

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, DECEMBER 5, 2012

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

Also present: Stephanie Gilman (Commissioner of Public Buildings), Maciej Konieczny (Project Manager; Public Buildings Department), Alexandra Ananth (Senior Planner: Planning Department), Robert Rooney (Chief Operating Officer), and John Daghlian (Associate City Engineer)

Appointment by His Honor the Mayor

#396-12 WILLIAM ELDREDGE, 275 Nevada Street, Newton appointed as a member of the DESIGN REVIEW COMMITTEE for a term to expire on December 31, 2013. (60 days 01/19/13) [11/01/12 @ 4:28 PM]

ACTION: **APPROVED 6-0 (Gentile not voting)**

NOTE: Mr. Eldredge explained that he has been looking for opportunities to volunteer his time and expertise. He saw an advertisement in the Newton TAB seeking appointees to the Design Review Committee and applied. Mr. Eldredge is a civil engineer with expertise in structural engineering and a life-long Newton resident. Mr. Eldredge works at a large engineering firm on steel and concrete projects. He is currently working on a nuclear power plant and has had experience with government building projects.

Committee members were pleased that the Design Review Committee would have a structural engineer as part of its membership. Ald. Lennon has known Mr. Eldredge for a number of years and related that Mr. Eldredge volunteered his services when there was a problem with the floor of Fire Station #7 during the renovation. Ald. Lennon moved approval of the appointment, which carried unanimously. The Committee thanked Mr. Eldredge for his willingness to serve.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#41-10(2) COMMUNITY PRESERVATION COMMITTEE requesting authorization to appropriate the sum of one hundred eighty thousand dollars (\$180,000) from the Community Preservation Fund for the purpose of providing supplemental funding for the Newton Community Farm Barn Rehabilitation Project.

ACTION: **APPROVED 7-0**

NOTE: The discussion began with an explanation and a PowerPoint presentation (attached) of the request for additional funding for the rehabilitation of the barn interior at Angino Farm. Newton Community Farm, Inc. raised \$430,000 for renovations and operation of the barn. The rehabilitation of the exterior farm was funded through donations and was recently

completed. In 2010, the Board of Aldermen approved \$568,000 for the rehabilitation of the interior of the barn.

When the design was developed for the barn interior, there were some additional costs and underestimated costs to the project related to structural work, fire protection, HVAC systems, building code requirements, and inflation. The PowerPoint provides a more detailed review of the project, the budget increases and decreases, and the project goals. Newton Community Farm, Inc., representatives of the City, and Farm Commission have value engineered the project to reduce the cost of the project. In keeping with the intent of the project, the project will still include a heated interior, structural supports, and accessibility improvements. The Newton Farm Commission will work to raise \$220,000 in private funding for the planned kitchen including appliances and equipment, the 3-season porch and the loft offices. The Community Preservation Committee voted unanimously for the supplemental funding, as they understood the need for the additional scope of work.

Committee members were pleased that Newton Community Farm, Inc. is leveraging private funding and is planning to continue its fundraising efforts to defer some of the cost of the rehabilitation of the barn. There was a question regarding whether there was any Community Block Grant (CDBG) funding available for the project. There is a five-year funding plan for CDBG funds, which does not include the barn. In addition, the use of CDBG funds might result in having to meet a set of federal requirement, which could substantially delay the project and increase costs. Senior Planner Alexandra Ananth will investigate the possibility and provide an answer for the Finance Committee meeting on December 10, 2012.

The Committee reviewed the project and questioned the need for heating. It was explained that the barn would be used for cooking classes, educational programs, and community events. Although the barn is an official city building, the City does not pay any of the operating costs associated with the farm, including the utilities. Providing heat in the barn is relatively inexpensive and provides the farm operator the opportunity to provide additional classes and community programs. In addition, by adding heating the pipes will not freeze. The upper level of the barn was insulated three to four years ago and the project includes further improvements to provide a more airtight building. The farm operator will manage the heat and keep it at 45°, when it is vacant. The Committee suggested the possibility of installing an alarm to monitor the pipe temperature to avoid any possibility of the pipes freezing. The farm operator is always aware of the upcoming weather forecast and will make sure that the heat runs efficiently and the pipes do not freeze.

