

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JANUARY 20, 2010

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

Absent: Ald. Salvucci

Also present: Ald. Yates

City staff present: Arthur Cabral (Interim Public Buildings Commissioner), Joshua Morse (Facilities and Operations Supervisor; Public Buildings Department), and David Tannozzini (Energy Officer; Public Buildings Department)

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#420-09 HIS HONOR THE MAYOR requesting acceptance of and authorization to expend a grant of seven hundred ninety-nine thousand six hundred dollars (\$799,600) from the U.S. Department of Energy to be used to replace the heating system in Cabot, Zervas Elementary Schools and Emerson Community Center; replace the automatic temperature control system in the Newton Free Library and replace the HVAC system in both the Crafts and Elliot Street Garages. [12/15/09 @ 4:05 PM]

ACTION: **APPROVED 7-0**

NOTE: Arthur Cabral, Josh Morse, and David Tannozzini of the Public Buildings Department joined the Committee for discussion of the energy grant. The City received a stimulus grant from the United States Department of Energy, which will be used to design and install three boilers, the replace two HVAC systems, and the replace one automatic temperature control system. The department is also proposing additional energy conservation measures for each of the six locations that include weatherization, lighting retrofits, and controls, if funds are available. The locations include two elementary schools, the library, both Public Works Department garages, and the Emerson Community Center. The Public Buildings Department provided a breakdown of the cost of each project, which was attached to the agenda.

Commissioner Cabral reminded the Committee that the proposed grant-funded projects were discussed this past May during the budget presentation for the department. The Energy Officer, David Tannozzini, will be responsible for all of the necessary reporting associated with the grant to the Department of Energy. Mr. Cabral pointed out that Mr. Tannozzini worked very hard on getting the grant for the City. The funds will allow the city to replace failing boilers and add some energy efficient heating system equipment at the Cabot and Zervas Elementary Schools. The heating system at the Emerson Community Center recently failed, which created an emergency, therefore, it was replaced immediately. However, the cost of the boiler and entirely new heating system at the Emerson is refundable under the terms of the grant.

Ald. Crossley inquired how the grant dovetailed with the Noresco projects. Mr. Morse, Facilities and Operations Supervisor, explained that the grant and Noresco projects are not related. Ald. Crossley asked how the projects were chosen. Projects were chosen based on long-term and short-term planning and how they related to the city's capital improvement plan. Ald.

Schnipper was concerned that there is the possibility that the elementary schools will be renovated or reconstructed in the near future. The two schools have been identified as priority schools in terms of need for renovation. Ald. Schnipper asked if it would be possible to reuse the heating systems if the schools are renovated or reconstructed. Mr. Cabral responded that if the work is within five or six years of the heating system replacement, the system could be moved and would still make sense in terms of the life of the equipment. If the work were to occur after five or six years, the equipment could be used for spare parts for maintenance of other heating systems. Ald. Gentile asked that a letter that addresses the re-use of the proposed new boilers at the elementary schools be submitted to the Finance Committee before its next meeting. Ald. Lappin moved approval of the item, which carried unanimously.

#21-10 ALD. YATES & DANBERG requesting a report from His Honor the Mayor on the status of the city's application for federal funds to reconstruct Fire Station #7. [01/04/10 @8:16 PM]

ACTION: **NO ACTION NECESSARY 7-0**

NOTE: Ald. Yates and Josh Morse were present for the discussion of the item. Ald. Yates asked about the status of the application for grant funds to reconstruct Fire Station #7. Mr. Morse responded that the City did not receive any funding. There were 110 applications submitted from Massachusetts and only one community was awarded funds. The awards for funds were done through a needs based assessment and the vast majority of the awarded funds were for new construction. Ald. Gentile moved the item no action necessary, which carried unanimously.

