

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, MARCH 7, 2012

Room 209
7 PM

ITEMS SCHEDULED FOR DISCUSSION:

THE FOLLOWING ITEM IS SCHEDULED FOR PUBLIC HEARING:

#41-12 NATIONAL GRID petitioning for a grant of location to install and maintain approximately 125 feet of gas main easterly from the existing 4" gas main at the intersection of Broken Tree Road to provide service to 131 Old Farm Road.

#418-11 ALD. CROSSLEY, HESS-MAHAN, LINSKY AND SALVUCCI requesting a report from the administration on the status of a strategy to meet the City's obligation as a Department of Energy Resources Green Community to reduce municipal energy consumption by 20% over five years, and how that strategy is incorporated into the capital improvement plan. [12/08/11 @ 4:09 PM]

#116-10 ALD. CROSSLEY AND HESS-MAHAN requesting discussion regarding status of ESCO weatherization audit focusing on building envelope retrofits proposed for Phase II and Phase III and coordinating those efforts to inform decision making on related capital expenditures. [04/13/10 @ 7:24 PM]

#126-09 ALD. LAPPIN requesting an update on the status of repairs and rental of the Kennard Estate. [04/17/09 @ 2:49 PM]

ITEMS NOT SCHEDULED FOR DISCUSSION:

Public Hearing assigned for March 21, 2012

NSTAR ELECTRIC COMPANY petitioning for a grant of location to relocate and replace Pole # 3/8 on the southwesterly side of ADAMS AVENUE approximately 40' ± southeast of Milton Street. (Ward 3) [02/27/12 @ 11:04 AM]

The location of this meeting is handicap accessible, and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, please contact the Newton ADA Coordinator Trisha Guditz, 617-796-1156, via email at TGuditz@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

- #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

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #54-12 ALD. SALVUCCI, BLAZAR AND FULLER requesting the creation of a revolving fund into which 50% of all betterment income shall be deposited to be used exclusively for individual requests for betterments. [02/02/12 @ 10:21 AM]

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]

- #13-12 ALD. ALBRIGHT, LINSKY AND JOHNSON requesting discussion with the appropriate utilities and City departments regarding the prolonged construction on Walnut Street during the Fall of 2011, which caused tremendous loss of revenue for Newtonville businesses. [12/13/11 @ 12:13 PM]

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]

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #383-11 HIS HONOR THE MAYOR submitting the FY13-FY17 Capital Improvement Program pursuant to section 5-3 of the Newton City Charter and the FY12 Supplemental Capital budget, which require Board of Aldermen approval to finance new capital projects over the next several years. [10/31/11 @ 3:12 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #374-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of twenty-five thousand dollars (\$25,000) from FY11 Free Cash for the purpose of repairing/replacing a broken jail cell door and track at Police Headquarters. [10/31/11 @ 2:49 PM]

- #352-11 ALD. JOHNSON & SCHNIPPER requesting a discussion with the Utilities Department regarding the City of Newton's current water billing practices. [10/14/11 @ 2:31 PM]
- #174-11 ALD. DANBERG AND BLAZAR requesting a raised device on Cypress Street near Bow Road recommended by the Traffic Engineer and approved by the Traffic Council (TC22-11) on May 26, 2011. [05-27-11 @ 10:53 AM]
- #173-11 ALD. DANBERG AND BLAZAR requesting a raised crosswalk on Cypress Street in the vicinity of 280 Cypress Street, in association with modifications to the Bowen Elementary School entrance, as approved on May 26, 2011 in Traffic Council (TC20-11), and to be paid for through MassDOT's Safe Routes to School Infrastructure Program. [05-27-11 @ 10:53 AM]
- #172-11 ALD. CROSSLEY, FULLER AND SCHNIPPER requesting discussion with the Utilities Division of the Public Works Department regarding the identification of storm water inflow connections to the sewer system, so as to begin the process of systematically eliminating such illegal connections, including notifications to property owners, educational materials, requirements for corrective actions and technical and financial assistance that may be available from the City in order to facilitate removal of inflow connections. [05/26/11 @3:33 PM]
- #139-11 ALD. LINSKY, DANBERG & SALVUCCI proposing that §26-71, 26-72 and 26-73, **Sidewalk construction requested by owners, Materials for sidewalk construction, and New curbing installation**, respectively, be amended to extend participation in the betterment program to property owners who voluntarily pay the residual 50% of the costs over time in addition to the 50% initial payment provided under the ordinance. [04-27-11 @9:38 AM]
- #138-11 ALD. CROSSELY 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]

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]

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

- #367-10 HIS HONOR THE MAYOR requesting authorization to appropriate an amount not to exceed five million dollars (\$5,000,000) from bonded indebtedness for the following:
- (B) installation of up to six modular classrooms at five elementary schools as well as the addition of permanent classrooms and renovations to the core of F.A. Day Middle School. [11/29/10 @ 3:23 PM]
 - (A) \$75,000 for site plan work for 1 modular at Horace Mann, 2 at Zervas, and 1 at Burr was approved on December 20, 2010.