The Committee was concerned that a separate appropriation for project management may be required. Currently the request includes \$30,000 within the project budget for project management. After the meeting, the Committee Clerk spoke with the City's Comptroller, who explained that a separate appropriation is not required. When the Board Order for the item is created, the \$30,000 will appear as a separate line item.

With that, Ald. Lappin moved approval, which carried unanimously.

#356-12 NSTAR ELECTRIC petitioning for a grant of location to install 12,432' ± of supplemental 8" diameter steel cooling circulation pipeline and a 4" conduit in the same trench in DEDHAM STREET from the Boston town line near the intersection of Spiers Road and Dedham Street to the intersection of Dedham, Winchester and Needham Streets. The project also includes the installation of eleven street rated hand-holes (3' x 3' x 3') in Dedham Street to facilitate the installation of fiber optic cable as shown on the plan and profile drawings. The pipeline and conduit will continue down Needham Street (state road) to the Elliot Street Substation. NStar is requesting the grant of location in order to address the need to provide additional electric transmission reliability and capacity to address current and future demand supply at the existing Elliot Street Substation #292 in Newton. (Ward 5 & 8) [10-18-12 @ 4:34 PM]

ACTION: **APPROVED 7-0**

NOTE: The above item was held on November 7, 2012 in order to obtain the following information from NStar:

- Materials contained in dielectric fluid
- Specific number of crews working on the project
- Is it feasible to underground Dedham Street
- Cost of undergrounding Dedham Street.

NStar Project Manager Domenic Nicotera provided the Committee with the requested information. The dielectric fluid is essentially composed of specialized mineral oil used to carry heat away from the transmission lines. The fluid is non-toxic and does not pose a threat to the environment.

Mr. Nicotera expects that there will be two crews assigned to the project but the number of crews will be determined as project planning progresses. The Committee pointed out that the Department of Public Works has provided the attached memo on the project, which includes a number of conditions and requirements that NStar must meet during the project. Mr. Nicotera stated that NStar is willing to comply with all the conditions and requirements found in the memo.

NStar Community Service Representative Marc Lucas provided the attached written response to the last two questions related to undergrounding utilities on Dedham Street. The Committee members realize that the above petition would improve the overall quality of electrical service in Newton; therefore, they do not wish to hold up the petition. However, Committee members have spoken with the Mayor on the issue of undergrounding and a taskforce will be formed to come up with a long-range plan for undergrounding utilities. Committee members requested that NStar provide definitive costs on undergrounding utilities.

The Committee reviewed the plan and timing of the project. The project is scheduled to begin in April 2013 and finish in November 2013. The phasing of the project has yet to be determined. It will be necessary for NStar to bore through ledge between Easy Street and the

Elliot Street Substation. In addition, NStar will need permits from the MBTA to create a pit and/or bore under the MBTA's abandoned rail bed at the end of Easy Street.

Committee members pointed out that the City of Newton is in the process of entering into a 99-year lease of a .97-mile portion of the abandoned rail bed to convert it to a multi-purpose path, which includes the area at Easy Street. In addition, the City is purchasing insurance to cover the cost of removal of any hazardous material that might be discovered during the conversion. There was concern amongst the Committee members that the insurance policy could be compromised, if the NStar work begins after the lease is signed. It was suggested that the City delay signing the lease with the MBTA until NStar completes the work in the area of the rail bed. The Committee requested a response from the Law Department regarding the insurance and whether entering into the lease could be delayed. Chief Operating Officer Robert Rooney stated that the City does not expect to sign the lease until spring 2013. NStar and the Engineering Division will have pre-construction meetings to determine a work plan and the phasing of the project. It would be beneficial to the City if NStar phased work in the area of the rail bed first. Mr. Nicotera did not foresee any problem with this and is willing to work with the City to address any issues.

Ald. Lappin moved approval with the understanding that the Department of Public Works will keep the Committee informed on the project timing. The Committee voted unanimously to approve the motion.

REFERRED TO PROGRAMS & SERV. AND PUBLIC FACILITIES COMMITTEES

#315-12 ALD. FULLER, RICE AND GENTILE of the Angier School Building
Committee providing updates and discussion on the Angier School Building
project as it develops through the site plan approval process. [10-02-12 @
3:37PM]

ACTION: **HELD 7-0**

NOTE: Ald. Gentile provided the Committee with an update on the Angier School Building Project. The Angier School Building Committee and Design Review Committee have reviewed all of the different design options, such as a full renovation without an addition, a full renovation with an addition, full demolition and new construction on existing site, and new construction on a remote site. Both Committees took a formal vote and approved a recommendation for demolition and new construction on the current site of the existing school.

