

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, JANUARY 4, 2012

**Chairman's Note:** There will be a discussion to introduce the status of a long range strategic plan to repair water and sewer infrastructure, and its integration into the five-year capital improvement plan.

**ITEMS SCHEDULED FOR DISCUSSION:**

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#380-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of four hundred eighty-five thousand dollars (\$485,000) from bonded indebtedness for the purpose of funding masonry repairs at various schools. [10/31/11 @ 2:48 PM]

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#379-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of four hundred fifty thousand dollars (\$450,000) from bonded indebtedness for the purpose of funding mechanical upgrades at various schools. [10/31/11 @ 2:48 PM]

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#378-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of three hundred fifteen thousand dollars (\$315,000) from bonded indebtedness for the purpose of funding the emergency generator upgrades at various schools. [10/31/11 @ 2:48 PM]

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#377-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of two hundred thousand dollars (\$200,000) from bonded indebtedness for the purpose of funding electrical upgrades in various schools. [10/31/11 @ 2:48 PM]

#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]

#208-08 ALD. GENTILE, SANGIOLO, SALVUCCI AND SCHNIPPER requesting a discussion on establishing a permanent Building Committee in the City of Newton. [05/16/08 @ 11:47 AM]

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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](mailto:TGuditz@newtonma.gov) or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

- #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]
- #152-06 PS&T COMMITTEE requesting discussion re Road Classification Design Types (as outlined by the Planning and Development Department) for future use as an overall management tool for the City.

**ITEMS NOT SCHEDULED FOR DISCUSSION:**

- #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]

**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 PUBLIC FACILITIES AND FINANCE COMMITTEES**

- #407-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of ninety thousand dollars (\$90,000) from bonded indebtedness for the purpose of purchasing a backhoe for the Department of Public Works. [10/31/11 @ 2:48 PM]

***Public Hearing assigned for January 18, 2012:***

- #405-11 NATIONAL GRID requesting a grant of location to install and maintain 102' ± of 4" gas main in UPLAND AVENUE from the existing 4" gas main at 193 Upland Avenue southerly to 210 Upland Avenue. (Ward 8) [11-10-11 @ 2:00 PM]

**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]
- #280-11 ALD. SALVUCCI AND LINSKY requesting an amendment to Section 26-51 of the City of Newton Ordinances, 2007 – Public way improvements constituting specific repairs, to add the following design change text to paragraph 9a): “or any adjustment of the curbing that causes an intrusion into the roadway.” [09/20/11 @ 10:38 AM]
- #239-11 ALD. ALBRIGHT, CROSSLEY & LINSKY requesting a discussion with Public Buildings Department and School Committee regarding modular classrooms that includes the, the location, the age, the condition and the number of modular classrooms. [07-12-10 @ 3:19 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]

**Public Hearing assigned for January 18, 2012:**

- #149-11(3) SOVEREIGN BANK requesting the necessary approvals for the off-site road improvements at the intersection of Washington and Crafts Streets outlined in Special Permit Board Order #149-11, Condition 6A. 11/07-11 @ 2:16 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 PUBLIC FACILITIES & FINANCE COMMITTEES**

- #89-11 FINANCE COMMITTEE recommending that **Sec. 29-72(b) Same— Assessments upon owners of estates passed by new sewers.** of the City of Newton Rev Ordinances, 2007, be amended to increase the fixed uniform rates assessed upon owners of all estates passed by new sewers to rates that more accurately represent the estimated average cost of installing such sewers. [03-07-11 @9:30 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.

#367-10(B2) – \$3,169,463 (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. 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]

#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]

#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]

#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]

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

Respectfully submitted,

Anthony J. Salvucci, Chairman



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#380-11

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(617) 796-1100

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(617) 796-1113

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E-mail  
swarren@newtonma.gov

October 31, 2011

Honorable Board of Aldermen  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

11 OCT 31 P 2:48  
CITY CLERK  
NEWTON, MA 02159

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to authorize the following appropriation and authorize a general obligation borrowing of an equal amount for the purpose of funding the FY2012 Capital Improvement Plan.

