

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, FEBRUARY 8, 2012

Room 209  
8 PM

**ITEMS SCHEDULED FOR DISCUSSION:**

*The below item will be discussed jointly with the Programs & Services Committee:*

**REFERRED TO PROG & SERV, PUB FACIL AND FINANCE COMMITTEES**

- #40-12      HIS HONOR THE MAYOR requesting the vote of the Board of Aldermen to complement by RESOLUTION the vote of the School Committee to transfer the sum of seven hundred fifty thousand dollars (\$750,000) from health insurance savings to the Angier School Building Fund to fund the costs of a feasibility study of the Angier Elementary School. [01/30/12 @ 4:30 PM]
- #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]

**CHARIMAN'S NOTE: The Committee will review the below docket items:**

- #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]
- #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]

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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.

#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]

#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]

- #253-07 ALD. LINSKY ALBRIGHT, JOHNSON, HARNEY, SANGIOLO, SALVUCCI, MANSFIELD, BURG, SCHNIFFER 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.

- #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:**

**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]

#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]

**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]

#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]

#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  
Office of the Mayor

Telephone  
(617) 796-1100

Telefax  
(617) 796-1113

TDD  
(617) 796-1089

E-mail  
[swarren@newtonma.gov](mailto:swarren@newtonma.gov)

SETTI D. WARREN  
MAYOR

January 30, 2012

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

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to concur with the anticipated vote of the Newton Public School Committee to transfer the sum of \$750,000 from Health Insurance Savings to the Angier School Building Fund to fund the costs of a feasibility study of the Angier Elementary School.

As you know, the Massachusetts School Buildings Authority (MSBA) invited the Newton Public Schools to participate in the initial stage of the grant process, the Eligibility Period, based on need and urgency as expressed by the city and validated by the MSBA. With this first step, Newton and the MSBA will now work together, in a collaborative process, to provide required information, and then if invited, through 8 formalized steps until conclusion of the Angier School repair/replacement. Angier School is Newton's #1 priority school for major renovation or replacement as listed on the Capital Improvement Program.

As many of you also know, the City of Newton has enjoyed very favorable actual cost of Health Insurance Claims this year. Consequently, I intend to implement a "Health Insurance Premium Holiday" for a two week period this spring. This Premium Holiday will generate approximately \$1 million in savings for the Newton Public Schools.

It is my expectation that the School Committee will vote to transfer \$750,000 of this savings to fund the feasibility study of the Angier School. With that expectation, I respectfully request that the Honorable Board of Aldermen concur contingent on the School Committee's actions.

Thank you for your consideration of this matter.

Very Truly Yours,

Setti D. Warren  
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.ci.newton.ma.us](http://www.ci.newton.ma.us)

DEDICATED TO COMMUNITY EXCELLENCE

City of Newton



## 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

Setti D. Warren  
Mayor

30 January 2012

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

RE: Angier Elementary School Project; 1697 Beacon Street; Newton, MA

SUBJECT: Request for Approval of Feasibility Study and Schematic Design Funds for the Angier Elementary School Project

Dear Mayor Warren:

On 25 January 2012 the Massachusetts School Building Authority (MSBA) voted at its Board of Director's meeting to formally invite the City of Newton School District to participate in the MSBA grant program to address the facility needs at the Angier Elementary School.

The MSBA grant program for school building construction and renovation projects is a non-entitlement competitive program. The MSBA Board of Directors' vote further validates the need and urgency to address the serious issues at the Angier Elementary School as expressed by the Newton School Committee in its letter of interest submitted to the MSBA in early January 2012

The MSBA's invitation initiates the grant program process. The Newton School Committee and the MSBA work together in a collaborative manner through the 8 formalized steps required under the MSBA program which include:

1. Completion of Program Pre-Requisites and Feasibility Study Agreement.
2. Formation of a Project Team.
3. Feasibility Study.
4. Schematic Design.
5. Budget and Funding Agreements.
6. Design Development, Construction Documents, and Bidding.
7. Construction Administration.
8. Project Close-Out.

In order to comply with the Program Pre-Requisites, the Newton School Committee must submit to the MSBA the City's approval to fund the Feasibility Study. The intent is to complete and submit program pre-requisite information and the City's approval to fund the feasibility study by 1 March, 2012 with the expectation that the MSBA Board of Director's will vote to invite the City to participate in the feasibility study.