(B1) \$923,375 for installation of 4 modulars was approved on July 11, 2011
(B2A) \$86,545 for additional expenses related to the construction and installation of modular was approved on November 21, 2011.

(B2B) \$102,117 for design of sprinkler systems at three elementary schools was approved on November 21, 2011.

(B2C) Six hundred forty-three thousand five hundred dollars (\$643,500) of the remaining \$3,812,963 for the design and other related expenses associated with the building renovations to F.A. Day Middle School was approved on December 19, 2011.

(B2D) One million four hundred seventy-four thousand one hundred ninety-four dollars (\$1,474,194) of the remaining \$3,169,463 for the purpose of funding construction, construction administration and related expenses for the sprinkler system installations at the Burr, Zervas, and Horace-Mann Elementary Schools to be voted 03/05/12.

#367-10(B2) – \$ 1,695,269 (remaining balance) for renovations to the core of F.A. Day Middle School and sprinkler systems.

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

REFERRED TO PROG & SERV AND PUBLIC FACILITIES COMMITTEES

#245-10 ALD. SCHNIFFER 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]

#244-10 ALD. SALVUCCI requesting discussion with the Utilities Director and the Public Works Commissioner regarding the possibility of installing second water meters for outside irrigation. [08/17/10 @ 12:18 PM]

#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]

#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]

#175-09 PUBLIC FACILITIES COMMITTEE requesting monthly updates from the Department of Public Works on the Commonwealth Avenue project. [06-03-09 @10:30 PM]

#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.

#385-07 ALD. SCHNIPPER AND GENTILE updating the Public Facilities Committee on the progress of the Newton North High School Project. [11/21/07 @ 10:23 AM]

Respectfully submitted,

Anthony J. Salvucci, Chairman

CITY OF NEWTON
MASSACHUSETTS

#41-12

PETITION for GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Public Works Department for a preliminary review before the applicant files the petition with the Board of Aldermen. The comments of the Public Works Commissioner will be part of the record submitted to the Board of Aldermen. Upon filing with the Board of Aldermen, the petition will be scheduled for a public hearing before the Public Facilities Committee of the Board of Aldermen. **The petitioner is responsible for insuring that the petition is complete and all required materials are in order for review.** Attached please find the City Engineer's Standard Requirements for Plans and the Department of Public Works Permit Processing brochure.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to Public Works Department
2. Public Works Department conducts preliminary review and gives written comments to the applicant
3. Petitioner files Petition Form with Clerk of the Board of Aldermen
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for a final decision

Questions may be directed to:

Lou Taverna, City Engineer, 617-796-1020

Shawna Sullivan, Clerk of the Board of Aldermen, 617-796-1213

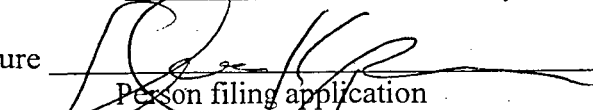
I. IDENTIFICATION (Please Type or Print Clearly)

Company Name NATIONAL GRID

Address 40 SYLVAN RD.
WALTHAM MA 02451

Phone Number 617-293-0480 Fax Number _____

Contact Person DENNIS REGAN Title PERMIT REP.

Signature  Date 2-28-12
Person filing application

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

II. DESCRIPTION OF PROJECT: to be completed by petitioner

RECEIVED
NEWTON CITY CLERK
2012 FEB 28 PM 3:15
Dennis A. Oisort, Clerk
NEWTON, MA 02459

A. Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

TO INSTALL AND MAINTAIN APPROXIMATELY 125 FEET MORE OR LESS OF 6 INCH GAS MAIN IN OLD FARM RD. NEWTON, FROM THE EXISTING 4 INCH GAS MAIN IN BROKEN TREE RD EASTERLY TO HOUSE # 131 FOR A NEW GAS SERVICE.

B. Include or attach a sketch to provide a visual description of the project. If plans are attached, provide: Title of Plan 131 OLD FARM RD. NEWTON Date of plan 2-18-2012 MA.

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department

Check One:

Minor Project [] Major Project [x] Lateral []

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

Certified Plot Plan [] Stamped Plans []

RECEIVED Newton City Clerk FEB 28 PM 2:12 David A. Olson, City Engineer Newton, MA 02459

DATE AND COMMENTS:

2/28/12

RECOMMENDATIONS

1. 36" minimum cover over all fire hydrants 2. Backfill shall be 95% compaction

Table with 2 columns: DATE AND COMMENTS, RECOMMENDATIONS. Row 1: Street opening permit required from City of Newton; Bituminous concrete roadway shall be replaced in kind to City of Newton Specifications. Row 2: Notify Engineering 48 hours prior to work; All concrete sidewalk panels and curbing damaged shall be replaced in kind and grade to City of Newton Specifications. Row 3: Police detail required; 18" dia. tree shall be protected from damage. Row 4: L. Lavigne 2/28/12; Traffic shall be maintained.

V. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

[Signature] Commissioner, Public Works

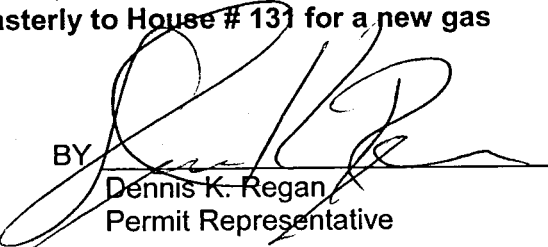
2/28/2012 Date

City of Newton/ Board of Alderman:-

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways, and places of the **City of Newton** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

**To install and maintain approximately 125 feet, more or less of 6 inch gas main in Old Farm Rd, Newton.
From the existing 4 inch gas main in Broken Tree Rd Easterly to House # 131 for a new gas service.**

DATE February 28, 2012

BY 
Dennis K. Regan
Permit Representative

ORDER FOR GAS MAIN LOCATION

City of Newton/ Board of Alderman:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways, and places of the **City of Newton** substantially as described in the petition dated February 28, 2012 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

RECEIVED
NEWTON CITY CLERK
2012 FEB 28 PM 1:15
Dennis K. Regan
Newman MA 02459

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **City of Newton** applicable to the enjoyment of said locations and rights.

Dated this _____ day of _____, 20 ____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____ 20 ____.

BY _____

Title

MN # 144-8506-816090

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONALGRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

Final Label Report

#41-12

SBL	Owner	Number	Street	Unit
82018 0001	WALLACH IRA M & CAROL H	5	BROKEN TREE RD	
82017 0001	ALON ADI & AMIT	8	BROKEN TREE RD	
82018 0002	RIMM ILOONNA J	11	BROKEN TREE RD	
82017 0008	SOLCOFF ABBY L TR	18	BROKEN TREE RD	
82018 0003	LAMPERT LAWRENCE & JANE TRS	21	BROKEN TREE RD	
82017 0007	SALOMON DEVELOPMENT LLC	30	BROKEN TREE RD	
82018 0004	POLISHOOK BENJAMIN & RUTH TRS	31	BROKEN TREE RD	
82020 0026	TAGERMAN NEIL & LAUREN	55	BROKEN TREE RD	
82020 0003	56 BROKEN TREE ROAD LLC	56	BROKEN TREE RD	
82020 0027	COPELOTTI ANDREW J & MICHAEL	63	BROKEN TREE RD	
82020 0002	KIM WOO SUK	66	BROKEN TREE RD	
82020 0028	ELMAN RICHARD S & BARBARA L	73	BROKEN TREE RD	
82020 0001A	GREENSTEIN VICKI L	74	BROKEN TREE RD	
82020 0029	BUCHENHOLZ DENNIS M & MARILYNN	81	BROKEN TREE RD	
82020 0001	SILVER HARRIET K	82	BROKEN TREE RD	
82020 0016B	STONE-TURESKY GAYLE	87	BROKEN TREE RD	
82020 0016C	FRIEDMAN DAVID	88	BROKEN TREE RD	
82017 0005	WIEDER SALLY ANN TR	23	LONGMEADOW RD	
82020 0023	GORDON JOHANNA L	91	OAK HILL ST	
82018 0007	GIANAKOPOULOS ILIAS & PANAGOULA	109	OAK HILL ST	
82020 0006	SUDALTER MELVYN S & SIMONE H TRS		OLD FARM RD	
82017 0006	HEISER MARJORIE E	105	OLD FARM RD	
82020 0005	WANG JYH-YUN & HUI-CHIN	108	OLD FARM RD	
82020 0004	COHEN BARRY & NANCY	116	OLD FARM RD	
82020 0025	STEIN BURTON J & ELAINE C	128	OLD FARM RD	
82018 0005	DRUKER ALLA & PETER	131	OLD FARM RD	
82020 0024	BRAVERMAN STEPHEN J & PRISCILLA J	136	OLD FARM RD	
82018 0006	BECKERMAN LOUIS A & NANCY S	141	OLD FARM RD	

High School Project. The Law Department has discussed the question with bond counsel and the attorney is comfortable that the funding from the bond appropriation board order could be used for the traffic improvements at this intersection. A memo from the Law Department regarding the use of project funds for the traffic improvements is attached. The Board of Aldermen needs to formally vote on the removal of a traffic island, as the ordinances require it. The Mayor will proceed with the funding once the Board has approved the item. Ald. Lappin moved approval of the item, which carried unanimously.