Ald. Gentile abstained from the Angier School Building Committee vote, as he feels that the design for the school does not take student population growth into consideration. He would like the plan to include one or two additional classrooms to address future growth related to the proposed Riverside Project. If additional classrooms were added there would need to be a change in the scope of the project with the MSBA, which would create a delay.

There was concern that there may be cuts to Massachusetts School Building Authority (MSBA) aid for this project. His Honor the Mayor has already contacted MSBA regarding the possibility of a change to the Angier Project reimbursement rate. The Mayor was told that the

rate is locked in, as the project is already part of the MSBA process. The MSBA has planned for upcoming projects and used conservative estimates for projects.

Ald. Gentile pointed out that there has been a change to the date of the public input meeting for the project. The public input meeting scheduled for December 6 has been moved to January 3, 2013. Ald. Lennon reminded Committee members to submit written questions to Ald. Gentile, Fuller, and/or Rice with a copy to City Clerk David Olson and Committee Clerk Shawna Sullivan. With that, a motion to hold the item was approved unanimously.

All other items before the Committee were held without discussion.

Respectfully submitted,

Deborah Crossley, Acting Chairman

Angino Barn Rehabilitation Community Preservation Proposal for Supplemental Funding



**Newton Farm Commission
Newton Public Buildings**

Angino Barn Rehabilitation



Newton Farm Commission

- Established to oversee Angino Farm, purchased with CPA funds in 2005
- Overall Goals:
 - Bring locally-grown produce to the City
 - Educate and serve as outdoor classroom for sustainable agricultural practices
 - Preserve historic character and cultural landscape of the last working farm in Newton

Angino Barn Rehabilitation



Angino Barn Rehabilitation

- NCF (operator) has raised over \$430,000 to support farm operations and capital improvements
- Recently completed rehabilitation of Barn exterior (*Phase 1, privately funded*), and rebuilt farm stand after fire (*privately funded*)



Angino Barn Rehabilitation

Currently Seeking Supplemental Funds to complete *Phase II*, to Rehabilitate a Historic Resource integral to the Farm (Barn).

- Structural repairs in lower level working bays to support farm operations
- Restore bay doors
- Restore main level flooring to support public use facility that supports farm programming
- Build out main floor (bathrooms and kitchen)
- Accessibility improvements (site & building)

Angino Barn Rehabilitation

Funding for Phase 2:

- Received \$568,000 from CPC in 2009, leveraged by \$230,000 private funding
- Completed 90% Design and received cost estimate
- Value engineering reduced cost of project
 - Finishes
 - Lighting
 - Tractor bay
 - Reduced HVAC system
 - Reduced site work
 - Loft office
 - 3-season porch

Angino Barn Rehabilitation

Request for Funding:

- Need to seek an additional \$180,000 for Structural and Code items not anticipated
- *Operator prepared to leverage supplemental funding request with \$220,000 privately raised funds in two parts*
 - | *Part A - (current project) – \$120,000 for build out of kitchen including appliances and equipment, cooler, produce washing station, A/V and internet, restoration of main flooring*
 - | *Part B - \$100,000 to complete 3-season porch and office loft*

Angino Barn Rehabilitation

Will Allow For Enhancement of Recreation Opportunities on Farm

- Will serve volunteers and visitors and increase utilization of farm
- Allow workshops on site throughout year
- Historical supplement to farm activities



#41-10(2)

Angino Barn Rehabilitation

Core Project Components Have Not Changed

- Site improvements for accessibility
- Code required Accessible bathrooms
- Workshop spaces
- Demonstration kitchen
- Produce washing station
- Heat and utilities
- Sprinkler system



Angino Barn Rehabilitation

Budget Increases / (Decreases)