<u>Project</u>	<u>Amount</u>
Newton Public Schools – Masonry Repairs	\$485,000

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren  
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

City of Newton



Setti D. Warren  
Mayor

**PUBLIC BUILDINGS DEPARTMENT**

Stephanie Kane Gilman, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

October 31, 2011

The Honorable Setti D. Warren  
Mayor  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

RE: FY 2012 Capital Improvement Plan – Building Related Items – Newton Public Schools

Dear Mayor Warren:

The Public Buildings Department, on behalf of the Newton School Department, is requesting an appropriation in the amount of \$1,750,000 to fund the FY 2012 Capital Improvement Plan for building related items as follows:

A. Masonry Repairs @ Ward, Bigelow, Bowen, Ed Center, and Underwood	\$ 485,000
B. Mechanical Upgrades @ Mason-Rice and Lincoln-Eliot	\$ 450,000
C. Emergency Generator Upgrades @ Ed Center, Burr and Bigelow	\$ 315,000
D. Electrical Upgrades@ various schools	\$ 200,000
E. Accessibility Upgrades @ Horace-Mann and Peirce	<u>\$ 300,000</u>
	<u>\$1,750,000</u>

Should you have any questions regarding this matter, please contact my office.

Sincerely,

Stephanie Kane Gilman  
Commissioner of Public Buildings

SKG:dia

CC: Robert Rooney, Chief Operating Officer  
Maureen Lemieux, Chief Financial Officer  
David Fleishman, Superintendent of Schools  
Sandy Guryan, Assistant Superintendent of Business/Finance

**School Building Masonry Repairs \$485,000**

- **Ward School Masonry Repairs**, will address the worst areas of deteriorated brickwork that have active leaks. This is the first phase of a multi-phase masonry project. This project has been designed, and these funds will be to continue with the second phase of repairs.
- **Bowen School Masonry Repairs**, will investigated and repair general building envelope cracks at the foundation, stairs and ramps. Funding is for destructive testing in FY2012. Funding for the remediation work will be in FY2013.
- **Ed Center and Underwood School Masonry Repairs**, is for general masonry repairs to prevent further deterioration or unsafe conditions.
- **Bigelow Main Entrance Stair Design**, is for the design of a comprehensive repair to the failing stairs. This will address the drainage behind and beneath the stairs which is the root cause of the failure.

Ward: \$250,000.00(construction)

Bowen: \$25,000.00(design only)

Ed Center: \$125,000.00(design and construction)

Underwood: \$50,000.00(design and construction)

Bigelow: \$35,000.00(design and construction)

Total: \$485,000.00

These cost estimates are based on scope, square foot costs, and costs of previous similar projects. Design is assumed to make up 10% of the project cost, contingency is built in at 5%.



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MAYOR

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<u>Project</u>	<u>Amount</u>
Newton Public Schools – Mechanical Upgrades	\$450,000

Thank you for your consideration of this matter.

Very truly yours,

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## PUBLIC BUILDINGS DEPARTMENT

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D. Electrical Upgrades @ various schools	\$ 200,000
E. Accessibility Upgrades @ Horace-Mann and Peirce	<u>\$ 300,000</u>
	\$1,750,000

Should you have any questions regarding this matter, please contact my office.

Sincerely,

Stephanie Kane Gilman  
Commissioner of Public Buildings

SKG:dla

CC: Robert Rooney, Chief Operating Officer  
Maureen Lemieux, Chief Financial Officer  
David Fleishman, Superintendent of Schools  
Sandy Guryan, Assistant Superintendent of Business/Finance

**School Building Mechanical Upgrades \$450,000**

**Mason Rice** has 2 boilers that are 59 years old. They are both functional, but one of them has multiple failed sections, and needs to be replaced. This boiler room was abated previously, so there will be very minimal asbestos abatement.

