment, and fire gear rooms, and the second floor is designed to include living space, a kitchen, fitness room and men's and women's shower facilities. The design for the new fire station incorporates the current method of returning fire engines accessing the station through the rear of the building in order to avoid creating congestion on Dedham Street by backing the trucks into the station. The architect also pointed out that there is a water pump located in the current building, which is related to the water tower on Ober Road. The proposed new building will provide space to accommodate the water pump. The Wires Division building is much smaller in comparison to the station and is only one level. The Wires building contains a garage, storage spaces, mechanicals room, meeting room, and bathroom facilities.

The site plan includes a plan for parking on the south side of the site for all personnel during shifts and shift changes. The plan also proposes a confinement training space and drafting tank to be located behind the new parking area.

The Planning Department and Engineering Department provided reviews of the proposed site plan, which were attached to the meeting agenda. The architect has addressed all concerns raised in the memos.

The Committee was pleased with the presentation and the provided information. Fire Chief Proia is satisfied with the site plan, which meets the department's needs now and in the future. It was suggested that careful consideration be given to the construction materials, as it is important that the buildings last as long as possible and are low maintenance. The architect responded that durability and low maintenance are part of his goals when designing municipal buildings.

Mr. Valcarce explained that the Public Buildings Department received a new estimate for the project yesterday. The original estimate was approximately \$2.9 million and the most recent estimate is over \$4 million. The Public Buildings Department needs to evaluate the estimate. It appears that the estimate increase is due to a recent rise in contractor costs. The Public Buildings Department would like to verify that the increase is a result of contractor costs. If the current estimate is correct, the City may need to make changes to design or the phasing of the construction of the buildings in order to generate cost savings. Therefore, the Public Buildings Department is requesting that the site-plan public hearing remain open until the cost estimate is

evaluated and it is determined whether there will be changes to the site plan. Mr. Valcarce expects that the public hearing can continue in January 2013.

The Committee members were concerned with the increase in the estimate as estimates for a number of planned construction projects may increase. The Committee asked Chief Operating Officer Robert Rooney to provide information on escalating construction costs at the Committee of the Whole discussion scheduled for November 29, 2012.

The public hearing was opened and Carl Fink, 70 Ober Road asked at what point during the project was noise and traffic taken into consideration. The architect explained that there would be no net increase to the traffic or noise levels, as there is no change in use of the site. As no one else wished to speak on the item, Ald. Lappin made a motion to continue the public hearing and hold the item, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#311-10(A) HIS HONOR THE MAYOR requesting an appropriation in the amount of three million three hundred thirty-five thousand dollars (\$3,035,000) from bonded indebtedness for the purpose of funding the FY 2011 Capital Improvement Plan projects as follows: [11/29/ 10 @ 3:23 PM]

Architectural Design and Engineering/Next Scheduled Fire Station \$400,000
A-2 - HELD 6-0 \$270,000 for final design bidding and construction admin on
12/08/10

ACTION: **HELD 8-0**

NOTE: The above item was held without discussion as the Committee held the petition for site plan approval for the construction of Station 10 located on Dedham Street. Chapter 5 Section 58 of the City of Newton Ordinances requires the site plan be approved before funding for final design is approved.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#401-12 HIS HONOR THE MAYOR requesting authorization to transfer the sum of one hundred twenty-one thousand sixty-three dollars (\$121,063) from the Storm Water Management Fund Surplus for the sediment removal and maintenance of the City Hall ponds. [11/13/12 @ 5:12 PM]

ACTION: **APPROVED 7-0 (Lennon not voting)**

NOTE: Utilities Director Fred Russell explained that the request is for an additional \$121,063 from the Storm Water Management Fund Surplus Account for the sediment removal project at the City Hall Ponds. The Board Aldermen approved \$170,000 from the Storm Water Management Fund Surplus Account in May 2012 (report attached) and an additional \$150,000 was set aside from the Fiscal Year 2012 storm water operating budget to fund the project; however, the lowest bid came in \$121,063 over the estimated cost. The Storm Water Management Fund Surplus Account contains approximately \$282,000. The \$121,063 designated to the project will bring the reserves down to approximately \$161,000. Once the project is

completed, the Department of Public Works expects to have a more proactive approach by monitoring the sediment levels in the City Hall Ponds and do periodic cleanings of the ponds in-house.

Mr. Russell explained that the project was under estimated because of the belief that the bids would be more competitive as the project was scheduled to be done in the winter and construction companies are generally actively pursuing jobs in the winter. The bid results for the project are attached. In order to award the low bidder the contract and begin the project the additional funding is required.

Committee members asked if there were any other projects scheduled this fiscal year that would require funding from the Storm Water Management Fund Surplus Account. Mr. Russell stated that there is only one other large project in the works related to the Hammond Pond culvert. Mr. Russell is in the process of determining whether the City can obtain a Federal Emergency Management Agency (FEMA) grant for the project. If the City were to receive the grant, it would be a matching grant where FEMA would pay 75% of the project and the City would pay 25% of the project. The remaining funds in Storm Water Management Fund Surplus Account should more than cover the cost of the culvert repair.

There was some concern that the City has not done an assessment on the storm water system. The City does not know the condition of the storm water system, as it is mostly underground, which makes it difficult to prioritize storm water projects. The administration is discussing proceeding with an assessment. The estimated cost of an assessment is \$350,000.

Ald. Albright moved approval, which carried unanimously.

Respectfully submitted,

Anthony J. Salvucci, Chairman

Newton Fire Station #10

Site Plan Review
28 November 2012

Jeff Shaw, AIA
Principal-in-charge

Donham & Sweeney
ARCHITECTS

Feasibility Study Recap: Study Goals:

- The study was limited to the existing facilities: HQ, Station 3 & Wires Division (Newton Centre), Station 10 (Oak Hill).
- Determine suitability of each Existing Station for modern firefighting needs
- Review Code compliance
- Study the Space Needs for each facility over the next 20 years



Headquarters



Station 3 & Wires Division



Station 10

Feasibility Study Recap: Findings

- HQ, Station 3 & Wires Division 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 facilities, 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 at significant added cost
- 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.

Feasibility Study Recap: Recommendations

- Due to the significant costs incurred to renovate, replace all three buildings.
- Relocate Wires Division to Station 10 property due to large lot size and use compatibility
- Construct Station 10 first, then construct Wires Building behind
- Construct a combined facility for Station 3 & HQ in phased operation

Fire Station Phase 1: Fire Station #10 Space Needs

	<u>Current</u>	<u>Needed</u>
Personnel		
• Captain/Lieutenant	4 (1/shift)	4 (1/shift)
• Firefighters	12 (3/shift)	12 (3/shift)
• Parking, Public	0	1
• Parking, Staff	20+	8
		(incl. shift change)
• Front Line Apparatus	1	1
• Reserve Apparatus	1	1
		(ladder or engine)

Fire Station Phase 1: Wire Division Space Needs

	<u>Current</u>	<u>Needed</u>
Personnel		
• Superintendent (at HQ)	1	1
• Staff	3	4
• Parking, Public	0	0
• Parking, Staff	3	4
• Vehicles Under Cover	1	5
• Vehicles Outside	4	0



