

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, DECEMBER 19, 2012

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

Absent: Ald. Gentile

Also present: Josh Morse (Director of Operations), Maciej Konieczny (Project Manager, Public Buildings Department), Stephanie Gilman (Commissioner of Public Buildings), and Marc Welch (Director of Urban Forestry)

*Appointment by His Honor the Mayor*

#395-12 MARC RESNICK, 57 Westgate Road, Newton Centre, 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 7-0**

**NOTE:** Marc Resnick joined the Committee for discussion of his appointment to the Design Review Committee. Mr. Resnick responded to an advertisement in the TAB seeking volunteers to serve on City Boards and Commissions. Mr. Resnick is currently the Director of Community Development for the Brockton Redevelopment Authority and has worked on a number of large-scale building projects in his capacity as Director. Mr. Resnick also has experience in municipal planning and site plan review. The Design Review Committee seemed like a good fit for Mr. Resnick due to his background.

Mr. Resnick has lived in Newton for the past eight years and at this point would like to give back to the community. Ald. Lappin moved approval of the appointment, which carried unanimously. The Committee thanked Mr. Resnick for his willingness to serve.

*Appointment by the Board of Aldermen*

#425-12 JAMES PURDY, 943 Chestnut Street, Newton Upper Falls, appointed as a member of the ENERGY COMMISSION for a term to expire on December 17, 2015. [12/10/12 @ 5:37 PM]

**ACTION:** **APPROVED 7-0**

**NOTE:** James Purdy has lived in Newton for over thirty years and at this point would like to give back to the community. He is a land use and environmental planner with experience in public sector work. Mr. Purdy has managed transportation plans, pedestrian/bicycle plans, environmental permitting and documentation and open space plans. Mr. Purdy's work has a focus on energy efficiency; therefore, appointment to the Energy Commission seems like an appropriate fit for Mr. Purdy.

After the Committee reviewed Mr. Purdy's resume, which was attached to the meeting agenda, a number of Committee members suggested that it might be helpful to have Mr. Purdy review the proposed special permit request for the Riverside Project. Ald. Crossley thought that it would be helpful for all members of the Energy Commission to look at the project and future special permit projects. With that, Ald. Danberg moved approval of the appointment, which carried unanimously. The Committee thanked Mr. Purdy for his willingness to serve the City.

#244-12      LEO D. SULLIVAN requesting an opportunity to make a presentation on a Community Choice Aggregation Program to lower the electric power rates for residents of Newton. 06/22/12 @ 1:36 PM

**ACTION:**      **NO ACTION NECESSARY 7-0**

**NOTE:**      The Chair cancelled Mr. Sullivan's presentation to the Committee, as the presentation would be more appropriately given to the City's Energy Commission. Therefore, a motion of no action necessary was made and supported unanimously.

**REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES**

#400-12      HIS HONOR THE MAYOR requesting authorization to appropriate the sum of one hundred fifty thousand dollars (\$150,000) from bonded indebtedness for the purpose of funding plumbing and bathroom renovations at the Gath Pool facility. [11/13/12 @ 5:13 PM]

**PROG & SERV REFERRED TO PUBLIC FACILITIES 5-0 on 12/05/12**

**ACTION:**      **APPROVED 7-0**

**NOTE:**      Director of Operations Josh Morse explained that this is a request for funding for plumbing and bathroom renovations at the Gath Pool Building. The building is not heated and is exposed to the elements, which has resulted in damage to the drywall, failing ceilings, failing floors and faulty plumbing. The attached photos show the extent of the damages throughout the building.

The renovations will eliminate all the dry wall and plaster in the building. It will also include a new insulated plumbing system. The attached estimated budget for the project gives a breakout of the costs for the floors, walls, ceilings, plumbing and design. Mr. Morse is confident that the estimated budget is sufficient, as the costs of the materials are solid. The contingency should be enough to address any unknown issues, such as tiles that contain asbestos.

The new materials to be used for the walls, ceilings and floors will be more appropriate for use in the building. The renovations will create a safer environment for people using the pool. In addition, it will create a more aesthetically pleasing building that should remain in good repair for a number of years. The long-term goal is to replace the Gath Pool Building in ten to fifteen years.

Ald. Lappin moved approval of the item, which carried unanimously.

