

CITY OF NEWTON  
IN BOARD OF ALDERMEN  
PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, MARCH 3, 2010

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

Absent: Ald. Albright

Also present: Ald. Fuller

City staff present: Alice Ingerson (Community Preservation Planner), Arthur Cabral (Interim Commissioner of Public Buildings), Joshua Morse (Facilities and Operations Supervisor; Public Buildings Department), and Clint Schuckel (Traffic Engineer)

**REFERRED TO CMTE ON COMM PRES, PUB. FAC, AND FIN COMMITTEES**

#41-10 **THE COMMUNITY PRESERVATION COMMITTEE** recommending that the sum of \$569,000, including \$1,000 for City of Newton legal costs, be appropriated from the FY10 historic resources, open space, and general reserves of the Community Preservation Fund to be expended under the direction and control of the Public Buildings Department for the purpose of rehabilitating the interior of the barn at Angino Farm. [01/25/10 @ 2: 22 PM]

**CCP APPROVED AS AMENDED @ \$568,000 7-0 on 2-18-10**

**ACTION: APPROVED AS AMENDED @ \$568,000 5-0-1 (Salvucci abstaining)**

**NOTE:** Nancy Grissom, Chair of the Community Presentation Committee provided the Committee with an overview of the proposed interior rehabilitation of the barn located at Angino Farm. Several members of the Farm Commission were in attendance to support the item. The proposal is a request for Community Preservation Act funds for Phase II of the rehabilitation of the barn at Angino Farm. Phase I of the project was a restoration of the exterior of the barn. The Farm Commission and others raised approximately \$230,000 for Phase I of the project, which has been completed. Phase II of the rehabilitation will address the interior of the barn and include a new kitchen, teaching facilities, bathroom facilities, and accessibility improvements. The project would take approximately one year to complete once it is bid.

The City's Law Department is no longer requiring an additional fee for legal costs. Therefore, the item was amended to reduce the original request by \$1,000. The Committee on Community Preservation voted unanimously to amend the item and recommend the use of Community Preservation Act funds for the project. The design of the interior of the barn will be reviewed by the Design Review Committee and the Mayor's Committee for People with Disabilities. The proposal also provides \$30,000 of funding for a Project Manager. It has yet to be determined whether the project management will be done in-house through the Engineering Division of Public Works or an outside Project Manager would be hired.

The farm is financially stable and the interior rehabilitation would contribute to sustaining the financial health of the farm. Over 1,500 people visited the farm this past year including groups of students to take advantage of the recreational and educational programs

offered by the farm. However, many of the cooking classes are hosted at the homes of individuals. With the addition of the kitchen, the farm would host the classes.

Ald. Gentile asked if the request for an additional \$569,000 was anticipated, when the farm was purchased. Ald. Lappin stated that it was not anticipated but when the land was purchased the city knew it was purchasing land and buildings that would need to be maintained. There should not be additional requests for funds in the near future once this project is complete. Ald. Lennon requested the farm's financial statements and the Community Preservation Planner Alice Ingerson agreed to provide them (attached). The Committee voted in favor of a motion to approve the item, which carried by a vote of five in favor and one abstention.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#72-10      **HIS HONOR THE MAYOR** requesting authorization to appropriate and expend one hundred eleven thousand five hundred twenty-four dollars (\$111,524) from Free Cash for the purpose of supplementing the Public Buildings Department budget for contractual maintenance of City buildings.

[02/23/10 @ 7:21 PM]

**ACTION:**      **APPROVED 6-0**

**NOTE:**      Public Buildings Commissioner Arthur Cabral explained that this is a request for funds to supplement the depleted contractual service account within the Public Buildings Department's budget. The Commissioner previously provided a summary (attached to the agenda) of the original FY'10 contractual maintenance budget, the actual cost breakdown of the contractual services through January 22, 2010 and the estimated costs until the end of the fiscal year. At this point, there is approximately \$13,000 remaining out of the original \$148,500 allocated for contractual maintenance. The Commissioner estimates that the department will require an additional \$111,524 to cover contractual expenses until June 30, 2010.

