

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, MAY 23, 2012

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

Absent: Ald. Danberg

Also present: Ald. Rice

City officials present: Clint Schuckel (Transportation Director, Department of Public Works), Josh Morse (Director of Operations; Building Department) and Robert Rooney (Chief Operations Officer)

Appointment by His Honor the Mayor

#150-12 JAMES POWERS, 11 Star Road, West Newton, appointed as a member of the DESIGNER SELECTION COMMITTEE for a term of office to expire on December 31, 2013. (60 days 7/21/12) [04-30-12 @ 5:07 PM]

ACTION: **APPROVED 4-0 (Gentile, Laredo, Lennon not voting)**

NOTE: James Powers joined the Committee for the discussion of his appointment to the Designer Selection Committee. Mr. Powers' resume was attached to the agenda. Mr. Powers is a retired Civil Engineer, who has worked all over the United States and on several international projects. Mr. Powers retired eight years ago from the position of Assistant Director of Capital Engineering and Construction at the Massachusetts Water Resources Authority. He now has the time to volunteer and is very interested in serving on the Designer Selection Committee. Mr. Powers' expertise in evaluating architects and engineers will benefit the Designer Selection Committee.

Chief Operating Officer Robert Rooney pointed out that up until this point the Designer Selection Committee's membership consisted of architects and that the addition of engineers to the Committee will add a different aspect to the evaluation of potential project designers. With that, Ald. Lappin moved approval of the appointment, which carried unanimously. The Committee thanked Mr. Powers for his willingness to serve on the Designer Selection Committee.

Appointment by His Honor the Mayor

#151-12 BENJAMIN TUCKER, 12 Nathan Road, Newton Centre, appointed as a member of the DESIGNER SELECTION COMMITTEE for a term of office to expire on December 31, 2013. (60 days 7/21/12) [04-30-12 @ 5:07 PM]

ACTION: **APPROVED 4-0 (Gentile, Laredo, Lennon not voting)**

NOTE: Ben Tucker is a construction professional with extensive experience with the development, design, management, and construction process for large-scale real estate development projects. Mr. Tucker is employed as the Director of Building Performance and Renewable Energy Services at Chapman Construction/Design. The company specializes in sustainable construction management and consulting services. In addition, Mr. Tucker is a member of the Newton High Performance Building Coalition. He would like to use his expertise

in construction to provide useful insight as a member of the City's Designer Selection Committee.

The Committee was appreciative that Mr. Tucker would bring a different perspective to the Designer Selection Committee. Ald. Albright moved approval, which carried unanimously. The Committee thanked Mr. Tucker for volunteering his knowledge and time to be a member of the Designer Selection Committee.

#152-12 ALD. RICE DANBERG, BLAZER & SCHWARTZ requesting the City of Newton name the expanded sidewalk in front of 4 Hartford Street at the corner of Lincoln Street in Newton Highlands as *Rodney Barker Square* to recognize Rodney Barker's decades of public service to Newton Highlands. [05/14/12 @ 3:22 PM]

ACTION: **APPROVED 7-0**

NOTE: Ald. Rice presented the request to name the corner of Lincoln and Harford Streets in Newton Highlands Rodney Baker Square. Mr. Barker is a 50-year resident of Newton Highlands and has spent many of those years dedicating himself to community service. Mr. Barker helped establish the Newton Highlands Neighborhood Council. He also served on the Board of Aldermen and School Committee. Mr. Barker continues to serve on the City's Historical Commission and recently rejoined the Newton Highlands Area Council. The attached letter highlights Mr. Barker's many services to the community.

The members of the Newton Highlands Neighborhood Area Council and the members of the Hyde Community Center Board would like to honor Mr. Barker at the Highlands Village Day on June 10, 2012 by proclaiming the corner of Lincoln and Harford Streets as Rodney Barker Square. There are currently three benches and a tree located at the intersection and the Hyde Community Center will fund the installation of the sign. Ald. Rice will work with the Commissioner of Public Works on the size and appearance of the sign.

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

#153-12 COMMISSIONER OF PUBLIC WORKS requesting that the Board of Aldermen approve the City's acquisition of a public way easement from Boston College. The parcel of land is 12.1' x 8.2' or 100 square feet in area and will be used to place a traffic signal. [05/14/12 @ 4:05 PM]

ACTION: **APPROVED 7-0**

NOTE: Boston College is requesting that the City accept a permanent easement of 100 square feet from the College for a pedestrian signal. The funding for the new signal is being provided by Boston College but the City will own the signal once it is installed. The estimated cost of the signal is over \$120,000. The new signal will be a located at an existing crosswalk on Beacon Street near McGuinn Hall and will be pedestrian activated warning light. The light is expected to be installed and operating by September 2012.