**REFERRED TO PROG & SERV AND PUBLIC FACILITIES COMMITTEES**

#245-10 ALD. SCHNIPPER 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]

**ACTION:** **HELD 7-0**

**NOTE:** Director of Urban Forestry Marc Welch provided an update on the City's work with National Grid regarding City trees damaged because of gas leaks. An assessment was conducted three years ago by the Massachusetts Public Shade Tree Trust to identify city trees that were impacted by gas leaks. The study identified approximately 378 leaks that affected 600 tree sites. It is believed that the City lost approximately 200 trees to gas leaks.

The results of the assessment were presented to National Grid and the City asked what National Grid could do to fix the leaks, how it could protect trees while National Grid worked in areas with trees and how National Grid planned to address the City's loss of trees. National Grid did its own inspection and identified 320 gas leaks. Mr. Welch prioritized those leaks and National Grid has repaired 140 of the 320 leaks. National Grid is planning to address the remaining leaks as part of its capital infrastructure project plan over the next several years. None of the leaks are life threatening at this time but National Grid will continue to monitor them.

National Grid is contacting Mr. Welch and informing them when and where they are working on a daily basis. National Grid is committed to checking planned tree sites for gas leaks and National Grid employees are making an effort to protect trees when working near them. The City has not identified any new leaks, as it would require hiring someone to identify the leaks. However, the City has requested that National Grid provide the City with a list of identified leaks.

The City has not received any restitution for trees that have been damaged or killed by the gas leaks. Over the summer, the City provided National Grid with a list of tree prunings, removals and replacements. National Grid has hired an arborist to verify the list and Mr. Welch is currently awaiting the report from the arborist. The arborist's report will be given to the Law Department to determine how to pursue restitution for the trees. The Committee asked whether the City would be pursuing a lawsuit. Mr. Welch was unsure what approach the Law Department would be taking. The Chair stated that he would speak with the Law Department to determine what approach the City would be taking regarding restitution. With that, a motion to hold the item for a response from the Law Department was made and approved.

#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]

**ACTION:** **HELD 7-0**

**NOTE:** Maciej Konieczny of the Public Buildings Department provided a PowerPoint presentation (attached) highlighting the City's energy reduction between Fiscal Year 2008 to Fiscal Year 2012. When Newton joined the Green Community Program, it committed to reduce municipal energy over a five-year period. Newton is the first community to be designated a Green Community in Massachusetts. Between Fiscal Year 2008 and Fiscal Year 2012, the City reduced energy consumption by 24% generating \$2.1 million in savings. It was pointed out that there is no direct correlation between saving money and reducing energy consumption. However, 8% of the reduction can be attributed to the unusually mild winters.

Going forward, the City will seek to reduce energy consumption further with a number of Mass Save Preferred Vendor Projects at a number of elementary schools and the main library, a street light retrofit from HPS lights to LED lights in Fiscal Year 2014, utilizing high performance design standards and continued mechanical upgrades. The City has added a weighting system to the Capital Improvement Plan that includes a weight for energy. The weighting system should help prioritize Capital Improvement Plan projects (see attached examples of weighted projects). The Public Buildings Department now evaluates energy reduction and energy efficiency opportunity for each building project. The Carr School is expected to be a demonstrative project in terms of energy efficiency.

The Committee held the item for further updates on the item.