#175-09 PUBLIC FACILITIES COMMITTEE requesting monthly updates from the Department of Public Works on the Commonwealth Avenue project. [06-03-09 @ 10:30 PM]

ACTION: **HELD 5- 0 (Albright and Mansfield not voting)**

NOTE: Clint Schuckel provided the Commonwealth Avenue construction update to the Committee. Ald. Schnipper stated that there appears to be a large number of posts located on the sidewalks within the project area. Mr. Schuckel explained that there are currently two sets of traffic lights with poles; however, all the darker posts will be taken down in the upcoming weeks. The State will be paving Grant Avenue and Commonwealth Avenue and milling the carriage lane next week. The project is currently 15% ahead of schedule. It is also on budget and there have not been any surprises. It is a State project but if the budget exceeds the 10% contingency the city will have to cover the difference.

Several Committee members asked to look at the concept design of the bicycle promenade for the Carriage Lane created by students at Northeastern University. There is major concern on the part of the residents that live on the carriage lane that the bicycle promenade will become an actuality. Mr. Schuckel explained that the design was an academic exercise by a Northeastern University professor and his students. There is nothing currently before any of the City's boards and commissions regarding a bike promenade. Mr. Schuckel believes that there is some support for the design by the Bicycle/Pedestrian Task Force and Bike Newton. There are four issues with the configuration of Commonwealth Avenue. The carriage lane merges at four intersections along Commonwealth Avenue. The stop signs are not consistent throughout the carriage lane. It is Mr. Schuckel's preference not to have stop signs on the carriage lane. The design also includes legalized two-way bike traffic on the carriage lane. Mr. Schuckel will try to provide the Committee with the Northeastern University design of the promenade. Ald. Lappin moved hold on the item, which carried unanimously.

#126-09 ALD. LAPPIN requesting an update on the status of repairs and rental of the Kennard Estate. [04/17/09 @ 2:49 PM]

ACTION: **HELD 5- 0 (Albright and Mansfield not voting)**

NOTE: Commissioner Parnell gave the Committee an update on the Kennard Estate. The property has been empty about 2 ½ years. The Law Department has determined that the Planning Department should handle the rental of the estate and related request for proposal (RFP) due to Massachusetts law. Therefore, the Public Buildings Department is no longer responsible for the rental; however, Mike Kruse, Director of Planning was not available to attend the meeting. The Planning Department is currently developing an RFP.

Commissioner Parnell thinks that there is a fair amount of exterior works that needs to be done before any rental could occur. The house is 4,000 square feet and it contains lead. The City is looking into the possibility of renting the estate to an institution. An institution would not require the same extent of deleading, as there would not be the possibility of children residing within the house. The cost of deleading the house and replacing the windows is approximately \$90,000. There is approximately \$10,000 to \$15,000 worth of improvements on the grounds and \$30,000 worth of house exterior work. Due to the costs of the improvements, the city is pursuing institutions. If the City opts to do a residential rental, the house will need to be deleading before it is occupied. If the City could find an institution to rent the house, the deleading could take place in steps.

There has been some work done to maintain the house but it is not in great shape. Although the kitchen has been renovated recently, the bathrooms have not been renovated. The repair work is at a stand still unless the Public Buildings Department can get money for the lead abatement and exterior work to proceed with residential rental. Ald. Gentile suggested that the Commissioner look at applying for community preservation funds, as the estate might qualify as a historic site. The Commissioner agreed to pursue community preservation funds. Ald. Lappin moved hold on the item until there was further information regarding the use of community preservation funds. The motion to hold carried unanimously.

#385-07 ALD. SCHNIPPER AND GENTILE updating the Public Facilities Committee on the progress of the Newton North High School Project. [11/21/07 @ 10:23 AM]

ACTION: **HELD 5- 0 (Albright and Mansfield not voting)**

NOTE: Ald. Schnipper and Ald. Gentile were unable to attend the Friday construction meeting. Ald. Schnipper reiterated that the project is under budget and on time. There is a waiver hearing before the State Plumbing Board scheduled for October 7, 2009 regarding piping. It is hopeful that the city will get the waiver. The Mayor has stated that he will provide an update to the Board of Aldermen in October.

Respectfully submitted,

Sydra Schnipper, Chairman

Sullivan Shawna

From: "Josh Morse" <jmorse@newtonma.gov>
To: **dcrossley@newtonma.gov**
Date sent: **Wed, 29 Feb 2012 11:47:48 -0500**
Subject: **Kennard Estate**
Copies to: **sullivan Shawna <ssullivan@newtonma.gov>**
Priority: **normal**

Ald. Crossley,

The Building Dept took custody of the Kennard Estate in 1981. That said we would need to know more specifically, what documents you're after. Record retention for most documents is 7 years, so we may not have data that far back.