Oak Hill Neighborhood

NORTH

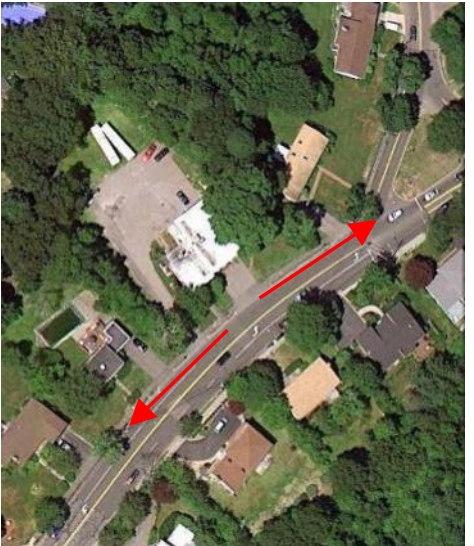


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Existing Site



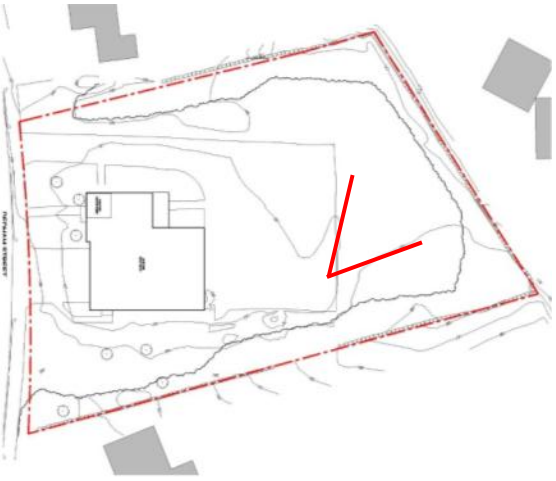


Dedham Street - West

Dedham Street - East



Back Property Line

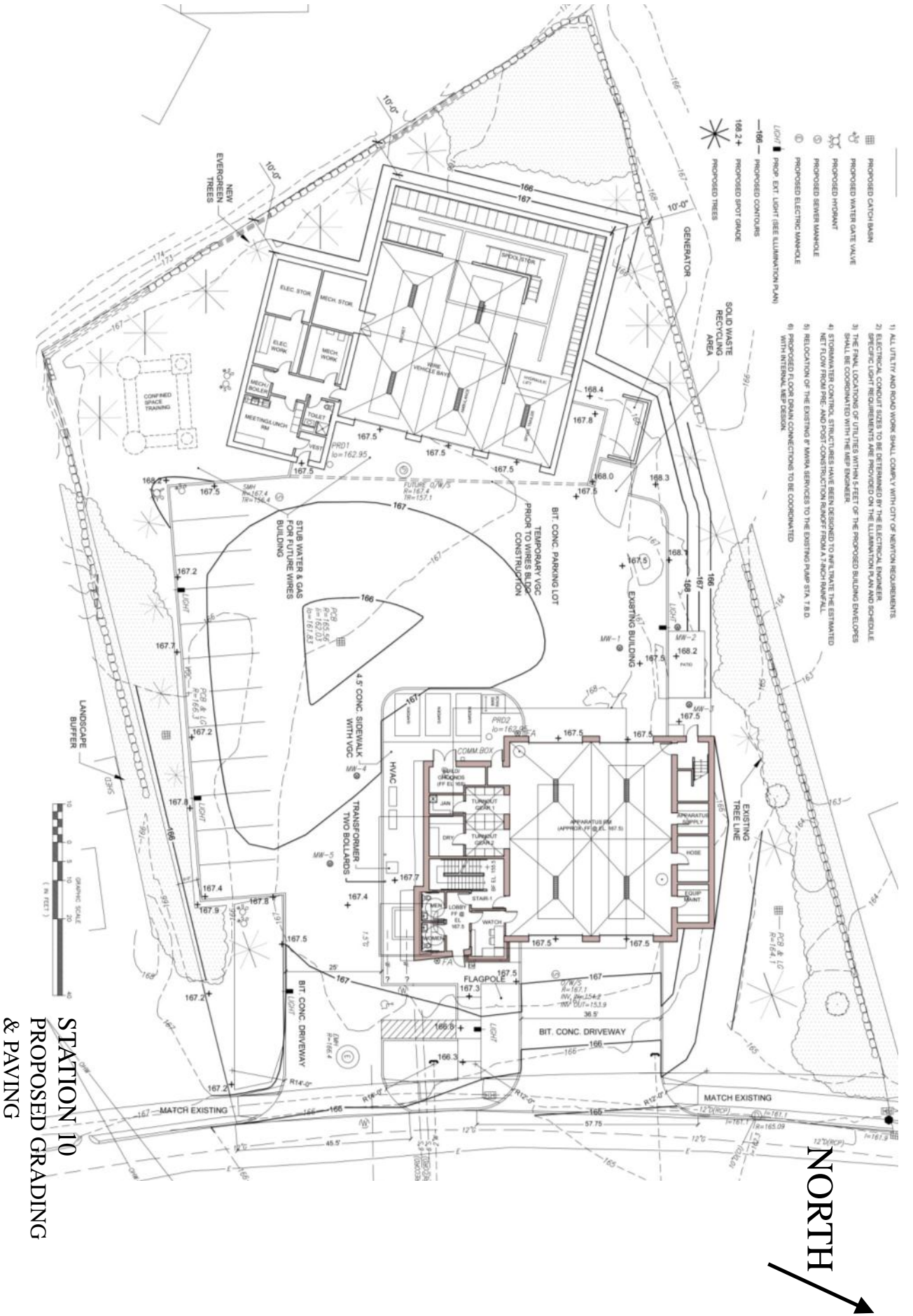


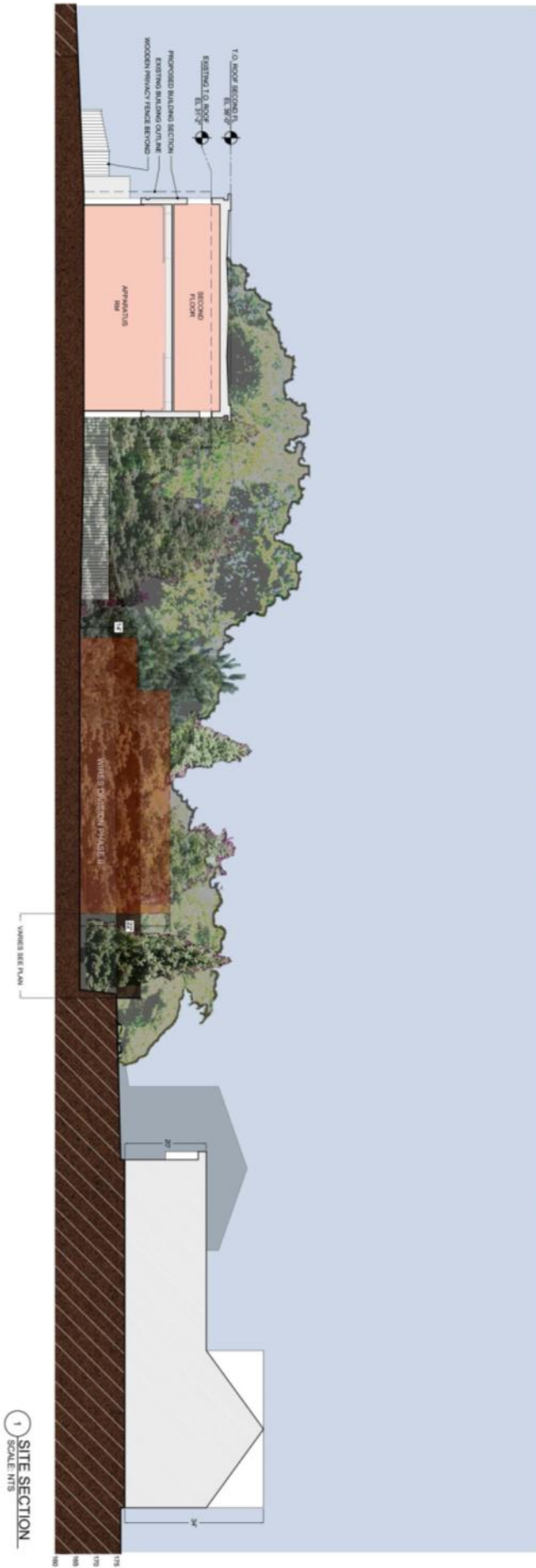


	PROGRAMMED SF	DESIGNED SF	+/-
WIRE DIV.	6,166 SF	5,206 SF	-960 SF
STATION 10			
BASEMENT	730 SF	907 SF	+177 SF
1ST LEVEL	4,741 SF	4,104 SF	-637 SF
2ND LEVEL	2,429 SF	3,355 SF	+926 SF
TOTAL	7,900 SF	8,366 SF	+466 SF
STA 10, SF			