Asbestos Abatement: \$1000.00  
Environmentalist: \$250.00  
Boiler: \$140,000.00  
Condensate Pumps and Tank: \$15,000.00  
Burner and Lines: \$25,000.00  
Insulation: \$15,000.00  
Design: \$18,750.00  
Contingency: \$10,000.00

Total: \$225,000.00

**Lincoln Elliot** has 2 boilers that are 46 years old. They are both functional, but one of the boilers has failed mud drums, and is leaking badly. Additionally it has become more and more unreliable over the past few years.

Asbestos Abatement: \$10,000.00  
Environmentalist: \$2000.00  
Boiler: \$136,750.00  
Condensate Pumps and Tank: \$12,500.00  
Burner and Lines: \$25,000.00  
Insulation: \$10,000.00  
Design: \$18,750.00  
Contingency: \$10,000.00

Total: \$225,000.00

These cost estimates are based on previous boiler replacement projects.



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Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to authorize the following appropriation and authorize a general obligation borrowing of an equal amount for the purpose of funding the FY2012 Capital Improvement Plan.

<u>Project</u>	<u>Amount</u>
Newton Public Schools – Emergency Generator Upgrades	\$315,000

Thank you for your consideration of this matter.

Very truly yours,

Setti D. Warren  
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



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B. Mechanical Upgrades @ Mason-Rice and Lincoln-Eliot	\$ 450,000
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E. Accessibility Upgrades @ Horace-Mann and Peirce	\$ 300,000
	<u>\$1,750,000</u>

Should you have any questions regarding this matter, please contact my office.

Sincerely,

Stephanie Kane Gilman  
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SKG:dla

CC: Robert Rooney, Chief Operating Officer  
Maureen Lemieux, Chief Financial Officer  
David Fleishman, Superintendent of Schools  
Sandy Guryan, Assistant Superintendent of Business/Finance

**Emergency generator replacement and life safety improvements \$315,000.00**

**Education Center emergency generator replacement**, is the additional funding required to complete the project. The cost estimate as provided by RDK Engineers breaks out all of the costs associated with this work. The additional cost is a result of the life safety code requirements that now need to be met due to the work being performed. The Education Center is the central hub for IT and communications for the school department, and therefore needs to have not only emergency power, but also backup power. This will allow operations to continue in the event of inclement weather or prolonged power outages. This project will replace the emergency generator and transfer switch, as well as pull in additional key loads to the emergency power system. We will also be addressing the lack of emergency lighting, and exit signs throughout the building, all of which are required by building code.

\$150,000.00

For breakdown, please see the attached cost estimate from RDK Engineers.

**Burr emergency generator replacement and life safety improvements**, is the replacement of the existing generator which is greater than 50 years old, as well as life safety improvements throughout the school.

Design: \$6,500.00

Generator and transfer switch: \$36,750.00

Exit signs and emergency lights: \$18,500.00

Contingency: \$3,250.00

Total: \$65,000.00

**Bigelow emergency generator replacement and life safety improvements**, is the replacement of the existing generator which is greater than 50 years old, as well as life safety improvements throughout the school.

Design: \$10,000.00

Generator and transfer switch: \$45,000.00

Exit signs and emergency lights: \$40,000.00

Contingency: \$5,000.00

Total: \$100,000.00

**Grand Total: \$315,000.00**

These cost estimates are based on recent similar projects.