**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:** The item was held without discussion.

Respectfully submitted,

Anthony J. Salvucci, Chairman



#400-12





#400-12



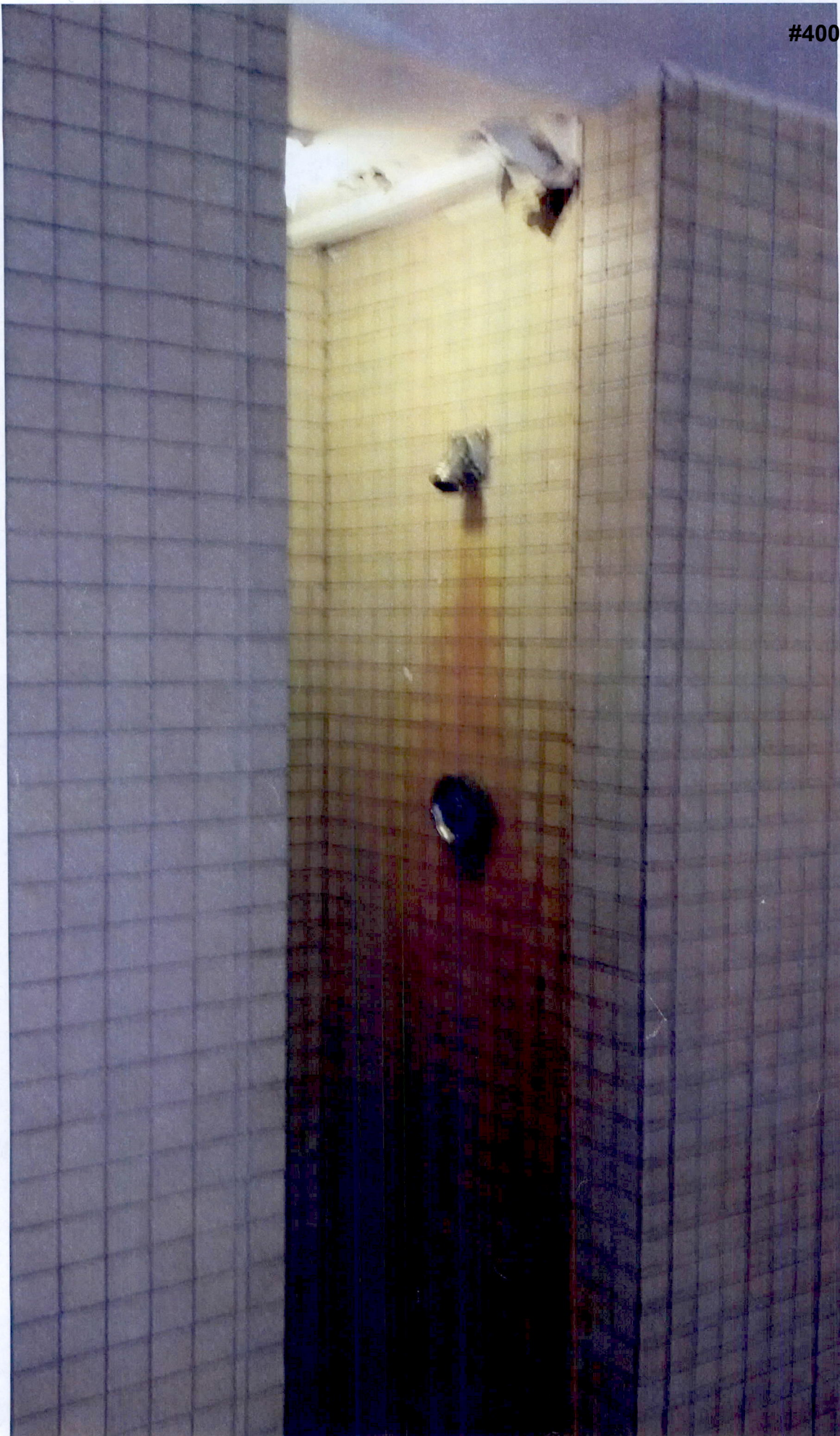


#400-12





#400-12





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## Gath Pool Finishes

	Quantity	Cost
Epoxy Floors	3200ft2	\$ 40,000.00
Partitions	16	\$ 25,000.00
Plumbing Fixtures	24	\$ 12,000.00
Demolition		\$ 20,000.00
Ceilings/Walls		\$ 20,000.00
Plumbing		\$ 15,500.00
Design		\$ 10,000.00
Contingency		\$ 7,500.00
Total		\$ 150,000.00