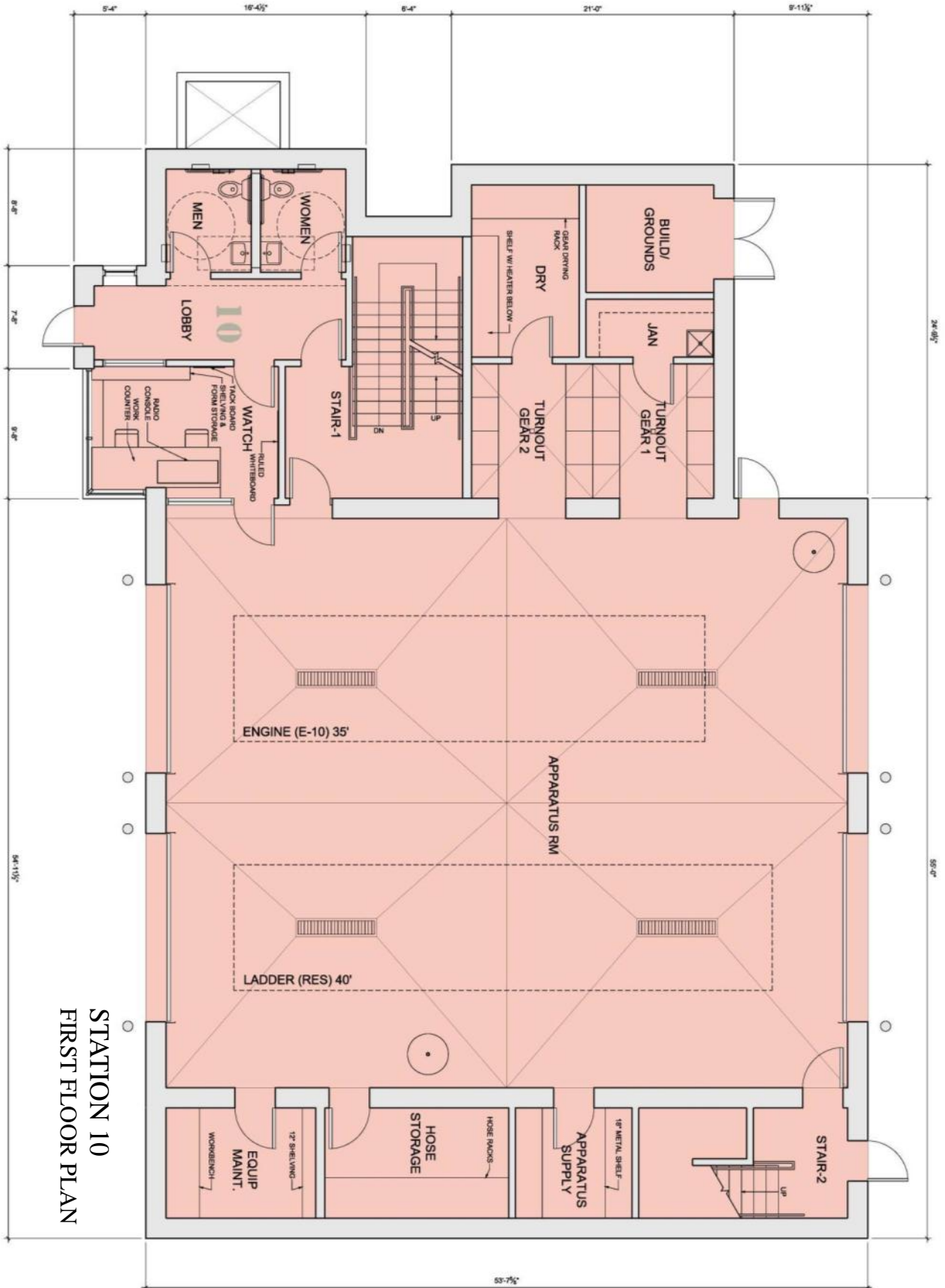
STATION 10
PROPOSED SITE PLAN

Donham & Sweeney
ARCHITECTS



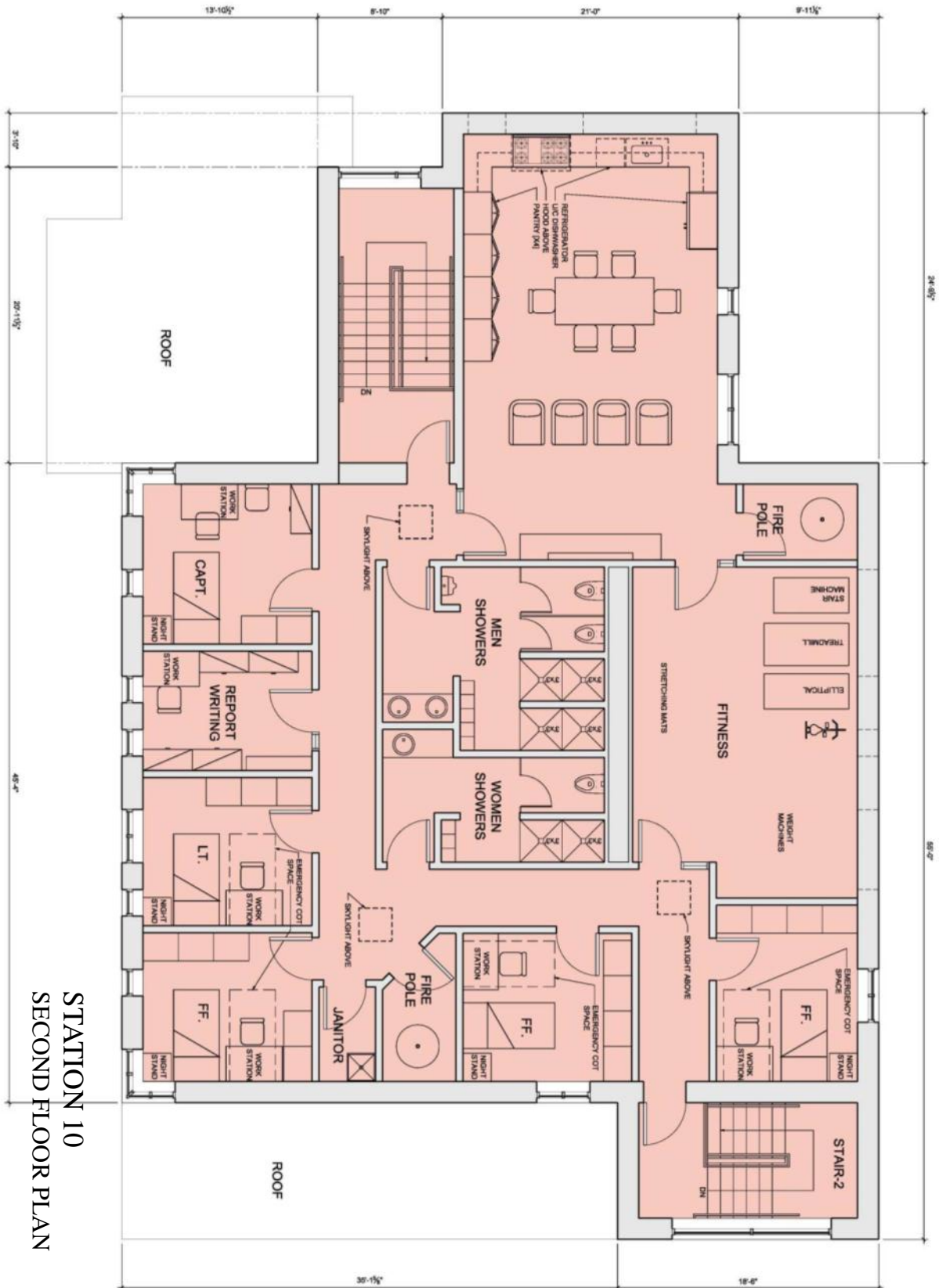


STATION 10
SITE SECTION

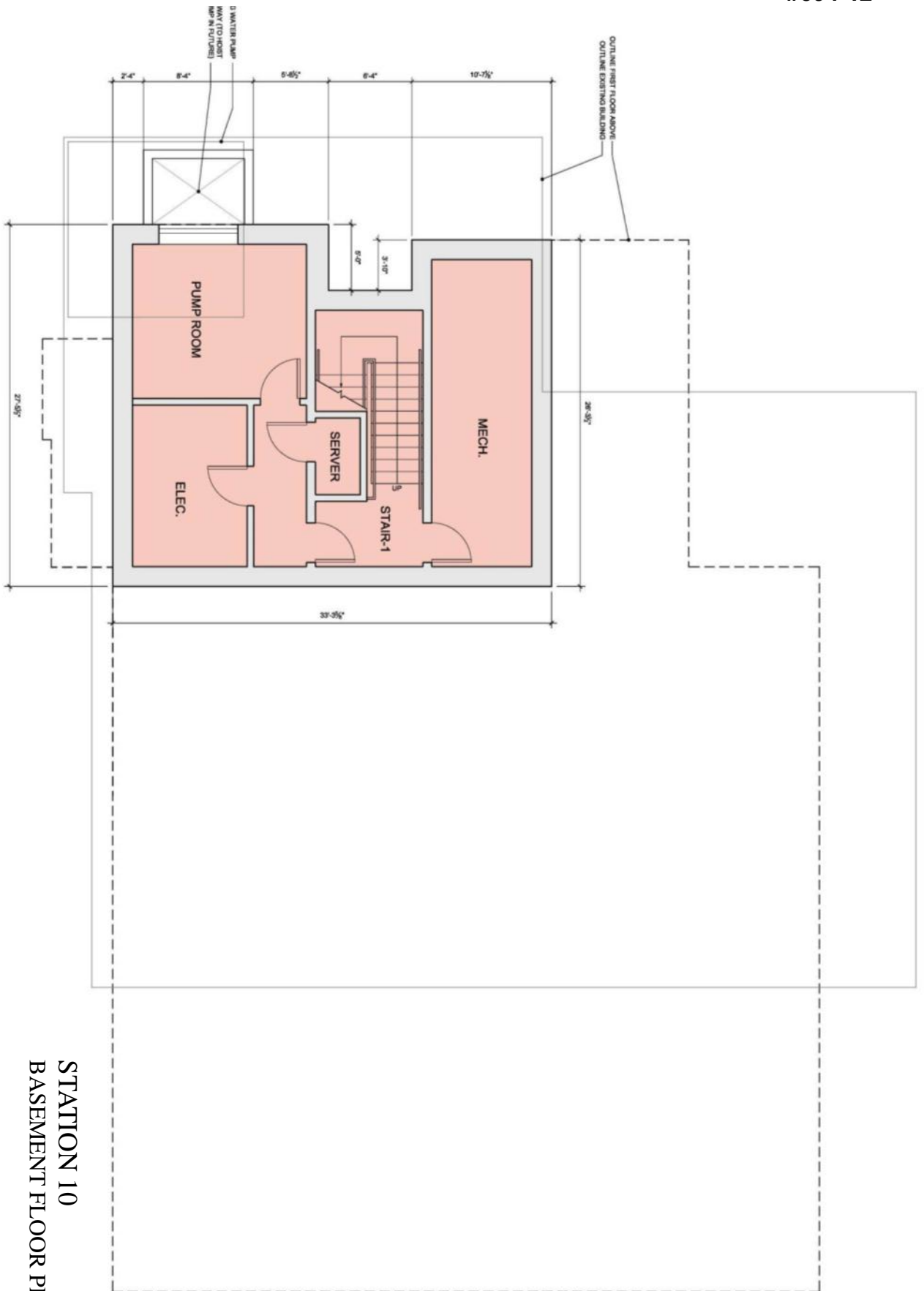


STATION 10
FIRST FLOOR PLAN

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ARCHITECTS



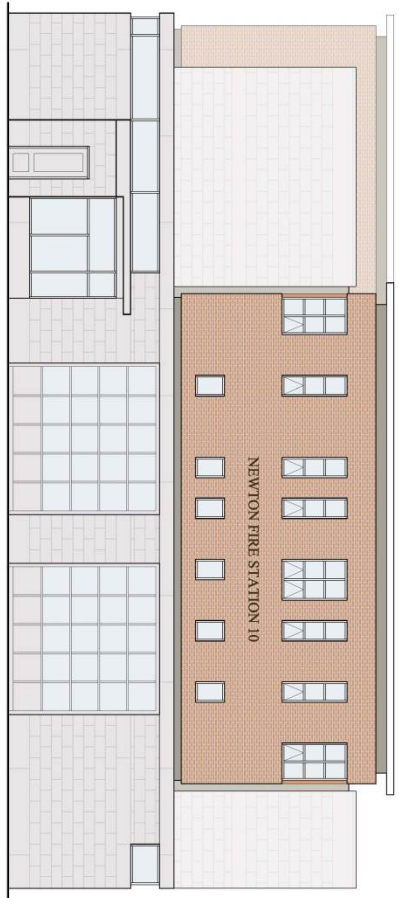
STATION 10
SECOND FLOOR PLAN



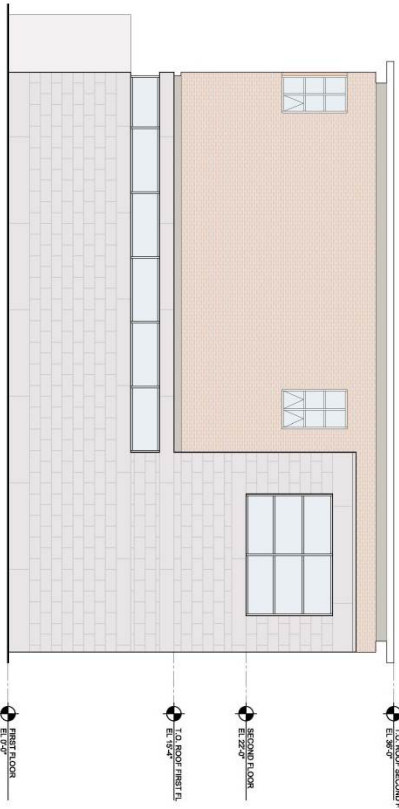
STATION 10
BASEMENT FLOOR PLAN



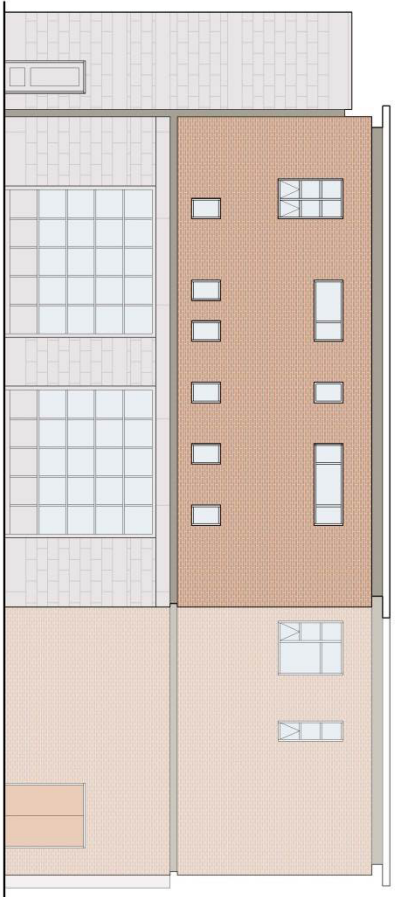
STATION 10
ROOF PLAN



1 NORTHEAST ELEVATION
SCALE: 3/16"=1'



2 NORTHWEST ELEVATION
SCALE: 3/16"=1'



3 SOUTHWEST ELEVATION
SCALE: 3/16"=1'



4 SOUTHEAST ELEVATION
SCALE: 3/16"=1'

1 TO ROOF SECOND F
 EL. 28'-0"
 SECOND FLOOR
 EL. 22'-0"
 1 TO ROOF FIRST FL
 EL. 16'-0"
 FIRST FLOOR
 EL. 0'-0"
 1 TO ROOF SECOND F
 EL. 28'-0"
 SECOND FLOOR
 EL. 22'-0"
 1 TO ROOF FIRST FL
 EL. 16'-0"
 FIRST FLOOR
 EL. 0'-0"