There was a design done by TBA in 2005 for the repair/restoration of the Kennard Estate. The estimate that came in at the time was well above what the City had, or wanted to spend. That said, as directed by the previous administration, the Public Buildings Department was instructed to do what we could with their staff with the funds that were available. Repairs were made by the craftsmen in 2005. The next winter, a pipe burst on the second floor damaged all of the floors, and many of the walls. Again, the Building Dept was directed to make the repairs using their staff.

None of the people that were in charge at that time, from the supervisor, to the mayor, are still here.

The current Building Dept staff would never take on the above project with our staff. They have their limitations, and it's in everyone's best interest to respect those.

In 2008, it was determined by the previous Building Commissioner that we should have the Kennard Estate evaluated so that we could get something into the CIP. For that reason, KBA Architects provided us with the attached evaluation of the building.

SEA did the building assessment this past summer, and I have attached a summary of the items that they found, that can now be seen in the CIP. There's a lot more detail to each categorie, but we summarize and consolidate for the CIP.

The Kennard Estate is now leased to The Newton Partnership. They are funded by a federal Safe Schools/Healthy Student grant, and are staffed/administered by the Newton Public Schools. They are currently paying rent to cover the operating costs of the building. Thus far it has been a very good relationship, and they are great at keeping the building safe and secure.

I hope that this helps clear this up. I don't know of anything other useful info, but please feel free to ask.

Regards,

Joshua Morse
Director of Operations
City of Newton
Public Buildings Dept

Kennard Estate Evaluation



October 2, 2009
Project #: S112107-F

**ARCHITECT'S
MEMORANDUM**

Kennard Estate Evaluation

Project Number: S112107-F

PROJECT :

Assessment of the Kennard Estate
246 Dudley Road
Newton Center, MA

Date : 9/25/09

Attachments: Floor Plans and Exterior Elevations

At the request of the City of Newton Public Building, Department, we have made site inspections of the Kennard Estate with the intention of making a visual assessment of the property. Our charge was to make a visual assessment of the property and generate a written report that includes our recommendations and cost estimates to perform upgrades to the property that address deficiencies, hazards, code compliance issues as well as possible liabilities for the City in the event that the City continues to lease the property as a single family residence.

Existing Building Description: The Kennard Estate was constructed in 1903 as a single family residence. In 1983, the property was left to the City of Newton. The City rents the property for use as a single family residence, although it has been vacant for the past three years. Aside from some minor interior finish and mechanical upgrades, there have not been any major renovations to the property. Some of the work that has been done includes converting the hot air heating system to a gas fired hot water system, including two boilers, a partial lead abatement project, new hardwood floor on part of the first floor, a modest kitchen upgrade, new paint throughout and wall to wall carpet at the upper floor.



Exterior Views


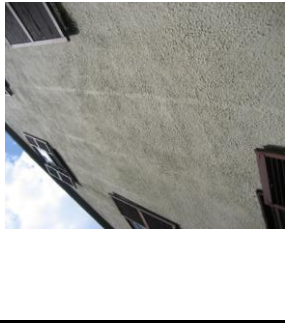



DEMOLITION, SITE WORK AND LANDSCAPING

	Quantity	Unit	Unit Cost	Repair/Replacement costs		
				Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)
Demolish and dispose existing garage	1	LS	\$ 10,000.00	\$ 10,000	\$ 11,576	\$ 13,400
Backfill and grade at demolished garage	1	LS	\$ 4,000.00	\$ 4,000	\$ 4,630	\$ 5,360
Cur back overgrowth around property	1	LS	\$ 1,000.00	\$ 1,000	\$ 1,158	\$ 1,340

Page subtotals						
SINGLE PROJECT CONSTRUCTION TOTALS				\$ 15,000	\$ 17,364	\$ 20,100
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL				\$ 1,000	\$ -	\$ 18,760



EXTERIOR ENVELOPE

Quantity	Unit	Unit Cost	Repair/Replacement costs			
			Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)	
2,200	SF	\$ 16.00	\$ 35,200	\$ 40,748	\$ 47,168	
 <p>Roof Repairs - The existing cedar shingles need repairs and replacement should be considered.</p>						
2,300	SF	\$ 4.50	\$ 10,350	\$ 11,981	\$ 13,869	
 <p>Stucco crack repairs</p>						
2,300	SF	\$ 1.50	\$ 3,450	\$ 3,994	\$ 4,623	
 <p>Stucco Sealant</p>						

Page subtotals

SINGLE PROJECT CONSTRUCTION TOTALS	\$	49,000	\$	56,722	\$	65,660
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL	\$	13,800	\$	40,748	\$	-