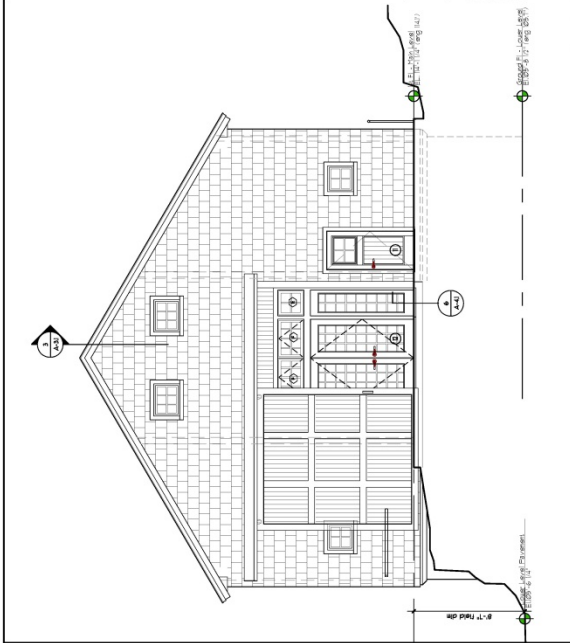
Structural: structural supports for building frame, footings, concrete floor, level and strengthen floor, hurricane clips	\$70,000
Fire protection required by City more extensive than anticipated	\$35,000
HVAC system costs greater than anticipated	\$30,000
Extra costs for lower bay doors, partitions	\$35,000
Construction contingency	\$75,000
Project delay – inflation	\$25,000
Costs shifted to Newton Community Farm	^{#41-10(2)} (\$120,000)
Project Management	\$30,000
Total supplemental request	\$180,000

Barn Operating Budget

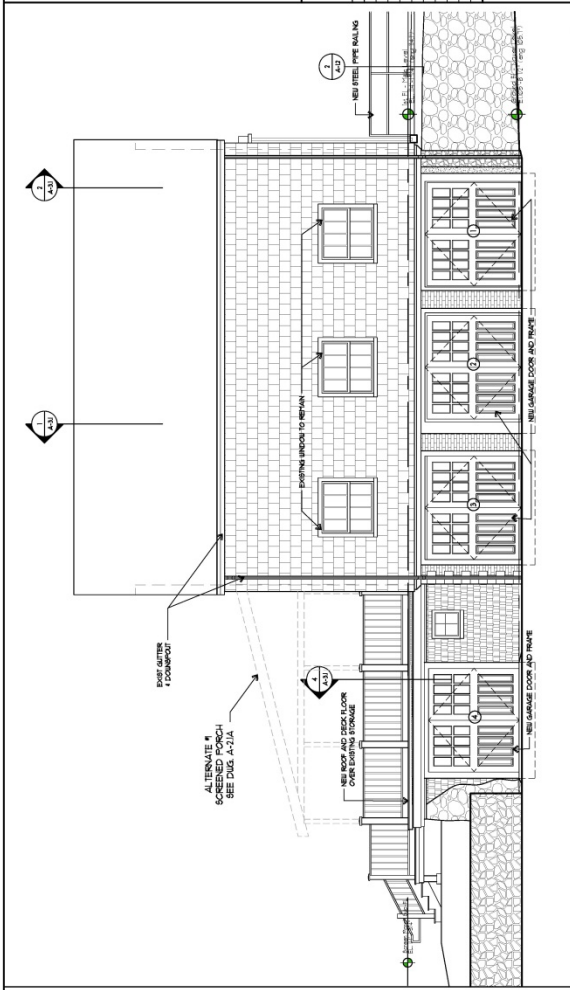
Annual Operating Costs	Cost	Notes
Heating	\$1,400	
Electric	\$1,600	
Maintenance	\$2,000	
Cleaning	\$2,600	\$50/week
Less portapotty rental fee	(\$1,050)	Will not be needed
Total Operating Cost	\$6,550	
Annual Operating Income		
Additional Workshops (net)	\$3,000	~20 more workshops per year
Community events	\$2,500	5 rental events per year
Fundraising Event	\$4,000	One donor event per year
Total Income	\$9,500	
Net Income	\$2,950	

