

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, MARCH 17, 2010

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

Absent: Ald. Lennon

Also present: Ald. Linsky, Merrill and Yates

City staff: Clint Schuckel (Traffic Engineer), Arthur Cabral (Interim Public Buildings Commissioner), Joshua Morse (Facilities and Operations Supervisor; Public Buildings Department), David Turocy (Deputy Commissioner of Public Works), Michael Cronin (Operations Manager; School Department), and Robert Rooney (Chief of Operations)

#224-06(2) ALD. LINSKY, ALBRIGHT & JOHNSON, BAKER & SCHNIPPER requesting further deliberation on the conditions set forth in the Site Plan Approval Board Order relating to the Newton North High School project, considering possible expansion and modification of the conditions.

**ACTION:** **HELD 6-0 (Gentile not voting)**

**NOTE:** Traffic Engineer Clint Schuckel provided the Committee with the attached PowerPoint presentation and an update of the traffic circulation, focusing on Elm Road and the parking plan for Newton North High School. The Traffic Engineer, the Traffic Consultants, and Newton North Principal Jennifer Price have worked closely to come up with an acceptable circulation plan. There is no change in the geometry of Elm Road; however, there is a change in the traffic circulation. The School Department believes that in order to eliminate competition on Elm Road from 7 AM to 8:30 AM and 2 PM to 4:30 PM on school days, the leg of the loop closest to the school will be restricted to busses only during those hours.

Access to Elm Road from Walnut Street will be restricted to staff or authorized vehicles from 7 AM to 8:30 AM and 2 PM to 4:30 PM on school days. In addition, vehicles entering Elm Road from Walnut Street will not be allowed to continue on Elm Road once they have passed the parking lot from 7 AM to 8:30 AM and 2 PM to 4:30 PM on school days. The School Department will be responsible for enforcing the restrictions. The School Department feels that it should allow the teachers to access Elm Road from Walnut Street, as they generally arrive at school earlier than the students and it is more convenient for the staff. Mr. Schuckel pointed out that the access could be changed at any point if there is a problem and the Traffic Council will also be reviewing the proposed access to Elm Road.

Mr. Schuckel is proposing linkage between the traffic signals on Walnut Street in order to clear traffic exiting left from Elm Road onto Walnut Street. After a vehicle remains in the left-turn lane on Elm Road for over 20 seconds, a relay is triggered between the two traffic signals on Walnut Street, which turns the pedestrian light red and the signal at Cabot and Walnut Streets red for southbound traffic.

Mr. Shuckel provided an overview of the vehicle drop off/pick up areas and circulation for pedestrians and bikes. There are two drop off areas on Hull Road, one at the ceremonial drive and one at the loop at the entrance of the school on Elm Road. The special education vans will drop off and pick up at the ceremonial entrance to the school, which is considered the main entrance. The new school is set up to be easily accessible to pedestrians from all directions. However, some of the Elm Road neighbors would like a fence installed along Elm Road that would block pedestrians from accessing Blithedale Street and Kimball Terrace from Elm Road. There will be over 100 bike racks installed around the Newton North High School site to provide the students with the option of riding a bike to school.

Mr. Schuckel reviewed the parking availability at the new school. There will be 15-minute and 2-hour parking spaces along the ceremonial entrance, excluding the neck-downed portion where drivers enter and exit the drive. The ceremonial entrance will also include a live parking area near the entrance to the school similar to a blue zone. There will also be five handicap parking spaces located in the ceremonial drive. The Elm Road area will provide 227 staff or permit parking spaces during the 2010-2011 school year, which provides about ½ of the parking for the staff. An additional 323 off-site parking spaces are needed for the rest of the staff, students, and other special circumstances parking permits and it is likely that they will be gained through an extension of the “tiger permit” program. Some of the off-site parking spaces would be relocated to the Lowell Avenue parking lot in 2011.

An extension of the permit program will need to be discussed and voted on by the City’s Traffic Council. There are also several other proposals related to parking and moving restrictions around the Newton North High School site that will need to be discussed in Traffic Council. The proposed limited access from Walnut Street to Elm Road at certain times of the day will need to be discussed and resolved before the opening of the new school. Some residents are also interested in a no parking restriction on the portion of Walnut Street in front of the school and parking restrictions and related signage on the public way section of Elm Road.

Mr. Schuckel concluded his presentation with a slide that addressed what the Newton North High School neighbors could do to assist the City with assessing the traffic flow and circulation once the new school is open. He suggested that the neighbors observe and report any changes in student parking patters, traffic conflicts, bottlenecks, and need for additional enforcement. The Committee held the item for further discussion, information, and updates related to the Newton North High School Project.

#67-10      NATIONAL GRID requesting a grant of location to install and maintain 200’ ± of 4” gas main in RAMSDELL STREET from the existing 4” gas main at Pole #145 easterly to the rear of 936 Boylston Street and 65’ ± of 4” gas main in CURTIS STREET from the existing 4” gas main at 9 Curtis Street to the end of the traveled way. (Ward 5) [02/22/10 @ 11:22 AM]

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

**NOTE:**      Dennis Regan, National Grid Permit Representative, presented the request for a grant of location to extend two existing 4” gas mains on Ramsdell Street and Curtis Street. The

extensions are necessary to provide service to the properties located in the area while National Grid seals a 24" gas main that currently provides that service. It is likely that once the service switch takes place the properties will remain on the smaller gas mains, as they are generally used for service connections.

The public hearing was opened and no one spoke for or against the petition. The Department of Public Works has reviewed the proposed grant and recommended approval. However, Ramsdell Road was repaved in 2006, which means that National Grid will be required to cold-plane and pave 25' from curb to curb in either direction of the gas trench. The installation will begin in April and should take approximately two weeks to complete. The roadways will remain passable throughout the project. Ald. Salvucci moved approval, which carried unanimously.

#288-09(2) DESIGN REVIEW COMMITTEE petition pursuant to Sec 5-58 for site plan approval to place four modular classrooms with associated connectors at Oak Hill Middle School in order to accommodate increased enrollment. [02/23/10 @ 7:20 PM]

**ACTION:** **APPROVED 6-1(Gentile opposed)**

**NOTE:** Public Buildings Commissioner Arthur Cabral, Architect Gene Raymond, and Facilities and Operations Supervisor Joshua Morse presented the item. The Design Review Committee recommended approval of the four modular classrooms to be located at the rear of the school in an existing parking lot with a strong recommendation that the modular classrooms be moved further away from the school. The Design Review Committee was concerned about the view from existing classrooms and the loss of natural light. The architect has revised the site plan to reflect the recommendation and the modular classrooms are shown 40' from the existing school. The move results in the loss of 26 parking spaces at the School instead of 18 spaces in the original site plan. However, there is a parking lot across the street that could accommodate the 26 lost spaces, after it is re-striped and the brush cut back.

The architect provided the Committee with the attached PowerPoint presentation on the modular classrooms. The project consists of the addition of four modular classrooms, and a connector to the Oak Hill Middle School site. The modular classrooms are 12' x 49' and the connector will be a stick built corridor. The architect recommends that the City install steel bollards along the modular classrooms on the parking lot side to protect them from damage by vehicles. The addition of the modular classrooms will require minor renovation work within the school, such as the relocation of a utility/storage room.

The proposed modular classrooms will be as "green" as possible with many energy efficient features. The roofs of the modular classrooms will be white rubber membrane with exposed heating and air conditioning units. The windows in each classroom will be as high as possible to provide natural light and light sensors will be installed to reduce energy use. The walls of the classrooms will be painted cement panel with patterns and the windows would be fiberglass with flashing and a channel fin.

The utility work to provide fire alarms, sprinklers, conduit, electricity, and gas heat will all be done by one contractor. Although there is only one means of egress, all of the windows are

operational. The City could also request doors between the classrooms to provide additional access. The addition of the modular classrooms will not require any additional drainage, as there is already drainage in the parking lot.

Ald. Lappin asked if all of the pieces of the project are included in the budget. Commissioner Cabral stated that the Public Building's Department is trying to assure that the cost comes in at \$1 to \$1.1 million. The City could write the bid to allow more flexibility in the proposals, individual vendors could submit bids with added values, and the City could determine the best values for the price. The Public Buildings Department will rank each proposal, look at the price, and determine which the best proposal for the City. In addition, the vendor would provide the technical specifications for the modular classrooms.

Ald. Albright asked if two-story modular classrooms had been considered, as they would have less of an impact on the parking. Mr. Raymond stated that it is much less complicated to connect the modular classrooms on the first floor. There are problems with trying to connect to the second floor of the school, in particular the impact on natural light for the classrooms. Commissioner Cabral pointed out that two-story modular classrooms are more expensive. Michael Cronin, Operations Manager for the School Department, felt that two-story addition would have a negative impact on the existing school.

The public hearing was opened and Chris Hill, 163 Suffolk Road, spoke on the item. Mr. Hill is in favor of the modular classrooms but was concerned that the area between the modular classrooms and the existing school may become an eyesore. Commissioner Cabral responded that it is possible to remove the asphalt between the modular classrooms and the school and plant grass to make it a more attractive area. Bruce Henderson, 52 Vaughn Avenue and Kurt Kusiak, 22 Ardmore Road, support the addition of the modular classrooms but would suggest that the City install a skirt around the bottom of the modular classrooms to prevent access to the crawl space.

Susan Allen, 100 Littlefield Road, has counted the spaces in the parking lot across the street from the school and there are only fifteen available spaces. She is very concerned that there will be a lack of available parking and teachers and parents will park on Littlefield Road. In order to counteract that possibility, Ms. Allen suggested that the fence around the school's property be extended to close access to Littlefield Road or that the City look at paving space behind Brown Middle School to provide additional parking. Ald. Gentile pointed out that if the City closes access to Littlefield Road it will interfere with students walking to and from school and the cross-country team. Committee members suggested that Ms. Allen file an item with the City's Traffic Council to restrict parking on Littlefield Road. The Committee also requested that the staff of the Public Buildings Department and the School Department contact Ms. Allen regarding her concerns. Both Commissioner Cabral and Mr. Cronin agreed to contact Ms. Allen. The public hearing was closed as no one else wished to speak on the item.

Ald. Lappin moved approval of the item, which carried by a vote of six in favor and one opposed. Ald. Crossley thanked the Public Buildings Department and the architect for responding to the Design Review Committee's recommendation. Ald. Crossley added that she would like the Design Review Committee to receive these types of projects much sooner to

provide a better review. Ald. Gentile stated that he did not support the site plan approval because he feels that the project was rushed. Although he realizes the need for additional space at the school, if the School Department and Public Buildings Department had addressed the space issue earlier, they could have done a cost benefit analysis of permanent construction versus modular classrooms. A permanent addition to the school would have been more aesthetically pleasing and could be as energy efficient as the modular classrooms.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#81-10 HIS HONOR THE MAYOR requesting authorization to appropriate and expend ninety-one thousand dollars (\$91,000) from Free Cash for the purpose of funding operating costs associated with the new Newton North High School building for the month of June 2010. Ongoing operating costs for the new building have been included in the School Department's budget beginning July 1, 2010. [03/09/10 @ 7:08 PM]

**ACTION:** **APPROVED 6-0 (Albright not voting)**

**NOTE:** Commissioner of Public Buildings Arthur Cabral presented the request for funds to pay utility bills, insurance, and overnight security at the new Newton North High School for the month of June. The School Department's FY'11 Budget already includes these costs from July 1, 2010 onward. The School was originally due to be turned over to the City in July, therefore; the costs were not included in the current FY'10 School Department budget. The costs are the responsibility of the construction manager until the turn over of the building, therefore; the June costs were included in the guaranteed maximum price and will be returned to the City at the end of the project.

Ald. Gentile had questions regarding the requested funds for utility costs for the building. Joshua Morse, Facilities and Operations Supervisor, explained that the City does not want to come up short and any left over funds would be turned back to the Free Cash account. Mr. Morse also pointed out that the new school is much more energy efficient and that the utility budget for the high school has already been reduced to \$460,000 for next year, which is less than half of the previous utility budget. Ald. Crossley asked if there would be a time when both the old and new school would be operating. Mr. Cabral responded that it may be the case in a portion of July, however; it has always been the plan that the School Department would pick up the costs for the new building and the contractor would take over the old building in July. Ald. Gentile requested a complete breakdown of the \$90,000 for the Finance Committee discussion of the item. Ald. Salvucci moved approval of the item, which carried unanimously

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#82-10 HIS HONOR THE MAYOR requesting authorization to appropriate and expend one hundred fifty thousand dollars (\$150,000) from Free Cash for the purpose of supplementing the Public Works Department's budget for concrete supplies as follows:

Bituminous Concrete .....\$60,000  
Redi-Mix Concrete.....\$90,000

[03/09/10 @ 7:08 PM]

**ACTION:** **APPROVED 5-0 (Crossley and Lappin not voting)**

**NOTE:** Deputy Public Works Commissioner David Turocy presented the item to the Committee. The request for funds stem from significant cuts in the department's budget. The department reduced a work crew last year and reduced the materials and supplies accounts to reflect that reduction. However, the department is still using the same amount of material this year. Both accounts related to concrete are depleted, and one will be at a zero balance by the end of March 2010 and the other by the end of April 2010. The additional funds should allow the department to purchase concrete materials until the end of the fiscal year.

Mr. Turocy stated that the department needs the funds as soon as possible to begin filling many potholes created by the winter weather and severe flooding this spring. The potholes are a threat to drivers and their vehicles, often causing significant damage to vehicles. Deputy Commissioner Turocy requested that the item be voted with an emergency preamble due to the necessity of obtaining material to fill the potholes.

Ald. Lappin asked if there was any plan to include additional money for concrete materials in the next budget. Mr. Turocy responded that the department would try to find money in the existing proposed budget to reallocate to the concrete supplies account.

Ald. Salvucci suggested that the Department of Public Works (DPW) replace sidewalk concrete panels in kind when they remove them. Mr. Turocy explained that the DPW often replaces the concrete panels with asphalt as it allows tree roots to grow without cracking the sidewalk. Ald. Crossley agreed with Ald. Salvucci regarding replacing the panels in kind. The majority of the trees bordering the sidewalks are Norway maples, which is an invasive species. She would suggest that the Norway Maples should be removed if they are damaging the sidewalks and suggested that the City may need a written policy regarding Norway maple removal.

Ald. Salvucci questioned Mr. Turocy about the Public Works Department's betterment policy. Mr. Turocy explained that the DPW is currently only doing betterments on streets that are being reconstructed. Several Committee members urged Mr. Turocy to look at doing other sidewalk betterments on streets that are not being reconstructed. Ald. Salvucci will raise the issue of betterments during the department budget discussion. With that, Ald. Danberg moved approval with a recommendation for an emergency preamble, 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 5-0 (Crossley and Lappin not voting)**

**NOTE:** The project is moving forward and the new building construction is on schedule. Neither Ald. Gentile nor Ald. Schnipper had anything new to update the Committee on; therefore, the item was held.

**Please note the below items related to NStar were held without discussion as NStar Representative Marc Lucas was unable to attend the meeting.**

#24-10 ALD. ALBRIGHT requesting a discussion regarding requiring any utility company that requests permission to bury wires in the street (to handle increased capacity or for any other reason) be required to: (1) choose a section of the street that has enough clearance to add additional conduit at the time of the work, or in the future, to bury additional conduit; (2) to add sufficient conduit to bury that utility's wires currently on the poles on that street at the time the work requested is undertaken. 01/11/10 @ 11:47 AM]

**ACTION:** **HELD 4-0 (Albright, Crossley and Lappin not voting)**

#418-09 ALD. ALBRIGHT requesting discussion with NStar Electric Company regarding standards for installing underground conduits and the possibility of providing additional conduit for future undergrounding projects.