EXTERIOR ENVELOPE

	Quantity	Unit	Unit Cost	Repair/Replacement costs		
				Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)
 <p>Wood trim replacement</p>	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,788	\$ 6,700
 <p>Wood trim painting</p>	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,788	\$ 6,700
<p>Gutter cleaning/repairs</p>	1	LS	\$ 1,500.00	\$ 1,500	\$ 1,736	\$ 2,010

Page subtotals

SINGLE PROJECT CONSTRUCTION TOTALS			\$ 11,500	\$ 13,312	\$ 15,410
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL			\$ 11,500	\$ -	\$ -

EXTERIOR ENVELOPE

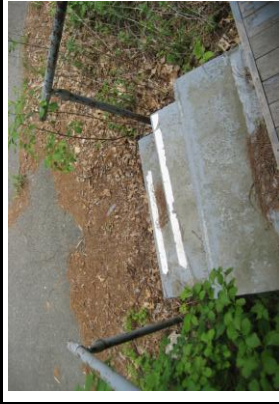
	Quantity	Unit	Unit Cost	Repair/Replacement costs		
				Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)
 Gutter/Downspout Replacement	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,788	\$ 6,700
Foundation repairs	1	LS	\$ 3,000.00	\$ 3,000	\$ 3,473	\$ 4,020
Stone pier repointing	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,788	\$ 6,700

Page subtotals

SINGLE PROJECT CONSTRUCTION TOTALS			\$ 13,000	\$ 15,049	\$ 17,420
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL			\$ 8,000	\$ 5,788	\$ -




EXTERIOR ENVELOPE

	Quantity	Unit	Unit Cost	Repair/Replacement costs		
				Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)
Deck Replacement	45 SF	\$	35.00	\$ 1,575	\$ 1,823	\$ 2,111
Decking sealer	45 SF	\$	7.50	\$ 338	\$ 391	\$ 452
Railing Replacement	1 LS	\$	750.00	\$ 750	\$ 868	\$ 1,005






Page subtotals							
SINGLE PROJECT CONSTRUCTION TOTALS				\$	2,663	\$ 3,082	\$ 3,568
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL				\$	2,663	\$ -	\$ -


EXTERIOR ENVELOPE

	Quantity	Unit	Unit Cost	Repair/Replacement costs		
				Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)
	1	LS	\$ 1,000.00	\$ 1,000	\$ 1,158	\$ 1,340
Shutter repairs						
	1	LS	\$ 1,200.00	\$ 1,200	\$ 1,389	\$ 1,608
Shutter replacement						
	700	SF	\$ 85.00	\$ 59,500	\$ 68,877	\$ 79,730
Window replacement						

Page subtotals								
			\$	61,700	\$	71,424	\$	82,678
SINGLE PROJECT CONSTRUCTION TOTALS								
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL			\$	-	\$	71,424	\$	-



INTERIOR ARCHITECTURAL REPAIRS		Quantity	Unit	Unit Cost	Repair/Replacement costs		
					Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)
	Lead Abatement	1	LS	\$ 35,000.00	\$ 40,516	\$ 46,900	
	Install new Laundry Room Flooring	200	SF	\$ 15.00	\$ 3,000	\$ 4,020	
	Upgrade/Finish Laundry Room	1	LS	\$ 7,500.00	\$ 8,682	\$ 10,050	

Page subtotals							
SINGLE PROJECT CONSTRUCTION TOTALS					\$ 45,500	\$ 52,671	\$ 60,970
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL					\$ 10,500	\$ 40,516	\$ -

INTERIOR ARCHITECTURAL REPAIRS		Quantity	Unit	Unit Cost	Repair/Replacement costs		
					Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)
	Repair three chimneys and make watertight	3	EA	\$ 2,500.00	\$ 7,500	\$ 8,682	\$ 10,050
	Patch all penetrations in basement plaster ceilings	1	LS	\$ 1,000.00	\$ 1,000	\$ 1,158	\$ 1,340
	Paint walls, ceilings and floors at basement	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,788	\$ 6,700

Page subtotals									
SINGLE PROJECT CONSTRUCTION TOTALS				\$	13,500	\$	15,628	\$	18,090
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL				\$	8,500	\$	5,788	\$	-

PLUMBING AND HEATING

	Quantity	Unit	Unit Cost	Repair/Replacement costs			
				Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)	
 Install new hot water heater	1	LS	\$ 1,000.00	\$ 1,000	\$ 1,158	\$ 1,340	
 Replace boilers	1	LS	\$ 10,000.00	\$ 10,000	\$ 11,576	\$ 13,400	
Demolish and remove abandoned equipment	1	LS	\$ 500.00	\$ 500	\$ 579	\$ 670	

Page subtotals

SINGLE PROJECT CONSTRUCTION TOTALS			\$	11,500	\$	13,312	\$	15,410
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL			\$	-	\$	12,734	\$	670