Ald. Crossley felt that the contractual maintenance account was under-funded in the FY'10 budget. Commissioner Cabral agreed with Ald. Crossley and Josh Morse, Facilities and Operations Supervisor, provided the attached graphs, which highlight the budget for contracted maintenance in 1979 and 2010. In 1979, the contracted maintenance budget was \$183,650 and in 2010, it was \$160,000. If you were to adjust the 1979 figure for annual inflation through 2010, the amount would be \$841,925. The second graph was a comparison of hourly prevailing wage for an HVAC professional from 1979 to 2010, which highlighted the considerable increase in wage. After reviewing the graphs, Ald. Gentile suggested that the Public Buildings Department look at realistically funding the contractual maintenance for the upcoming year. Commissioner Cabral responded that when planning previous department budgets, the Commissioner needed to determine whether to keep staff or dedicate more money to contractual services. Commissioner Cabral informed the Committee that he is in the initial stages of FY'11 budget discussions with the Executive Office and properly funding the contractual maintenance accounts will be included in upcoming discussions. Ald. Crossley pointed out that the more maintenance is delayed the more expensive it becomes. Ald. Gentile moved approval of the item, which carried unanimously.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#73-10 HIS HONOR THE MAYOR requesting authorization to appropriate and expend sixty thousand dollars (\$60,000) from Free Cash for the purpose of paying for Licensed Site Professional (LSP) services and costs associated with the continued clean up and Department of Environmental Protection oversight at the following locations:

Cabot Elementary School .....\$10,000  
Horace Mann Elementary School .....\$30,000  
Newton South High School .....\$10,000  
Elliot Street DPW Yard .....\$10,000

[02/23/10 @ 7:20 PM]

**ACTION:** **APPROVED 6-0**

**NOTE:** Arthur Cabral, Commissioner of Public Buildings, reviewed the request for \$60,000 to provide funding for Licensed Site Professional services and continued environmental clean up of four sites until the end of June 2010. The Newton South High School and the Cabot Elementary School sites should be filed with the Department of Environmental Protection and closed by the end of June 2010. The Elliot Street Public Works Yard site should be closed by the end of this year. The Horace Mann Elementary School site will be open at least two more years.

Commissioner Cabral provided the Committee with the cause of contamination at each site. The elementary school locations were contaminated by leaking oil tanks. The contamination at Elliot Street Public Works Yard is due to a leaking fuel tank. The contamination at Newton South is most likely caused by contaminated fill that was used for the fields in the early 1970s.

Ald. Lappin requested a breakdown of the cost of each project. The Commissioner will provide the information. Ald. Lappin asked if it would be more cost effective for the City to do the work in-house. Commissioner Cabral explained that environmental remediation requires licensed professionals and that some of the requested funds are for filing the paperwork related to the remediation with the Department of Environmental Services. Therefore, it is more appropriate for the City to hire an outside contractor. Ald. Gentile was under the impression that at least one of the sites was complete. Commissioner Cabral informed the Committee that the Newton South High School site is complete but there is a problem with some of the ownership documents that are required to be filed with the Department of Environmental Services. The Commissioner assured the Committee that the issues would be resolved and the site would be closed by June 30, 2010. With that, the Committee voted in favor of a motion to approve the item.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#53-10 ALD. FULLER, SCHNIPPER, CROSSLEY & BAKER requesting a Resolution to His Honor the Mayor requesting the implementation of new parking meter payment methods and/or parking meter systems to eliminate the sole use of coins.  
[02/09/10 @ 12:43 PM]

**ACTION:** (B) Resolution to His Honor the Mayor requesting the implementation of new parking meter payment methods and/or parking meter systems to eliminate the sole use of coins –**HELD 7-0**  
(A) Resolution to His Honor the Mayor requesting that the pay station for the Cypress Street Municipal Lot be installed within 120 days – **APPROVED 7-0**

**NOTE:** Ald. Fuller joined the Committee and provided the attached background information on parking meters. The request for the resolution came as a result of the recent increase in the parking meter rates. The parking meters in the City of Newton only accept coins as a payment method. Due to the increase in rates, long-term parkers are required to carry a significant amount of coin each day to park. It would be helpful to people if there was an alternative method of payment. The docketors would like the parking meter issue to be more of a priority.

The City has been installing meters that have the ability to accept card payment with the installation of an \$80 mechanism. The City has also implemented a commercial parking permit program, which the City intends to extend to include resident commuters. The Board of Aldermen approved funds to purchase a pay station for the Cypress Street municipal lot in 2006. The pay station has not been purchased but Traffic Engineer Clint Schuckel expects that it will be installed this year. Mr. Schuckel provided a five-year capital plan to address installation of card readers in all street parking meters and purchase additional pay stations for municipal lots.