**ACTION:** **HELD 4-0 (Albright, Crossley and Lappin not voting)**

#457-08 ALD. LAPPIN AND SALVUCCI requesting discussion with NStar regarding the timely repair of City streetlights and the development of a standard response timeframe. [11/20/08 @ 12:51 PM]

**ACTION:** **HELD 4-0 (Albright, Crossley and Lappin not voting)**

#367-09 PUBLIC FACILITIES COMMITTEE requesting discussion with the Law Department on how to resolve the dispute with NStar regarding whose responsibility it is to repair the streetlight connection between the manhole and the base of the streetlight. [10/21/09 @ 9:00 PM]

**ACTION:** **HELD 4-0 (Albright, Crossley and Lappin not voting)**

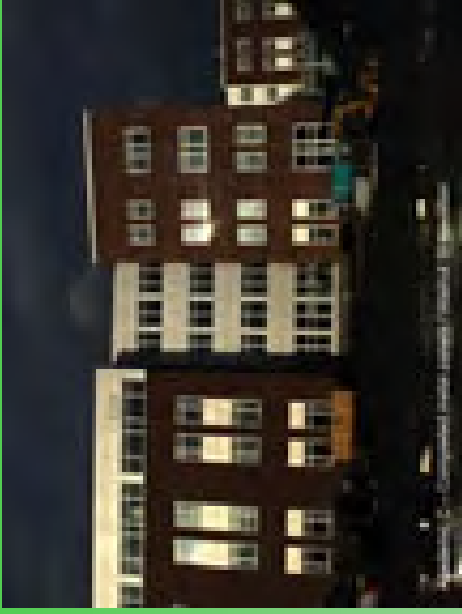
#111-09 ALD. ALBRIGHT AND MANSFIELD requesting discussion of recent information (made available to the Land Use Committee) from NStar related to double poles, focusing on the 350 double poles waiting only for removal of wires or streetlights by the City of Newton.

**ACTION:** **HELD 4-0 (Albright, Crossley and Lappin not voting)**

Respectfully submitted,

Sydra Schnipper, Chairman

# Public Facilities Committee



Wednesday, March 17, 2010

Clint Schuckel  
Associate City Engineer  
Department of Public Works, Engineering Division

#224-06(2)



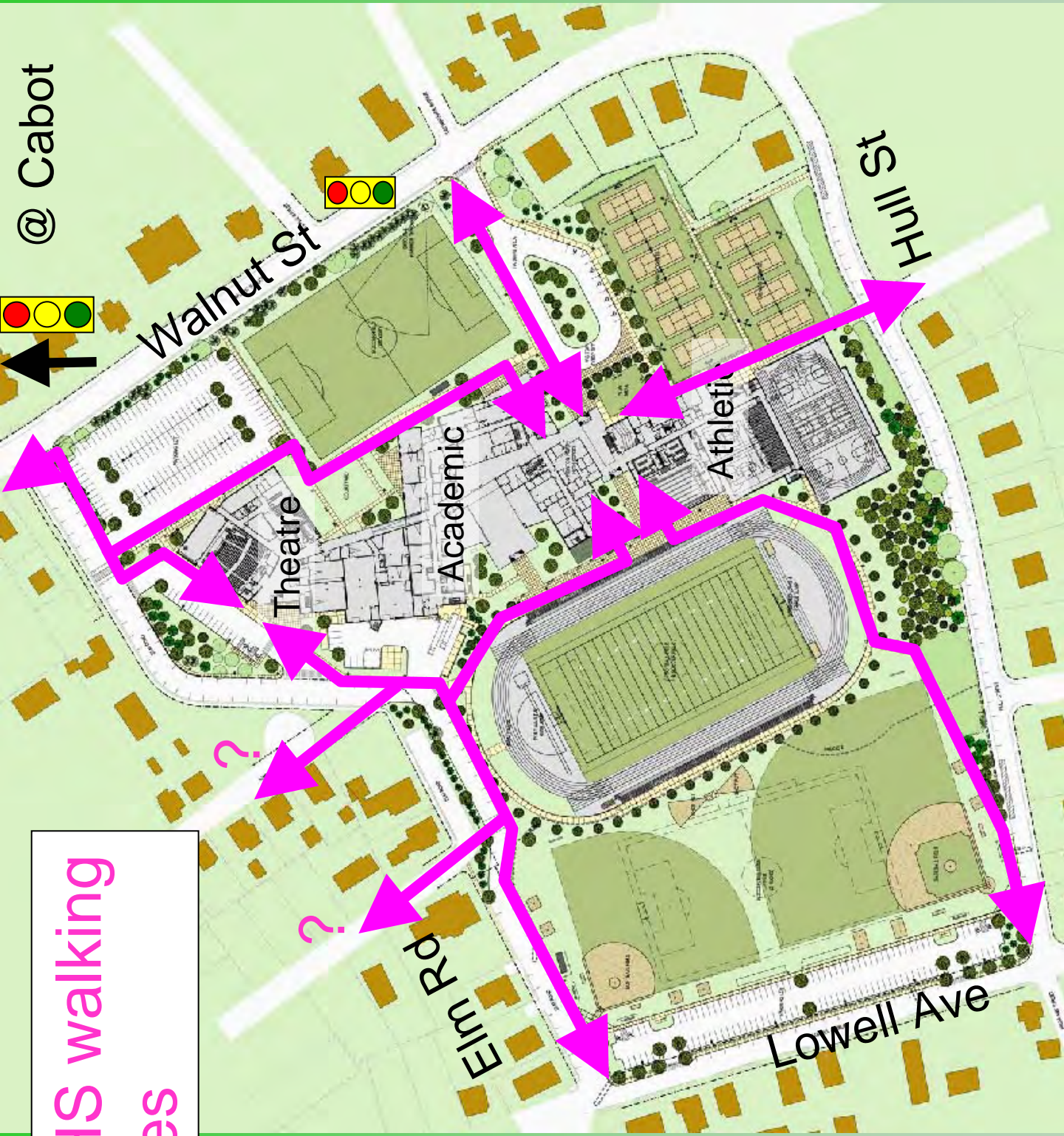
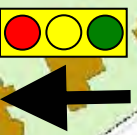
# NNHS Traffic/Circulation Goals

- Provide safe, convenient and preferred access for pedestrians, bicycles, and buses
  - Walnut St crossing for points south & east
  - Facilitate bus egress onto Walnut St
- Disperse vehicle access points and parking around the site
  - Provide options
  - Over time, drivers will use their own fastest route

# Outline

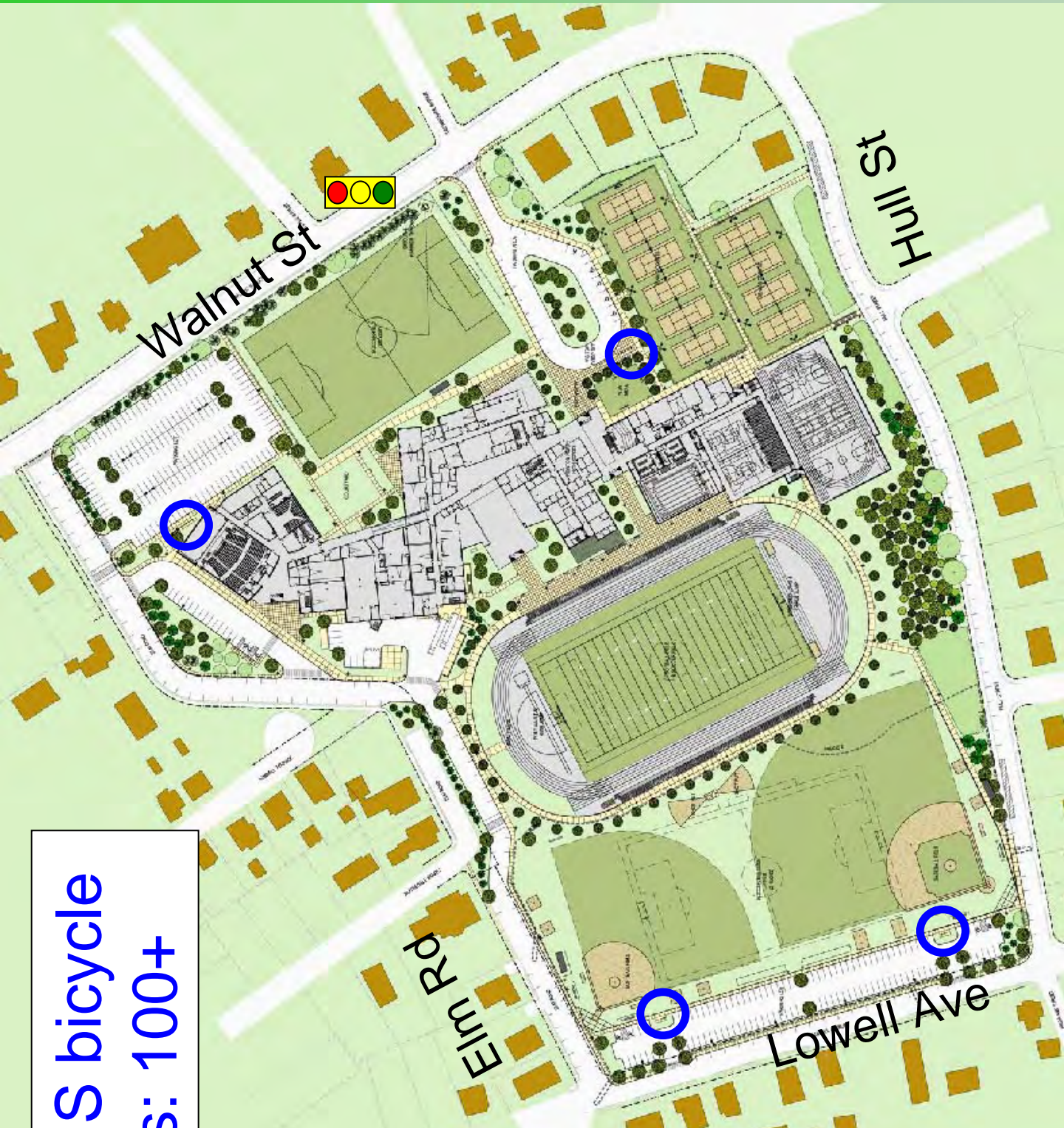
1. Review traffic flow patterns around NNHS
  - Peds & bikes
  - Buses
  - Cars
  - Service vehicles
2. Review pending construction projects around NNHS
3. Parking for 2010-2011 School Year
  - On school property
  - Off school property

@ Cabot



NNHS walking routes





**NNHS bicycle  
racks: 100+**



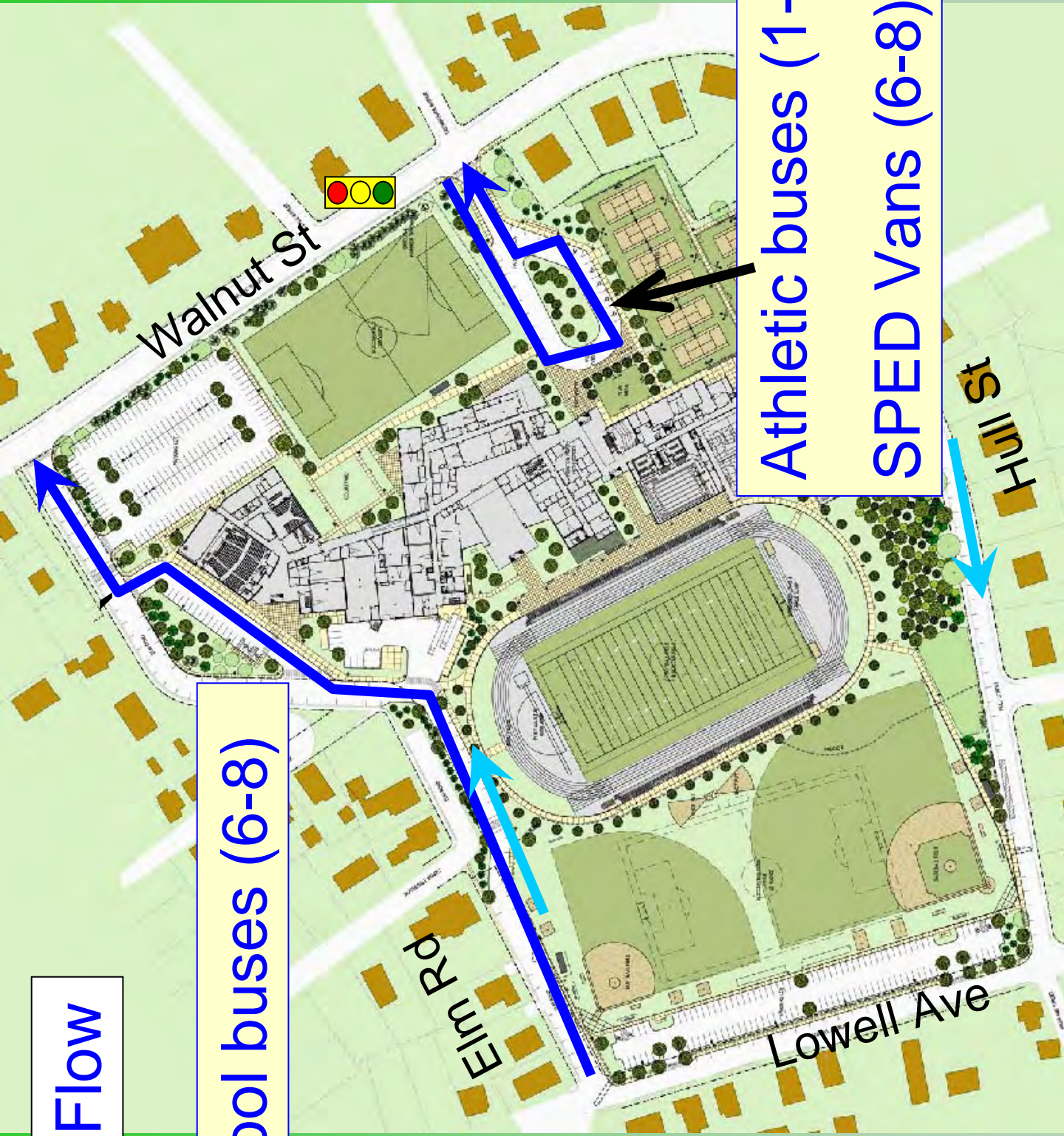
# Bus Flow

School buses (6-8)

Athletic buses (1-3)

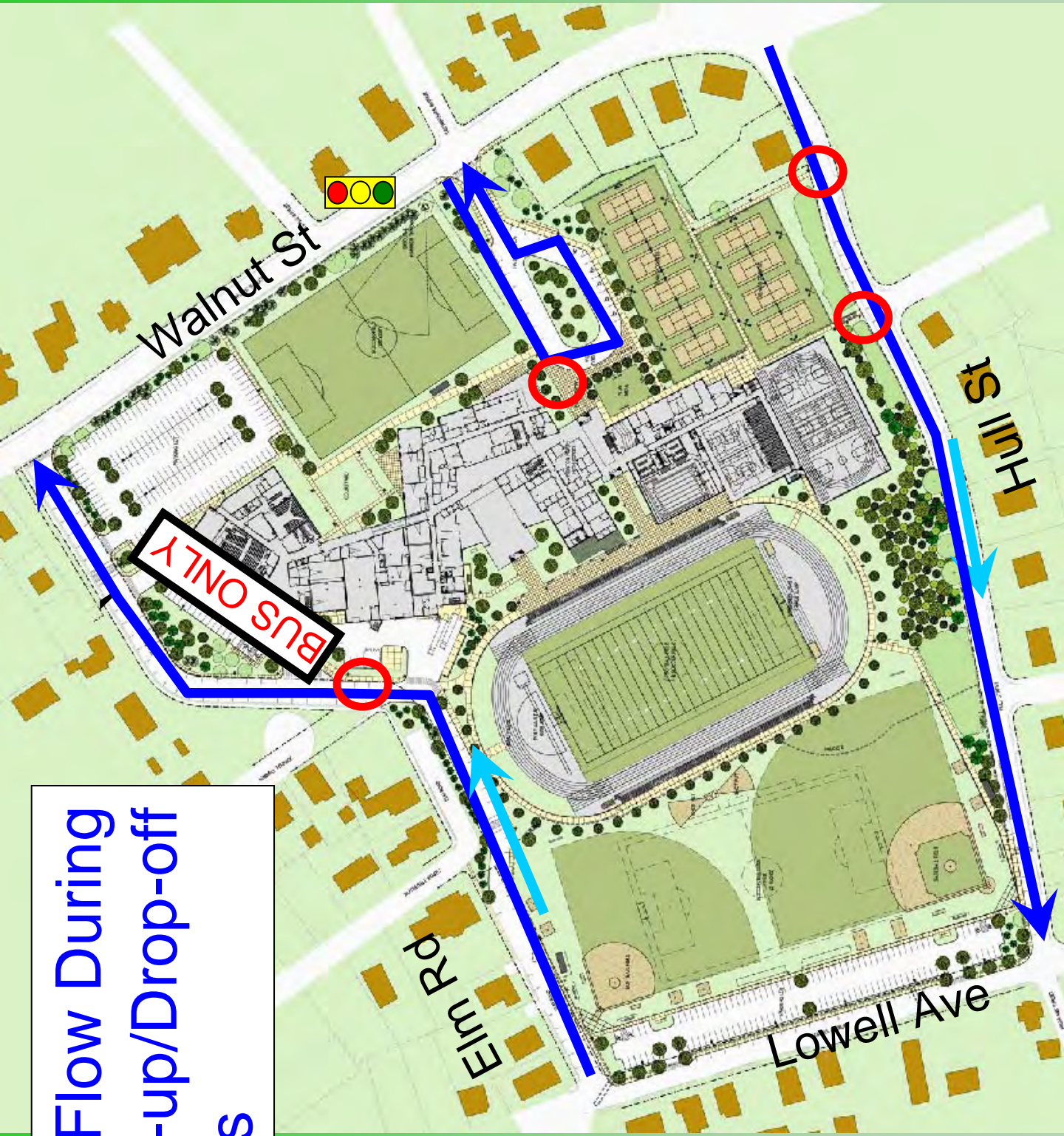
SPED Vans (6-8)