Ald. Gentile moved approval, which carried by a vote of seven in favor and none opposed. The Committee thanked the Boston College representatives for the easement and new signal.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#114-12 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of three hundred thousand dollars (\$300,000) from bonded indebtedness for the purpose of funding Phase I of a multi-phase project for energy efficiency upgrades at multiple buildings. [04-09-12 @ 7:04 PM]

ACTION: **HELD 7-0**

NOTE: The request is for \$300,000 to fund the first phase of a multi-phase project for energy efficiency upgrades at various city buildings. The Administration would like the Committee to hold the item, as the School Committee has not had an opportunity to review the request. In addition, the Administration would like to investigate the possibility of adding a few more buildings into the first phase of the project to create greater economy of scale. The project will include the Cabot, Underwood, and Franklin Elementary Schools, City Hall, Library, and the Education Center. The first phase of the projects will likely address the upgrades at the schools.

The City was using NORESKO, an energy service company, for energy improvements at city buildings. The City has decided to use NStar's Preferred Vendor Program instead of NORESKO to provide the remaining energy efficiency upgrades at several schools and municipal buildings. The estimated cost of the project is \$1,500,000 compared to the NORESKO quote of approximately \$5.8 million for the remaining buildings. The Preferred Vendor Program offers the City comprehensive work and allows the City additional oversight over projects. The Preferred Vendor Program projects will have a payback of 10 years with a goal of payback within an 8-year period. However, in the case of the Cabot Elementary School the payback on any upgrade will have a payback of 5 years or less, as it is scheduled for major renovations in the near future.

By using the NStar Preferred Vendor Program, the City will make strides in meeting its commitment as a "Green Community" to reduce energy consumption by 20% over a five-year period. The program will also give the City the opportunity to begin to address its backlog of building maintenance at the same time as the energy upgrades are taking place. The Public Buildings Department plans on addressing the largest buildings first and moving systematically downward until all buildings are upgraded. It is expected that the program will move at a completion rate of 1 to 2 buildings every three months. The savings generated from the energy efficiency upgrades should result in an almost cost neutral project.

The Committee requested further detail on the Preferred Vendor Program, in particular how the program works. Director of Operations Josh Morse agreed to provide the information before the next discussion of the item. With that, Ald. Crossley moved hold, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#112-12 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two hundred fifty thousand dollars (\$250,000) from bonded indebtedness for the purpose of funding the design and construction of mechanical upgrades at the Burr Elementary School. [04-09-12 @ 7:04 PM]

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

NOTE: The item is a request for funds to replace the heating control system and associated equipment at the Burr Elementary School. The current pneumatic heating control system at the Burr Elementary School has failed. The system is 45-years old, which is 20-years past its useful life. The failure has resulted in overheating in the classroom spaces, multiple thermostat replacements, and wasted energy. The replacement of this system is included in the Fiscal Year 2013 Capital Improvement Plan. The funds will be used to purchase a new digital heating control heating system, which will reduce energy consumption, improve operational efficiency, and the quality of life for students and teachers at the Burr Elementary School. The new system is expected to be in place for next winter. The estimated cost of the project includes design services and a 5% contingency. Josh Morse of the Public Buildings Department is comfortable with the estimate, as he has overseen similar projects and is aware of the current costs for this type of replacement. Ald. Gentile moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#111-12 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of sixty thousand dollars (\$60,000) from bonded indebtedness for the purpose of funding the repair of masonry and related surfaces at the Bowen Elementary School. [04-09-12 @ 3:40 PM]

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

NOTE: The Board of Aldermen previously approved \$25,000 for design services for the masonry at the Bowen Elementary School. At this point, the Public Buildings Department has used \$9,200 of the design funds and does not expect to use any more of those funds. The design services were necessary to determine the extent of damaged masonry at the school.

The \$60,000 will fund the cost of the replacement of the chimney, repair of cracks in an exterior stairwell located in the rear of the building and the repair window wells located near the stairwell. The masonry work is critical, as it will stop water infiltration into the building. The project is listed as high priority item in the Fiscal Year 2013 Capital Improvement Plan. Ald. Lappin moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#110-12 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of two hundred fifty thousand dollars (\$250,000) from bonded indebtedness for the purpose of upgrading mechanical systems at Lincoln-Eliot elementary School. . [04-09-12 @ 3:40 PM]

ACTION: **APPROVED 7-0**

NOTE: The Public Buildings Department is requesting funding to replace the mechanical systems at the Lincoln-Eliot Elementary School. The project is part of the Fiscal Year 2013 Capital Improvement Plan. The estimated cost of the project is \$250,000, which will fund the replacement of the unit ventilators and the repair of the pumps, valves, and control devices associated with the heat distribution system.

The current heating distribution system is failing and it has reached the point where the Public Buildings Department is no longer able to repair parts of the system. The univents are past their useful life, fail on a regular basis, and need replacement. The univents are also very noisy and disrupt learning. Classrooms have been moved because of failed equipment and noise from univents. A new heat distribution system will improve the climate in the school and improve the learning environment. In addition, the new system will be more efficient and reliable.

The Committee appreciated the need to replace the system but was concerned that the replacement may require hazardous material removal. Director of Operations Josh Morse explained that there is a small opportunity to run across asbestos around the ten valves related to the system. However, the cost of asbestos removal has been factored into the estimate.