STATION 10
ELEVATIONS

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ARCHITECTS



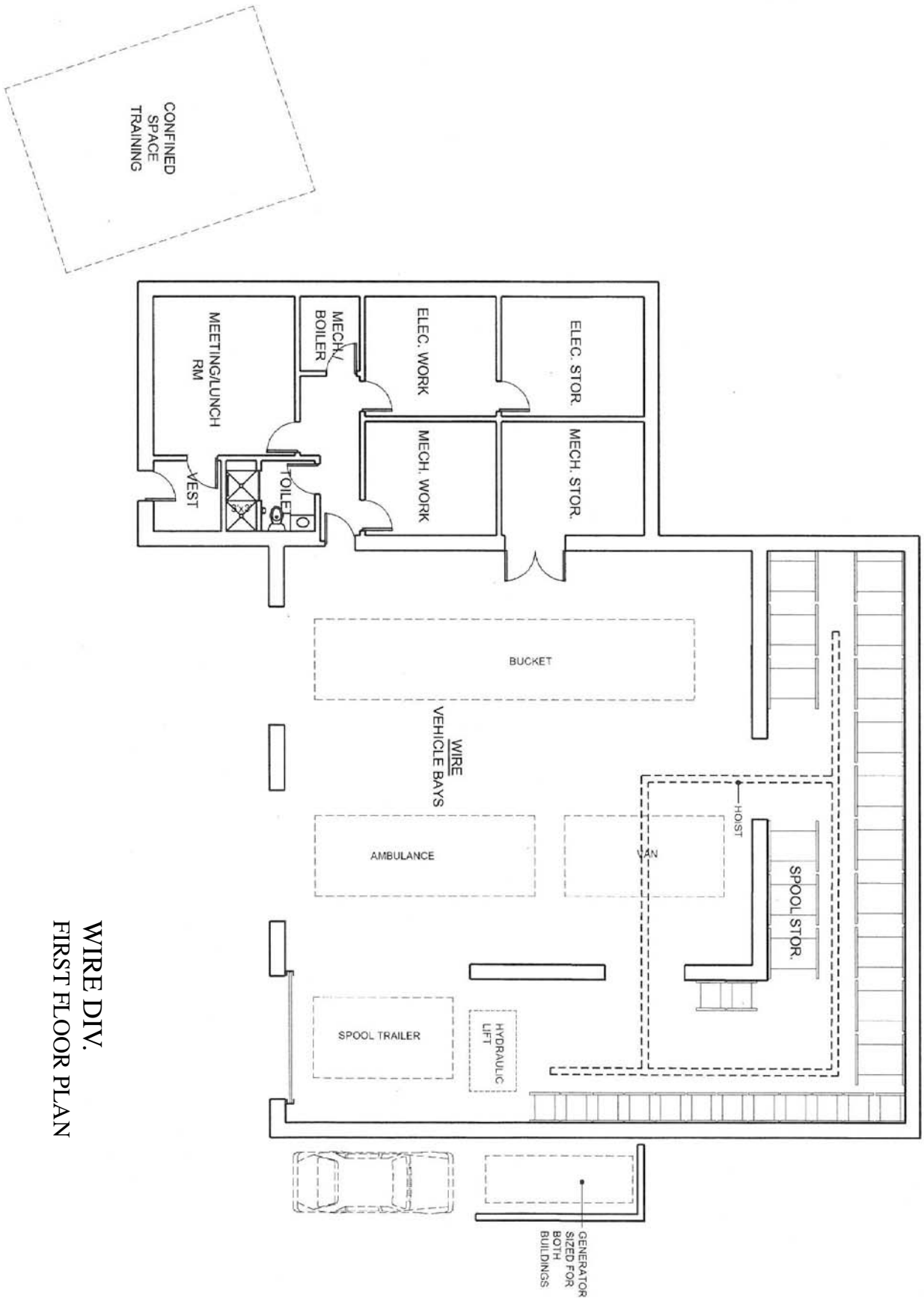
1 EXISTING SITE ELEVATION
SCALE: N/A



2 PROPOSED SITE ELEVATION
SCALE: N/A

STATION 10
SITE ELEVATIONS

Donham & Sweeney
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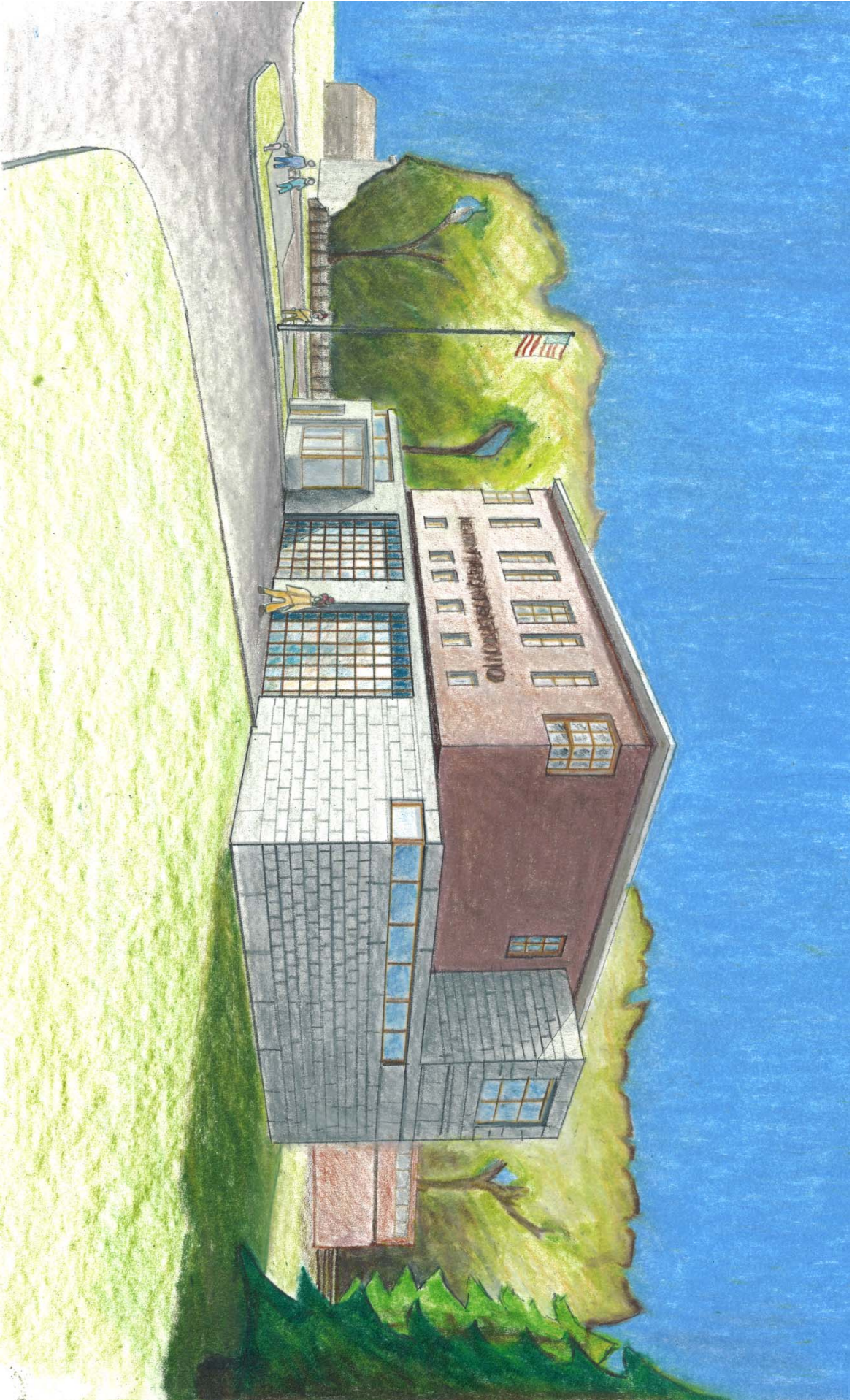