Elevations

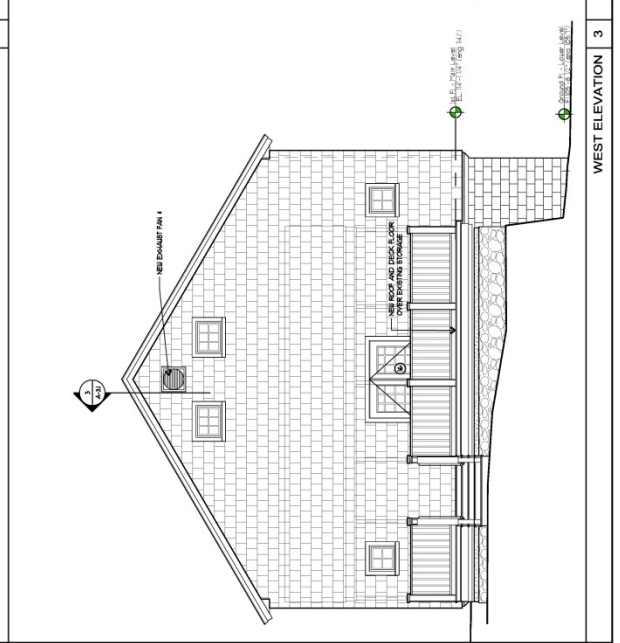
#41-10(2)