**Electrical Upgrades at Various Schools \$200,000.00**



200 Brickstone Square | Andover, MA 01810-1488

P: 978-296-6200 | F: 978-296-6201

RDK Understands How Engineering Affects People

## CONSTRUCTION COST ESTIMATE

Project Phase: Construction		Project: Generator Upgrade		Sheet			
Trade Specification Section: 16000		Educational Center, 100 Walnut Street		1 of 1			
By: WWW Checked By: WWW		RDK Project Number: 20100320.00		Date			
				9/12/2011			
Description	Qty	Units	Material		Labor		Total
			Unit Cost	Total	Unit Cost	Total	
150 kW, 120/208/3, 4W Diesel Generator	1	ea	66,000	66,000	8100	8,100	74,100
600A, SE, 3P, Automatic Transfer Switch	1	ea	9,000	9,000	2400	2,400	11,400
600A, 120/208/3 Panelboard SD2GA	1	ea	4,200	4,200	2200	2,200	6,400
75 kVA 208/120/208 transformer	1	ea	4,900	4,900	1450	1,450	6,350
800A Circuit Breaker	1	ea	2,000	2,000	1200	1,200	3,200
Concrete Generator Pad w/ Excavation	1	ea	3,250	3,250	4700	4,700	7,950
Protective Bollards	3	ea	210	630	150	450	1,080
Underground Ductbank	25	lf	145	3,625	96	2,400	6,025
Excavation	1	lot	500	500	950	950	1,450
Bitumious Concrete Pavement	1	ft2	1,400	1,400	1250	1,250	2,650
Landscaping	1	ft2	600	600	1400	1,400	2,000
Generator Annunciator (Labor only)	1	ea	1	1	520	520	521
Emergency Battery Units	67	ea	165	11,055	130	8,710	19,765
EBU J-Boxes	67	ea	4	268	65	4,355	4,623
EBU Wiring (12/3, MC)	1,500	lf	2	2,400	18	27,000	29,400
Permits/Inspections/Fees	1	lot	500	500	500	500	1,000
Testing/Start-up	1	lot	100	100	2400	2,400	2,500
Fuel	280	gal	3	938	1	280	1,218
4" EMT	40	lf	2	63	40	1,600	1,663
3" EMT	20	lf	1	26	37	740	766
2 1/2" EMT	30	lf	1	33	34	1,020	1,053
1 1/2" EMT	80	lf	1	64	28	2,240	2,304
1" RGS	80	lf	1	80	38	3,040	3,120
#500 KCMIL	100	lf	3	290	40	4,000	4,290
#350 KCMIL	340	lf	3	935	37	12,580	13,515
#250 KCMIL	120	lf	3	300	34	4,080	4,380
#4/0 Conductors	140	lf	1	182	28	3,920	4,102
#1/0 Conductors	30	lf	1	30	26	780	810
#2 Conductors	250	lf	1	188	15	3,750	3,938
#8 Conductors	250	lf	1	135	10	2,500	2,635
#10 Conductors	130	lf	0	16	10	1,300	1,316
#12 Conductors	520	lf	0	42	10	5,200	5,242
				0		0	0
				0		0	0
<b>Subtotal</b>				\$ 113,750		\$ 117,015	\$ 230,765
<b>10% Overhead</b>							\$ 23,076
<b>Subtotal</b>							\$ 253,841
<b>10% Profit</b>							\$ 25,384
<b>Subtotal</b>							\$ 279,225
<b>10% Contingency</b>							\$ 27,923
<b>TOTAL</b>							<b>\$ 307,148</b>



SETTI D. WARREN  
MAYOR

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Office of the Mayor

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October 31, 2011

Honorable Board of Aldermen  
Newton City Hall  
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Newton, MA 02459

11 OCT 31 P 2:48  
CITY CLERK  
NEWTON, MA 02159

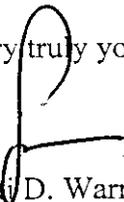
Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to authorize the following appropriation and authorize a general obligation borrowing of an equal amount for the purpose of funding the FY2012 Capital Improvement Plan.

<u>Project</u>	<u>Amount</u>
Newton Public Schools – Electrical Upgrades	\$200,000

Thank you for your consideration of this matter.