#198-09 ALD. SWISTON, SANGIOLO, HARNEY, PARKER & JOHNSON requesting a resolution be submitted to His Honor the Mayor requesting that he provide access to the site of publicly funded projects, like Newton North High School, be it guided or escorted if necessary for safety reasons, to a third party professional photographer for the purpose of providing free public dissemination of information. [07-07-09 @ 11:34 AM]

ACTION: **NO ACTION NECESSARY 7-0**

NOTE: The Chairman stated that this item was filed in response to the media being barred from a tour of the Newton North High School Project site. Since that time, there has been a tour and photographers and reporters were allowed to join the tour. Ald. Gentile pointed out that it can be tricky for the city to allow media on the site, as during construction the site is generally under the control of the contractor. It raises issues of liability and privacy for the contractor. Ald. Albright suggested that as there is a new Executive Department within the city, it would be appropriate to have conversations with the Mayor regarding allowing access to media instead of sending a resolution. With that, Ald. Gentile moved the item no action necessary. The motion carried by a vote of seven in favor and none opposed.

Re-appointment by His Honor the Mayor

#416-09 IRA KREPCHIN, 63 Craftsland Road, Newton Centre, re-appointed as a member of the Newton Citizens Commission on Energy for a term to expire on December 1, 2012 (60 days 2/19/10). [12/04/09 @ 2:05 PM]

ACTION: **NO ACTION NECESSARY 7-0**

NOTE: The item was previously held on January 6, 2010, as there was a question regarding Mr. Krepchin's eligibility to serve on the commission as a mayoral appointee. After checking the ordinances, it was determined mayoral appointees must reside within the city. Mr. Krepchin has recently moved to Chestnut Hill, Brookline and cannot serve as a mayoral appointee. However, there is no requirement that the League of Women Voters and the Newton Needham Chamber of Commerce appointees reside in Newton. The Newton Needham Chamber of Commerce has yet to make its appointment to the commission and is very happy to appoint Mr. Krepchin. The Committee was happy that Mr. Krepchin would continue to serve on the Citizens Commission on Energy and a motion for no action necessary 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 7-0**

NOTE: Ald. Gentile took the opportunity to ask Josh Morse, Facilities and Operations Supervisor, about training the custodians at Newton North High School on the mechanical systems at the new school. Mr. Morse responded that he has walked through the new school with the custodians but he cannot train the custodians until the systems are in place. Mr. Morse will be taking the Newton North custodians to Newton South High School to look at the HVAC system, as it is similar to the one at the new Newton North High School. Mr. Morse feels that the more people trained on the mechanical systems the better.

Ald. Schnipper addressed the recent request for additional money for furniture, fixtures, and equipment (FF&E). It is unfortunate that the project funds for the FF&E were not increased since 1999. The additional \$700,000 may or may not be enough to cover the needs but it is a relatively good bid climate. Committee members asked if there were any other budget line items that have not been increased. Both Ald. Gentile and Ald. Schnipper are not aware of anything else on the horizon. It was pointed out that there might need to be additional funding for the architect in September for Phase II of the project. Hopefully, there will not be a great need for architectural services after September. However, there is a certain amount of design related to the fields at the Lowell Avenue side and the parking lots on the Lowell Avenue side.

Ald. Crossley asked if it made sense for the Design Review Committee to look at the project again. Many committee members felt that there was the potential that it would slow down the construction process. There is an item pending in Public Facilities regarding the proposal for a building commission to provide oversight on city projects. The establishment of a building committee could involve a subset of the Design Review Committee and the Designer Selection Committee. The item will be discussed by the committee in the near future. Ald. Lappin pointed out that the Board of Aldermen has not recently received any change orders related to the project. Ald. Gentile and Schnipper will ask the project manager and the Executive Department to provide the change orders.

There was a brief discussion regarding the possibility of eventually using the grey-water system. It is Ald. Gentile's hope that the administration will pursue the utilization of the system once the building is opened. It was decided not to pursue overturning the Plumbing Board's decision, as it could have jeopardized the occupancy permit for the school.

Respectfully submitted,

Sydra Schnipper, Chairman