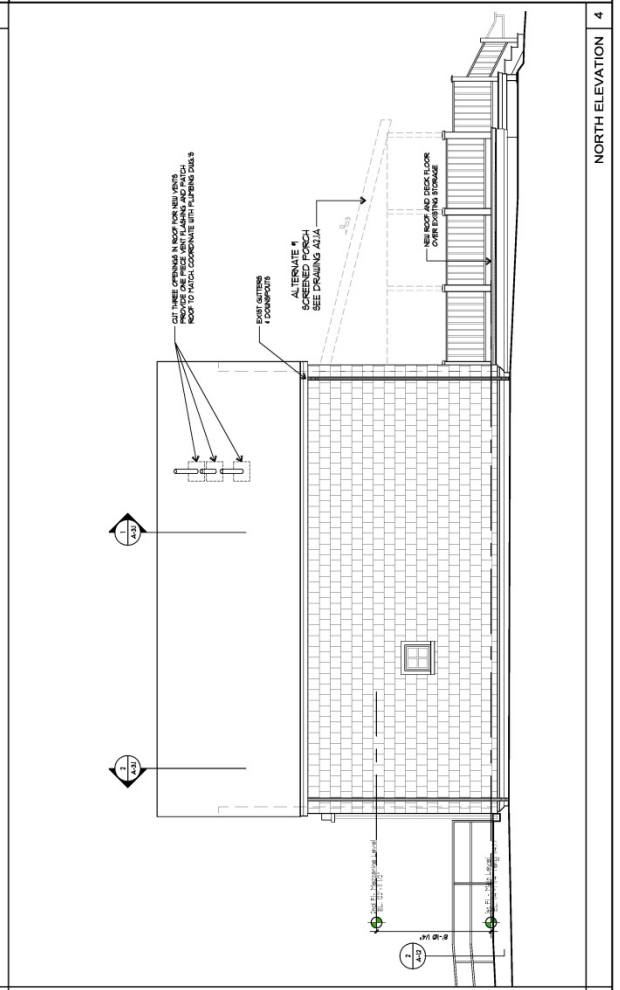
EAST ELEVATION 2



SOUTH ELEVATION 1

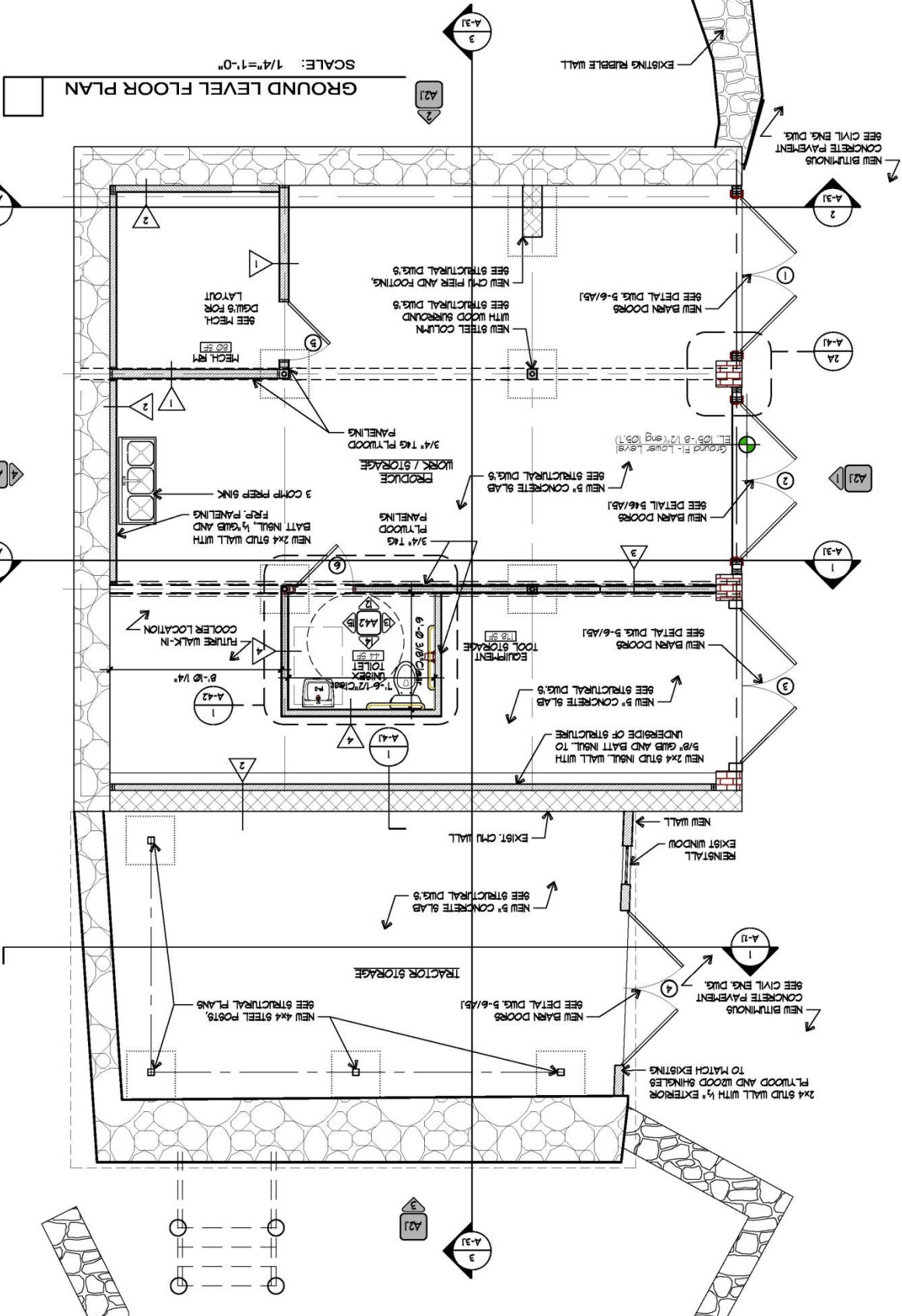


WEST ELEVATION 3



NORTH ELEVATION 4

#41-10(2)