Very truly yours,

  
Setti D. Warren  
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

City of Newton



Setti D. Warren  
Mayor

PUBLIC BUILDINGS DEPARTMENT

Stephanie Kane Gilman, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

October 31, 2011

The Honorable Setti D. Warren  
Mayor  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

RE: FY 2012 Capital Improvement Plan – Building Related Items – Newton Public Schools

Dear Mayor Warren:

The Public Buildings Department, on behalf of the Newton School Department, is requesting an appropriation in the amount of \$1,750,000 to fund the FY 2012 Capital Improvement Plan for building related items as follows:

A. Masonry Repairs @ Ward, Bigelow, Bowen, Ed Center, and Underwood	\$ 485,000
B. Mechanical Upgrades @ Mason-Rice and Lincoln-Eliot	\$ 450,000
C. Emergency Generator Upgrades @ Ed Center, Burr and Bigelow	\$ 315,000
D. Electrical Upgrades@ various schools	\$ 200,000
E. Accessibility Upgrades @ Horace-Mann and Peirce	<u>\$ 300,000</u>
	<u>\$1,750,000</u>

Should you have any questions regarding this matter, please contact my office.

Sincerely,

Stephanie Kane Gilman  
Commissioner of Public Buildings

SKG:dia

CC: Robert Rooney, Chief Operating Officer  
Maureen Lemieux, Chief Financial Officer  
David Fleishman, Superintendent of Schools  
Sandy Guryan, Assistant Superintendent of Business/Finance

**Electrical Upgrades at Various Schools \$200,000.00**

**Countryside Electrical Upgrades**, this project will replace failing electrical panels, junction boxes, and other outdated electrical components. This will also seal the penetrations where water is entering and leading to detrimental conditions.

**Memorial Spaulding Electrical Upgrades**, this project will replace failing electrical panels, junction boxes, and other outdated electrical components.

**Franklin Electrical Upgrades**, this project will replace failing electrical panels, junction boxes, and other outdated electrical components. We will also address load imbalances which may include an electrical service upgrade.

Countryside: \$70,000.00

Memorial Spaulding: \$40,000.00

Franklin: \$70,000.00

Design: \$20,000.00

Total: \$200,000.00

These cost estimates are based on previous electrical upgrades and known issues at each school. In many cases this work will be replacing existing equipment, therefore design may be minimal. Additionally this work is widespread, but relatively small, so we may utilize our electrical service contractor for some of this work.

Ald. Lappin asked if the current easement is oversized. Mr. Taverna responded that the typical easement is 20' wide and this easement is 45' in width at its widest point. Mr. Taverna reminded the Committee that the Board needs to set a minimum amount to be paid for the portion of the easement to be abandoned. Ald. Mansfield asked if the abandonment of a portion of the easement would increase the property value. Mr. Fineberg stated that there would be no financial gain, as the easement will still run through the property.

Ald. Lappin moved approval of the item with a set price of \$0, as the portion of the easement has no current or future value to the City. The Committee voted unanimously in favor of the motion.

#152-06      PS&T COMMITTEE requesting discussion re Road Classification Design Types (as outlined by the Planning and Development Department) for future use as an overall management tool for the City.

**ACTION:**      **HELD 7-0**

**NOTE:**      David Koses presented the item to the Committee and provided the attached roadway classification guide and map. The roadways are being classified by design types, which consist of boulevards, parkways, scenic roads, village center roads, major business area roads, business park roads and standard roads. The classification recognizes that different roads go through different land pieces and have different characteristics. The road classification is part of the Comprehensive Plan and is an early action item. The Comprehensive Plan Advisory Committee is looking for approval of the idea of having design types for the roadways from the Board.

The road classifications will be used as a design tool for the City. He used village center roads as an example to illustrate how useful the design classification could be during road reconstruction. He explained that classification could be used to determine the type of design for the village center roads by defining the types of sidewalks, size of sidewalks, crosswalks and materials to be used during that type of reconstruction to demonstrate that village centers are unique places with distinct characteristics. The classifications are based on what the Board wants to use it for and there are no specific design expectations at this point.