WIRE DIV.
FIRST FLOOR PLAN



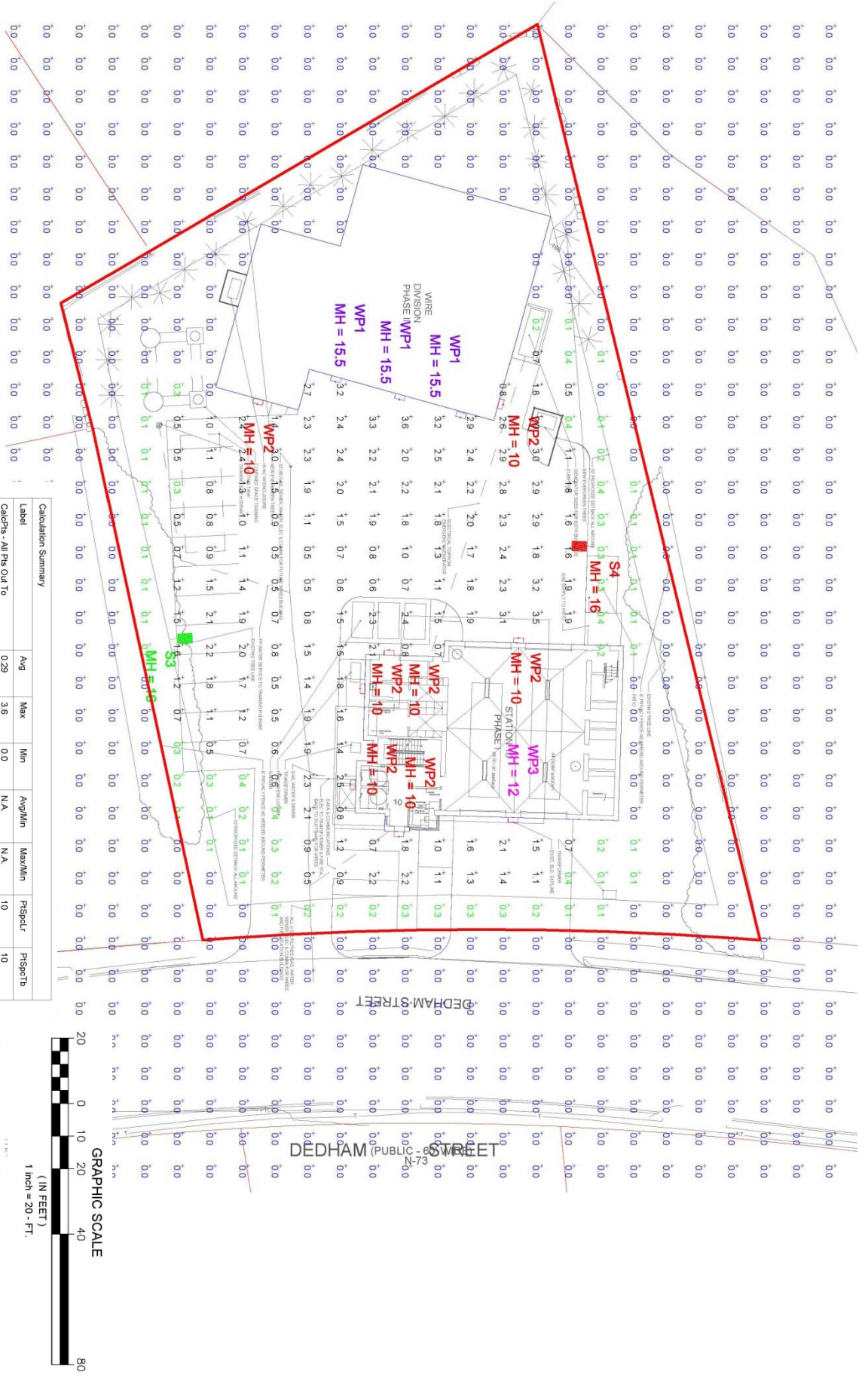
STATION 10
EXTERIOR VIEW-1

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STATION 10
EXTERIOR VIEW-2

Donham & Sweeney
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Calculation Summary

Label	Calc/Fts - All Fts Out To	Avg	Max	Min	Avg/Min	Max/Min	PrSpclr	PrSpctb
Calc/Fts - Core Paved Area	1.43	3.6	0.0	N.A.	N.A.	10	10	10

Luminaire Schedule

Symbol	Label	Qty	Description	Lum. Lumens	Arrangement	LLF	Filename	TEST1
□	WP1	3	LMC-30LU-SK-4-XX	4509	SINGLE	0.850	LMC-30LU-SK-4-XX.IE	3793
□	WP2	7	LMC-9LU-SK-3	1460	SINGLE	0.850	LMC-9LU-SK-3.IE.SIES	ITL71645
□	WP3	1	LMC-18LU-SK-X	2039	SINGLE	0.850	LMC-18LU-SK-X.IE.S	3199
□	S4	1	CL1-30L-4K-4-BC	4892	SINGLE	0.850	CL1-30L-4K-4-BC.N2.I	5569P
□	S3	1	CL1-30L-4K-3-BC	4029	SINGLE	0.850	CL1-30L-4K-3-BC.N2.I	5397



STATION 10
PHOTOMETRIC PLAN

Donham & Sweeney
ARCHITECTS

GENERAL NOTES

Miscellaneous

- No excavation is allowed within any City right-of-way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek a permit from the City Engineer. If a permit is granted, special construction standards for the excavation will be applied. Applicant's representative must contact the City of Newton Engineering Department prior to start of work for identification.
- The Contractor needs to notify the Engineering Division 48-hours in advance and schedule an appointment to have the drainage system, water & sewer services inspected. The system & utilities must be fully exposed for the inspector. Once the inspector is satisfied, the system & utilities may then be back-filled.
- All trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unintended trenches. A Trench Excavation Permit is required and shall be the Contractor's responsibility. This applies to all trenches on public and private property.
- Prior to Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading.
- The Contractor will have to apply for a Street Opening & Utilities Connection Permits as well as a sidewalk-crossing permit with the Newton DPW.

Demolition

- The existing water & sewer services shall be cut and capped at the main and be completely removed from the site and properly back filled. The Engineering Division must inspect this work before any work inspected may result in the delay of issuance of the Utility Connection Permit.

Sewer

- All new sewer service and/or structures shall be pressure tested or video-taped after final installation is complete. Method of final inspection shall be determined solely by the construction inspector from the City Engineering Division. All sewer manholes shall be vacuum tested in accordance to the City's Construction Standards & Specifications. The sewer service will NOT be accepted until one of the two methods stated above is completed. All testing MUST be witnessed by a representative of the Engineering Division. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer.
- The service connection from the proposed building to the existing sewer manhole will have to be cored by either a hydraulic or an electric coring machine to eliminate groundwater infiltration. Jackhammering a hole for the connection will not be allowed. A rubber boot and hydraulic cement will also be required for the connection.

OPERATIONS AND MAINTENANCE PLAN

EROSION CONTROLS:

- INSTALL EROSION CONTROLS PRIOR TO COMMENCEMENT OF THE EARTHWORK OPERATIONS.
- INSTALL EROSION CONTROLS IN ACCORDANCE WITH CITY OF NEWTON PERMIT AND ACCUMULATED SEDIMENT AS REQUIRED.
- INSPECT EROSION CONTROLS IMMEDIATELY AFTER EACH STORM AND REMOVE ACCUMULATED SEDIMENT AS REQUIRED.
- REPLACE DAMAGED EROSION CONTROLS AS REQUIRED.

DEEP SWAMP CATCH BASINS AND STORMCATCHERS:

- CATCH BASINS AND STORMCATCHERS ARE TO BE CLEANED WHEN SEDIMENT BUILDUP IS ABOVE THE BOTTOM OF THE BASIN.
- BASINS ARE TO BE CLEANED FOUR TIMES PER YEAR AND INSPECTED ANNUALLY.
- DISPOSE OF THE ACCUMULATED SEDIMENT AND HYDROCARBONS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS.

PARKING AREA SURFACE:

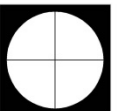
- REGULARLY PICK UP AND REMOVE LITTER FROM THE PARKING LOT, LANDSCAPED ISLANDS AND PERFORM REGULAR MAINTENANCE.
- THE PARKING AREAS IS TO BE SWEEPED ANNUALLY AT A MINIMUM, AT LEAST ONCE IN THE SPRING AND ONCE IN THE FALL.

LEACHING BASIN:

- THE PROPERTY OWNER SHALL BECOME THE LEACHING BASIN OWNER.
- THE LEACHING BASIN SHALL BE INSPECTED AND MAINTAINED BY THE PROPERTY OWNER.
- THE LEACHING BASIN SHALL BE INSPECTED AND MAINTAINED BY THE FIRST HOME OWNER AFTER CONSTRUCTION TO ENSURE THE PROPER STABILIZATION AND FUNCTION. THEREAFTER INSPECT AT LEAST ONCE PER YEAR.

OWNER INFORMATION:

- THE OWNER OF THE SITE SHALL BE THE CITY OF NEWTON, ACTING THROUGH ITS FIRE DEPARTMENT.



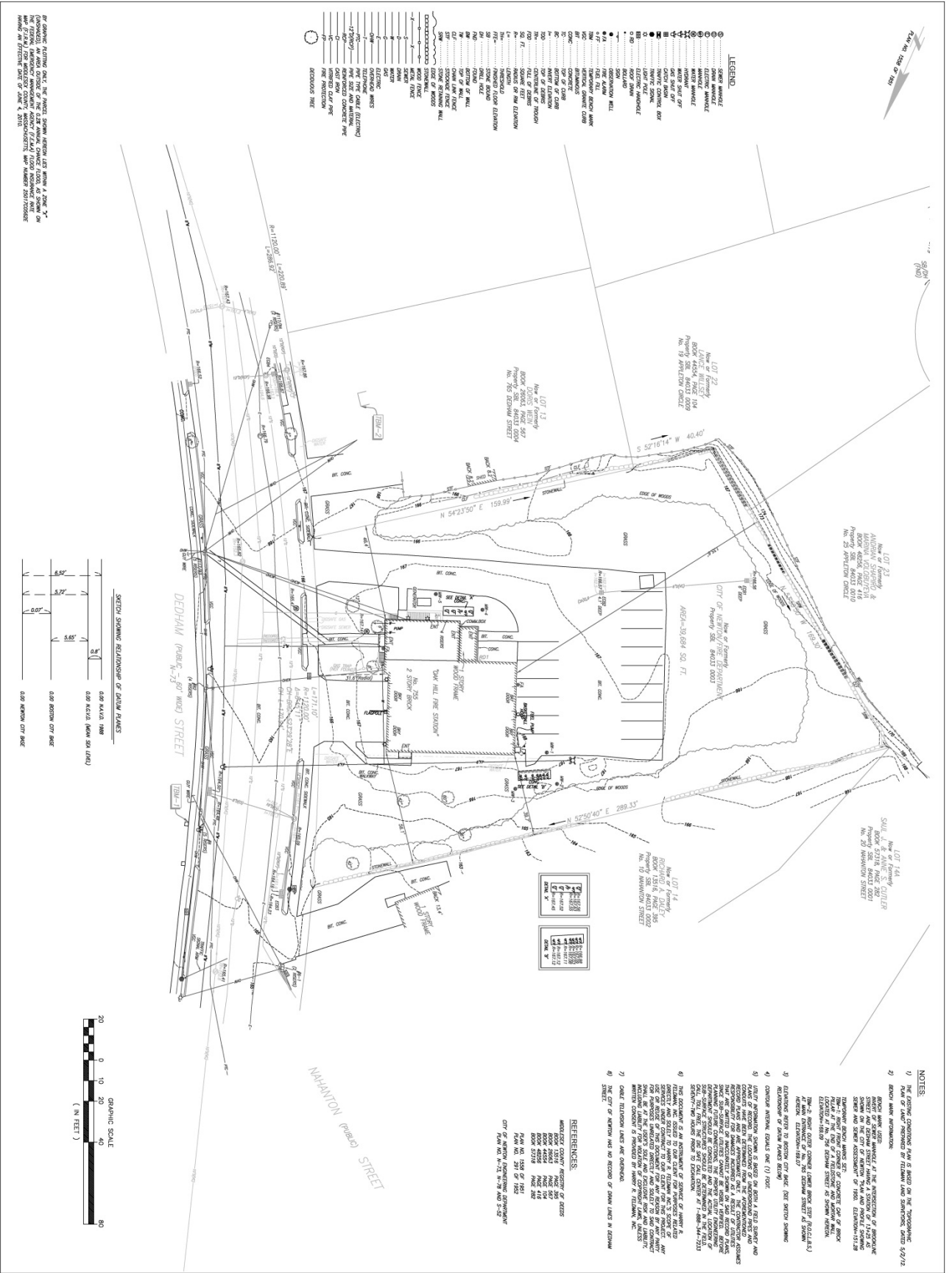
Donham & Sweeney
ARCHITECTS
 68 Harrison Avenue 4 Head Tide Church Rd.
 Boston, MA 02111 Post Office Box 265
 617 423 1400 Alna ME 04535
 donhamandsweeney.com 207 586 6000

POLARIS
 Consultants LLC
 34 Main Street, Suite 201
 Plymouth MA 02360
 617-689-1010
 www.polariscn.com

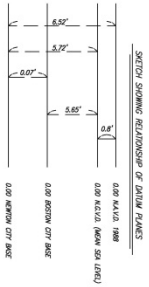
Newton Fire Station 10 - Oak Hill
 Newton, MA 02459
 project number: 1106.00
GENERAL NOTES

Scale: As Shown
 Drawn by: POC, dms
 REV: 1 11-9-12

C0.00



NO GRADING SETTING OUT. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NEWTON'S ZONING ORDINANCES AND THE MASSACHUSETTS STATE PLANNING BOARD'S REGULATIONS. THE PROJECT SHOWN HEREON IS BASED ON THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES.