**Newton  
Green Community  
FY 2012 Update**

**Newton is the first-designated Green Community in the Commonwealth.**

**Newton is committed to a 20% reduction in energy consumption by end of FY2013.**

**FY08 to FY12 reduction: 24%**

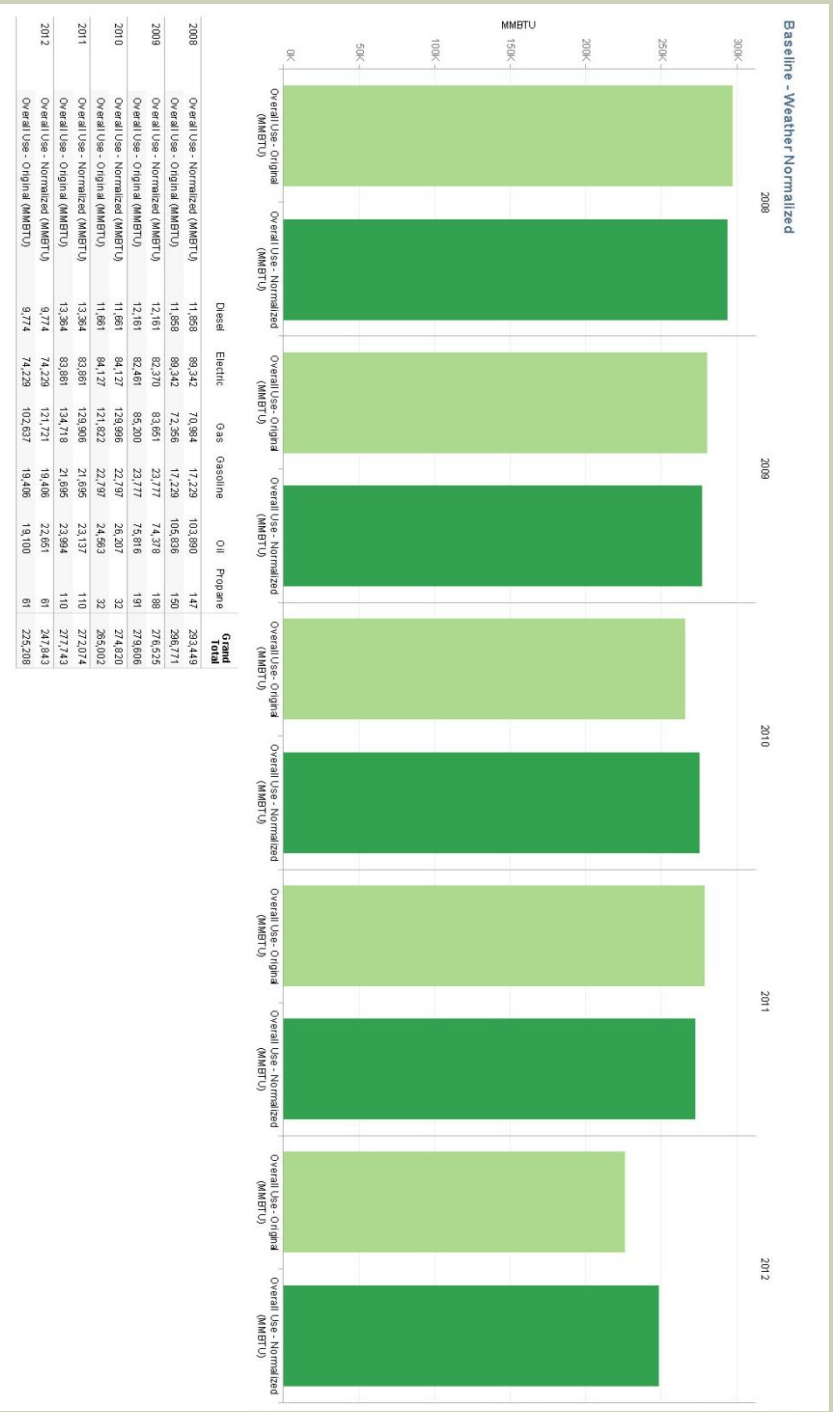
**Weather Adjusted reduction: 16%**



## Newton:

- 78 Buildings
- ~2,500,000 sq ft of conditioned space
- Annual energy consumption (FY12):
  - 22,498,000 kWh
  - 1,033,000 Therms
  - 143,000 Gallons of #2 oil
- Annual Vehicle Consumption
  - 75,851 Gallons of Diesel
  - 169,640 Gallons of Gasoline

# Newton: FY2012 reduction: Overall







# Newton: FY2012 reduction: Cost Savings

Table 2 (By Fuel) Timeline of Annual Municipal Energy Use		Savings Calculations 2008 - 2012			
Fiscal Year	Unit reduction from 2008	Unit cost	Adder		
Electric (kWh)	3,643,642	\$ 0.13		\$ 473,673.46	
Natural Gas (Therms)	-310,074	\$ 1.33		\$ (412,398.42)	
Diesel (gal)	11,004	\$ 3.41		\$ 37,569.86	
#2 Oil (gal)	588,964	\$ 3.23	\$ 0.12	\$ 1,970,211.43	
Gasoline (Gal)	13,265	\$ 3.21		\$ 42,580.65	
<b>TOTAL ENERGY CONSUMPTION</b>				<b>\$ 2,111,636.98</b>	



