

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, MARCH 23, 2011

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

Also present: Ald. Ciccone, Johnson, Swiston, and Fuller

City officials: Lou Taverna (City Engineer), David Turocy (Acting Commissioner of Public Works), Stephanie Gilman (Public Buildings Commissioner), Arthur Cabral (Budget and Project Specialist; Public Buildings), and Bruce Proia (Acting Fire Chief)

#77-11 DAN MATLOFF, 21 Studio Road, Auburndale petitioning for construction of a common sewer in WOODLAND ROAD and STUDIO ROAD from an existing sewer main in Woodland Road northwesterly 59' ± thence turning westerly 20' ± to a proposed sewer manhole in Studio Road (Ward 4). [02-25-11 @ 11:22 PM]

ACTION: **APPROVED 6-0 (Crossley, Gentile not voting)**

NOTE: City Engineer Lou Taverna presented the request for construction of a common sewer extension in Woodland Road. Woodland Road is scheduled for reconstruction in the spring. When the reconstruction project was in the process of being bid, the City Engineer realized that if a sewer main were to be installed in Studio Road, it would be necessary to extend the sewer main in Woodland Road to Studio Road during the reconstruction. The Engineering Division of the Public Works Department sent a letter to residents of Studio Road to ask if the residents desired a public sewer main in Studio Road. The City received two petitions from property owners on Studio Road for a sewer main extension. Lasalle College has also made a verbal request for a sewer main in Studio Road to service their property located there.

The sewer main extension for Studio Road would be a portion of a larger project to provide sewer mains extensions in Studio Road, Seminary Avenue, Hawthorne Avenue, and Aspen Avenue. Mr. Taverna provided the attached preliminary plan for the additional sewer extensions to the Committee. Dan Matloff, 21 Studio Road, viewed the plans and voiced his support of a sewer main extension in Studio Road. The plans for the sewer extension project are in the preliminary stages. The City Engineer expects to present the plans to the Committee in the fall of this year or spring of next year.

Ald. Lappin moved approval of the item, 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 8-0**

NOTE: The high school construction meeting was cancelled last week. However, Ald. Schnipper informed the Committee that there is good news regarding the transverse sewer pipe located underneath the old high school. There was a possibility that the pipe contained mercury, which would have necessitated an expensive abatement process. After testing the pipe, it was determined that there was no mercury inside the pipe.

It is expected that the demolition will be complete by July 15, 2011. The abatement process at the old school is on track. The contractor is currently focusing on the Hull Street end of the school, as a retaining wall needs to be installed along Hull Street. Ald. Albright asked if there was any concern that the abatement was taking place in the spring and summer when neighbors would have their windows open. The Department of Environmental Protection is monitoring the abatement process and the process is working well and there are no safety concerns. The Department of Environmental Protection is proposing using the abatement process as a model for demolition of other buildings of the same vintage.

Committee members asked if the bricks from the school were being recycled. Ald. Schnipper stated that she believed that they were deemed "hot"; therefore, they could not be reused. At the next meeting of the construction team on March 25, 2011 **Clerk's Note:** Ald. Schnipper asked whether the brick was being recycled and learned that the brick is being washed and recycled.

There is still a question of whether to seed or sod the playing fields to be constructed once the building is demolished. The determination will be made in April or May and Ald. Schnipper or Gentile will inform the Committee once the decision is made. With that, the Committee held the item for future discussion.

Chairman's note: The Committee met jointly with the Public Safety and Transportation Committee to receive an update on the fire station renovations and the Fire Station Subcommittee meeting discussions from Public Buildings Commissioner Stephanie Gilman, Acting Fire Chief Bruce Proia, and Board of Aldermen President Scott Lennon. The subcommittee has been meeting regularly on the fire station renovations to discuss issues related to the fire stations. The lines of communication between the firefighters and the Public Buildings Department, administration and the subcommittee are much improved and beneficial to all parties. The house captains at each station and the union president have been involved in discussions and plans.

The Public Buildings Commissioner reviewed the status of each fire station.

- Fire Station #1 (Church Street, Newton Corner)

There are currently no issues at Station #1

- Fire Station #2 (Commonwealth Avenue, West Newton)

The Public Buildings Department is in the process of addressing an issue with the overhead doors at the station.

- Fire Station #3 (Willow Street, Newton Centre)

The Public Buildings Department is moving forward with the interior paint, replacement of the kitchen floor and cabinets. Although it may be the next station renovated, the kitchen area is in deplorable shape and should be improved as soon as possible.

- Fire Station #4 (Crafts Street, Newtonville)

The initial testing of the leaking windows began this week. The leaks are mostly confined to approximately 10 windows located on the upper level on the back side of the station. The contractor will identify the cause of the leak for each window. The initial report from the contractor indicates that there are multiple issues related to manufacturing and installation. Once the testing is complete, the contractor will make remediation suggestions to the City.

The Public Buildings Department has contacted the Law Department to determine if it is feasible to recoup the testing fee from the window manufacturer or the installer. Committee members were concerned that the warranty on the windows may no longer apply. The windows were installed approximately 18 months ago and usually they have a five to ten year manufacturer's warranty. Ald. Lappin asked if the problem with the windows was noted in any type of database. Public Buildings Commissioner Stephanie Gilman stated that it is recorded in the facilities maintenance software.