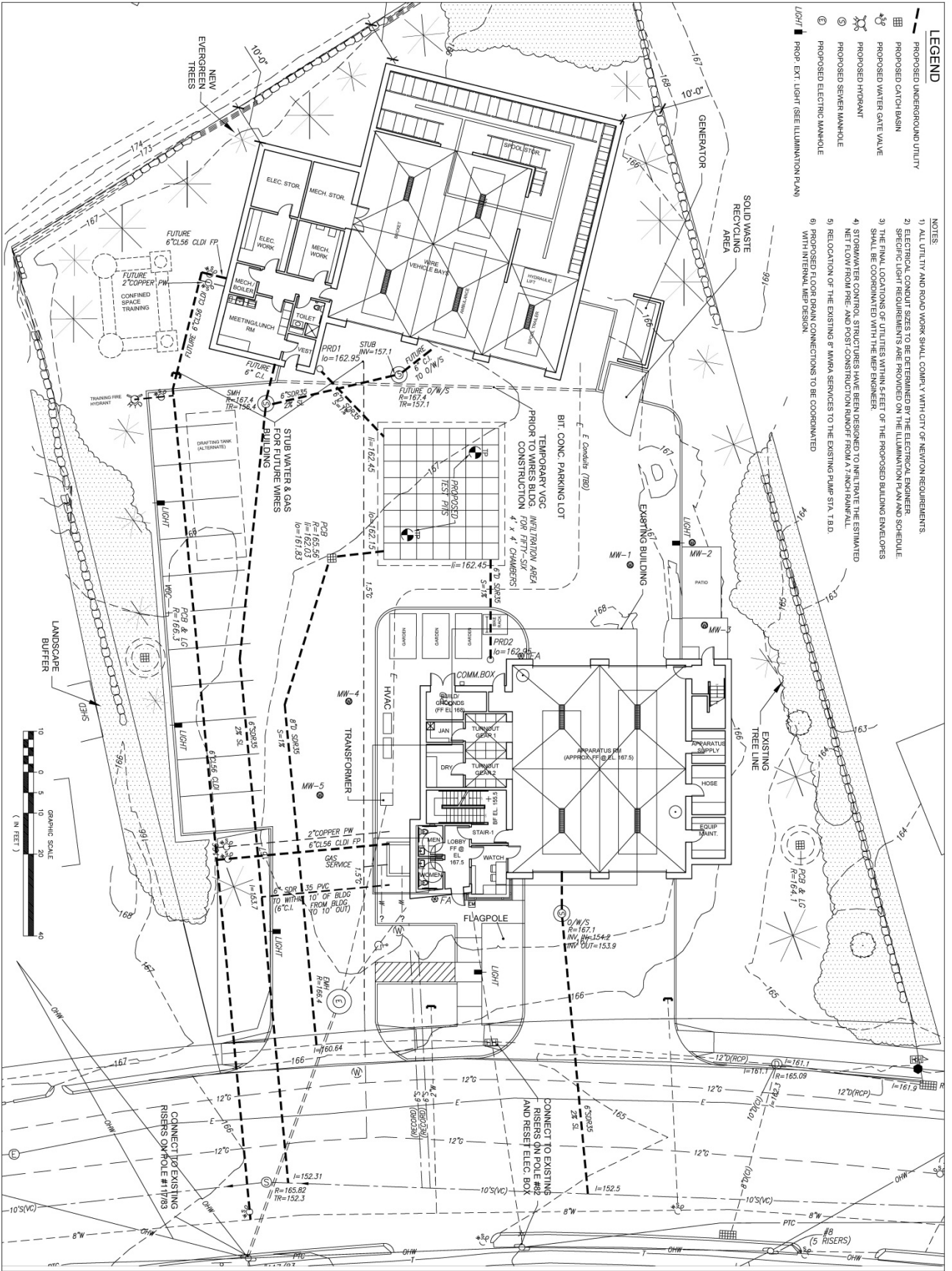
- NOTES:**
- 1) THE EXISTING CONDITIONS PLAN IS BASED ON THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES.
 - 2) THE CITY OF NEWTON HAS NO RECORD OF DRAIN LINES IN THIS AREA.
 - 3) THE CITY OF NEWTON HAS NO RECORD OF DRAIN LINES IN THIS AREA.
 - 4) THE CITY OF NEWTON HAS NO RECORD OF DRAIN LINES IN THIS AREA.
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 - 9) THE CITY OF NEWTON HAS NO RECORD OF DRAIN LINES IN THIS AREA.
 - 10) THE CITY OF NEWTON HAS NO RECORD OF DRAIN LINES IN THIS AREA.

REFERENCES:

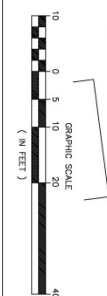
MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER
 PLAN NO. 291 OF 1952
 CITY OF NEWTON RECORD DRAWINGS
 CITY OF NEWTON RECORD DRAWINGS

<p>Donham & Sweeney ARCHITECTS</p> <p>68 Harrison Avenue Boston, MA 02111 617-552-1191 donhamandsweeney.com</p>	<p>POLARIS Consultants LLC</p> <p>34 Main Street, Suite 201 Plymouth MA 02360 617-889-1010 www.polariscon.com</p>	<p>Newton Fire Station 10 - Oak Hill</p> <p>Newton, MA 02459</p> <p>project number: 110600</p> <p>EXISTING CONDITIONS PLAN</p>	<p>C1.00</p>
		<p>Scale: As Shown</p> <p>Issue No: 01</p> <p>Issue Date: 10-31-12</p> <p>REV: 1 11-04-12</p>	
		<p>North Arrow</p>	

Donham & Sweeney ARCHITECTS



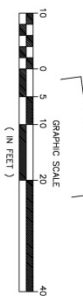
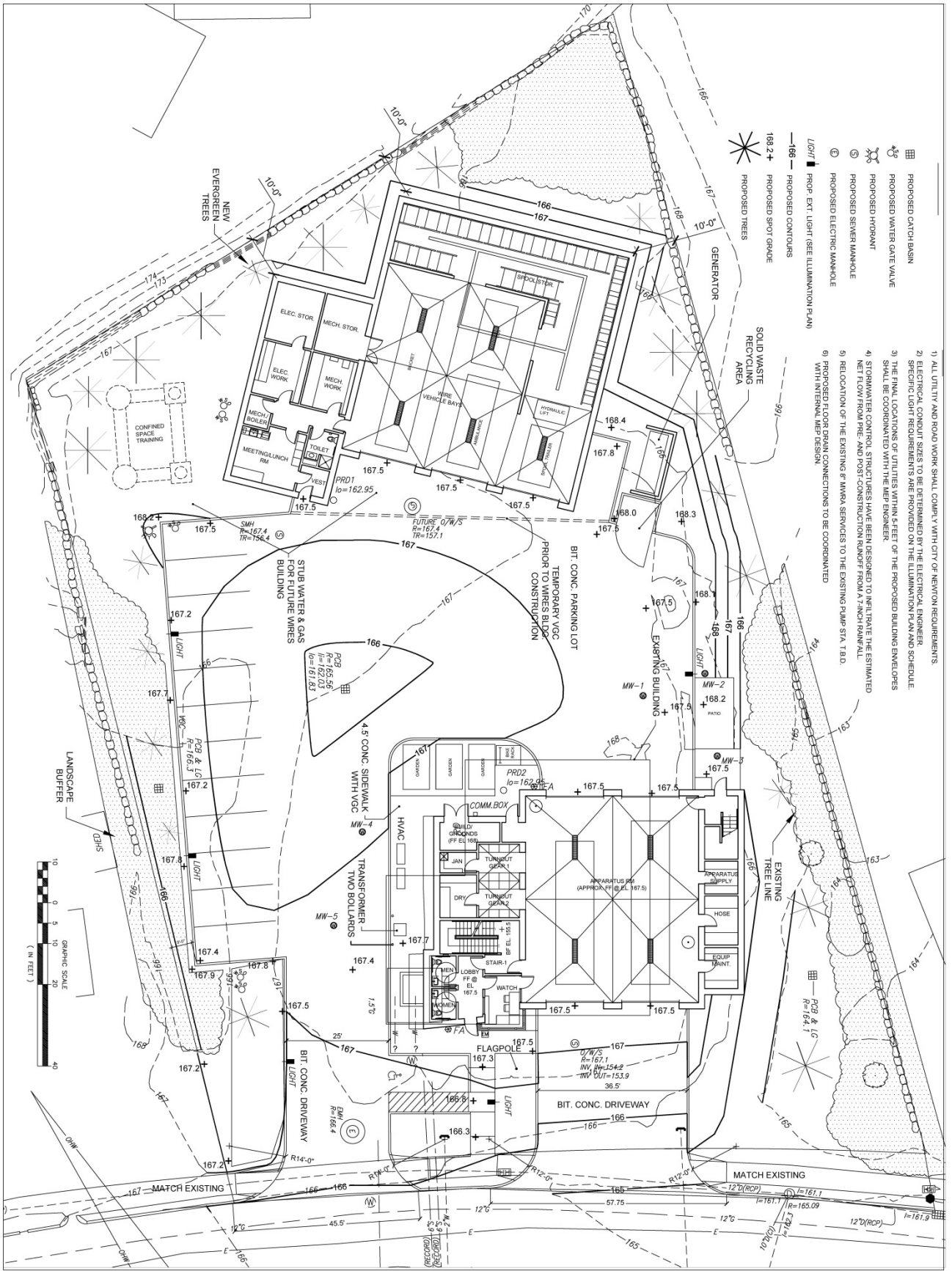
- LEGEND**
- PROPOSED UNDERGROUND UTILITY
 - PROPOSED CATCH BASIN
 - PROPOSED WATER GATE VALVE
 - PROPOSED HYDRANT
 - PROPOSED SEWER MANHOLE
 - PROPOSED ELECTRIC MANHOLE
 - PROP. EXT. LIGHT (SEE ILLUMINATION PLAN)
- NOTES**
- 1) ALL UTILITY AND ROAD WORK SHALL COMPLY WITH CITY OF NEWTON REQUIREMENTS.
 - 2) ELECTRICAL CONDUIT SIZES TO BE DETERMINED BY THE ELECTRICAL ENGINEER.
 - 3) SPECIFIC LIGHT REQUIREMENTS ARE PROVIDED ON THE ILLUMINATION PLAN AND SCHEDULE.
 - 4) THE FINAL LOCATIONS OF UTILITIES WITHIN 5 FEET OF THE PROPOSED BUILDING ENVELOPES SHALL BE COORDINATED WITH THE DESIGNER.
 - 5) STORMWATER CONTROL STRUCTURES HAVE BEEN DESIGNED TO UNTREAT THE ESTIMATED NET FLOW FROM PRE- AND POST CONSTRUCTION RUNOFF FROM A 7.6 INCH RAINFALL.
 - 6) RELOCATION OF THE EXISTING 8" AMVA SERVICES TO THE EXISTING PUMP STA. T.B.D.
 - 7) PROPOSED 12" GAS SERVICE CONNECTIONS TO BE COORDINATED WITH INTERNAL DESIGN.