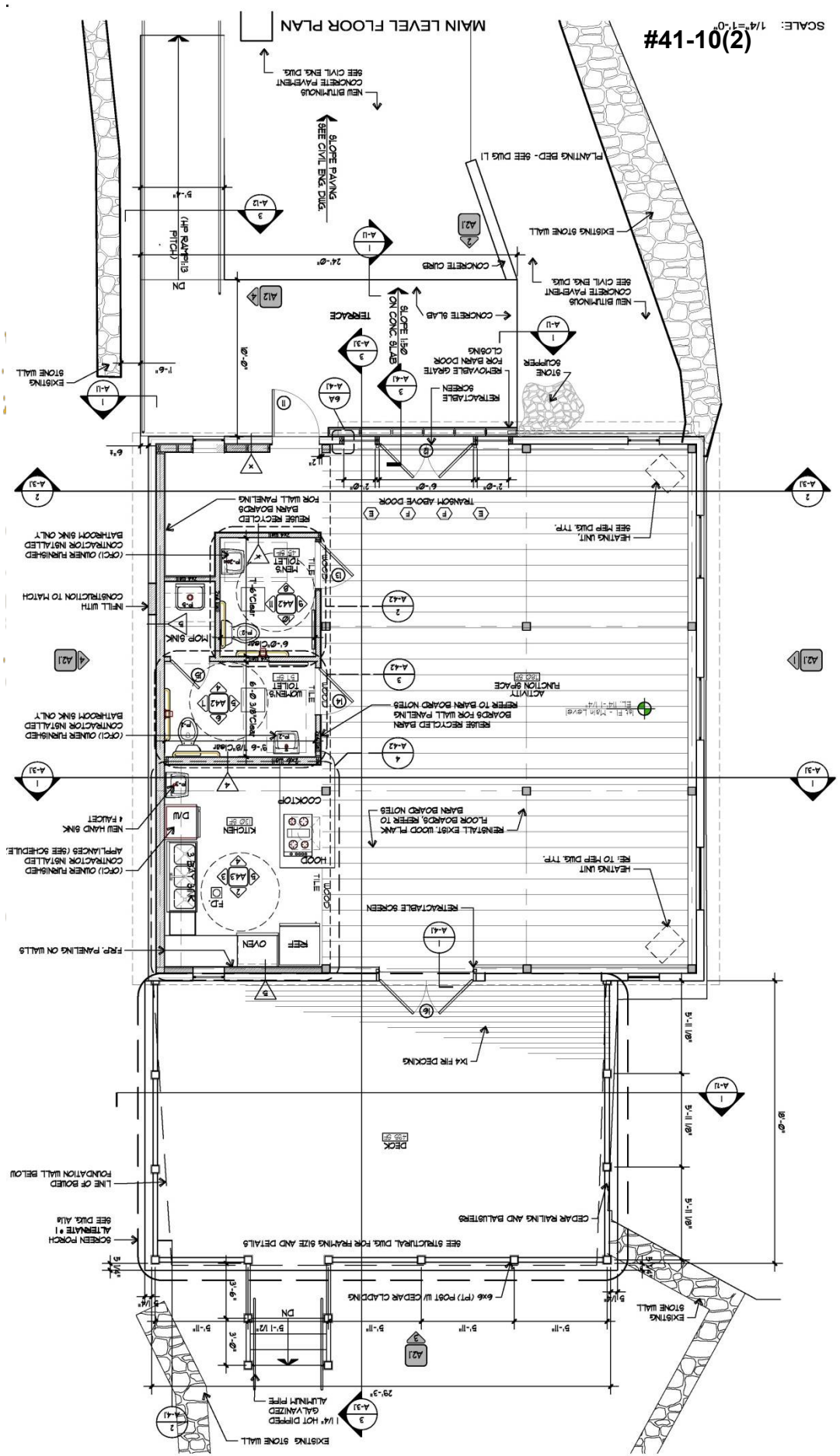
GROUND LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

Lower Level

MAIN LEVEL FLOOR PLAN

Main Level



CITY OF NEWTON
ENGINEERING DIVISION

MEMORANDUM

To: Ald. Anthony Salvucci, Facilities Committee Chair.

From: John Daghlian, Associate City Engineer

Re: NStar ~ Installation of 292-CIR between 110 Baker St. & Substation 110

Date: November 1, 2012

CC: Lou Taverna, PE City Engineer (via email)
Shawna Sullivan, Associate City Clerk (via email)

In reference to the above location, the following are my comments for a plan entitled:

*Installation of 292-CIR between Station 110-Baker Street & Station 292
Newton, MA
Prepared by: NStar Electric Gas
Dated: 10-12-'12*

Executive Summary:

NStar Electric is proposing to install an 8-inch diameter steel cooling circulation pipeline to carry 115kV lines from the *West Roxbury* town line in Dedham Street and running northerly approximately 19,000 feet to the *Electric Substation #292* at Elliot Street. The alignment will ultimately transverse the abandoned railroad that runs parallel to Needham Street. The applicant will also have to file with MassDOT to cross Needham Street.

Construction is expected to begin in April 2013 and to be completed by November 2013. The installation of the conduit and wire is to help improve supply capacity and reliability of the electric distribution system from the Elliot Street substation.

DPW requests a preconstruction meeting with NStar representatives, the contractor of record, and Police & Fire Departments. I recommend that construction within the Countryside School be limited or scheduled during the summer months when the school year is over.