## What has Newton done to get here?

1. Met Green Communities requirements (Stretch Code, by right zoning, etc.)
2. ESCo Project (2 phases, 9 buildings)
3. HVAC upgrade/replacement projects
4. Oil to Gas Conversions
5. Envelope Improvement projects
6. Street light retrofit (MV to HPS in 2008)

## What is Newton doing moving forward?

1. MassSave Preferred Vendor Projects
  1. Cabot
  2. Main Library
  3. Franklin ES
  4. Underwood ES
  5. Lincoln Elliot
  6. Other
2. Street light retrofit (HPS to LED in FY14)
3. Continued HVAC/Mechanical Upgrades
  1. Mason Rice – Condensing Boilers
4. High Performance Design Standards
  1. Envelope
  2. Mechanical Systems
  3. Lighting/Electrical

# Role of CIP in Energy Conservation in Newton

#418-11

Dept	Project Title	Project Description / Justification	Est Cost in FY2014	Overall Condition Input 0: Worse to 10: Best	% Life Left as Input 0: Expired to 100: New	Weight			CONSEQUENCES OF FAILURE (IF NOT IMPLEMENTING PROGRAM) RATINGS AND WEIGHTS --0 (No Impact) to 10 (High Impact)										Risk Factor
						1			Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	Weight	
						Est. Year Installed	Est. Service Life (Yrs)	City Operations	Programs/ Services	Costs/ Savings Ratio	Codes/ Health & Safety	Property Damage	Quality of Life	Energy	Dept. Mission or Vision				
Public Buildings	Energy Efficiency / Water Conservation Upgrades to City and School Buildings	Project includes energy conservation measures at Library, Lincoln Elem, Franklin, Underwood, Cabot Schools thru NSTAR preferred vendor program.	\$ 2,000,000	3	20%		9.0	6.0	8.0	10.0	5.0	7.0	6.0	6.0	49.1				
DPW	Streetlights - Gaslight Conversion for Energy Efficiency	Convert 19 gas lights to electric lights on existing utility poles. Convert 56 gaslights to electric lights where no streetlight pole exists. Requires installation of conduit, electric meters, new foundations, new poles, and new light fixtures. <b>Payback period? break into two projects? location?</b>	\$ 234,000	4	20%		6	6	10	2	0	6	10	9	40.5				
Public Buildings	Energy Efficiency / Water Conservation Upgrades to City and School Buildings	Project includes energy conservation measures at Ward, Mason Rice Zervas, and Williams Schools thru NSTAR preferred vendor program.	\$ 1,000,000	3	20%		6	8	7	4	0	8	9	10	47.3				
Public Buildings	Energy Efficiency / Water Conservation Upgrades to City and School Buildings	Project includes energy conservation measures at Countryside, Mem Spauld and Peirce Schools and Ed Center thru NSTAR preferred vendor program.	\$ 1,000,000	3	20%		6	8	6	4	0	8	8	10	45.5				
DPW	Streetlights - Convert to Energy Efficient Fixtures (LED)	Convert 140 existing high pressure sodium Hie 9 streetlights to LED lights to reduce City's carbon footprint and annual electricity budget.	\$ 100,000	3	0%		5	4	8	4	0	5	8	10	44.4				
Schools	Newton South High School - Electrical Upgrades	Upgrades to lighting and controls	\$ 150,000	3	30%		3	5	10	2	0	3	8	10	35.1				
Schools	Peirce School - Mechanical Upgrades	Replace one 60yo boiler and associated systems. 2nd boiler and DDC conversion in future project. Remove underground tank.	\$ 240,000	3	0%		6	8	6	4	3	7	7	8	48.3				
Schools	Mason Rice School - Mechanical Upgrades	Direct Digital Controls conversion and upgrade heating distribution system.	\$ 450,000	4	40%		6	7	5	5	4	6	7	8	35.6				
Schools	Underwood School - Mechanical Upgrades	Upgrade Distribution system, controls, and remove underground tank.	\$ 525,000	4	30%		6	8	4	4	4	6	7	6	34.9				
Schools	Ward School - Mechanical Upgrades	replace second boiler and steam trap work.	\$ 300,000	3	30%		4	6	4	4	4	6	7	6	34.9				
Schools	Car School - Building Renovation	Create swing space for on-going Elem. school bldg projects. Includes system and accessibility upgrades, sprinklers, sitework, windows, and roof.	\$ 12,700,000	3	10%		6	10	8	4	8	8	6	10	55.1				