Donham & Sweeney ARCHITECTS

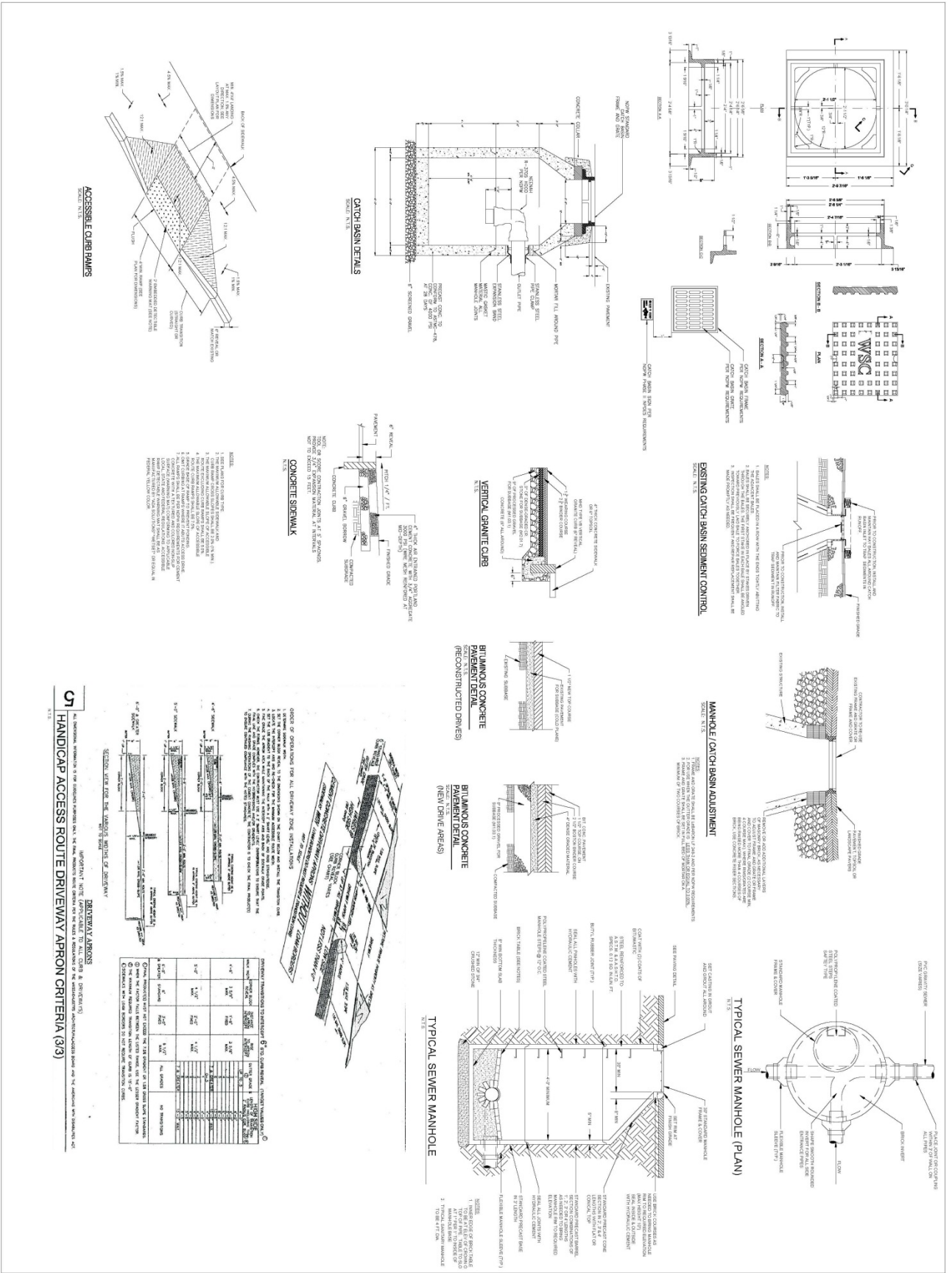
<p>C3.00</p>	<p>Newton Fire Station 10 - Oak Hill Newton, MA 02459 project number: 1106.00 PROPOSED UTILITIES PLAN</p>	<p>POLARIS Consultants LLC 34 Main Street, Suite 201 Plymouth, MA 02360 617-689-1010 www.polariscon.com</p>	<p>Donham & Sweeney ARCHITECTS 68 Harrison Avenue 4 Head Tide Church Rd. Boston, MA 02111 Post Office Box: 265 617-423-1400 Altus, ME 04535 donhamandsweeney.com 207-586-6000</p>
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ARCHITECTS

<p>C4.00</p>	<p>Scale: As Shown Drawn by: P/C Date: 10-31-12 REV. 1 11-9-12</p>	<p>Newton Fire Station 10 - Oak Hill Newton, MA project number: 1106.00 PROPOSED GRADING AND PAVING PLAN</p>	<p>POLARIS Consultants, LLC 34 Main Street, Suite 201 Plymouth, MA 02360 617-689-1010 www.polariscon.com</p>	<p>Donham & Sweeney ARCHITECTS 68 Harrison Avenue 4 Head Tide Church Rd. Boston, MA 02111 Post Office Box 265 617 423 1400 Alna, ME 04535 donhamandsweeney.com 207 586 6000</p>	
	<p>1) ALL UTILITY AND ROAD WORK SHALL COMPLY WITH CITY OF NEWTON REQUIREMENTS. 2) ELECTRICAL CONDUIT SIZES TO BE DETERMINED BY THE ELECTRICAL ENGINEER AND SCHEDULE SPECIFIC LIGHT REQUIREMENTS ARE PROVIDED ON THE ILLUMINATION PLAN AND SCHEDULE. 3) THE FINAL LOCATIONS OF UTILITIES WITHIN & AROUND THE PROPOSED BUILDING ENVELOPES SHALL BE COORDINATED WITH THE MEP ENGINEER. 4) STORMWATER CONTROL STRUCTURES HAVE BEEN DESIGNED TO UNTREAT THE ESTIMATED NET FLOW FROM THE AND POST CONSTRUCTION RUNOFF FROM 1" AND 2" RAINFALL. 5) RELOCATION OF THE EXISTING 8" MANS SERVICES TO THE EXISTING PUMP STA. T.B.D. 6) PROPOSED FLOOR DRAIN CONNECTIONS TO BE COORDINATED WITH INTERNAL MEP DESIGN.</p>				



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68 Harrison Avenue
Boston, MA 02111
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Newton Fire Station 10 - Oak Hill
Newton, MA 02459
project number: 110600
DETAIL SHEET TWO

Scale: As Shown
Drawn by: PJC
Date: 10/31/12
DRC: SM
REV: 1 11-19-12

POLARIS
Consultants
34 Main Street, Suite 201
Plymouth, MA 02360
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Boston, MA 02111
617-693-1010
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Handicap Access Route Driveway Apron Criteria (3)

PERMANENT TRANSVERSE DIMENSION OF THE CURB SIGNAL, TRANSVERSE DIMENSION OF THE CURB, OR SIGN	PERMANENT TRANSVERSE DIMENSION OF THE CURB SIGNAL, TRANSVERSE DIMENSION OF THE CURB, OR SIGN			TRANSVERSE DIMENSION OF THE DRIVEWAY APRON
	18" MIN.	24" MIN.	36" MIN.	
18"	24"	36"	48"	36"
24"	36"	48"	60"	48"
36"	48"	60"	72"	60"

NOTE: DRIVEWAY APRON WIDTH SHALL BE THE SUM OF THE DRIVEWAY APRON WIDTH AND THE PERMANENT TRANSVERSE DIMENSION OF THE CURB SIGNAL, TRANSVERSE DIMENSION OF THE CURB, OR SIGN.

