

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES & FINANCE COMMITTEES AGENDA

SPECIAL MEETING

MONDAY, MAY 16, 2011

7:30 PM
Room 222

ITEMS TO BE DISCUSSED:

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #146-11 HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of one hundred twenty thousand dollars (\$120,000) of Federal Emergency Management Agency (FEMA) reimbursement funds for expenses incurred during the March 2010 flooding for the purpose of funding renovations to the former Newton Corner Branch Library, repair of the Senior Center elevator, abatement and restoration of the stairs at the Homer Street entrance to City Hall and other building maintenance expenditures. [04-25-11 @ 5:55 PM]

Respectfully submitted,

Sydra Schnipper, Public Facilities Chairman
Leonard J. Gentile, Finance Chairman

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 Kathleen Cahill, 617-796-1125, via email at KCahill@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100
Facsimile
(617) 796-1113
TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

May 12, 2011

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

11 MAY 12 P 6 18
CITY CLERK
NEWTON, MA. 02159

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to amend Docket #146-11 –

HIS HONOR THE MAYOR requesting authorization to appropriate and expend the sum of one hundred twenty thousand dollars (\$120,000) of Federal Emergency Management Agency (FEMA) reimbursement funds for expenses incurred during the March 2010 flooding for the purpose of funding renovations to the former Newton Corner Branch Library, repair of the Senior Center elevator, abatement and restoration of the stairs at the Homer Street entrance to City Hall and other building maintenance expenditures. [04-25-11 @ 5:55 PM] appropriate and expend the sum of \$120,000 of FEMA reimbursement funds for expenditures incurred by the Public Buildings Department during the March 2010 flooding

by adding a request to appropriate an additional \$20,000 from the Energy Conservation Capital Stabilization Fund to insulate the walls and attic of the Newton Corner Library. This work will greatly improve the energy efficiency and comfort of the building.

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

May 12, 2011

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

RE: Amendment to Docket item #146-11; FEMA Reimbursement funds for Newton Corner Library Repair and Maintenance

Dear Mayor Warren:

On April 25, 2011 the Public Buildings Department requested \$85,000 from FEMA reimbursement funds to address moving costs, repairs and maintenance projects at the Newton Corner Library.

To leverage the FEMA funds, the Public Building Department respectfully requests that docket item #146-11 (FEMA re-appropriation) be amended to include a transfer of \$20,000 from the Energy Conservation Capital Stabilization Fund to allow for the inclusion of wall and attic insulation of the Newton Corner Library. In addition, we will explore the feasibility of insulating the foundation where it meets the first floor wall for inclusion in this work if economically feasible.

In anticipation of the Parks and Recreation Department moving into this space, this work will greatly improve the energy efficiency and comfort of the building.

Sincerely,

Stephanie Kane Gilman
Public Buildings Commissioner

cc: Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#146-11

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

April 25, 2011

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

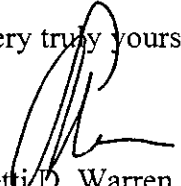
Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to appropriate and expend the sum of \$120,000 of FEMA reimbursement funds for expenditures incurred by the Public Buildings Department during the March 2010 flooding.

The Public Buildings Department will utilize these funds for renovations to the former Newton Corner Branch Library, repair of the Senior Center elevator, abatement and restoration of the stairs at the Homer Street entrance to City Hall, and other building maintenance expenditures.

Thank you for your consideration of this matter.

Very truly yours,


Setti D. Warren
Mayor

11 APR 25 P 5:55
CITY CLERK
NEWTON, MA. 02459

From: Transfer from Federal Grant Fund	
18E40110-5901	\$120,000
To: Municipal Building Improvements	
C11502-52407	\$120,000
(INDIVIDUAL LOCATIONS TO BE IDENTIFIED)	

De
05/03/2011

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE



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

April 25th, 2011

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

Re: Multiple project requests for use of FEMA funds

Dear Mayor Warren:

The Public Buildings Department respectfully requests \$120,000 for the projects listed below:

• Senior Center Elevator Repairs and Upgrades	\$9,300
• City Hall Stair Abatement and Restoration	\$22,700
• Planning Director's Office	\$3,000
• Newton Corner Library Repair and Maintenance	<u>\$85,000</u>
TOTAL	\$120,000

The attached documents include an explanation and cost breakdown for each of these projects. Please contact my office should you have any questions or need additional information.

Sincerely,

Stephanie Kane Gilman
Public Buildings Commissioner

cc: Robert Rooney, Chief Operations Officer
Maureen Lemieux, Chief Financial Officer



South Shore Elevator Co., Inc.
30 Pond Park Road, Hingham, MA 02043

24 HOUR SERVICE • 800-649-0792 • FAX 781-749-5995

Proposal # 11068-R
Customer # 923
T: 617-796-1602
F: 617-796-1601

Mr. Art Cabral
City of Newton
Public Building Department
52 Elliott Street
Newton Highlands, MA 02461

Re: Correct Elevator Violations for Newton Senior Center-345 Walnut Street

As a result of the Elevator Test performed by the State Elevator Inspector, we have prepared this proposal to abate the identified non-compliant items. PLEASE NOTE: The re-inspection will be scheduled for May 31, 2011.