Conditions & Special Provisions:

1. The trenches within the roadways shall be restored in accordance to the permanent trench detail of the City's Construction Standards & Specifications.
2. All sidewalks & existing curbing disturbed as a result of construction shall be restored in kind after the installation of underground work.
3. The contractor of record shall make arrangements to allow safe passage of pedestrians, wheelchair pedestrians within the construction zone that has existing sidewalks, and specifically within the Countryside School zone.
4. The backfilling of the trench shall be with Control Density Fill (CDF) Type I-E Excavatable type, for the entire alignment.
5. If any service connections such as water, sewer, or drainage are disturbed by the contractor of record during construction, they shall be updated and replaced to the City's current Construction Standards.
6. All catch basins shall be retrofitted with an approved type of siltation control devices, details of this shall be submitted to the City Engineer. The contractor of record shall maintain these catch basins throughout the construction process, and ensure that street and property flooding does not occur during construction.
7. The contractor of record shall contact the Newton Police Department and arrange for Police Detail to help residents navigate around the construction zone.
8. Upon final installation of the system, an As Built drawing [plan & profile] indicating rim elevations of any manholes, handholes shall be submitted in digital and hard copy format to the City Engineer.
9. The contractor of record shall obtain a Street Opening, Sidewalk Crossing Permits with the DPW prior to construction.
10. The contractor of record shall obtain appropriate Permits with the Inspectional Services Department for all electrical, telecommunications construction.
11. The contractor of record shall contact the Newton Police Department and arrange for Police Detail to help residents navigate around the construction activity.

If you have any questions or concerns please call me at 617-796-1023.

Sullivan Shawna

Subject: Public Facilities Committee Request from 11/7 hearing
Date sent: Thu, 15 Nov 2012 16:58:01 -0500
From: "Lucas, Marc" <Marc.Lucas@nstar.com>
To: <ssullivan@newtonma.gov>

Hello Shawna:

I was forwarded your email from one of my colleagues who was notified that during a hearing for a grant of location request for an NSTAR oil return line, Alderman Albright requested a plan to address undergrounding all wires and related equipment on Dedham Street, Needham Street and Winchester Street. She also requested a cost estimate for the project.

I would like to respond to her request, but NSTAR has no plans to place the existing distribution infrastructure along Dedham Street, Needham Street and Winchester Street underground. We also do not designate sections of our existing infrastructure for relocation underground since the above-ground facilities in place are fully capable of delivering electricity to the customers in the area. There is not an operational need to redesign the infrastructure. However, if the City, on its own initiative, desires to undergo an "undergrounding" project for the utilities in the area, there is a process in place for that outlined by Chapter 166: Section 22 of Massachusetts General Law.

As you can imagine, there is a significant cost associated with placing infrastructure underground and there has been an ongoing debate (especially now with the flooding which occurred in the Mid-Atlantic states) whether there are any tangible benefits (.e.g. reduced outages) to this undertaking other than, possibly, aesthetics. As a result, the statute establishes a process by which the City must vote on whether the customers in Newton will bear the cost of "undergrounding". The process is also in place to insure that non-Newton customers do not bear this cost of relocating this equipment.

Moreover, the statute insures that all customers potentially bearing the cost have an opportunity to speak to the matter before the surcharge is applied. The surcharge for funding underground construction is 7% of the customers ' bill and that cost would be per utility (phone, cable, electric) in addition to whatever the City's cost would be to place their infrastructure underground (fire line, etc.)

Unfortunately, we cannot simply relocate our infrastructure each time we conduct underground construction. That would circumvent the process outlined in the statute and, more than likely, raise a number of concerns from ratepayers and property owners alike who would have to bear this cost. Generally the cost of "undergrounding" is \$1 million per mile. The cost of undergrounding the length of this 2.35 mile project is approximately, \$2.35 million. That is just a rough estimate without any field analysis. Again this is just NSTAR's cost, not the other utilities of the costs to the private property owners for installing conduit on their property. It is a significant undertaking and one that shouldn't be attempted outside of the established guidelines.

I appreciate the inquiry and I am available for Alderman Albright or any Alderman who wants to discuss this matter further. I have discussed this matter in the past on several occasions and I also met with the Newton Undergrounding Task Force several years ago on this topic. Feel free to forward my contact info. I have been to enough Committee meetings to know how long they are. I do not want to clog the docket with this topic, since it is unrelated to the grant of location sought for the oil return line. However, I do want to make sure that every question raised is answered so that there are no lingering questions.

Thanks,

Marc

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