Although the specific fee for the feasibility study and schematic design will not be known until such time that a designer is selected and the contract for services is negotiated, the anticipated cost of the Feasibility Study for Angier Elementary School is \$750,000.00. Accordingly, the Public Buildings Department is requesting an appropriation of this amount. The MSBA requires a specific form of vote for the feasibility study and the Law Department is currently preparing the funding board order for review by the MSBA.

Request for Feasibility Study Funds  
Angier Elementary School  
30 January 2012  
Page 2

The attached cost breakdown identifies the anticipated services and estimated budget costs for the feasibility study and associated schematic design. The cost is based on a review of the OPM, Designer and related costs provided on the MSBA web site for recent elementary school projects of comparable building size; and anticipated other services which may be required for the Angier School.

Please do not hesitate to contact me should you have any questions regarding the request for design funds.  
Sincerely,



Stephanie Kane Gilman,  
Commissioner of Public Buildings

CC: Robert Rooney, Chief Operating Officer  
Maureen Lemieux, Chief Financial Officer  
Dr. David Fleishman, School Superintendent  
Sandy Guryan, Deputy Superintendent/Chief Administrative Officer



# ANGIER ELEMENTARY SCHOOL PROJECT

## REQUEST FOR FEASIBILITY AND SCHEMATIC DESIGN FUNDS

3 February 2012

### **Angier School Project Overview**

The Angier Elementary School is the City of Newton's number one priority school requiring major renovation or replacement as identified in the City's Capital Improvements Plan. The need to renovate or replace this facility has been further confirmed by the Massachusetts State Building Authority's ranking of this facility along with the evaluation provided by HMFH Architect's "Newton Schools Long-Range Facilities Master Plan" update of November 2011.

The Angier Elementary School is over 90 years old with original building systems in poor condition. Some mechanical systems are inoperable or not working as intended, resulting in areas over-heating while others have very limited heating. Plumbing is original and beyond useful life, and the number of toilet fixtures is inadequate. Electrical, lighting and emergency systems are also inadequate by today's standards. In addition to aging building systems, storm water drainage is inadequate resulting in periodic flooding of the courtyard and gymnasium requiring excessive repair cycles. In addition the building does not meet current accessibility requirements.

The School is approximately 51,000 S.F. in size with a current enrollment of 395 students, and an average class room size of approximately 600 S.F. As indicated in the HMFH study the school's enrollment is projected to increase to some 435 students for the 2016-2017 school year. In order to meet the school's growing demand and comply with MSBA guidelines for elementary school space needs, which include class room sizes of approximately 900 S.F., the renovated or replacement Angier School is expected to be approximately 73,000 S.F.

### **Angier School Projected Construction, Feasibility Study and Schematic Design Costs**

Based on this programmatic information and a review of the cost figures in the tables provided on the MSBA website for Owner's Project Manager (OPM), Designer, fees and other professional services costs; and Estimated Construction and Total Project Budget Cost Data at Schematic Design; the following costs are projected for the Angier Elementary School Project if new construction is recommended by the feasibility study. This budget assumes that the project will be developed through the MSBA school building program. The projected costs will be further refined through the process as the Owner's Project Manager (OPM), and Designer are selected and the study and design work is developed.

**PROJECTED CONSTRUCTION COSTS EXTRACTED FROM MSBA DATA\***

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Preferred schematic solution to either renovate and add to the existing facility, or to provide a newly constructed facility shall be determined through the feasibility study. Costs provided are based on new construction.

**Total Gross Building Area**            ±73,000 S.F.            Based on Long-Range Facilities Master Plan, 2011.

**Projected Construction Cost**    ± \$ 25,000,000        Projected construction cost at ± \$300/S.F. escalation 3% per year to mid-point of construction (2015)

**FEASIBILITY STUDY AND SCHEMATIC DESIGN BUDGET FEES EXTRACTED FROM MSBA DATA\***

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**Projected Fees**                            ± \$750,000            Feasibility Study costs for professional services and expenses extracted from MSBA tables at approx. 3.0% of projected construction cost.

**Projected Services**

Owner's Project Manager (OPM), Designer, Other Professional Services, Testing, and Surveys e.g. Traffic, Civil Geotechnical, Environmental, Historic consulting; Hazardous Materials and Land Surveys; and Expenses.

OPM and Designer services are required by MSBA. Other specific professional services, testing and surveys for project to be determined as part of designer selection process.