We propose to furnish the necessary material and labor to perform the following work during regular working hours, and based on all work being performed with our full and uninterrupted use of the running elevator:

Passenger Elevator ID # 207-P-475

- South Shore Elevator will pay and forward Permit fee for re-inspection to the Dept. of Public Safety
- When on recall, correct the following-slow down the rear car door and jump out the front detector edge
- Repair EMT for proper operation
- Correct the controller to latch once a smoke has tripped and do not allow the disconnect to reset the controller when in FFS operation
- All of the above violations can only be corrected with new software included in new computer board provided ONLY by the Original Equipment Manufacturer
- Provide the labor for the re-inspection test with the State Inspector

Material	\$7500.00
P & O	\$900.00
Labor-twelve (12) man hours X \$108.00 =	<u>\$1296.00</u>
Total	\$9696.00

The cost to perform the above scope of work is: (\$9696.00). Payment due upon completion of the corrective work and presentation of the invoice

Work by Owner: Provide an alarm company/electrician to assist with the retest of the smokes with the State Elevator Inspector

All work is to be performed during the regular working hours (8:00 AM to 4:30 PM) of regular working days of the elevator trade. Purchaser shall pay, in addition to the price stated, any taxes or fees imposed on or after the date this proposal was submitted. This proposal, when accepted by you and approved by our authorized representative shall constitute, exclusively and entirely, the contract for the equipment described in the foregoing specifications, and all prior representations or agreements relating thereto, whether written or verbal, shall be deemed to be merged herein.

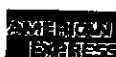
PURCHASERS ACCEPTANCE

This Agreement here by Signed and Accepted on 4/21/11

For: City of Newton
By: Art Cabral
Title: Budget & Project Specialist

Respectfully submitted for
SOUTH SHORE ELEVATOR COMPANY INC.
by: Steve Gibbs
Steve Gibbs

APPROVED for
SOUTH SHORE ELEVATOR COMPANY INC.
By: _____
Date: _____



Newton Corner Library:

Before the exterior improvements and roof replacement at the Newton Corner Library, there were roof leaks that caused interior surface damage to many of the ceilings, walls, and floors in the building. Additionally, there is insufficient lighting and plumbing to support any long term use of the building. In order to make the Newton Corner Library ready to support a City department, it is necessary to do the following work:

Plumbing: \$22,000 Materials; \$8,000 Labor

1. Increase the size of the building water main from a 1/2 inch to 3/4 copper pipe
2. Install new water risers to the 2nd floor
3. Remove the broken 2nd floor sink and faucets and replace with new
4. Completely gut the 2nd floor bath. Remove the tub, vanity, water closet, and replace with new low flow fixtures
5. Install new water and waste lines for the 2nd floor bath
6. Remove undersized water heater, replace with new energy efficient 40 gallon unit
7. Remove the 2nd floor gas lines and cap off
8. Remove 1st floor drinking fountain and replace with a new sink and faucets

Electrical: \$7,000 Materials; \$8,000 Labor

1. Install appx 12 additional light fixtures on the 2nd floor
2. Install appx 10 additional outlets on the first floor
3. Install appx 20 additional outlets on the second floor
4. Install sub-panel on second floor to support both new load, and future expansion
5. Install appx 10 exit signs throughout the building
6. Install additional exterior flood lights as needed
7. Install new light switches, plates, and covers throughout the building.

Paint/Carpentry: \$10,000 Materials; \$15,000 Labor

1. Skim coat, prep, and paint all interior surfaces
2. Install new ceilings in a few of the rooms on the second floor
3. Install new drywall on all walls and ceilings that are damaged beyond patching
4. Repair as needed, all doors and windows to function properly and can be secured
5. Remove carpet, install underlayment on all floors as needed to accept vinyl tile
6. Install new interior doors as needed
7. Repair doors to ensure they can be properly secured

Dumpsters: for cleanout, carpet disposal, and bathroom demo

Moving: \$15,000 (This figure is to cover moving expenses for the anticipated move of the Parks and Recreation program personnel from Crescent Street)

Total: \$85,000

All of the above work will be done with energy efficient and/or low flow fixtures. Additionally, Noresco Phase III will be sealing and adding insulation to the envelope, and we will be pursuing window replacements through other funding sources.

4/25/11

The following is a description and justification of both the City Hall Stair abatement and restoration, and the Planning Director's Office build-out.

City Hall Stair Abatement and Restoration:

The stairs at the Homer Street entrance to City Hall are currently covered with asbestos tiles and asbestos-containing mastic. Additionally, the tiles are in fair condition and beginning to deteriorate such that they need to be removed to prevent further deterioration and subsequent health issues. The intent is to abate the stairs and restore the original marble stair finish and terrazzo landings in keeping with the historical significance of City Hall.

Planning Director Office:

The Planning Director currently does not have a private office, and therefore can not have private conversations needed to resolve personnel issues, or other sensitive matters. The existing office is glass front and the walls are not full height to the ceiling. The office build-out will consist of an insulated wall and a door capable of being secured, as well as minor electrical and mechanical adjustments to accommodate the new office space.