#224-06(2)

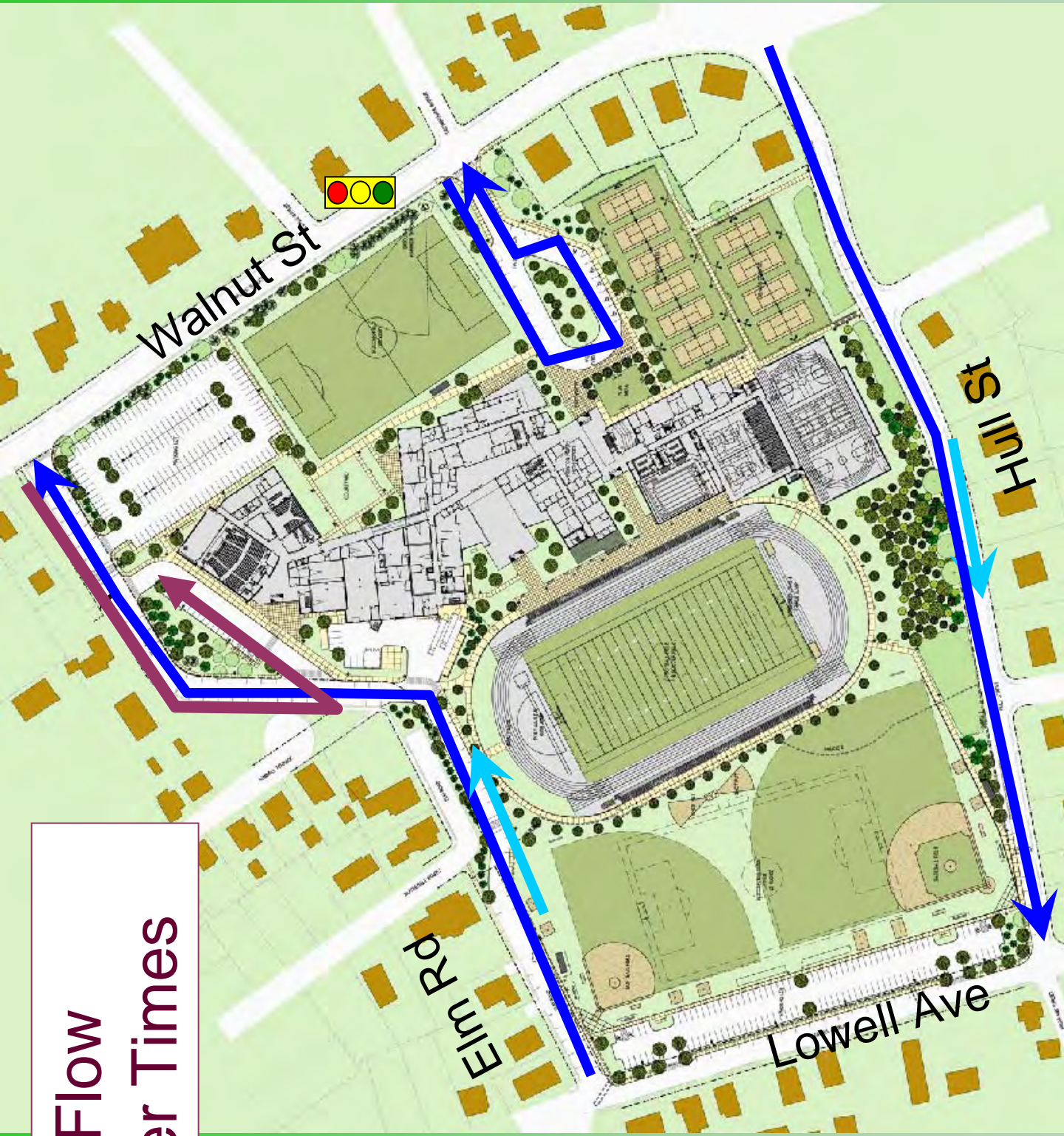




**Car Flow During  
Pick-up/Drop-off  
times**







Car Flow  
Other Times

Walnut St

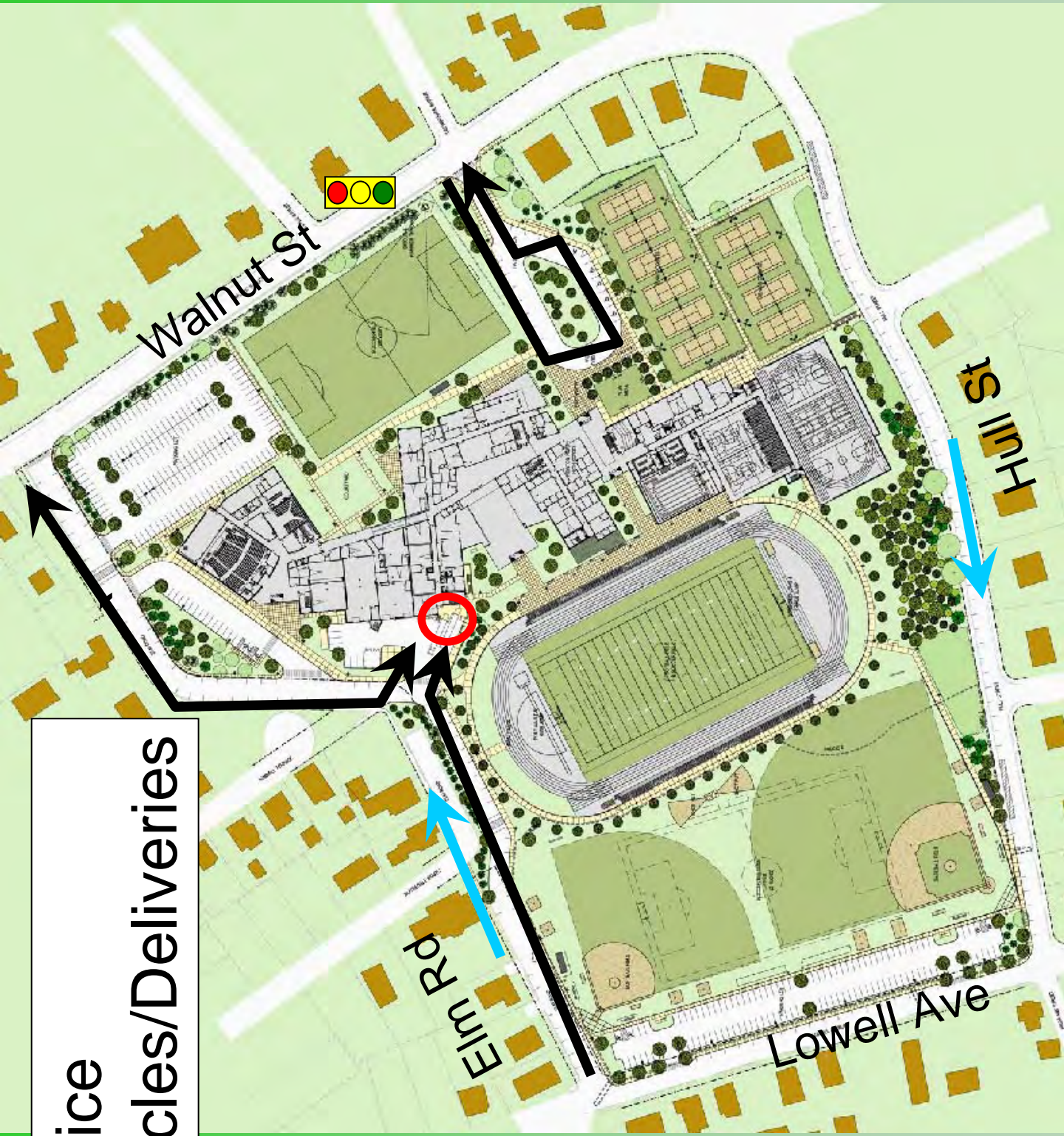
Elm Rd

Lowell Ave

Hill St







Service  
Vehicles/Deliveries



# Construction Projects Next 5 Months

- Walnut @ Hull St
- Walnut @ Tiger Dr
- Walnut @ Elm Rd
- Walnut @ Cabot St





1.

# 503

Walnut St

18,227 S.F. EXISTING LOT AREA  
850 S.F. +/- PROPOSED 'GREEN AREA'

Hull St

HULL ST  
ONE WAY


# 515

# 508

Project cost  
estimate=  
\$335,000

#224-06(2)

SEE LISTING FOR SUBJECT PROPERTY ADDRESS  
DATE: 12/2018  
HULL ST - WALNUT ST INT  
DECISION  
SCALE: 1" = 16'






ACCORDANCE WITH THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS, A COPY OF WHICH CAN BE VIEWED ONLINE @ [www.ci.newton.ma.us/development/perm/perm/perm.html](http://www.ci.newton.ma.us/development/perm/perm/perm.html) OR THE OFFICE OF THE CITY ENGINEER UPON REQUEST. THE CITY DOES NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION OF ALL EXISTING CONDITIONS, COPIES OF WHICH CAN BE OBTAINED FROM THE OFFICE OF THE CITY ENGINEER UPON REQUEST. THE CITY DOES NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION OF ALL EXISTING CONDITIONS, COPIES OF WHICH CAN BE OBTAINED FROM THE OFFICE OF THE CITY ENGINEER UPON REQUEST. THE CITY DOES NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION OF ALL EXISTING CONDITIONS, COPIES OF WHICH CAN BE OBTAINED FROM THE OFFICE OF THE CITY ENGINEER UPON REQUEST.

CONTRACTOR SHALL CONTACT DIS SAVE @ 1-800-544-7233 AND SHALL NOT OCCUPY ANY AREAS (S) UNTIL THE AUTHORIZATION DATE HAS BEEN ATTAINED. THE CONTRACTOR IS ADVISED TO CONTACT: NATIONAL GRID @ GAS, N-STAR @ ELEC., VERIZON @ TEL. ANY OTHER UTILITY SUPPORT, AND EMERGENCY RESPONSE REQUESTS, THE CONTRACTOR SHALL BE DIRECTLY ADDRESSED AND COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY COMPANY. ANY RELOCATION, AND/OR UTILITY ISSUES, ARE TO BE IMMEDIATELY DISPOSED OF AT A LEGAL DUMPING SITE AND AT NO ADDITIONAL EXPENSE TO THE CITY. NO DISPOSAL SITE SHALL BE PROVIDED BY THE CITY. ANY RELOCATION, AND/OR UTILITY ISSUES, ARE TO BE IMMEDIATELY DISPOSED OF AT A LEGAL DUMPING SITE AND AT NO ADDITIONAL EXPENSE TO THE CITY. NO DISPOSAL SITE SHALL BE PROVIDED BY THE CITY.

ALL DEVICES AND CONSTRUCTION EQUIPMENT ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. ANY AND ALL STRUCTURES BEYOND THE LIMITS OF THE CONTRACT WHICH ARE DISTURBED AND/OR DAMAGED BY THE CONTRACTOR, ARE TO BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY ASPECTS OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY ASPECTS OF THIS PROJECT.

ALL OPERATIONS ARE SET BY LAW, NO MACHINES OR EQUIPMENT ARE TO BE ACTIVATED BEFORE 7:00 A.M. & NO WORK IS TO EXTEND BEYOND 4:30 P.M. ALL OPERATIONS ARE SET BY LAW, NO MACHINES OR EQUIPMENT ARE TO BE ACTIVATED BEFORE 7:00 A.M. & NO WORK IS TO EXTEND BEYOND 4:30 P.M. ALL OPERATIONS ARE SET BY LAW, NO MACHINES OR EQUIPMENT ARE TO BE ACTIVATED BEFORE 7:00 A.M. & NO WORK IS TO EXTEND BEYOND 4:30 P.M.