Ald. Yates questioned why the roadway classification is being proposed without the rest of the Comprehensive Plan. Mr. Koses responded that there are specific portions of the plan that are called out for early action. It seems that there are pieces of the plan that can be approved in advance of the whole plan being approved. The roadway classification piece is not contingent upon approval of the whole plan. Ald. Weisbuch asked if other communities were doing this type of roadway classification. Mr. Koses explained that every community has a functional road classification but the design classification is unique to Newton. However, there might be other communities that define their roads in different ways besides functional classification. Ald. Albright thought that the design classification is a great planning tool for the City. It can be used in road construction, sidewalk construction, street lighting, street design, etc...It would be a tool that can be used for determining the design of future road projects.

Ald. Mansfield felt that it was a good thing to have as a planning tool but he is a little nervous that as the City does not know exactly how it will be used and if it is adopted it needs to be carefully thought out. In particular, he is concerned about the village center roads portion. He feels that when classifying roads, the City better be sure that the roads are homogeneous within their classification. He is not sure that the roads listed in the current guide meet those criteria. Mr. Koses stated that none of the roadway classifications are written in stone and can be changed if there is a reason to change something from one category to another. It is his hope that the Committee can come to some sort of consensus that this is a good starting point. He is aware that some roadways may need to be added or changed. Ald. Lappin requested a map displaying the street names. Mr. Koses will post a map with zoom capability on the Planning Department's website. Ald. Yates likes the concept but is troubled by the classifications. He does not agree with all of the classifications and is not sure how it was determined which streets were village center roads and which were not. It appears that some roads that are categorized as village roads have large gaps between blocks. Mr. Koses explained that if a portion of street is located within a certain area of a village center that portion is classified as a village center road.

Ald. Albright asked if it is a problem that pieces of streets are classified as one thing and other portions as another. It seems that if you are going to use the classification to determine how the street is reconstructed it will create one look on one section of a roadway and another on a different portion. David Koses explained that the whole point is to protect the village centers and make them feel different. It is only meant to be a tool, which can be adjusted. Ald. Mansfield sat on the Comprehensive Plan Advisory Committee and felt that one of the goals was to better define the village centers by defining the design characteristics of the streets. Ald. Mansfield felt that Aldermanic input on how streets are classified would be useful. Ald. Mansfield felt that the item should be held in order to allow Committee members to give input to Mr. Koses. Ald. Salvucci pointed out that any change to the streets would need to come before the Committee. Ald. Lappin suggested that the classification might be useful in defining certain areas of the City. Ald. Mansfield moved hold on the item, which carried unanimously.

#386-05 ALD. SAMUELSON requesting an ordinance to require Board of Aldermen approval through the Traffic Council of new crosswalk locations. ***TRAFFIC COUNCIL APPROVED 4-0 ON 2-16-06; Committed to PS&T for review of draft crosswalk policy; PS&T APPROVED POLICY 6-0 (Linsky, Harney not voting) on 3/22/06; postponed on 4/3/06 to date certain of 5/1/06; postponed on 5/1/06 to 5/15/06; postponed on 5/15/06 to date certain of 6/19/06; postponed on 7/10/06 to date certain of 8/14/06; referred to Public Facilities Committee on 8/14/06.***

**ACTION: APPROVED AS AMENDED 7-0**

**NOTE:** Candace Havens was present for the discussion of this item. The docket item was originally a request for an ordinance to require Board approval of crosswalk locations through the Traffic Council. However, during discussion in the Traffic Council it was decided that a formal policy for crosswalks would be more appropriate than an ordinance. The Public Safety & Transportation Committee approved the draft policy and the full Board referred the policy to Public Facilities. The Public Facilities discussed and held the item on November 8, 2006, (report attached) in order for the people involved with the draft policy to reach consensus on the