ELECTRICAL

	Quantity	Unit	Unit Cost	Repair/Replacement costs		
				Years 1-3 (2009)	Years 4-6 (2012)	Years 7-9 (2015)
Replace old and non code compliant branch wiring and devices	1	LS	\$ 15,000.00	\$ 15,000	\$ 17,364	\$ 20,100

Page subtotals						
SINGLE PROJECT CONSTRUCTION TOTALS				\$ 15,000	\$ 17,364	\$ 20,100
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL				\$ 15,000	\$ -	\$ -

Component	Repair/Replacement costs			
	Years 1-3 (2008)	Years 4-6 (2011)	Years 7-9 (2014)	
SUMMARY				
Site Work + Landscaping	\$ 15,000	\$ 17,364	\$ 20,100	
	\$ 1,000	\$ -	\$ 18,760	
Exterior Envelope	\$ 137,863	\$ 159,590	\$ 184,736	
	\$ 35,963	\$ 117,959	\$ -	
Architectural Interior	\$ 59,000	\$ 68,298	\$ 79,060	
	\$ 19,000	\$ 46,304	\$ -	
Plumbing/Heating	\$ 11,500	\$ 13,312	\$ 15,410	
	\$ -	\$ 12,734	\$ 670	
Electrical	\$ 15,000	\$ -	\$ -	
	\$ 15,000	\$ -	\$ -	
SINGLE PROJECT CONSTRUCTION TOTALS	\$ 238,363	\$ 258,564	\$ 299,306	
PRIORITIZED ANNUAL PROJECT CONSTR. TOTAL	\$ 70,963	\$ 176,997	\$ 19,430	
SINGLE PROJECT				
General Conditions (10%)	\$ 23,836	\$ 25,856	\$ 29,931	
OH & Profit (10%)	\$ 26,220	\$ 2,586	\$ 2,993	
Construction Total	\$ 288,419	\$ 287,007	\$ 332,229	
Administration Costs	\$ 1,500	\$ 1,500	\$ 1,500	
A/E fees (15%)	\$ 43,263	\$ 43,051	\$ 49,834	
SINGLE PROJECT TOTAL	\$ 383,238	\$ 360,000	\$ 416,487	
PRIORITIZED ANNUAL PROJECT				
General Conditions (10%)	\$ 7,096	\$ 17,700	\$ 1,943	
OH & Profit (10%)	\$ 7,806	\$ 19,470	\$ 2,137	
Construction Total	\$ 85,865	\$ 214,166	\$ 23,510	
Administration Costs	\$ 1,500	\$ 1,500	\$ 1,500	
A/E fees (15%)	\$ 12,880	\$ 32,125	\$ 3,527	
ANNUAL PROJECT TOTAL	\$ 115,146	\$ 284,961	\$ 32,617	

**Memorandum of Understanding
License to Use
Kennard Residence**

This Memorandum of Understanding is entered into between Newton Public Schools ("NPS") and Newton Public Buildings Department ("PBD") regarding the use of the Kennard Park residential building by a grant program administered by NPS and known as The Newton Partnership ("TNP").

Whereas, the residential building located at Kennard Park (the "Kennard Residence") is maintained by the PBD pursuant to the provisions of Sec. 5-2 of the City Ordinances and has been vacant for several years; and

Whereas, TNP is funded by a federal Safe Schools/Healthy Student grant and requires space for its administrative staff; and

Whereas, the parties are executing this Memorandum of Understanding ("MOU") to reflect the agreement between NPS and PBD regarding the use of the Kennard Residence by TNP.

1. Term. The term of use should be for one (1) year, commencing on July 1, 2011, and ending June 30, 2012, with an option to extend for one (1) additional year. This term of use is expressly conditioned upon TNP continuing to be a program administered by NPS and staffed by NPS employees. The parties acknowledge that the initial use of the Kennard Residence was for storage while the Kennard Residence was prepared for occupancy, with TNP's administrative staff moving into the property in September, 2011.
2. Permitted Uses. TNP's administrative staff consisting of approximately 12 full/part-time employees or volunteers may occupy the Kennard Residence and may hold meetings at the site with the various organizations that are members of TNP. In order to maintain the septic system appropriately, TNP will notify PBD if the size of its staff changes materially. TNP is not granted an exclusive right to use the space in the Kennard Residence, and PBD may allow other City of Newton entities to occupy any unused space. Additionally, NPS acknowledges that the public has a right of access to Kennard Park which surrounds the Kennard Residence, and that the Parks and Recreation Department controls the Park for use by its programs.
3. Prohibited Uses. Neither TNP nor its members may operate any of its programs at the Kennard Residence without the express permission of PBD, nor may TNP or NPS sublet any space at the Kennard Residence to a third party. Due to the presence of lead paint in the Kennard Residence, child care programs are expressly prohibited. No use may be made of the Garages to the rear of the Kennard Residence due to their condition. The fireplaces in the Kennard

Residence may not be used. Parking for TNP staff and visitors is limited to the paved areas on the site, such as the circular driveway. TNP shall not hold a special event outside at Kennard Park unless with the express permission of both the Parks and Recreation Commission and PBD.

