

CITY OF NEWTON
IN BOARD OF ALDERMEN
PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JANUARY 5, 2011

Present: Ald. Schnipper (Chairman), Albright, Gentile, Crossley, Danberg, and Lappin

Absent: Ald. Lennon and Salvucci

Also present: Ald. Baker, Blazar, Hess-Mahan, Linsky, Merrill, Rice, Sangiolo, and Yates

City staff present: Robert Rooney (Chief Operating Officer), Michael Cronin (Director of Operations; School Department), Stephanie Gilman (Commissioner of Public Buildings), Josh Morse (Facilities and Operations Supervisor; Public Buildings Department), David Turocy (Deputy Commissioner of Public Works), and Clint Schuckel (Traffic Engineer)

REFERRED TO PROG. AND SERVICES AND PUB. FACILITIES COMMITTEES

#372-10 SUPERINTENDENT FLEISCHMAN requesting the vote of the Board of Aldermen to complement the vote of the School Committee to authorize the superintendent of schools to refresh the current statements of interest for 2011 to the Massachusetts School Building Authority by January 26, 2011 for the following schools: Angier, Bigelow, Burr, Cabot, Brown, Countryside, FA Day, Franklin, Horace Mann, Ward, Lincoln-Elliot, Mason-Rice, Pierce, Underwood, and Zervas. [12/09/10 @ 4:26 PM]

PROG. & SERV. APPROVED 7-0 SUBJECT TO SECOND CALL

ACTION: **APPROVED 6-0 SUBJECT TO SECOND CALL**

NOTE: The Committee met jointly with the Programs and Services Committee to discuss the item. The School Department's Director of Operations Michael Cronin provided the committees with background information on the item. The City filed the statements of interest for the above schools with the Massachusetts School Building Authority (MSBA) in 2007. Each year since, the School Department refreshes the statements of interest with the MSBA. This year the MSBA is requiring that the Board of Aldermen and School Committee take new votes on the statements of interest to be refreshed. The refreshed statements of interest include updates on any completed changes that relate to the statements of interest that have occurred in the past year including enrollment data. In addition, the MSBA is requiring that the City designate a top priority statement of interest among the refreshed statements of interest for Fiscal Year 2011. Mr. Cronin informed the committees that the Angier Elementary School remained the School Department's top priority this fiscal year.

The Board of Aldermen and School Committee are designating the Angier as a top priority in order to begin assessing the school to determine the best solution. It is expected that the school would be replaced but that is not certain. Ald. Yates suggested creating a separate item stating that the Angier Elementary School is the City's top priority. The possible replacement of the school raised questions regarding swing space. The old Carr School is leased until August but the Public Buildings Department has begun looking at the cost of rehabilitating the spaces to use the building as swing space. The School Committee had asked the previous Mayor to reassign the Carr as a school building. It will be at least two years before there is swing space available. Ald. Gentile pointed out that the proposed Day Middle School and

modular classrooms are the School Department's priority at this time. Therefore, it is unlikely that any other school project would move forward in the next year.

The School Committee will be voting on the statements of interest and designation of the top priority on Monday, January 10, 2011. Several members of both committees were concerned that they were being asked to vote on the statements of interest before the School Committee had taken an action. Mr. Cronin stated that the School Committee has not met since the School Department learned of the need for a revote of the statements of interest. Due to the scheduled meeting dates of the Board of Aldermen and School Committee, the Board committees need to vote before the School Committee in order to meet the MSBA's deadline of January 26, 2011. Ald. Linsky proposed that the committees vote the item subject to second call in case the School Committee takes a different action than the Board committees.

There was a question of whether the proposed modular classrooms for several elementary schools should be included in the Statements of Interest. Mr. Cronin explained that the MSBA has not asked for proposed work only work that has been completed. The Public Buildings Commissioner, Stephanie Gilman, gave the Committees a brief update on the sprinkler issue at the modular. The Public Buildings Department is meeting with the Fire Department regarding possible extensions of time for the sprinklers if the modular are installed and the estimated costs for installing sprinkler systems in the schools. Ms. Gilman would expect to have a strategy in place in one month.

Ald. Gentile moved approval of the item subject to second and moved approval of the creation and approval subject to second call of a separate item designating Angier Elementary School as the City's top priority statement of interest in the Public Facilities Committee. The motion carried unanimously. Ald. Hess-Mahan made the same motion in the Programs and Services Committee, which carried unanimously.

#372-10(2) SUPERINTENDENT FLEISCHMAN requesting the vote of the Board of Aldermen to complement the vote of the School Committee to authorize the superintendent of schools to refresh the current statement of interest for 2011 to the Massachusetts School Building Authority by January 26, 2011 designating Angier Elementary School as the top priority school for the City of Newton.