The Committee and Ald. Fuller were concerned that a five to six year plan was not responsive enough and action that is more aggressive needed to be taken. Mr. Schuckel pointed out that the only likely source of funding for the plan is from parking meter receipts, which would need to generate more funds to implement the plan faster. He suggested that it might be possible to put in the parking lot pay stations faster than the plan calls for to generate more funds. The Committee asked Mr. Schuckel when the pay station would be installed in the Cypress Street lot, as the faster the installation, the faster the City can acquire data on pay stations for future installations. Ald. Gentile asked how quickly the pay station could be installed and Mr. Schuckel responded that it would be possible to have it installed within 120 days.

Ald. Fuller requested that Mr. Schuckel provide the Board with a cost-benefit and life-cycle cost analysis on the parking meters and pay stations capital plan. Mr. Schuckel agreed to provide the information by the end of May. Mr. Schuckel pointed out that there is a substantial amount of analysis required to determine what fees are associated with card technology. He is currently investigating the use of smart park card technology, which is being considered by Wellesley and Brookline. Ald. Fuller stated that there is already a cost involved with coin management. The management of coin uses approximately 10-15% of the revenue.

Ald. Gentile moved approval of a resolution asking that the pay station in the Cypress Street lot be installed within 120 days. He asked that the portion of the docket item on the parking meters be held until the cost-benefit and life-cycle analysis are available. The Committee voted unanimously in favor of the motion.

#208-08      ALD. GENTILE, SANGIOLO, SALVUCCI AND SCHNIPPER requesting a discussion on establishing a permanent Building Committee in the City of Newton. [05/16/08 @ 11:47 AM]

**ACTION:**      **HELD 7-0**

**NOTE:**      The Board of Aldermen has input in the municipal building process through the 5-58 and bonding processes but once they are complete, the Board no longer has any oversight. The docket item is a proposal to establish a building committee to oversee construction and renovation of municipal buildings to provide the Board with some additional oversight as projects proceed through the construction process. Ald. Sangiolo provided the Committee with an information packet on school building committees from the Massachusetts School Building Association (MSBA), the City of Newton ordinances related to Designer Selection and Design Review Committees, and a comparison chart for school building committee requirements under MSBA versus the existing Designer Selection and Design Review Ordinances.

Ald. Lappin asked how the docketors envisioned the committee membership and if there was any intent to create an overlap with the Design Review Committee. Ald. Schnipper responded that the members of the building committee would be individuals with construction experience and that she felt that there could be overlap with the Design Review Committee. Ald. Gentile stated that the committee would be approximately six individuals with construction experience and they would begin monitoring the construction after the design review process was complete. The committee would provide an extra set of eyes and could be beneficial to the City during construction.

There was some concern among committee members that a building committee could conflict with the City's project manager. Committee members were unsure how the two entities would interact with each other. In addition, there will need to be discussions with the Executive Office regarding the formation of a building committee.

The Chairman suggested that the Public Facilities Committee form a sub-committee to gather details, meet with the Mayor, and come up with a proposal for a building committee. Ald. Crossley Albright and Danberg will serve on the sub-committee. The sub-committee will also get input from interested Aldermen. Joshua Morse, Facilities and Operations Supervisor, will staff the sub-committee. The Committee held the item for input from the sub-committee.

The Committee also had a brief discussion regarding the City's site-plan approval process. Committee members felt that the process should be reviewed and possibly amended. The Chairman reminded the Committee that there was an existing docket item (#253-07) requesting review and proposed revisions to Section 5-58 of the City of Newton Ordinances, which is already on the Committee's agenda.

#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:**      The construction team continues to work on the demolition plan for the old high school. They are currently working on the best approach to the demolition in terms of satisfying

the Department of Environmental Protection. The final cost of demolishing the school has yet to be determined, as there are still many variables.

It appears that the school could be unofficially turned over to the City on June 1, 2010. If that were the case, the City would need to pay the utilities and insurance for the building for the month of June. These costs were not included in the budget, as the school was not expected to be finished by June 1, 2010.

Ald. Lappin asked why the Public Facilities Committee has not received any change orders over \$5,000. Ald. Schnipper responded that both she and Ald. Gentile have been providing the Committee with updates on any major changes within the project, such as wall in the copy room. In addition, the change orders are being dealt with through the contingency funds and do not require a separate appropriation. Ald. Gentile offered to provide a list of change orders to Ald. Lappin, although, there has not been a significant amount of change orders.

Respectfully submitted,

Sydra Schnipper, Chairman