4. Utilities and Expenses. All utilities, snow/trash removal, cleaning, or other standard operating expenses shall be paid for, either directly or by transfer billing, by NPS. NPS and PBD agree to payment of a monthly lump sum of \$1,000.00 in lieu of an itemized bill for utilities /expenses paid for by PBD, with such monthly charge to commence in January, 2012. The parties agree that the charge for TNP's use of the Residence since July, 2011, shall be \$2,000.00. Any other expense not paid for by PBD, such as telephone or internet charges, shall be paid for directly by NPS.

PBD will transfer bill NPS on the first day of each month, starting on January 1, 2012. PBD will transfer bill NPS for any shortfall between the actual utility and expense costs and the monthly lump sum payments at the end of each license term, i.e., June 30, 2012, and June 30, 2013, if the license is extended.

5. Maintenance. NPS will provide ordinary maintenance of the Kennard Residence as needed for operation of TNP, including weekly custodial services and trash removal using the City's curbside toters to be supplied by the Public Works Department.

PBD shall be responsible for completing the following work: cleaning of all spaces to be occupied; restoration of buildings systems and bathrooms to normal operation; pest control/removal prior to occupation; removal of the large bookcase in the entryway; removal/repair of the shutters, and the down cable; minor interior electrical work to assist in the office operations; window repairs to make them functional and secure; exterior lighting, existing fixtures to be made operational; installation of carbon monoxide detectors on each floor; removal of water damaged carpets; repair of boiler pressure relief valve.

NPS will be responsible for the cost of repairing any damage to the Kennard Residence beyond ordinary wear and tear caused by the use of the facility by TNP.

6. Handicap Ramp. NPS will install a handicap ramp at the front of the Kennard Residence, to be paid for by NPS. The mailbox will be re-installed adjacent to the ramp.

7. Emergency Contacts.

a. For PBD:	Josh Morse	617-594-2564 (C)
		617-796-1600 (O)

b. For TNP & NPS: Paul Anastasi 617-593-1748 (C)
617-559-9000 or 9005 (O)
Susan Linn 617-458-1492 (C)

- 8. Signage. NPS will install appropriate signage at the driveway entrance to Kennard Park to notify the public that TNP is located in the Kennard Residence. NPS will also install an informational sign on the side of the Kennard Residence. PBD will review and approve the location and size of both signs.
- 9. Telephone & Internet Drops. NPS will install and maintain telephone and Internet drops for use by TNP administrative staff.
- 10. NPS will provide PBD with the names of all NPS and TNP administrative staff receiving keys/alarm codes, and will update such list as needed.
- 11. NPS will be responsible for providing window air conditioning units, if any.

In witness whereof, the parties have caused their proper representatives to execute this Memorandum of Understanding.

Newton Public Schools

[Signature] Date: 1/20/11
By:

The Newton Partnership

[Signature] Date: 1/23/12
By:

Public Buildings Department

[Signature] Date: 1/11/2012
By: Stephanie R. Gilman

COMPTROLLER'S OFFICE

PAGE NUMBER: 1

DATE: 02/29/2012
TIME: 11:14:48

CITY OF NEWTON, MASSACHUSETTS
PRINT BALANCE SHEETS BY FUND

STATMN11

SELECTION CRITERIA: genledgr.fund='23D'

ACCOUNTING PERIOD: 8/12

FUND - 23D - KENNARD PARK MAINT FUND

ACCOUNT	TITLE	DEBITS	CREDITS
1040	CASH	4,020.88	
TOTAL CASH AND CASH EQUIVALENTS		4,020.88	.00
TOTAL ASSETS		4,020.88	.00
3323D	KENNARD PARK MAINTENANCE		20.86
TOTAL RESERVED-PERMANENT FUNDS		.00	20.86
TOTAL RESERVED FUND BALANCES		.00	20.86
3820	BUDGETARY FUND BALANCE	20.88	
3830	APPROPRIATION CONTROL		20.88
TOTAL FUND BALANCE-BUDGETARY		20.88	20.88
3910	REVENUE CONTROL		4,000.02
TOTAL FUND BALANCE-ACTUAL		.00	4,000.02
TOTAL EQUITIES		20.88	4,041.76
TOTAL KENNARD PARK MAINT FUND		4,041.76	4,041.76
TOTAL REPORT		4,041.76	4,041.76