PROG. & SERV. APPROVED 7-0 SUBJECT TO SECOND CALL

ACTION: APPROVED 6-0 SUBJECT TO SECOND CALL

NOTE: Please see the above note for discussion pertaining to this item.

#214-10(3) COMMISSIONER OF PUBLIC WORKS, in accordance with Massachusetts General Law Ch. 40, Sec. 15, requesting abandonment of certain City water and drain utility easements located on the property at 200 – 230 Boylston Street (Chestnut Hill Square) as well as relocation of water and drain utilities, utility lines and acceptance of related water and drain utility easements. [12-10-10 @1:17 PM]

ACTION: HELD 6-0

NOTE: The City's Law Department requested that the item be held in order to work out details related to Board Order language for the abandonment and relocation of the water and drain utilities at the Chestnut Hill Square site at 200 – 230 Boylston Street.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#311-10 **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:

(A) 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

(C) City Hall Windows – Repair/Replacement \$125,000

ACTION: **APPROVED C 5-0 (Albright not voting)**

(D) Purchase of Heavy Vehicle Equipment – DPW \$300,000

ACTION: **APPROVED D 4-0 (Albright & Gentile not voting)**

(E) Newton Public Schools – Roof Repairs \$810,000

(F) Newton Public Schools – Masonry Repairs \$450,000

(G) Newton Public Schools – Boiler Replacements \$350,000

(H) Newton Public Schools – Roof Top & Exhaust Unit Replacements \$100,000

(I) Newton Public Schools – Window and Door Replacements \$500,000

TOTAL \$3,035,000

[11/29/10 @ 3:23 PM]

ACTION: **APPROVED EFGHI 6-0**

NOTE: **A) Architectural Design and Engineering/Next Scheduled Fire Station**

Ald. Gentile provided the Committee with an update on the fire stations. The Clerk of the Works at Fire Station 7 (Elliot Street) is pleased with the quality and pace of the work. The concrete for the mechanics bay has been poured. Everything seems to be going well. The City is continuing to investigate the leaking windows at Station 4 (Crafts Street). Testing has been scheduled, which should help determine whether the leaks are due to faulty manufacturing or improper installation. There has been some damage to finishes because of the leaks but the extent of damages is still being determined. There may be a legal issue related to the windows but the Law Department will handle the issue if it arises. The requests for qualifications for Station 3 (Willow Street) and Station 10 (Dedham Street) are almost ready to be sent out and responses are expected by the end of January.

C) City Hall Windows – Repair/Replacement

The requested funds would be used to continue with the repair and restoration of the City Hall windows, which was begun a number of years ago with Community Preservation Act (CPA) funds. Committee members suggested applying for CPA funds for this portion of the project. Public Buildings Commissioner Stephanie Gilman explained that most of this work is mechanical repair, which does not qualify for CPA funds. In addition, the Community Preservation Committee does not support repair projects if there has been a historic lack of maintenance. However, the requested \$125,000 would not be enough to do all the windows and

she plans to investigate the possibility of supplementing the window repair and restoration project with additional CPA funds. Committee members also proposed sealing as many upper windows as possible for better efficiency and finding a better way to install window air conditioners. The Commissioner responded that the Public Buildings Department would look at those suggestions when they design the window work. Ald. Danberg moved approval, which carried unanimously.

D) Purchase of Heavy Vehicle Equipment

Deputy Commissioner David Turocy presented the request for \$300,000 to purchase heavy vehicle equipment. The Public Works Department originally requested \$750,000 for vehicle replacement, as a number of vehicles were taken out of service. There was only \$300,000 available this year to spend on vehicle replacement. The department's top priority is to replace two large construction trucks, which are essential to operations all year round. They are used during the construction season and for plowing and sanding in the winter.

The Committee reviewed the backup information that was attached to the agenda. The Committee understood the need for the new trucks. Ald. Lappin moved approval, which carried unanimously.

EFGHI Newton Public Schools – Roof Repairs, Masonry Repairs Boiler Replacement, Roof Top & Exhaust Unit Replacements

Director of Operations at the School Department Michael Cronin, Josh Morse, Facilities and Operations Supervisor, and Public Buildings Commissioner, Stephanie Gilman reviewed the various capital improvement items for the Schools with the Committee. Estimates and brief descriptions for each project were attached to the agenda.

The first request is for funds to partially replace roofs at Bowen and Countryside elementary schools and repair and/or maintenance of roofs at Brown Middle School, Lincoln-Eliot, Cabot, and Franklin Elementary Schools. When the projects go out to bid, alternates will be included for increased insulation and reflective materials to add greater value and efficiency. The work will improve the building envelope at each school.