Ald. Lappin moved approval, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#161-12 **HIS HONOR THE MAYOR** requesting authorization to transfer the sum of one hundred forty-eight thousand four hundred eighty one dollars (\$148,481) from the Energy Stabilization Account to fund the energy audit conducted by NORESKO. [05/14/12 @4:05 PM]

ACTION: **APPROVED 7-0**

NOTE: This is a request for funds to pay for the energy audit performed by NORESKO. NORESKO performed energy audits of 40 City buildings as part of a contract with the City of Newton. The City has decided that it will not be using NORESKO to implement the energy improvements determined by the energy audit. As stipulated in the contract, the City must compensate NORESKO for the energy audit if NORESKO does not implement the energy improvements. The cost of the energy audit is \$148,481.

The NORESKO energy audit is a useful document, as it provides a wealth of information to the City by quantifying all the energy related equipment in each of the forty buildings audited. The information contained in the audit will help streamline the implementation of the NStar Preferred Vendor Program. The NStar Preferred Vendor contractors will not have to perform full energy audits on the buildings before beginning work, which will result in time and cost savings.

Ald. Crossley moved approval, which carried by a vote of seven in favor and none opposed.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#109-12 **HIS HONOR THE MAYOR** requesting authorization to appropriate the sum of ninety thousand dollars (\$90,000) from bonded indebtedness for the purpose of repairing and replacing windows at Fire Station #4. [04-09-12 @ 3:40]

ACTION: **APPROVED 7-0**

NOTE: The above item is a request for an appropriation of funds to replace and repair windows at Fire Station #4 (Crafts Street). All of the windows in the station were replaced four to six years ago prior to the renovation of the station. Since the installation of the windows, nine of the windows on the north side of the station leak during rain events causing interior damage.

The Public Buildings Department hired Thompson & Lichtner to determine the cause of the leaking windows. Thompson & Lichtner provided a report detailing the causes of the leaks and suggested remedies for the leaks. The report attributes the leaking to three sources. The two greatest causes are improper installation of the windows and manufacturing defects in the windows. A small portion of the leaking can be attributed to masonry defects, which have since been resolved.

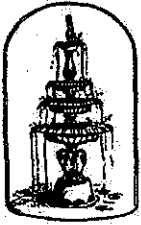
The Public Buildings Department would like to replace the nine windows in the back of the station and repair twelve other windows at the station. The replacement and repair will ensure that there is no further damage to the interior of the station because of water infiltration from the windows. The requested funds also include money for repair of the interior areas that were damaged by the water.

The Public Buildings Department is working with the Law Department to pursue legal claims against the manufacturer and window installer. The Public Buildings Department will document all costs associated with the repair/replacement project but it is necessary to resolve the window issues before further damage is done to the interior of the station.

With that, Ald. Lappin moved approval of the item, which carried unanimously. The Committee asked that the Public Buildings Department keep the Committee informed regarding the legal proceedings related to the windows.

Respectfully submitted,

Anthony J. Salvucci, Chairman



Newton Highlands Neighborhood Area Council

Memorandum

Public Facilities Committee
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

May 23, 2012

Re Item 152-12: Naming of Rodney Barker Square in Newton Highlands

Dear Aldermen Blazar, Danberg, and Rice – and respected members of the Public Facilities Committee,

The Newton Highlands Neighborhood Area Council strongly supports and endorses the naming and dedication of Rodney Barker Square in on the corner of Lincoln and Hartford Street in Newton Highlands.

It is indeed rare and uncommon for a single individual to bring as much good to a community as Mr. Rodney Barker. As a resident of Newton Highlands for close to 50 years, Mr. Barker was instrumental in forming and serving on the first Newton Highlands Neighborhood area Council in the mid-1970s. At that time, our village was under stress from changing demographics and customer orientation and many businesses were shuttering their doors. During those years, dedicated citizens led efforts to revitalize the village center. Among those efforts, a pleasant pedestrian plaza was constructed at the corner of Lincoln Street and Hartford Street using Community Development Block Grant funding. What was once a simple intersection became a focal point in the village, with shady trees and ample room for gatherings and chance encounters.

Subsequently, Mr. Barker continued his many years of community service. He served on the Board of Aldermen for many years, also was elected to the Newton School Committee, and continues to serve on Newton's Historical Commission. Much to the community's surprise and pleasure, Mr. Barker also has chosen to return to his roots and again is serving on the Newton Highlands Neighborhood Area Council. In addition to being an elder statesman for the Council, he is also our designated liaison with municipal government at Newton City Hall.

There is no more deserving individual than Mr. Rodney Barker to be so commemorated and memorialized by the designation of our key square in Newton Highlands in his name. We urge you and other members of the Board of Aldermen to expeditiously approve this action. We hope to be able to officially proclaim Rodney Barker Square at Newton Highlands Village Day on June 10, 2012.

Sincerely,

Srdjan S. Nedeljkovic, M.D.

Srdjan S. Nedeljkovic, President on behalf of the Newton Highlands Neighborhood Area Council

David Montanari, President on behalf of the NHCDC (The Hyde Center)

YAY RODNEY!