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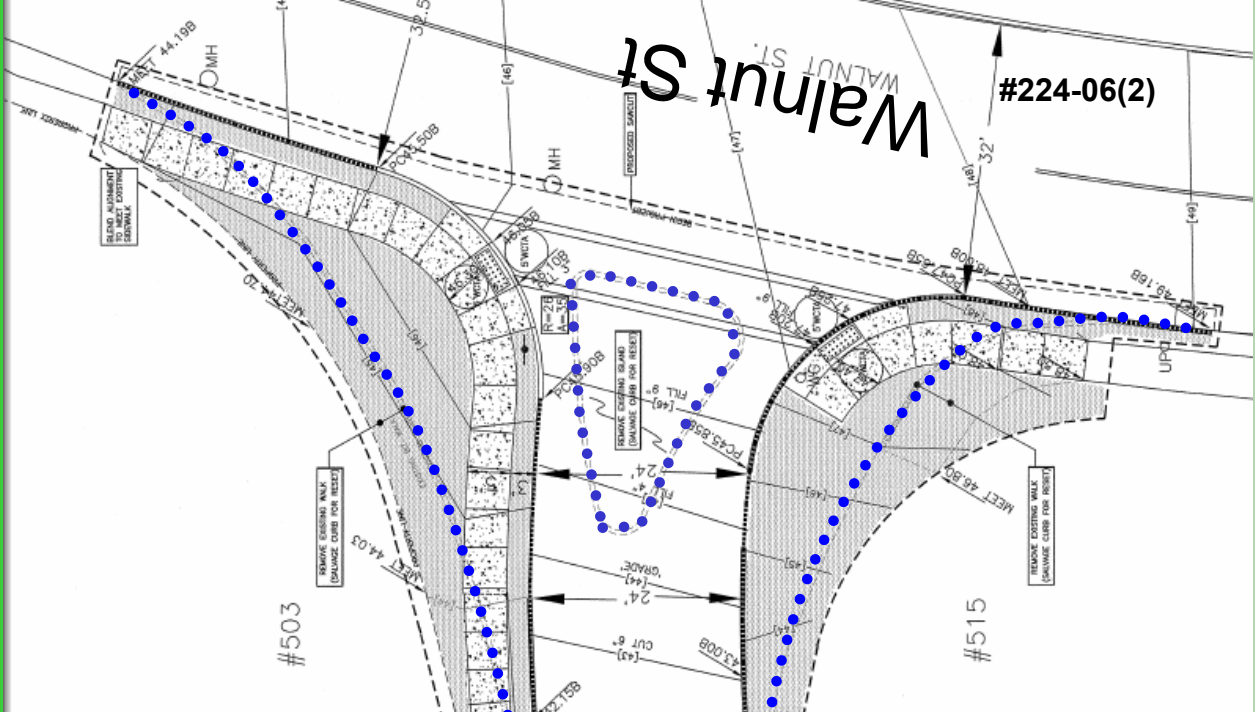
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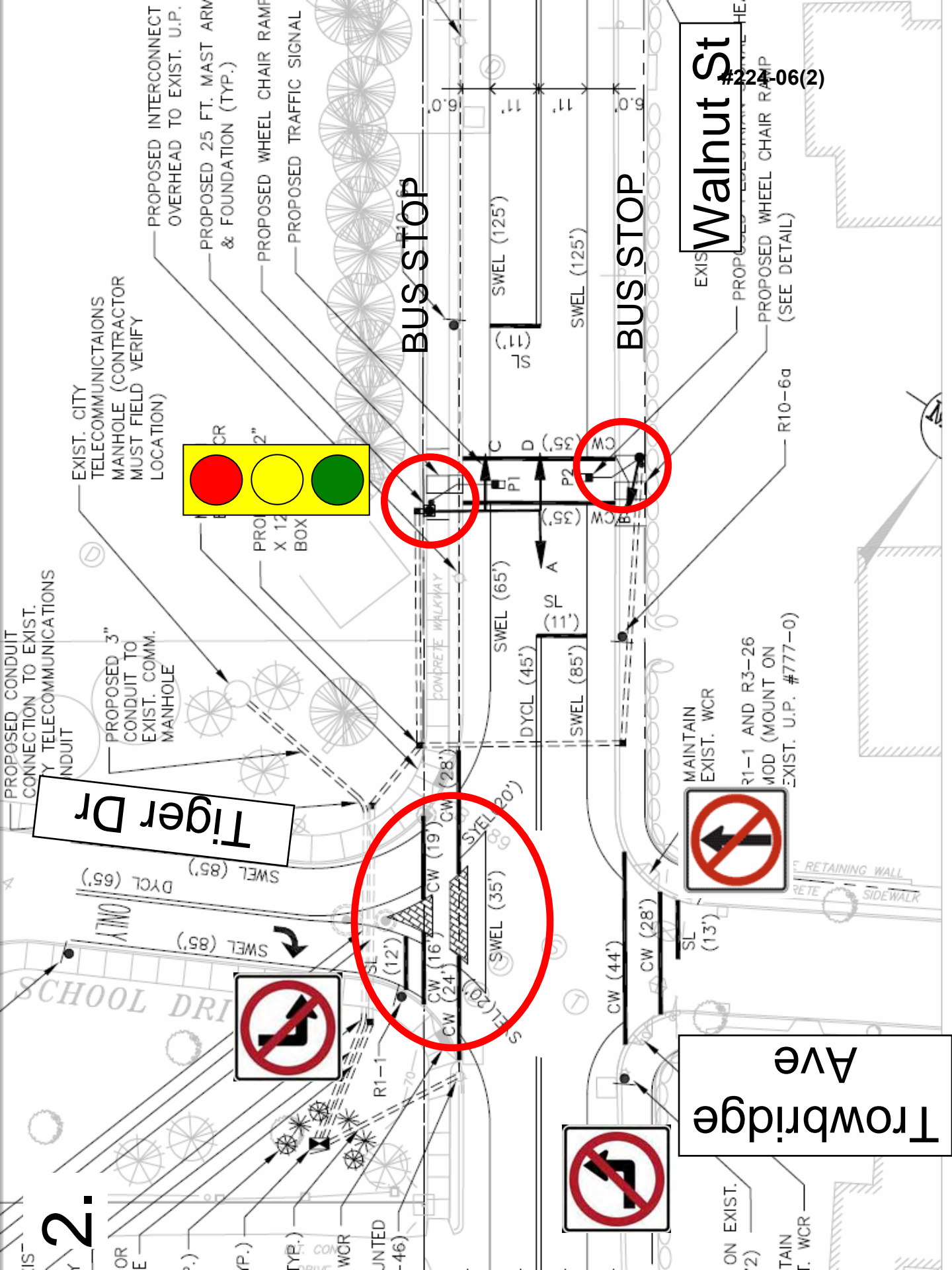
ALL OPERATIONS ARE SET BY LAW, NO MACHINES OR EQUIPMENT ARE TO BE ACTIVATED BEFORE 7:00 A.M. & NO WORK IS TO EXTEND BEYOND 4:30 P.M. ALL OPERATIONS ARE SET BY LAW, NO MACHINES OR EQUIPMENT ARE TO BE ACTIVATED BEFORE 7:00 A.M. & NO WORK IS TO EXTEND BEYOND 4:30 P.M.



SPECIAL ADVISORY: THIS PLAN IS PARTIALLY BASED ON GIS INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS OWN ESTIMATE PRIOR TO THE BID.

ESTIMATE:	HULL STREET @ WALNUT ST.: TRAFFIC IMPROVEMENT	EST. QUAN	UNIT
25-Feb-10	1 MOBILIZATION SITE PREPARATION (SAFETY SIGNS, MARKOUTS, ETC.)	6	LUMP SUM
	2 FACTORY MANUFACTURED 'SILT' SACKS FOR CATCHBASINS	175	E.A.
	3 SAWCUT EXISTING ROADWAY AT PROJECT LIMITS	150	C.Y.
	4 EXCAVATE EXISTING ROADWAY SURFACE, ISLAND & WALKS	210	L.F.
	5 RESET CURB	175	L.F.
	6 STRAIGHT GRANITE VA-4 CURB	40	L.F.
	7 CURVED (RADIUS) GRANITE VA-4 CURB	6	E.A.
	8 2' RADIUS VA-4 GRANITE CORNER BLOCK	30	C.Y.
	9 GRAVEL FILL (UNDER NEW PORTIONS OF WALK)		

2.



Tiger Dr

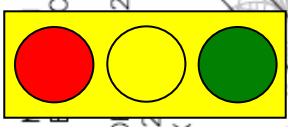
Trowbridge Ave

Walnut St

BUS STOP

BUS STOP

#224-06(2)



EXIST. CITY TELECOMMUNICATIONS MANHOLE (CONTRACTOR MUST FIELD VERIFY LOCATION)

PROPOSED INTERCONNECT OVERHEAD TO EXIST. U.P.

PROPOSED 25 FT. MAST ARM & FOUNDATION (TYP.)

PROPOSED WHEEL CHAIR RAMP

PROPOSED TRAFFIC SIGNAL

EXIST. WHEEL CHAIR RAMP (SEE DETAIL)

MAINTAIN EXIST. WCR

R1-1 AND R3-26 MOD (MOUNT ON EXIST. U.P. #777-0)

R10-6a

ON EXIST.

MAINTAIN EXIST. WCR

PROPOSED CONDUIT CONNECTION TO EXIST. TELECOMMUNICATIONS MANHOLE

PROPOSED 3" CONDUIT TO EXIST. COMM. MANHOLE

PROPOSED 2" X 12" BOX

EXIST. CITY TELECOMMUNICATIONS MANHOLE (CONTRACTOR MUST FIELD VERIFY LOCATION)

EXIST. WHEEL CHAIR RAMP (SEE DETAIL)

EXIST. WHEEL CHAIR RAMP (SEE DETAIL)

R10-6a

R1-1 AND R3-26 MOD (MOUNT ON EXIST. U.P. #777-0)

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EXIST. WHEEL CHAIR RAMP (SEE DETAIL)

EXIST. WHEEL CHAIR RAMP (SEE DETAIL)

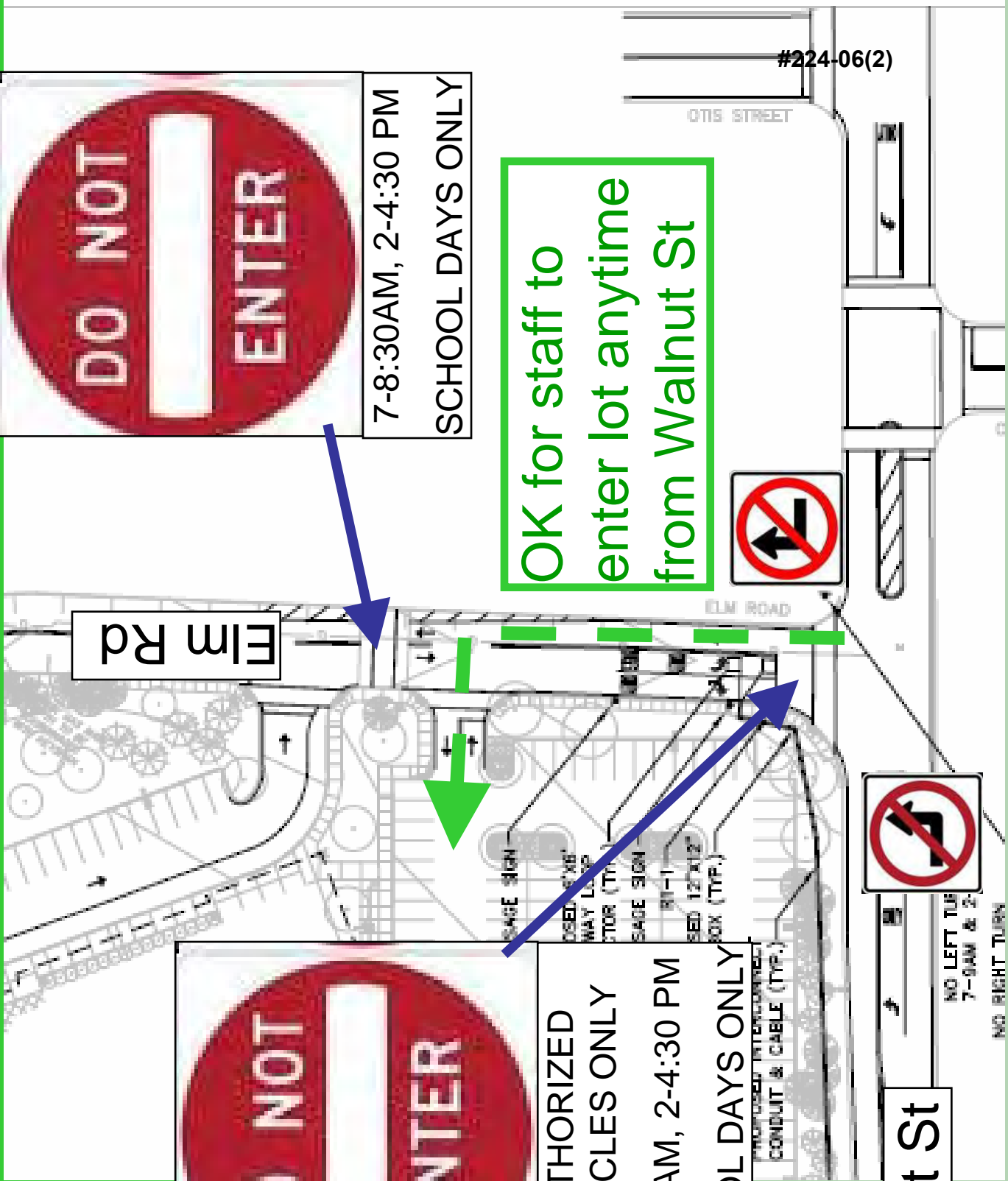
R10-6a

R1-1 AND R3-26 MOD (MOUNT ON EXIST. U.P. #777-0)

ON EXIST.

MAINTAIN EXIST. WCR

3.



Walnut St

**DO NOT ENTER**

AUTHORIZED VEHICLES ONLY

7-8:30AM, 2-4:30 PM

SCHOOL DAYS ONLY

**DO NOT ENTER**

7-8:30AM, 2-4:30 PM

SCHOOL DAYS ONLY

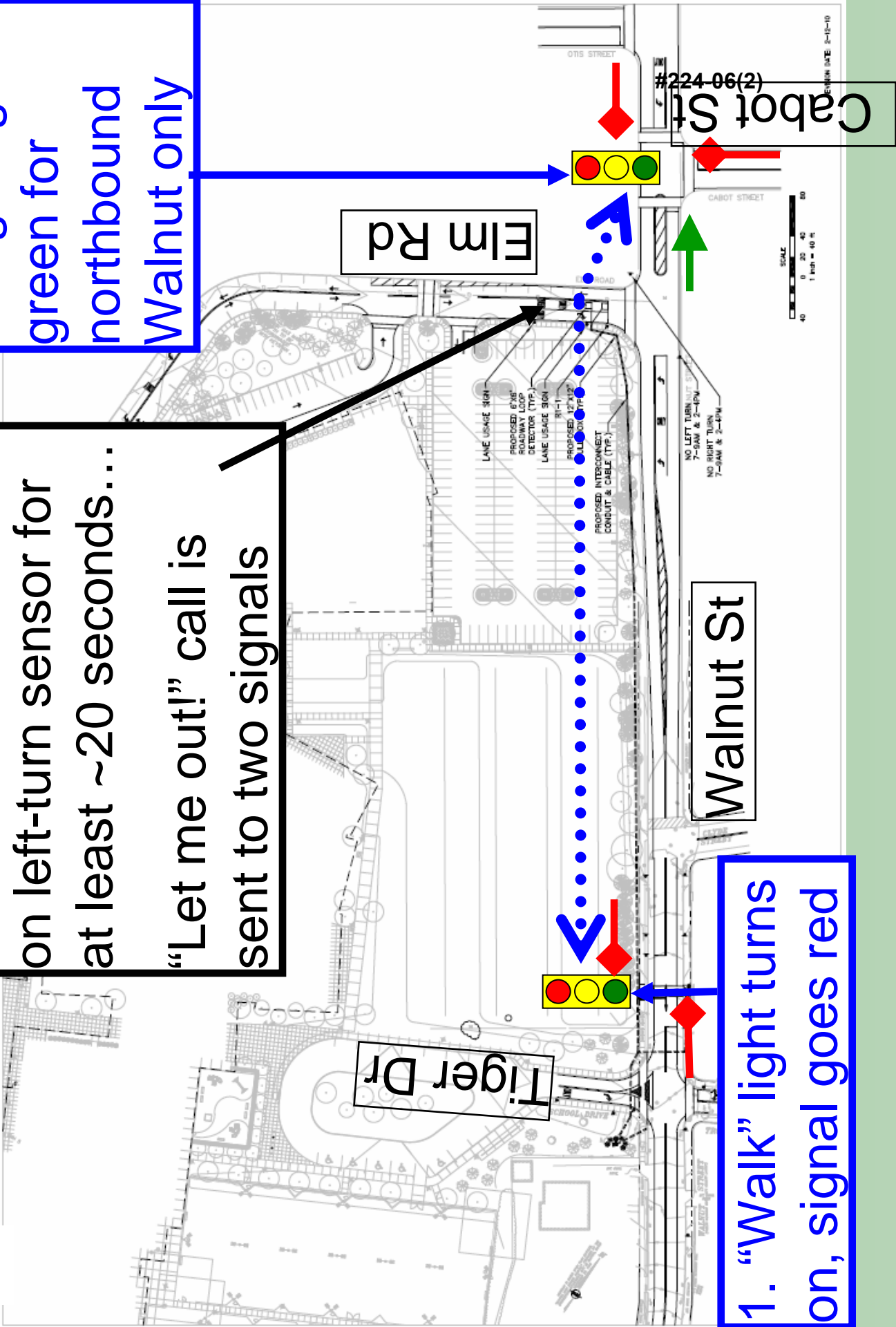
OK for staff to enter lot anytime from Walnut St

4.