\* Refer to MSBA Tables: Estimated Construction and Total Project Budget Cost Data at Schematic Design; and Designer and OPM FEES found at:

[http://www.massschoolbuildings.org/sites/default/files/edit-contentfile/Build%20With%20Us/Buidling%20with%20Us%20homepage/Designer\\_OPM\\_Fees\\_9\\_30\\_11.pdf](http://www.massschoolbuildings.org/sites/default/files/edit-contentfile/Build%20With%20Us/Buidling%20with%20Us%20homepage/Designer_OPM_Fees_9_30_11.pdf)

[http://www.massschoolbuildings.org/sites/default/files/edit-contentfile/Build%20With%20Us/Buidling%20with%20Us%20homepage/Est\\_Const\\_Total\\_Proj\\_Budget\\_9\\_30\\_11.pdf](http://www.massschoolbuildings.org/sites/default/files/edit-contentfile/Build%20With%20Us/Buidling%20with%20Us%20homepage/Est_Const_Total_Proj_Budget_9_30_11.pdf)



# Massachusetts School Building Authority

Steven Grossman  
*Chairman, State Treasurer*

John K. McCarthy  
*Interim Executive Director*

January 25, 2012

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

Re: Newton Public Schools, A.E. Angier Elementary School

Dear Mayor Warren:

I am pleased to report that the Massachusetts School Building Authority (“the MSBA”) Board of Directors voted to invite the Statement of Interest for the A.E. Angier Elementary School in the City of Newton (the “District”) into the MSBA’s Eligibility Period. The new, 270-day Eligibility Period formalizes and streamlines the beginning of the MSBA’s grant approval process and benefits the District by providing a definitive schedule for the completion of preliminary requirements, assisting with the determination of financial and community readiness, and identifying needs for planning and budgeting. Successful completion of all activities in the Eligibility Period will allow the District to be eligible for an MSBA invitation to Feasibility Study.

Invitation into the Eligibility Period is *not* an invitation to Feasibility Study. Moving forward in the MSBA’s process requires collaboration with the MSBA, and an invitation to Feasibility Study will require a further vote of the MSBA Board of Directors. Communities that “get ahead” of the MSBA without MSBA approval will not be eligible for grant funding. To qualify for any funding from the MSBA, local communities must follow the MSBA’s statute and regulations, which require MSBA collaboration and approval at each step of the process.

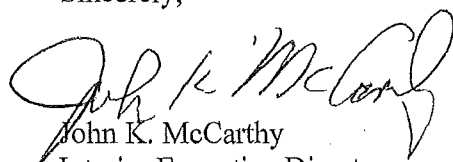
The District’s Eligibility Period will commence on February 9, 2012 and conclude on November 5, 2012. During this time, the District must complete the preliminary requirements in accordance with the schedule on Attachment A. The ability of the District to complete the preliminary requirements within the 270-day period does not guarantee an invitation into the MSBA Capital Pipeline. However, if the District cannot complete the preliminary requirements within the 270-day Eligibility Period, the MSBA will require the District to withdraw its SOI, and the District will have to re-file an SOI during the next open SOI filing period and/or when the District has the financial and community support required.

Page 2  
January 25, 2012  
Newton Letter

If the District has any concerns about meeting any of the deadlines set forth in Attachment A, please notify the MSBA in writing by February 9, 2012. If you have questions or would like additional information regarding the Eligibility Period, please refer to our website <http://www.massschoolbuildings.org/building/prerequisites> and/or contact Kathryn DeCristofaro (Katie.DeCristofaro@massschoolbuildings.org).

I look forward to continuing to work with you throughout the MSBA's grant program process. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

Sincerely,



John K. McCarthy  
Interim Executive Director

Cc: Senator Cynthia Stone Creem  
Representative Ruth Balser  
Representative Kay Khan  
Representative John Lawn  
Scott F. Lennon, President, Newton Board of Alderman  
Claire Sokoloff, Chair, Newton School Committee  
Dr. David A. Fleishman, Superintendent, Newton Public Schools  
File: Letters 10.2 (Region 4)

(BO #)

CITY OF NEWTON  
IN BOARD OF ALDERMEN

(Date)

RESOLVED:

That the City support the vote of the Newton School Committee to spend the amount of Seven Hundred and Fifty Thousand and no/100ths (\$750,000.00) Dollars for the purpose of paying the costs of a Feasibility Study of A.E. Angier Elementary School, 1697 Beacon Street, Waban, MA 02468, including the payment of all costs incidental or related thereto, and for which the City may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended by the City under the direction of the Commissioner of Public Buildings. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the City incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City.

Under Suspension of Rules  
Readings Waived and Adopted

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date: \_\_\_\_\_

**ENCL C**