Committee members raised concerns about the initial installation of the windows. The Commissioner explained that one or two windows were tested at the time of installation and there were no issues.

The landscaping plan for the station is moving forward.

- Fire Station #7 (Elliot Street, Newton Upper Falls)

The renovation and abatement is moving forward. The contractor discovered some additional abatement work under the basement slab but that should be it. The construction is approximately 20% complete and is within budget. The issues with the temporary living quarters and equipment Quonset hut have been addressed. The project is scheduled for completion in September of this year.

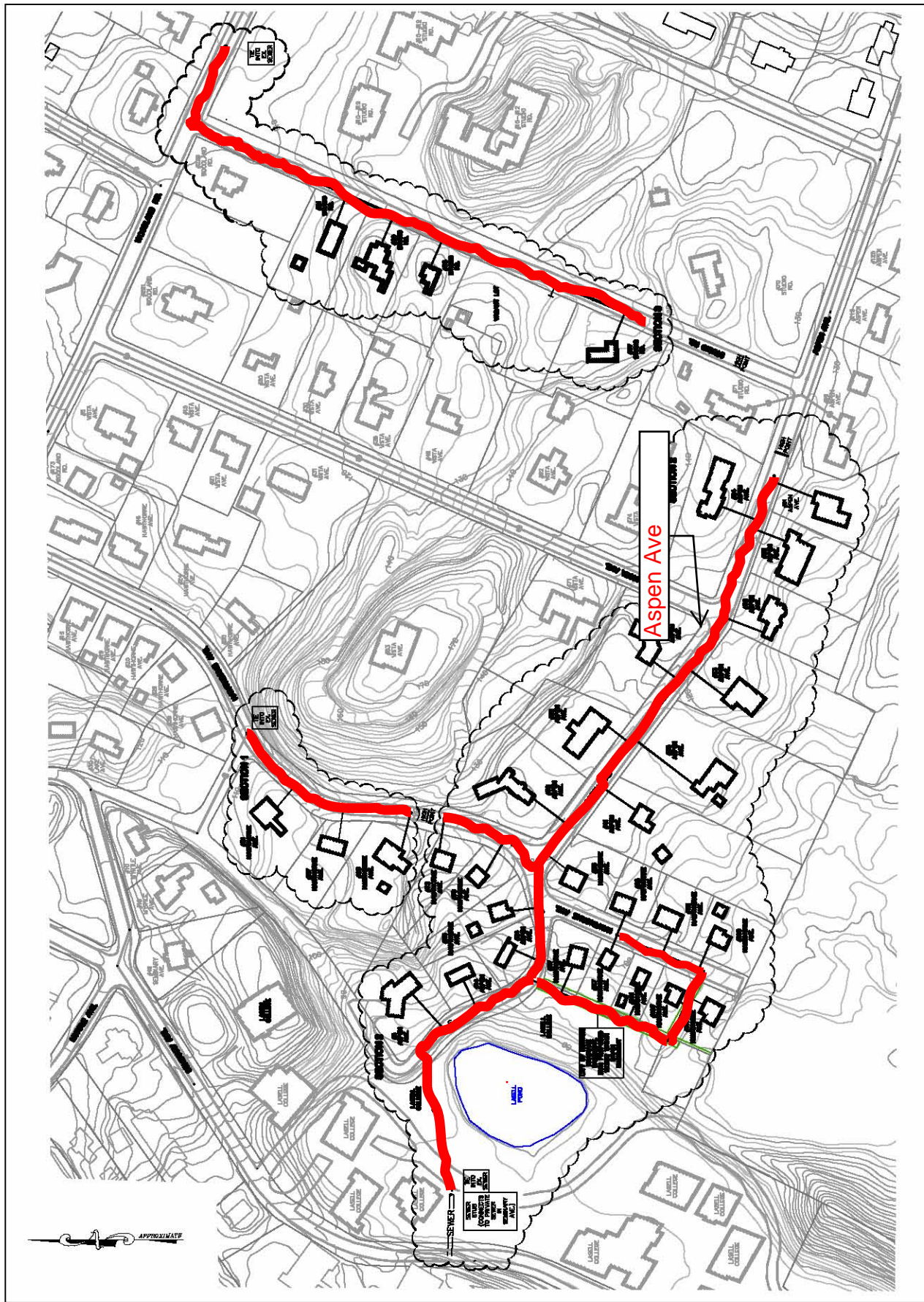
- Fire Station #10 (Dedham Street, Newton Centre)

The Public Buildings Department is doing minor work within the station such as painting and cleaning up the back porch.

The Design Review Committee is in the process of interviewing the top four respondents to the Request for Qualifications (RFQ) for programming and study of Fire Headquarters, Station #3, and Station #10. It is expected that the decision of which of the two fire stations should be renovated next will be made by mid-June. The sub-committee will keep both Committees informed regarding the progress of the study. Any further questions can be forwarded to Ald. Lennon and/or Ald. Ciccone. Aldermen were urged to let the Public Buildings Department or the Fire Station Sub-committee know if there is a problem with the fire stations. Issues cannot be addressed unless the proper department is aware of the problem.

Respectfully submitted,

Sydra Schnipper, Chairman



DEC. 14, 2010
SCALE: 1"=200'

SEWER IMPROVEMENTS IN THE ASPEN AVE. AREA

FEASIBILITY
ANALYSIS