After vehicle remains on left-turn sensor for at least ~20 seconds...  
“Let me out!” call is sent to two signals

2. Signal goes green for northbound Walnut only

1. “Walk” light turns on, signal goes red



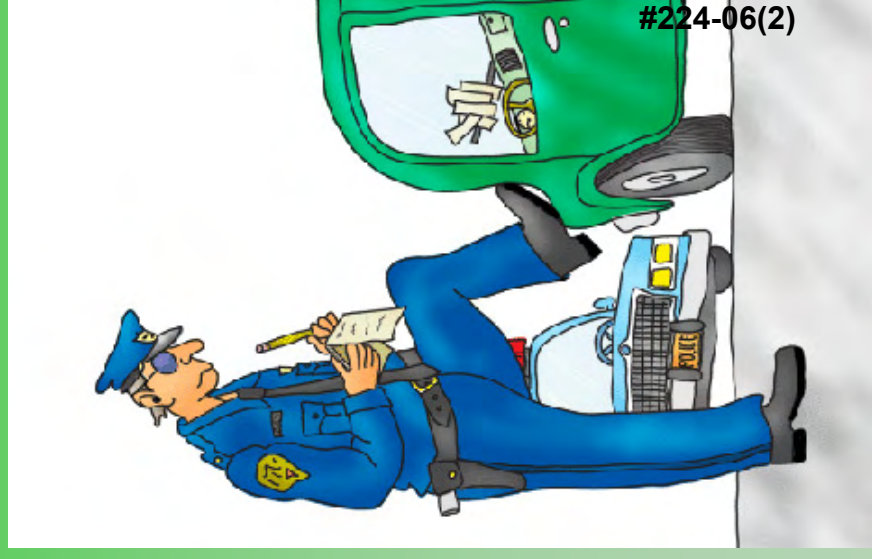


# NNHS Parking

Tiger Drive

Elm Road

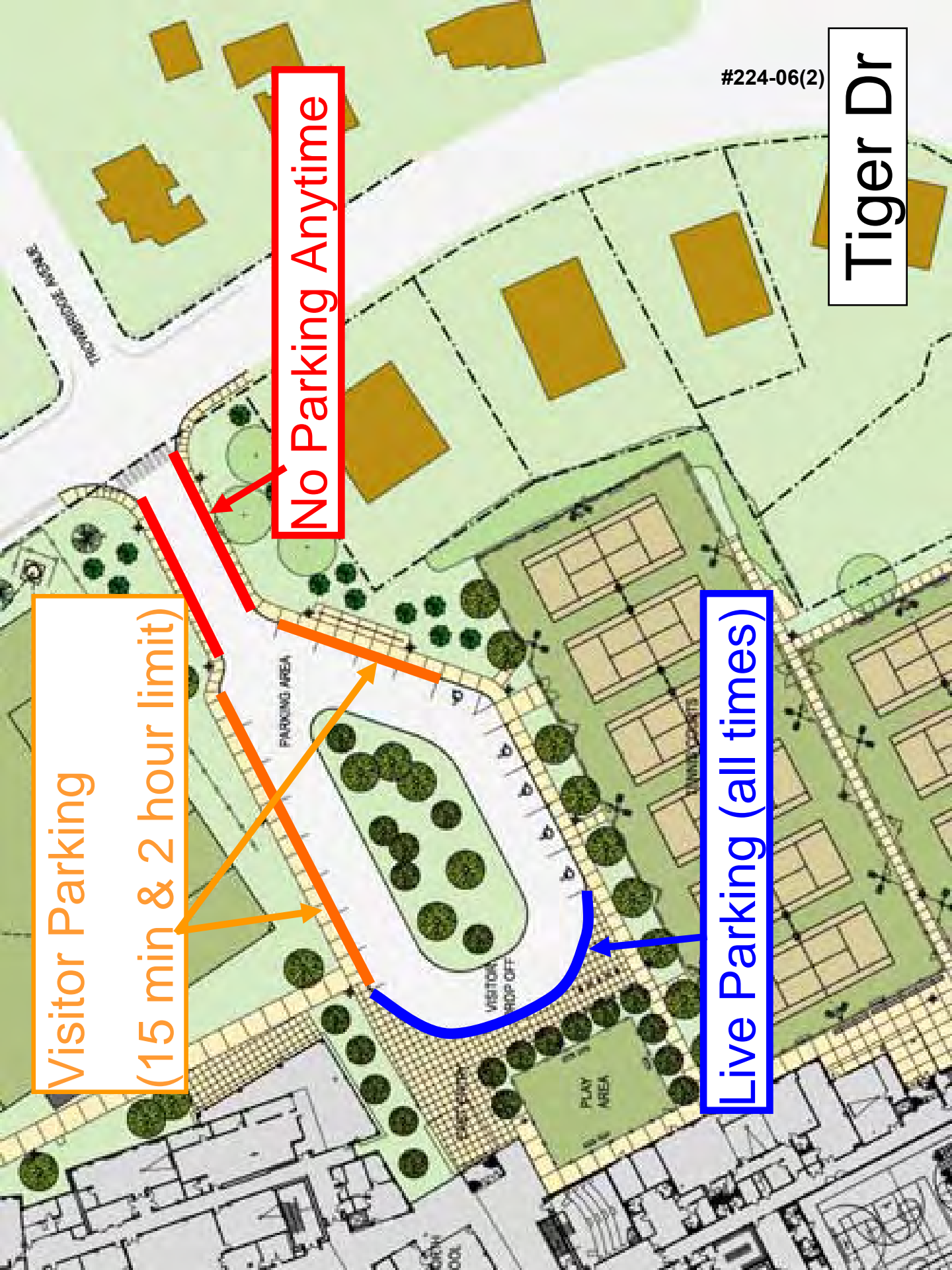
Tiger Permits



No Parking Anytime

Visitor Parking  
(15 min & 2 hour limit)

Live Parking (all times)





#224-06(2)

Elm Rd

No Parking Anytime

6-8 school buses  
(Bus only 7-8:30, 2-4:30,  
school days)

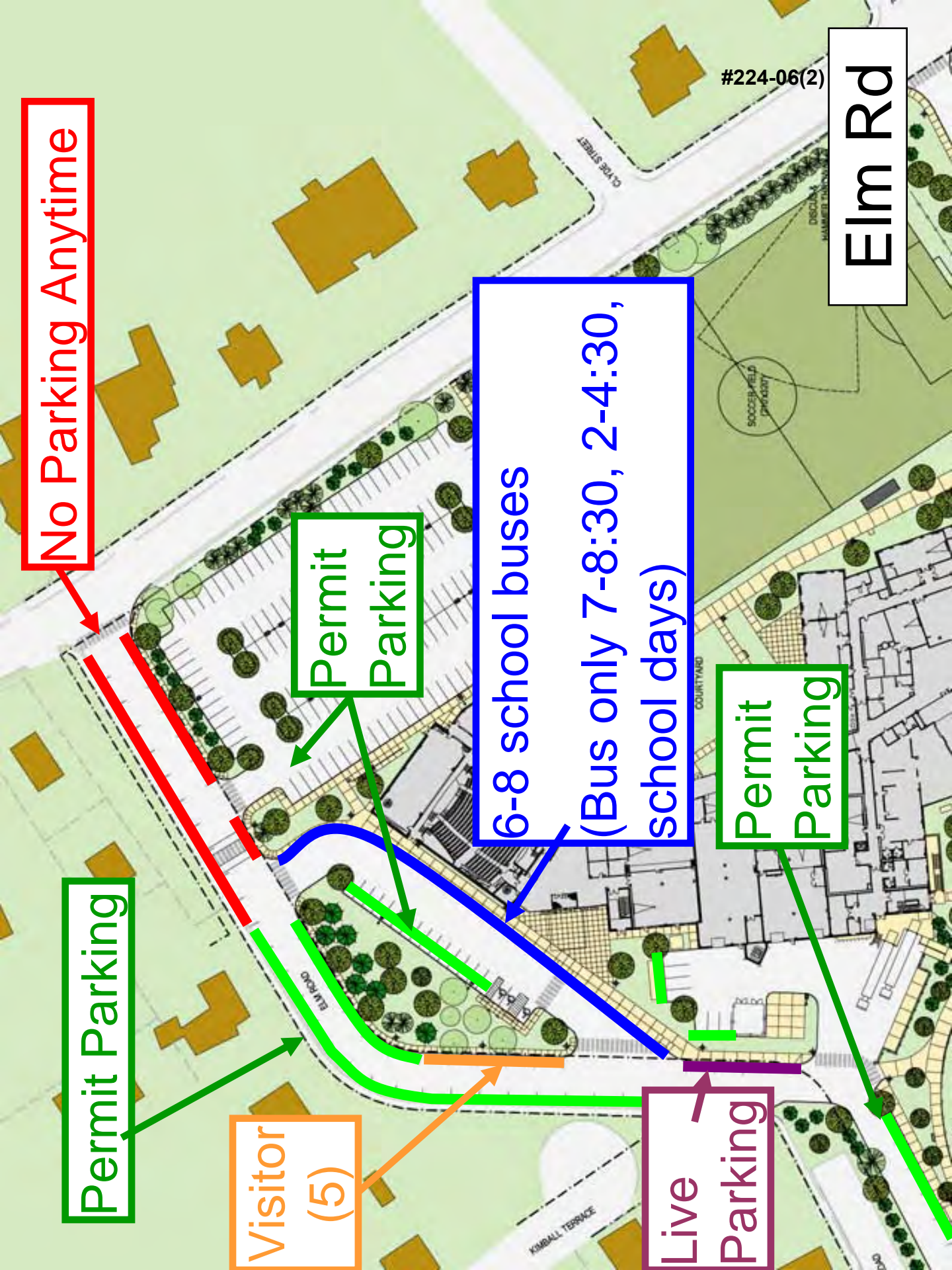
Permit  
Parking

Permit  
Parking

Permit Parking

Visitor  
(5)

Live  
Parking



# Tiger Permits (TPR-204)

- 422 staff permits (100% issued)
- 100 students (60% issued)
- 10 “special circumstances”
- 10 Hull St residents (1 each)
- 8 “discretionary”

550 parking permits TOTAL

# On-Site Permit Parking

- 168 Elm Rd lot
- 15 Elm Rd bus loop
- 37 Elm Rd (not incl. areas near demo)
- 7 Loading dock

227 on-site staff spaces TOTAL\*

#224-06(2)  
\* About half of staff parking demand will be met on-site during 2010-2011 school year

# Off-Site Parking

- 47 Hull St
- 35 Lowell Ave @ Claflin, Elmwood
- 48 Austin St lot (students?)
- 193 On-street locations TBD\*

323 off-site spaces are needed

\* Some of these spaces could be relocated to  
Lowell Ave parking area in 2011-2012  
school year

# Spring 2010 Traffic Council “To Do’s”

- Walnut St “no parking”
- Walnut/Elm: time of day turn restrictions
- Elm Road public way section
  - One-way flow
  - Tiger Permits
- Hull St “live parking” areas
- Will meet in September 2010 to assess post-opening traffic & parking situation

# What can neighbors do?

- Spread the word
- Set an example
- Observe and report
  - Traffic Council September 2010
  - Bottlenecks
  - Needs for enforcement
  - New student parking patterns

**THE END!**



#224-06(2)

# **Oak Hill Middle School**

Newton, Massachusetts

## ***“Green” Modular Classrooms***

Site Plan Review Presentation

March 17, 2010

#288-09(2)



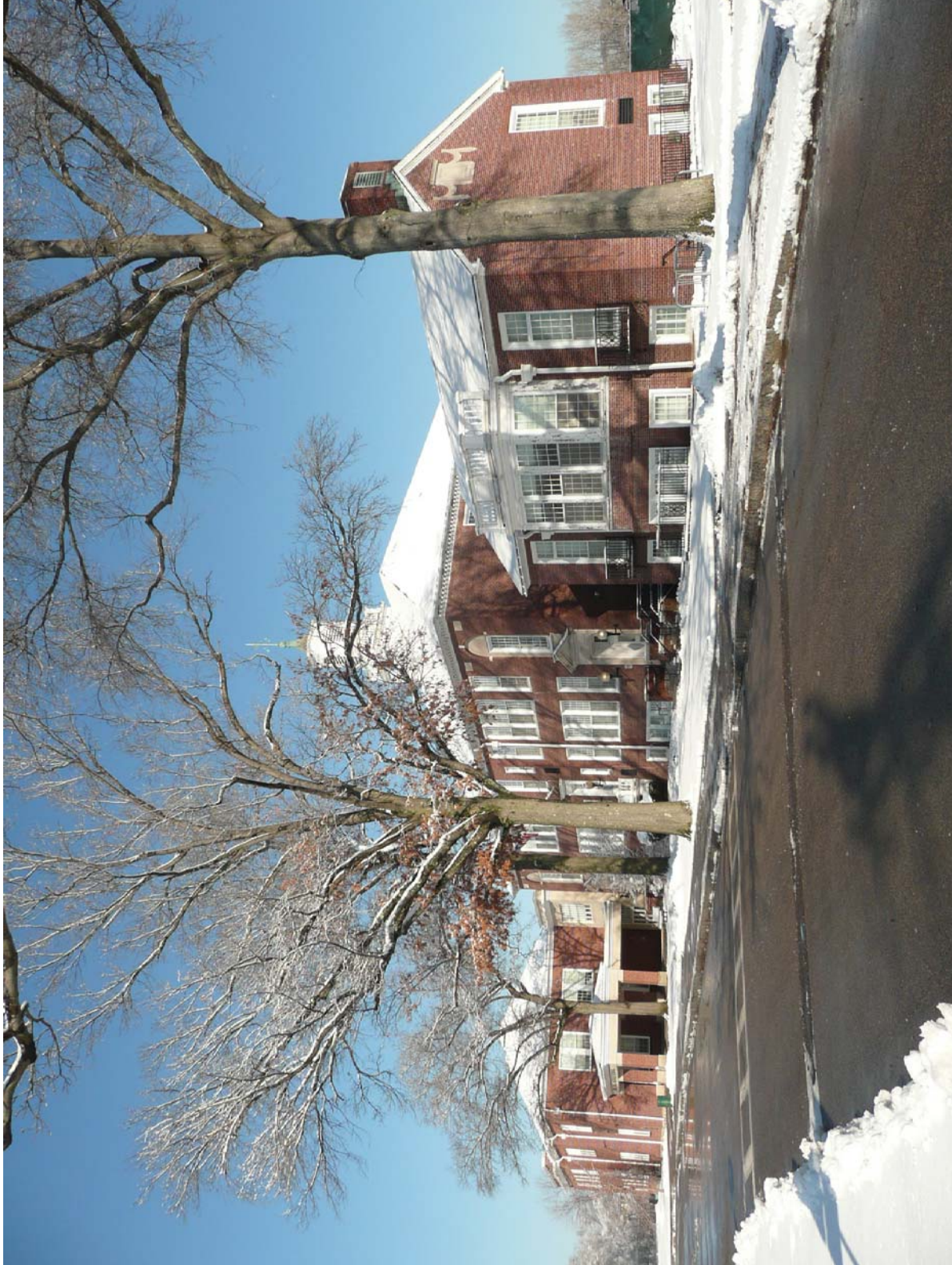
**Green Modular Classrooms**

**Oak Hill Middle School**

#288-09(2)