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C6.00

**CITY OF NEWTON, MASSACHUSETTS
PURCHASING DEPARTMENT
COMPARISON OF BIDS**

INVITATION #13-23

Sediment Removal & Maintenance of City Hall Ponds Project

Bid Opening: October 4, 2012 - 11:00 AM
Public Works/Engineering - Maria Rose

Bidders	EST. QTY	Grove Construction		SumCo Eco-Contracting		D&C Construction		RC & D	
		Unit Price	Annual	Unit Price	Annual	Unit Price	Annual	Unit Price	Annual
ITEM DESCRIPTION & BID PRICE									
Control of Work	ALL	\$10,000.00	\$20,000.00	\$10,000.00	\$29,100.00	\$10,000.00	\$23,000.00	\$10,000.00	\$20,000.00
MOBILIZATION									
Erosion and Sedimentation Controls Sediment Control Tubes	260	\$10.00	\$2,600.00	\$15.00	\$3,900.00	\$5.00	\$1,300.00	\$25.00	\$6,500.00
Silt Fence	400	\$6.00	\$2,400.00	\$3.50	\$1,400.00	\$6.00	\$2,400.00	\$7.00	\$2,800.00
Geotextile	3600	\$1.00	\$3,600.00	\$0.50	\$1,800.00	\$2.00	\$7,200.00	\$0.50	\$1,800.00
Catch Basin Inlet Protection	3	\$150.00	\$450.00	\$170.00	\$510.00	\$500.00	\$1,500.00	\$115.00	\$345.00
Turbidity curtain	150	\$7.00	\$1,050.00	\$13.50	\$2,025.00	\$25.00	\$3,750.00	\$35.00	\$5,250.00
Erosion Control	1	\$20,000.00	\$20,000.00	\$15,300.00	\$15,300.00	\$15,000.00	\$15,000.00	\$4,000.00	\$4,000.00
Construction Access	1	\$30,000.00	\$30,000.00	\$29,000.00	\$29,000.00	\$50,000.00	\$50,000.00	\$1,500.00	\$1,500.00
Temporary Pedestrian Safety Fence	1850	\$5.00	\$9,250.00	\$3.70	\$6,845.00	\$12.00	\$22,200.00	\$8.00	\$14,800.00
Uniformed Traffic Officer	ALL	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Control and Diversion of Water	1	\$65,000.00	\$65,000.00	\$57,000.00	\$57,000.00	\$35,000.00	\$35,000.00	\$45,000.00	\$45,000.00
Sediment Excavation	3800	\$16.00	\$60,800.00	\$11.00	\$41,800.00	\$25.00	\$95,000.00	\$30.00	\$114,000.00
Disposal of Excavated Sediments at Approved Landfill	3800	\$51.00	\$193,800.00	\$70.00	\$266,000.00	\$35.00	\$209,000.00	\$78.00	\$296,400.00
Restoration of Disturbed Areas	1	\$20,000.00	\$20,000.00	\$22,500.00	\$22,500.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
TOTAL			\$443,950.00		\$492,180.00		\$495,350.00		\$542,395.00

Awarded to:

Chief Procurement Officer

Date

Department Head

Date

Mayor or his designee

Date

CITY OF NEWTON
IN BOARD OF ALDERMEN
PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, APRIL 18, 2012

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

Absent: Ald. Gentile and Crossley

Also present: Ald. Fuller

City officials present: David Turocy (Commissioner of Public Works), Lou Taverna (City Engineer), Maria Rose (Environmental Engineer), Ouida Young (Associate City Solicitor), Stephanie Gilman (Public Buildings Commissioner), and Maciej Konieczny (Project Manager, Public Buildings Department)

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#105-12 **HIS HONOR THE MAYOR** requesting authorization to appropriate the sum of one hundred seventy thousand dollars (\$170,000) from the stormwater reserve account for the purpose removing sediment from the three basins of the City Hall ponds. [04-09-12 @ 3:39 PM]

ACTION: **APPROVED 3-0-1 (Lappin abstaining, Danberg, Lennon not voting)**

NOTE: The above item is a request to appropriate \$170,000 to fund a portion of the cost of removal of sediment from the City Hall ponds. The estimated cost of the project is \$320,000 and it is listed in the Fiscal Year 2013 Capital Improvement Plan as a priority. Commissioner of Public Works David Turocy explained that he plans to fund the remainder of the cost of project through the Fiscal Year 2012 Stormwater Operating Budget.

The project will restore the hydraulic capacity of the ponds and mitigate stormwater impacts. The sediments that will be removed from the ponds are mostly the result of road runoff composed of sand and silt. The ponds are fed through two inlets known as the Hammond Brook and Cold Springs Brook culverts, which discharge stormwater that contains sediment into the ponds. The sediment removal plan includes removal of sediment from the two culverts. When stormwater capacity is compromised in the ponds, it could result in flooding in the areas of Homer Street, City Hall grounds, and the library parking lot. The ponds discharge into Bullough's Pond through a culvert under Commonwealth Avenue. If the sediments are not removed from the City Hall ponds, the sediments will eventually compromise Bullough's Pond.

The City has obtained all of the necessary permits for the sediment removal project. The sediment in the ponds has been tested and it has been determined that is suitable for reuse at Massachusetts Department of Environmental Program approved landfills after removal from the ponds. The plan is to send the project out to bid in the summer and begin the construction work in the late fall or early winter. The project is expected to take between one and two months to complete.

The Department of Public Works has developed an Operations and Maintenance Plan to inspect and monitor the ponds on a regular basis. When the sediment in the first pond, which is a

sacrificial pond, reaches a certain depth the sediment from that pond will be removed. By doing sediment removal in the first pond on a regular basis, it will make the need to do sediment removal in the other two ponds less frequent.

There is currently \$364,000 in the City's Stormwater Reserve Account. The \$170,000 designated to the sediment removal project will bring the reserves down to \$194,000. According to the City's reserves policy, the stormwater account should maintain at least a balance of \$125,000.

The Aldermen requested that the following information be provided to the Finance Committee:

- Rough draft of a ten to fifteen year operations and maintenance plan for the ponds
- The costs associated with the maintenance of the ponds
- A cost breakdown of the project
- Summary of the Stormwater Reserves

The Commissioner agreed to provide the requested information to the Board of Aldermen before the Finance Committee meeting.

The Committee also discussed the steel storm gate that is used during heavy rainstorms to release water from the City Hall ponds to Bullough's Pond. The gate is broken but not to the point where it is inoperable. The Public Works Department would like to replace the gate but it is not currently a priority. The Committee requested that the Commissioner of Public Works provide cost estimates for the gate replacement.

Ald. Albright moved approval, which carried by a vote of three in favor and one abstention. Ald. Lappin abstained until she has an opportunity to review the requested information.

#97-12 PUBLIC BUILDINGS COMMISSIONER recommending that **Article III. Designer Selection Committee, Sec. 5-35 Established; purpose.** of the City of Newton Rev Ordinances, 2007, be amended to clarify the role of the Designer Selection Committee and to permit alternative methods to secure design services when required to use such methods by state or federal law or regulation. [04-09-12 @ 3:41 PM]

ACTION: **APPROVED 6-0**

NOTE: Associate City Solicitor Ouida Young presented the request for amendments to the ordinance related to the designer selection process. The amendments will bring the ordinance language into conformance with the approach the City is already taking. A memorandum providing details on the proposed amendments is attached.

The first change will clarify the role of the Designer Selection Committee in terms of the City Charter and the State statutes dealing with design services. The second change will allow

#100-12 COMPTROLLER recommending a one-year extension of the financial audit contract to June 30, 2013, based upon the same terms as the existing four-year agreement. [04-03-12 @2:33 PM]

ACTION: **APPROVED 7-0 (Salvucci not voting)**

NOTE: Comptroller David Wilkinson explained that in 2008 the Board of Aldermen extended the financial audit contract with Sullivan, Rogers, and Company for five years. The contract should have run for five fiscal years but ended up as an extension for five calendar years. Therefore, the auditors' contract ends with the completion of the Fiscal Year 2012 audit.

The Comptroller and the Financial Audit Advisory Committee are recommending a one-year extension of the existing agreement. Sullivan, Rogers, and Company is willing to extend the contract at the current fee arrangement through the end of the Fiscal Year 2013 audit. By extending the audit contract, it will give the City's new Financial Audit Advisory Committee a year to familiarize themselves with the audit process before going through an audit procurement process.

Ald. Linsky moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#105-12 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of one hundred seventy thousand dollars (\$170,000) from the stormwater reserve account for the purpose removing sediment from the three basins of the City Hall ponds. [04-09-12 @ 3:39 PM]

PUBLIC FACILITIES APPROVED 3-0-1 (Lappin abstaining) on 04/18/12

ACTION: **APPROVED 5-0-2 (Ciccone, Gentile abstaining, Salvucci not voting)**

NOTE: The above request is to use \$170,000 from the Stormwater Reserve Account to partially fund a project to remove sediment from the three ponds located at the front of City Hall. The total cost of the project is expected to be \$320,000 and the additional funds of \$150,000 will be set aside from the Fiscal Year 2012 stormwater operating budget.

The Public Facilities Committee approved the item but requested further information be provided to the Finance Committee including a summary of the Stormwater Reserve Account. The Stormwater Reserve Account balance is currently \$364,528. The \$170,000 designated to the sediment removal project will bring the reserves down to \$194,528, which is well within the City' reserves policy that states operating reserves should have a balance equal two months of expenditures, which would be \$125,000. The additional information requested by the Public Facilities Committee included a rough draft of a ten to fifteen year operations and maintenance plan for the ponds, cost of maintenance, and a cost breakdown of the project was provided to the Committee and is attached.

The project is included in the Fiscal Year 2013 Capital Improvement Plan and is a priority. If the sediment is not removed from the ponds, the stormwater capacity of the ponds will decrease. The ponds hold the stormwater from two culverts that drain into the ponds.

Sediment removal from the culverts will also be included in the project. If the project is not done in the near future, it could worsen flooding in the library parking lot and portions of Homer Street. In addition, it will improve the aesthetics of the ponds.

The largest cost of the sediment removal is the disposal of the sediment. After testing the sediment, it was determined that the sediment material contained contaminants and cannot be used for regular filler. However, the sediment is appropriate for covering at Department of Environmental Protection approved landfills.

The Department of Public Works has established a maintenance plan for the ponds going forward. The first pond, which is closest to the library, is designed to capture most of the sediment. However, since the ponds are not cleaned on a regular basis, sediment overflows into the other two ponds. With regular cleaning of the first pond, less sediment will make its way to the other ponds. Once the ponds are cleaned, the Department of Public Works plans to test the sediment depth in the first pond on a regular basis and perform in-house sediment removal in that pond every one or two years. A larger sediment removal program would take place every five to ten years. With a regular maintenance plan in place, future sediment removal and disposal should be approximately \$30,000.

There was some concern that the Department of Public Works had recently done a similar project and expended a similar amount of funds. Ald. Rice moved approval of the item, which carried five in favor and two abstentions. Ald. Ciccone and Gentile abstained for information on when the last sediment removal project took place. The Chairman asked Comptroller David Wilkinson to investigate. Subsequently, it was determined that the last sediment removal project involving the City Hall Ponds was in the mid-1990s. The City received a \$418,000 grant to remove sediment from the City Hall Ponds and Bullough's Pond.

The Committee adjourned at 10:15 p.m. and all other items before the Committee were held without discussion. Draft Board Orders for the above items that are recommended for Board of Aldermen action are attached.

Respectfully submitted,

Leonard J. Gentile, Chairman