The second request is for masonry repairs at Bigelow Middle School, the Education Center, Underwood, and Ward Elementary Schools. It really hit home how necessary these repairs are during the March rainstorms. Each of the buildings is older and has started to have some masonry problems. The repairs will protect the building envelopes. The Ward Elementary School estimates are higher, as the masonry work is more involved, as there has been less maintenance there.

The third request is for boiler replacements at Countryside and Bowen Elementary Schools. The two boilers at Countryside have ended up under water three times during rainstorms. The plan is to convert the school to natural gas and replace a boiler. The bid will also include an alternate to replace the second boiler, as well. The new boiler and burner will be placed on a high pad in the basement in order to keep them above water at all times. There are

two boilers at the Bowen, one was installed in 2005 and the other in 1952. The 1952 boiler will be replaced, which will create greater efficiency and extend the lives of both boilers.

The fourth request is to replace roof top units and related equipment at four schools: Bowen Elementary School, Countryside Elementary School, Underwood Elementary School, and Lincoln-Eliot Elementary School. . The current roof top units have been neglected, inefficient, and unreliable.

The fifth request is related to window and door replacement at the Horace Mann Elementary School. It is the last building in the initial plan for window replacements at various schools. The windows at the school are currently single-pane Plexiglas with some glass. The windows are old and frosted over. The window and door replacements will improve the building envelope and create fuel savings.

Ald. Albright moved approval of #311-10EFGH and I, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#366-10 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of five hundred thousand dollars (\$500,000) from the Parking Meter Receipts Reserve Fund for the purpose of supplementing the City's annual Chapter 90 Highway Funding Allocation. [11/29/10 @ 3:23 PM]

ACTION: **APPROVED 6-0**

NOTE: Deputy Commissioner David Turocy presented the request for \$500,000 from the Parking Meter Receipts Reserve Fund to supplement the Department of Public Works street reconstruction projects. Many of the City's streets are in poor condition and the City needs to begin addressing it. The Parking Meter Receipts Reserve Fund has surplus funds that can be used for this purpose.

There was some concern among Committee members that other planned projects would not be funded, such as new parking lot pay stations, parking lot pavement, and curb betterments. Ald. Danberg felt that the money could also be used to improve the continuity of resident sidewalks, especially on main roads. Mr. Turocy responded that the condition of the streets is the top priority at this time. The funds will allow the Public Works Department to repave Harvard Street, Lewis Terrace, Cypress Street, and a portion of Newtonville Avenue. All of these streets are in terrible condition and are hazardous to vehicles.

Ald. Lappin moved approval, which carried unanimously.

#204-10 Commissioner of Public Works, on behalf of NSTAR, petitioning for a grant of location to relocate pole 128/6 to the opposite side of ELM ROAD, a distance of 50' +/- westerly from existing pole location. (Ward 2) [06/21/10 @ 5:13 PM]

ACTION: **NO ACTION NECESSARY 5-1 (Albright opposed)**

NOTE: The Committee previously discussed and approved the item on July 12, 2010. However, the item was recommitted to the Committee on September 7, 2010, when the Committee learned the high cost of the pole relocation. The estimate provided by NStar for the

relocation is \$14,492, of which \$13,054 is company labor. When a Verizon representative was recently present for a similar type of pole relocation, he stated that the cost of the relocation is approximately \$4,000. NStar was asked to provide justification of the cost of the relocation and they have not responded.

Traffic Engineer Clint Schuckel provided the Committee with a photo of the pole, which is attached. Mr. Schuckel explained that of the three poles depicted on the right side of the picture, the two shorter poles are to be removed once the wires are transferred to the pole that the City has asked be relocated. There will only be the one pole located in that general area. The removal of those two poles will cost the City nothing.

Ald. Albright stated that the wires passing over Elm Road should be undergrounded to improve safety in the area. The wires appear to hang low and look to be at risk of being caught on a truck and brought down. She would like to see either the wire crossing eliminated by the pole relocation or undergrounding the wires. Other Committee members felt that the relocation was cost prohibitive and Ald. Lappin moved no action necessary, which carried unanimously.

#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]

ACTION: **HELD 6-0**

NOTE: The demolition of the old high school continues. The construction team is exploring different types of abatement processes with the Department of Environmental Affairs. It is expected that a process will be chosen in the next couple of weeks. Although the abatement is costly, there is not an expectation that it will go over the total budget for the project. Ald. Gentile and Schnipper will continue to provide information as it becomes available.

Respectfully submitted,

Sydra Schnipper, Chairman

Proposed pole location

3 poles to be removed