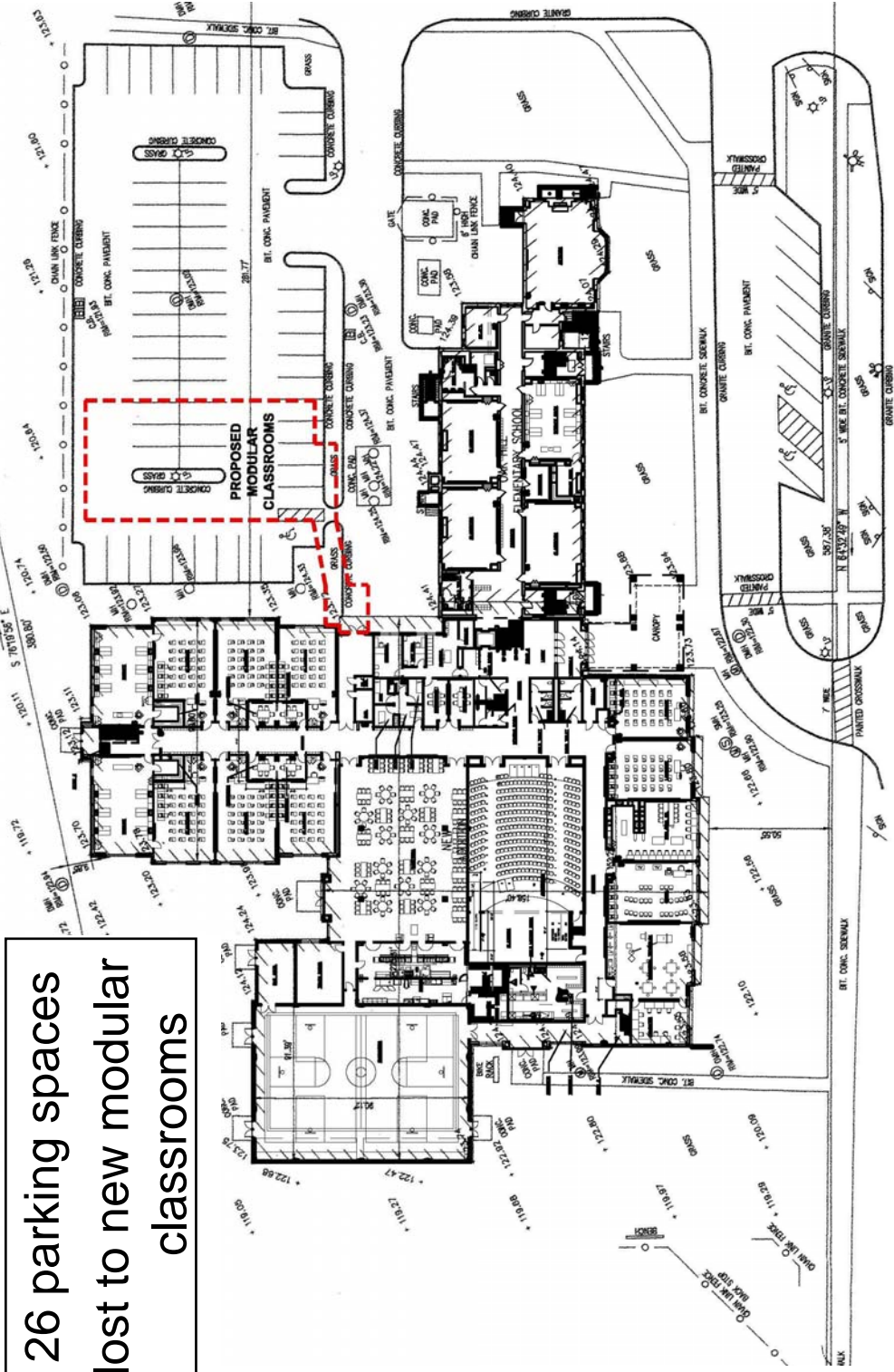








26 parking spaces  
lost to new modular  
classrooms

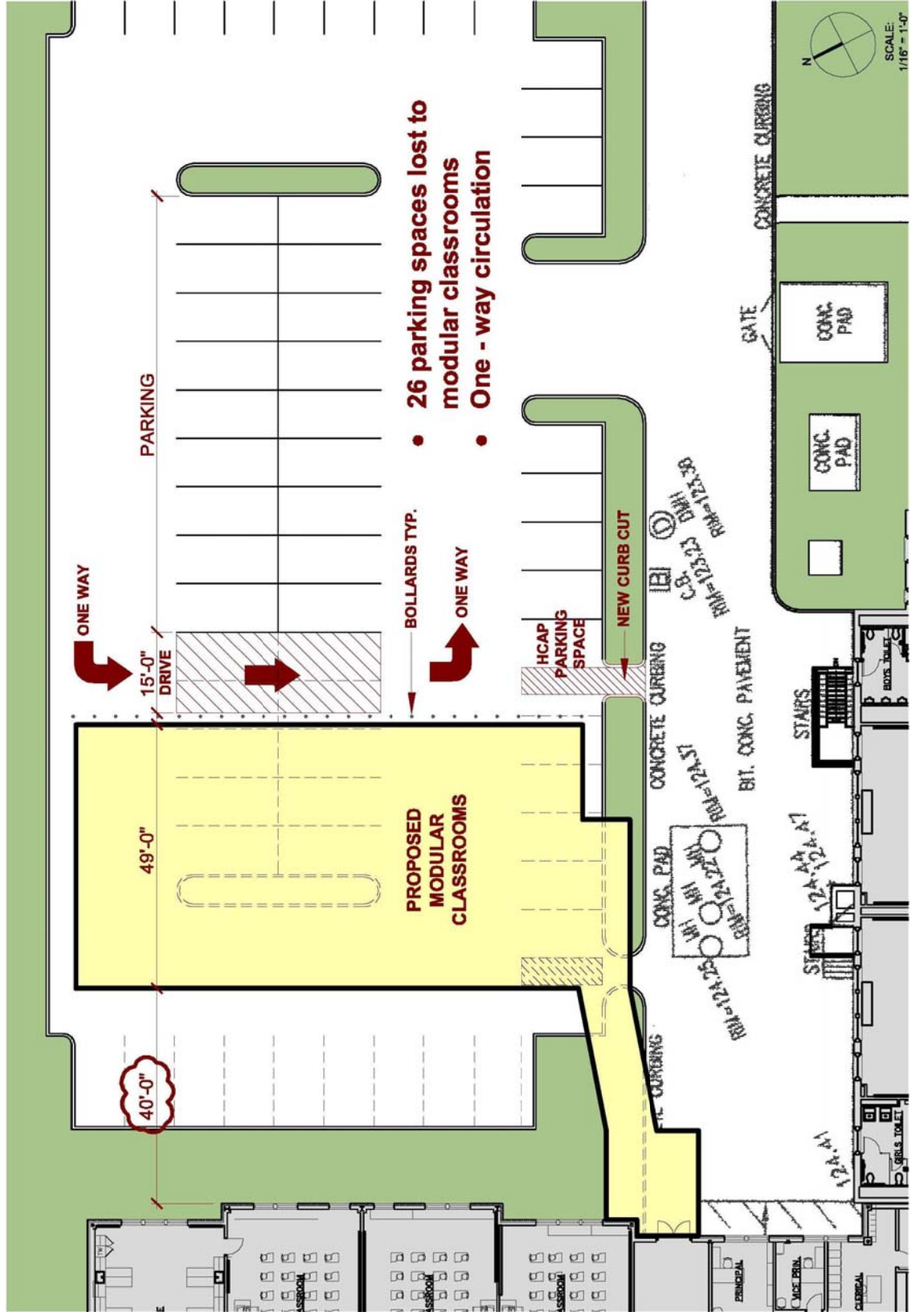


**WHEELER ROAD**  
(PUBLIC - 80' WIDE)

**MEADOWBROOK ROAD**

#288-09(2)



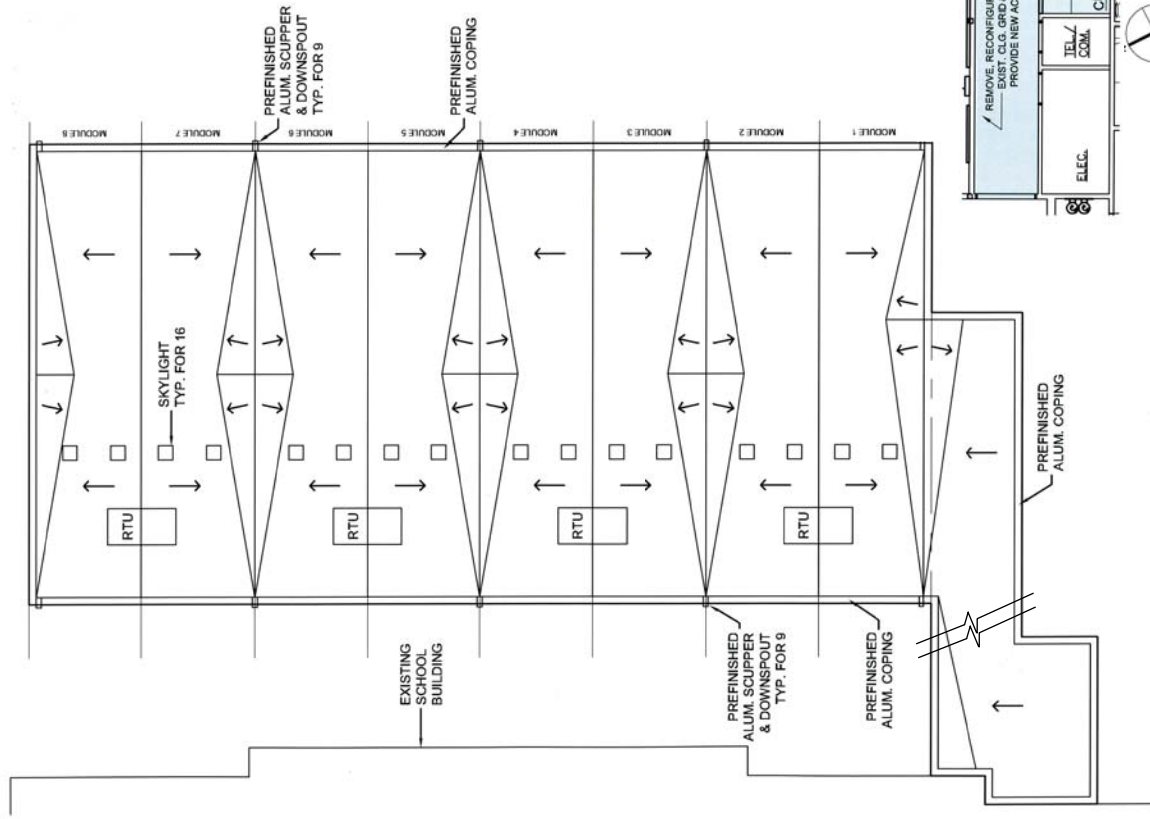


#288-09(2)



- Eight 12' x 49' modules
- 4640sf (yellow)
- “Stick-built” LGM corridor construction: 875sf (green)
- Renovation work within existing school building: 370sf (blue)
- Total construction: 5885sf



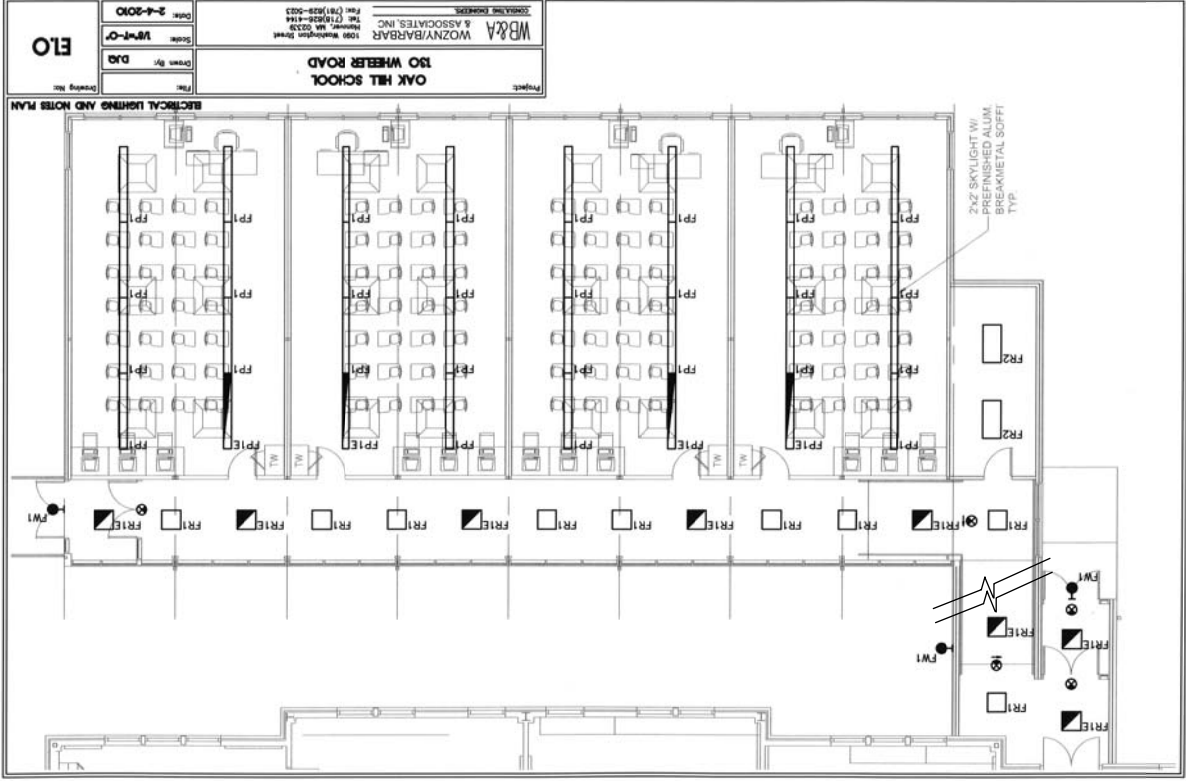


#288-09(2)

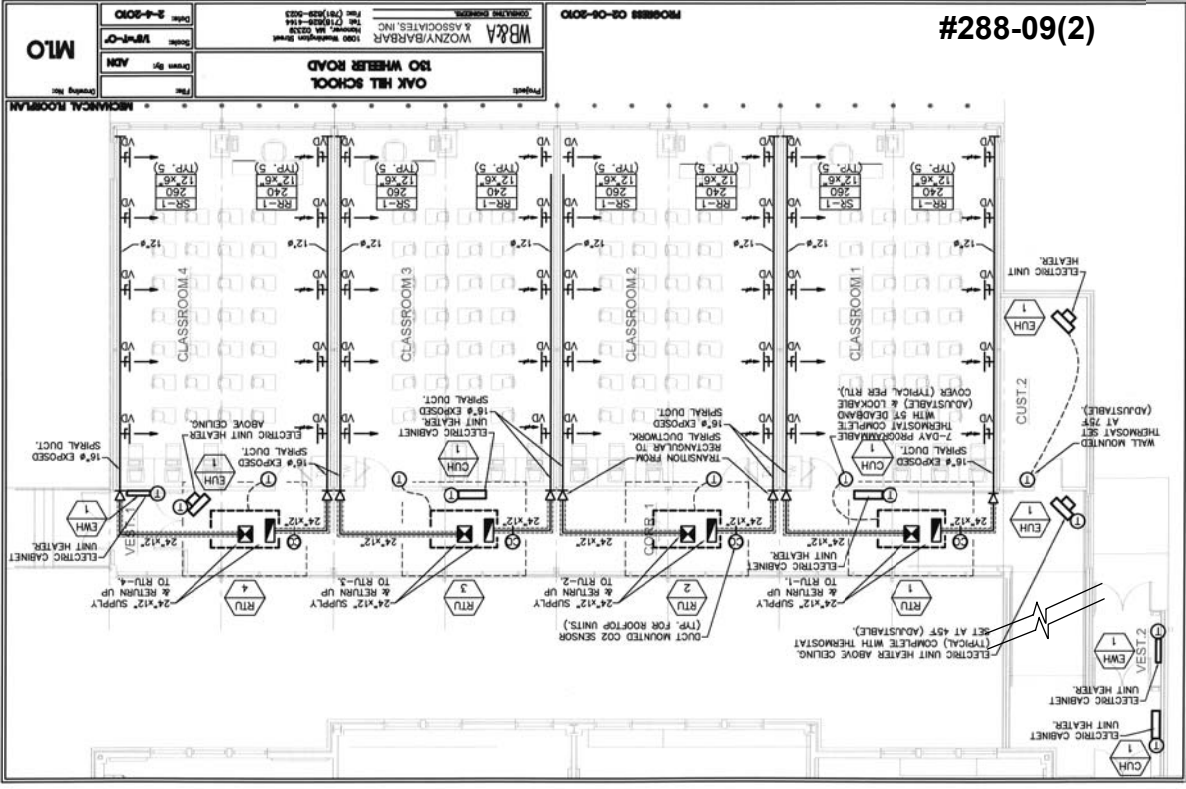


# Green Modular Classrooms

# Oak Hill Middle School

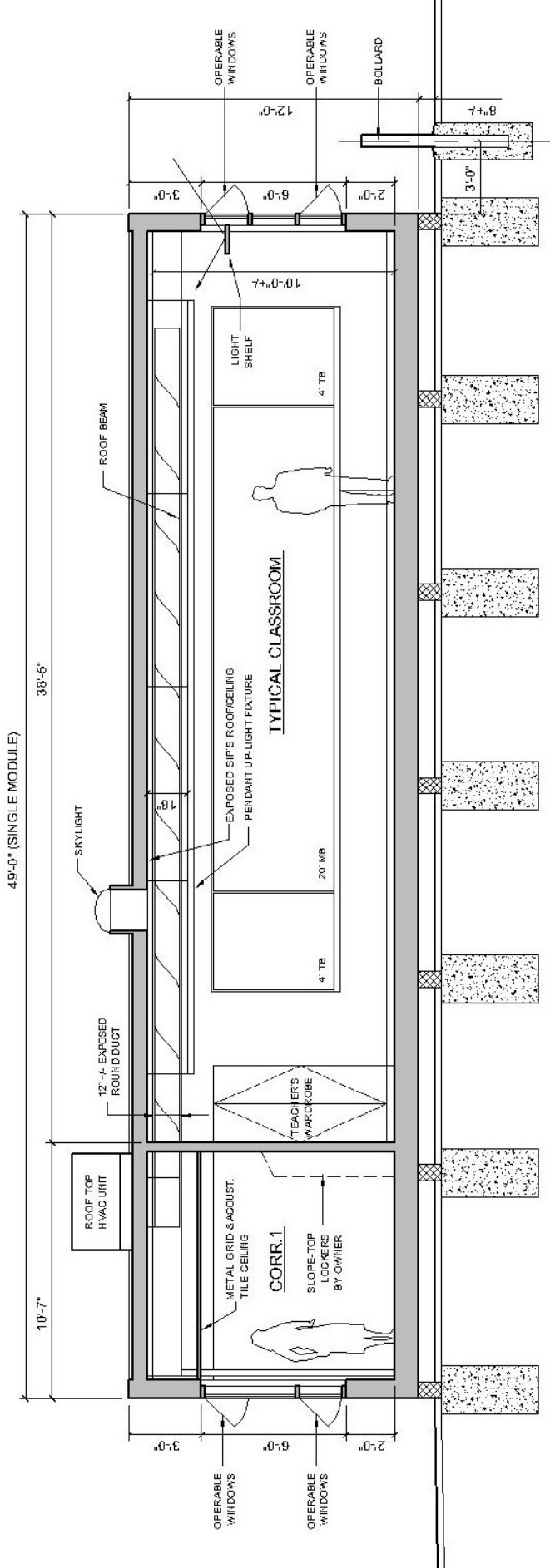


## Pendant Lighting Plan



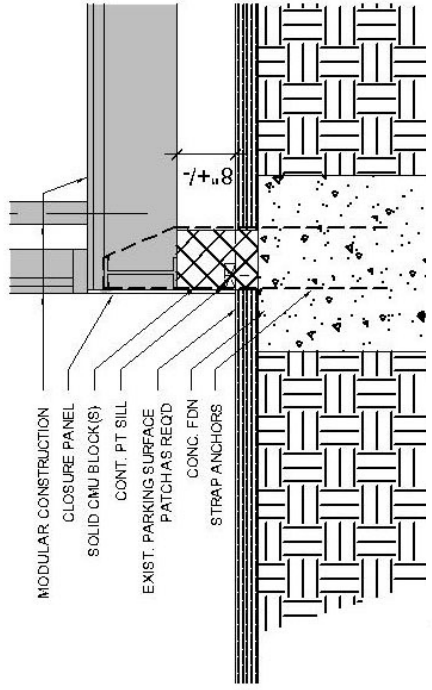
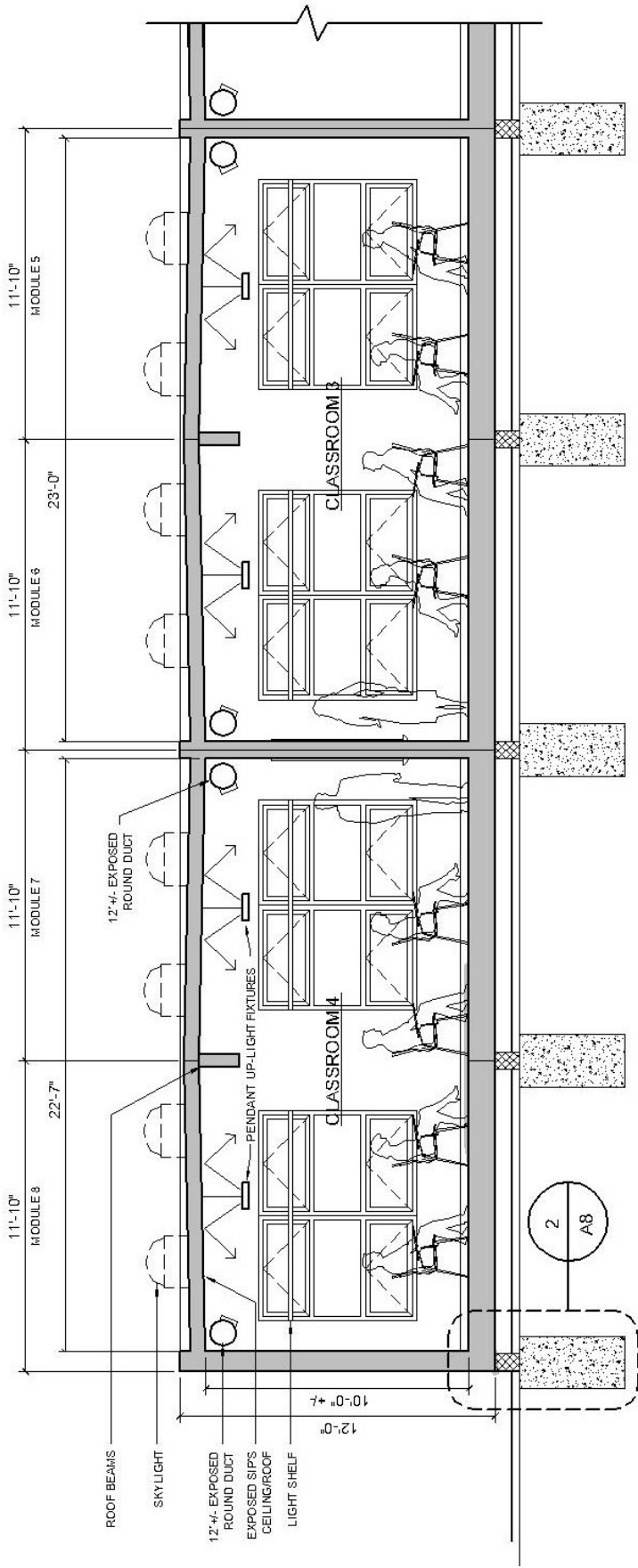
## Exposed Mechanical Plan





Exposed SIPs ceiling at 10'-0" aff

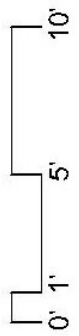
#288-09(2)

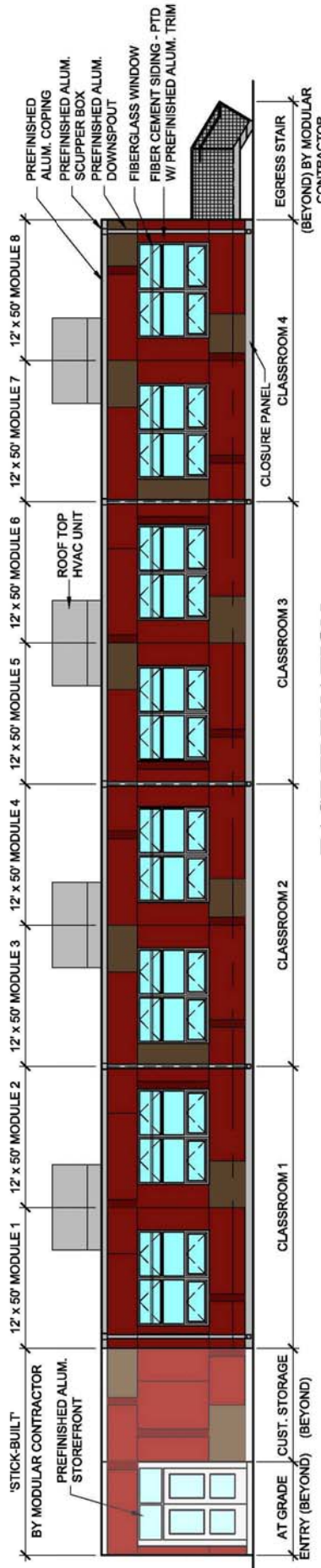


Exposed SIPs ceiling at 10'-0" aff

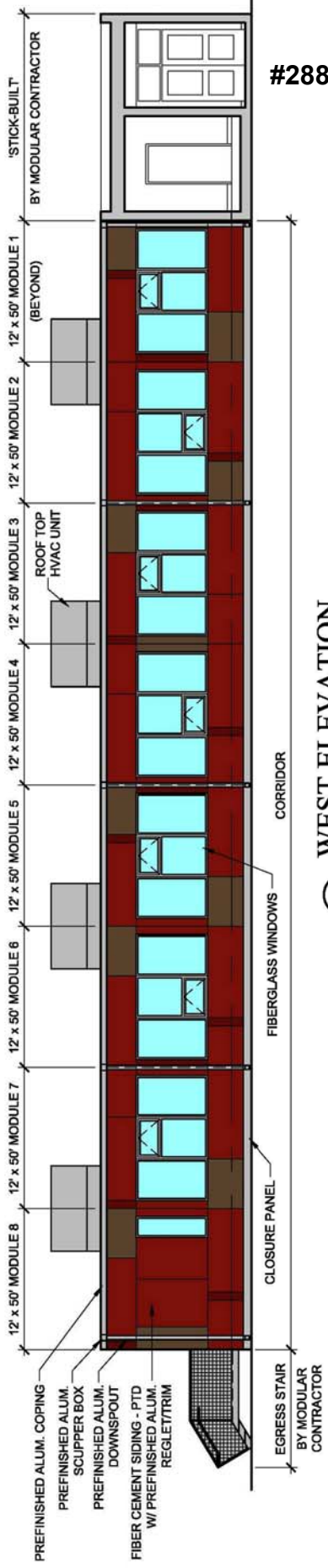
FOUNDATION DETAIL

#288-09(2)





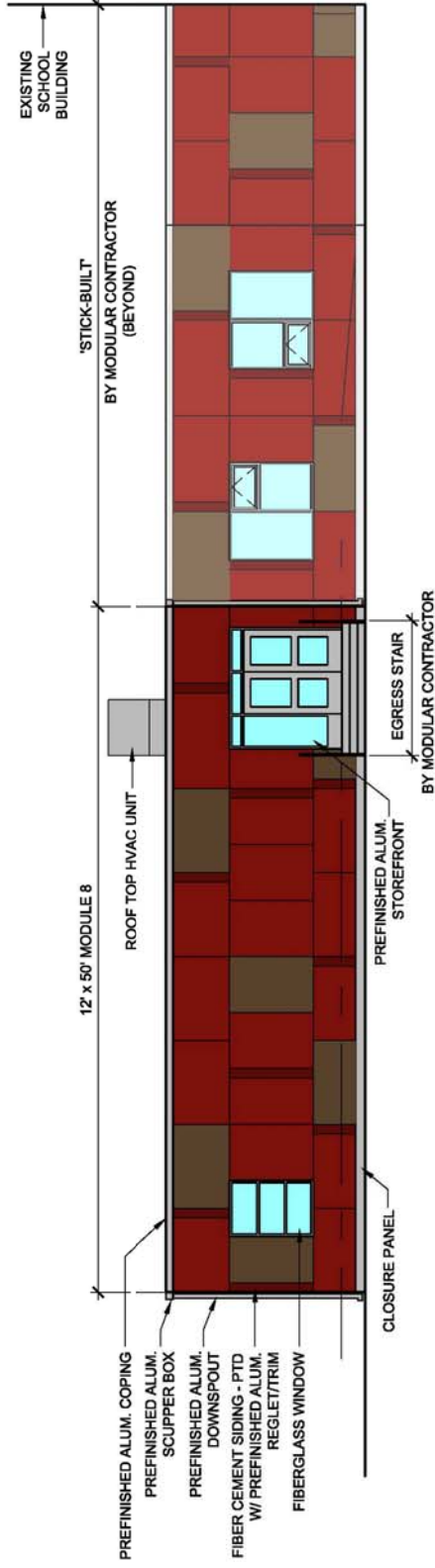
**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

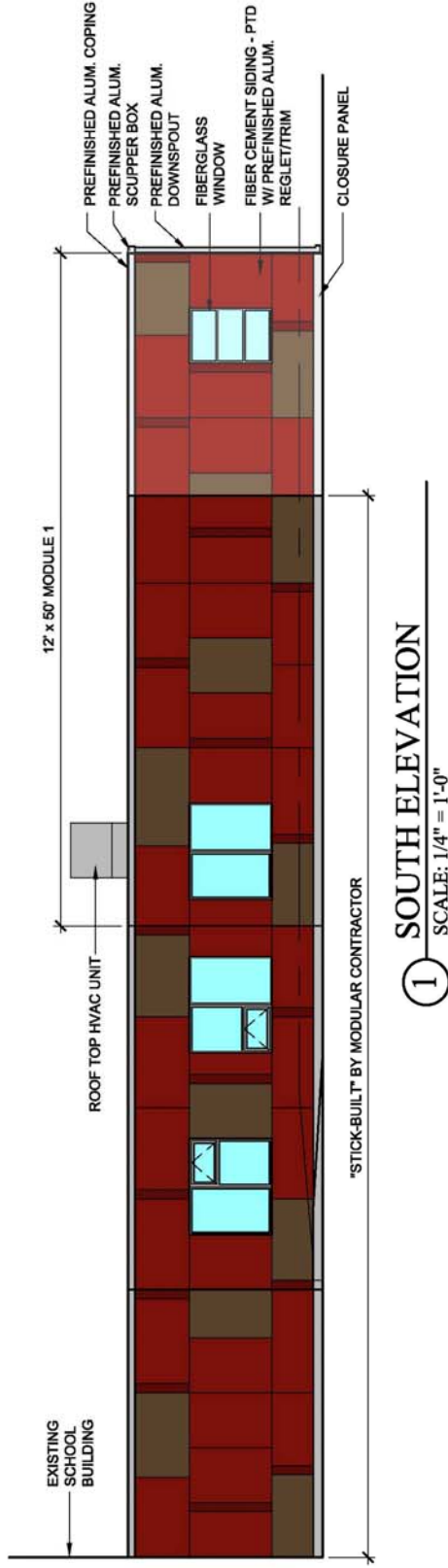
#288-09(2)





2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

#288-09(2)

A10

10.05.18

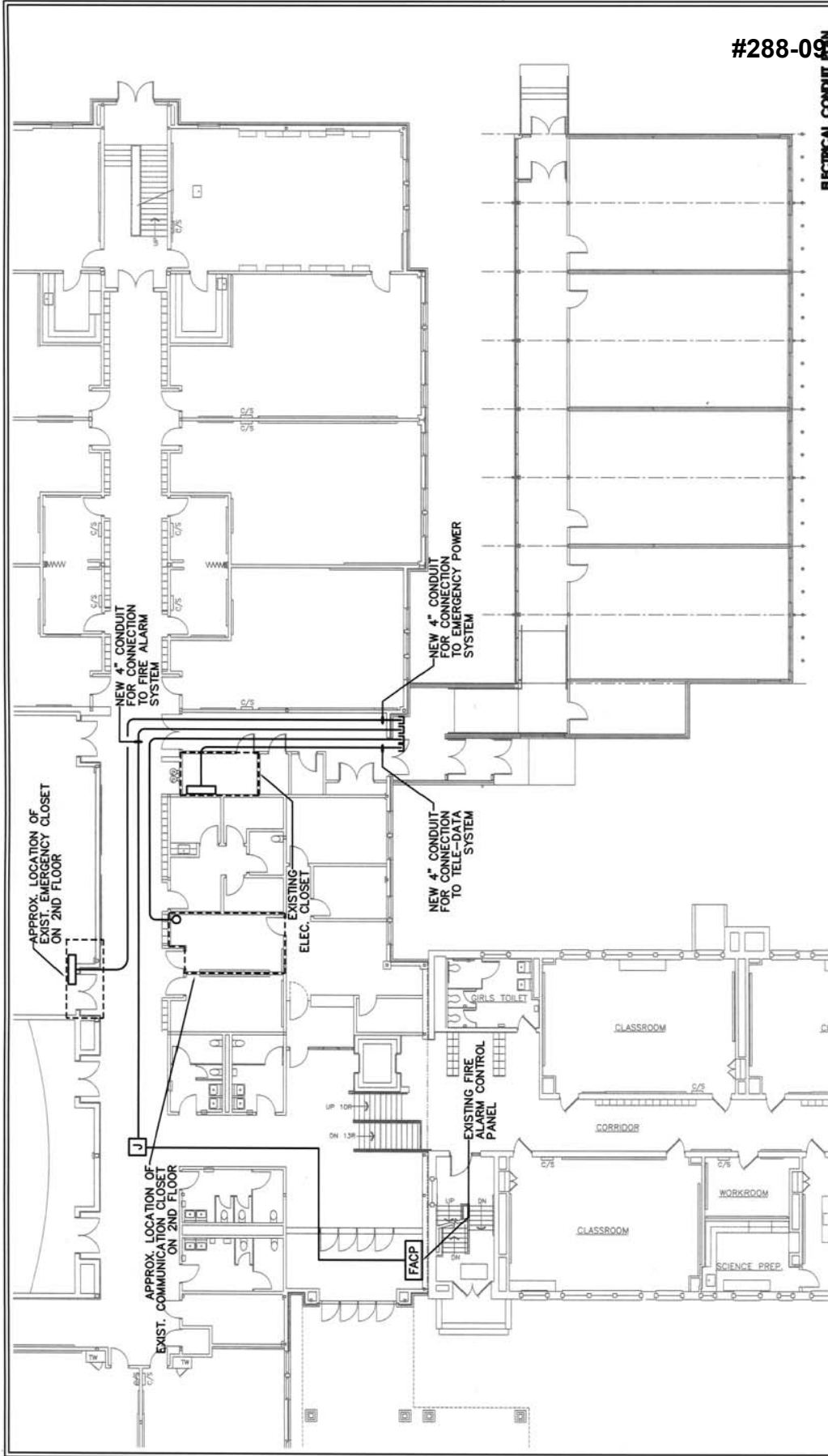
Raymond Design  
Associates, Inc.  
222 North Street  
Hingham, MA 02043



OAK HILL MIDDLE SCHOOL  
MODULAR CLASSROOMS  
EXTERIOR ELEVATIONS - OPTION B



#288-09(2)

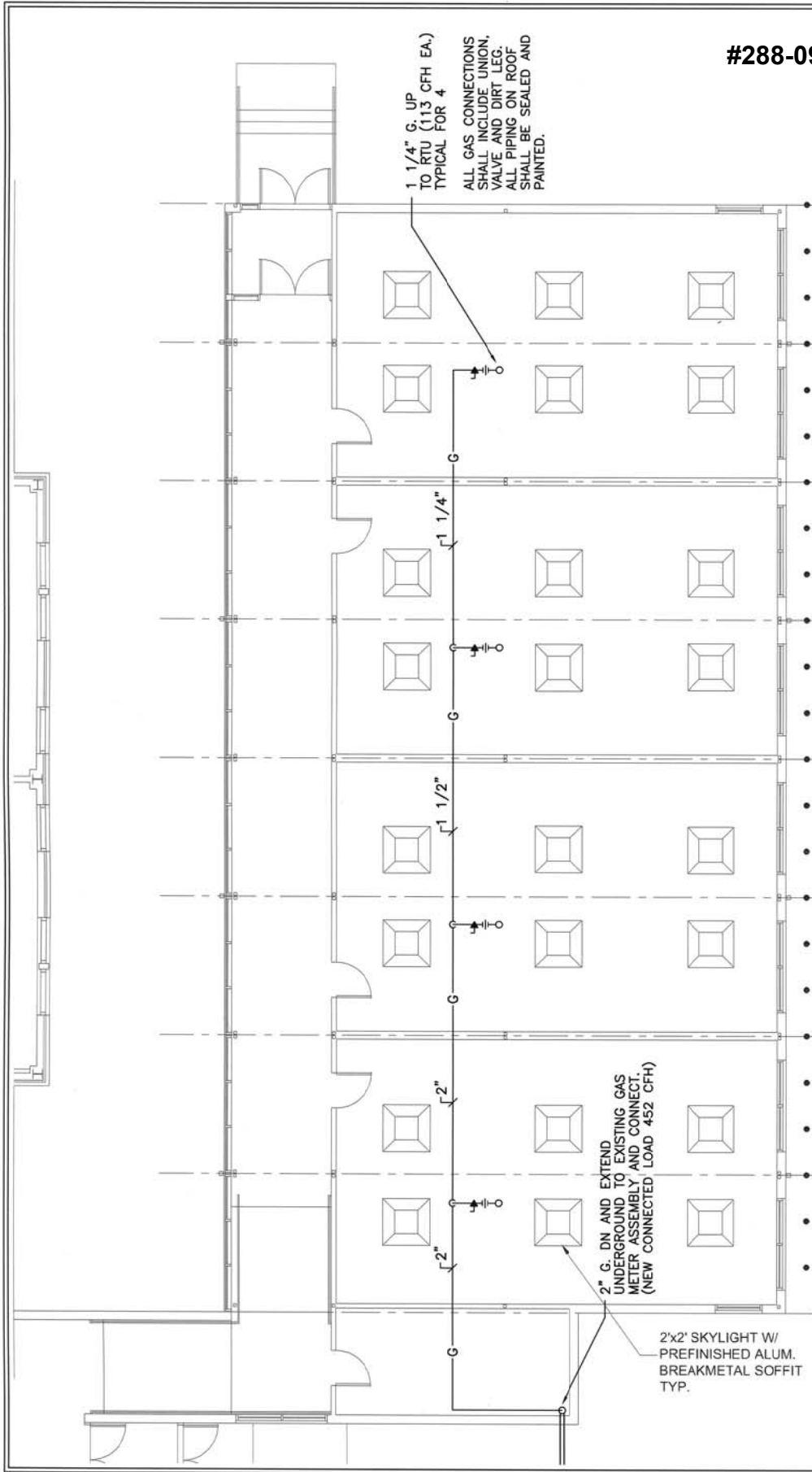


### ELECTRICAL CONDUIT PLAN

Project:	<b>OAK HILL SCHOOL 130 WHEELER ROAD</b>
File:	
Drawing No.:	
Drawn By:	<b>DJG</b>
Scale:	<b>1/8"=1'-0"</b>
Date:	<b>2-4-2010</b>
WB&A WOZNY/BARBAR & ASSOCIATES, INC CONSULTING ENGINEERS 1880 Washington Street Hollywood, MA 02130 Tel: (718)828-4144 Fax: (781)828-5023	







#288-09(1)

PLUMBING FLOOR PLAN

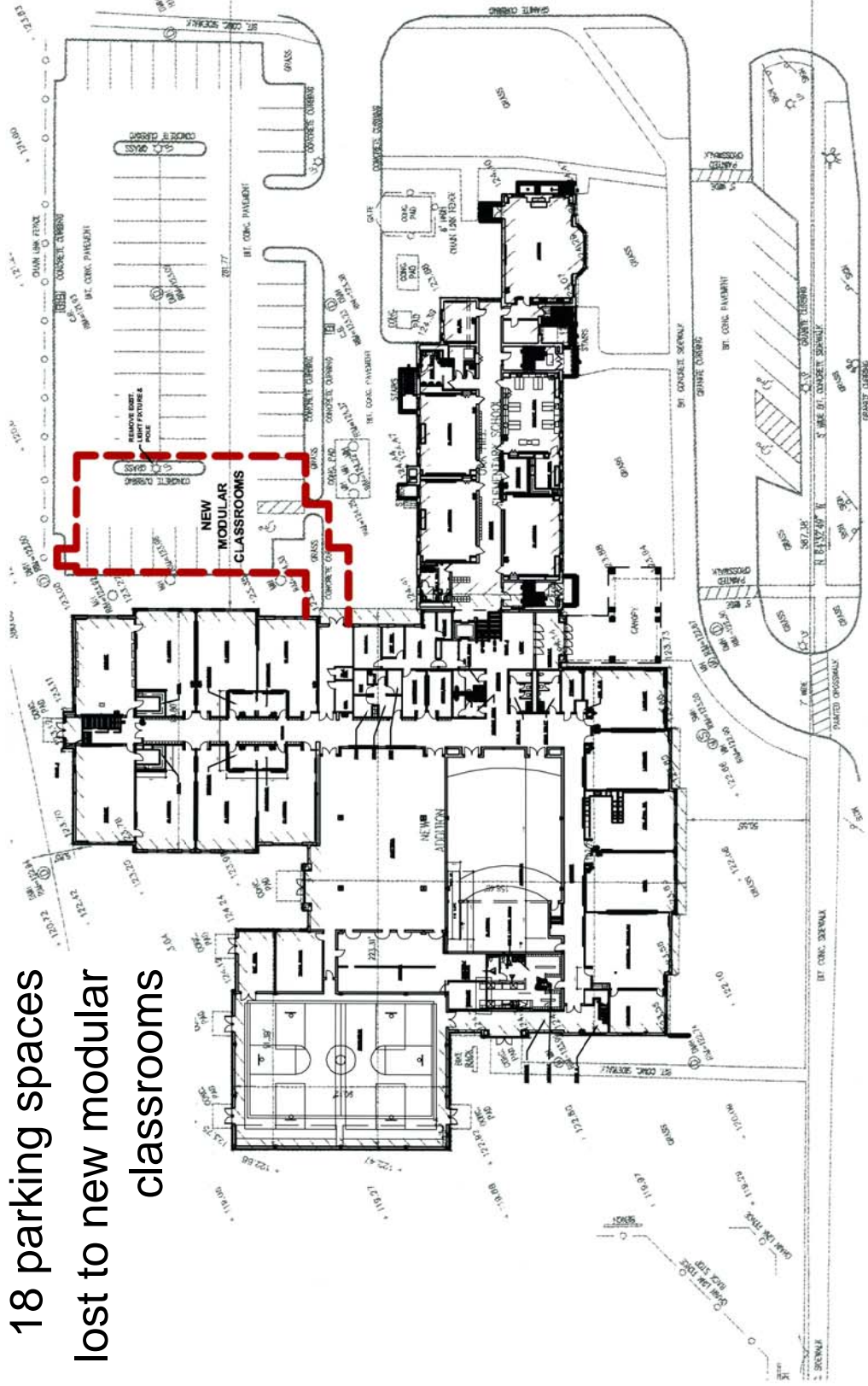
Project:	OAK HILL SCHOOL 130 WHEELER ROAD
File:	
Drawn By:	J.L.D.
Scale:	1/8"=1'-0"
Date:	1-25-2010
1090 Washington Street Baltimore, MD 21203 Tel: (781) 826-4144 Fax: (781) 826-5023	
<b>WB&amp;A</b> WOZNY/BARBAR & ASSOCIATES, INC. CONSULTING ENGINEERS.	

PI.1

End



18 parking spaces  
lost to new modular  
classrooms

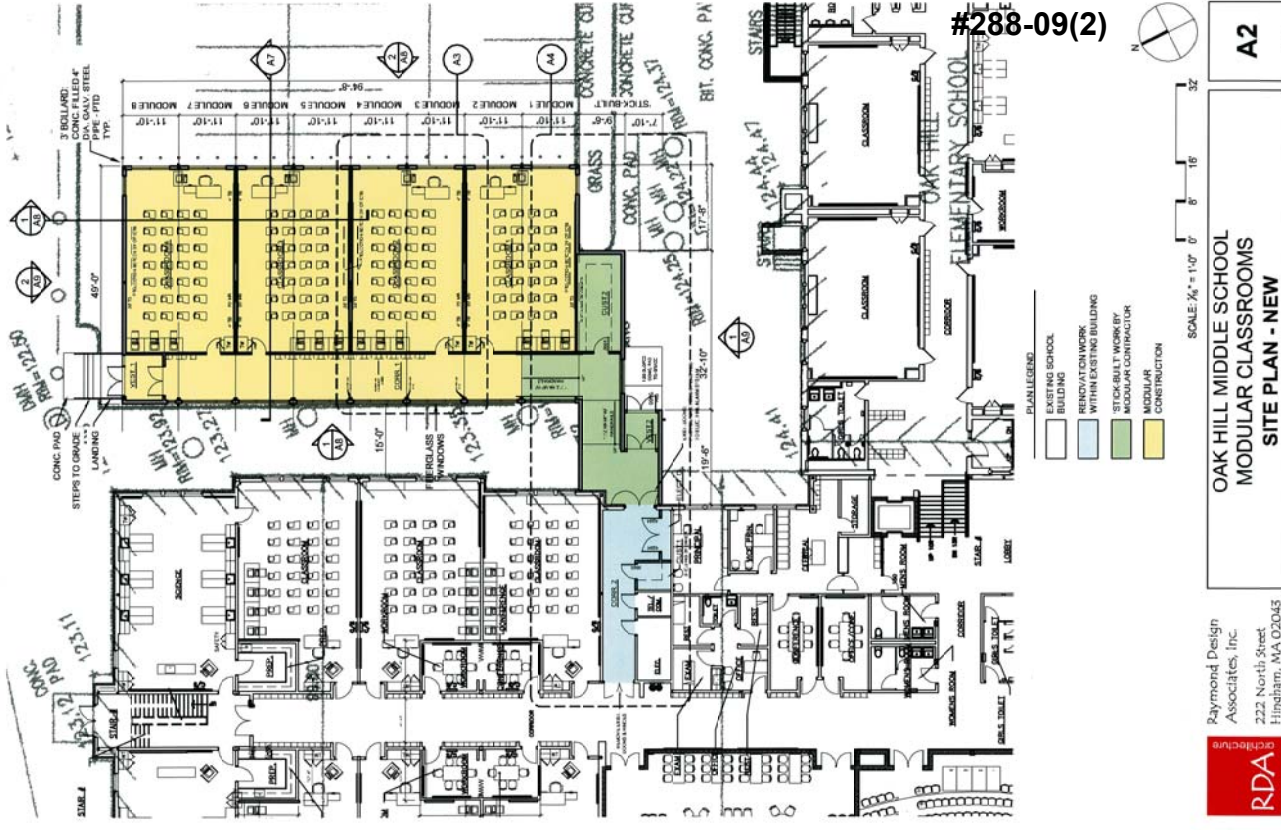


#288-09(2)



SCALE: 1" = 40'-0" 0' 20' 40' 80'

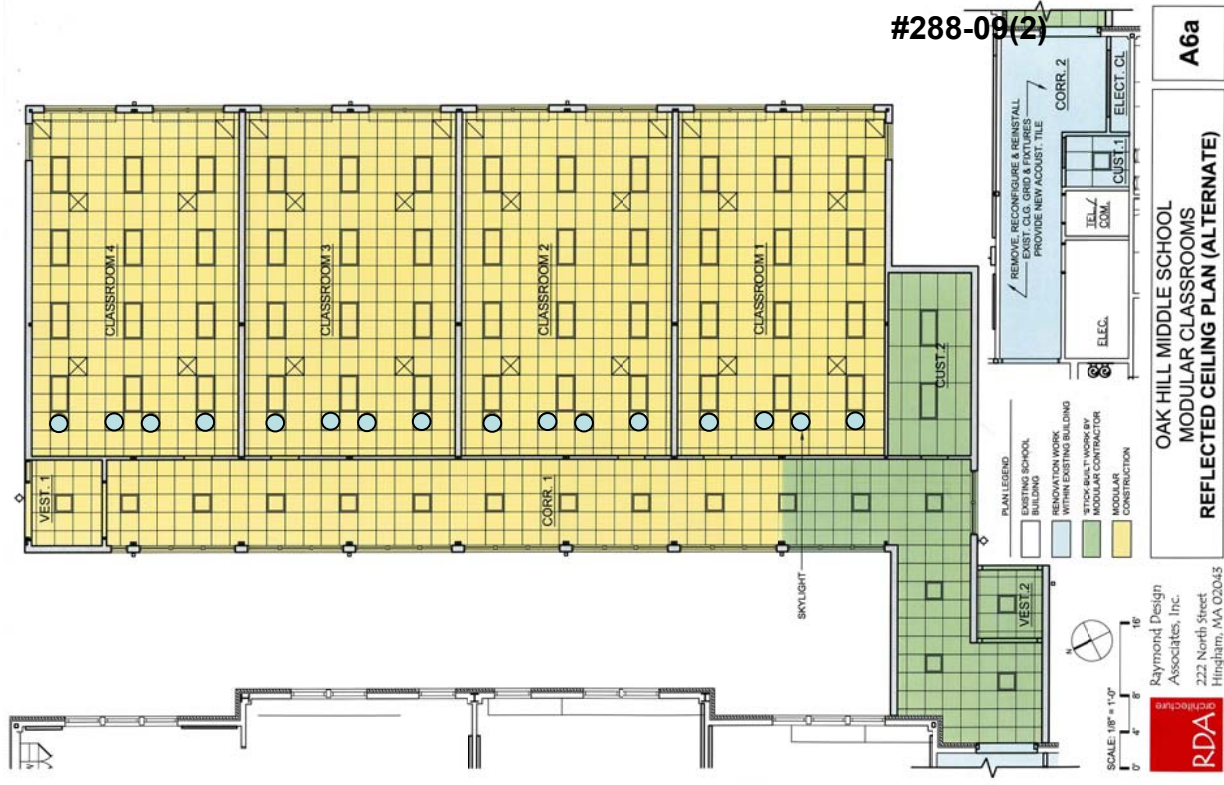
- Seven 12' x 48' modules and one 12' x 38' module:  
4500sf (yellow)
- “Stick-built” LGM corridor construction:  
760sf (green)
- Renovation work within existing school building:  
370sf (blue)
- Total construction:  
5630sf





# Green Modular Classrooms

# Oak Hill Middle School

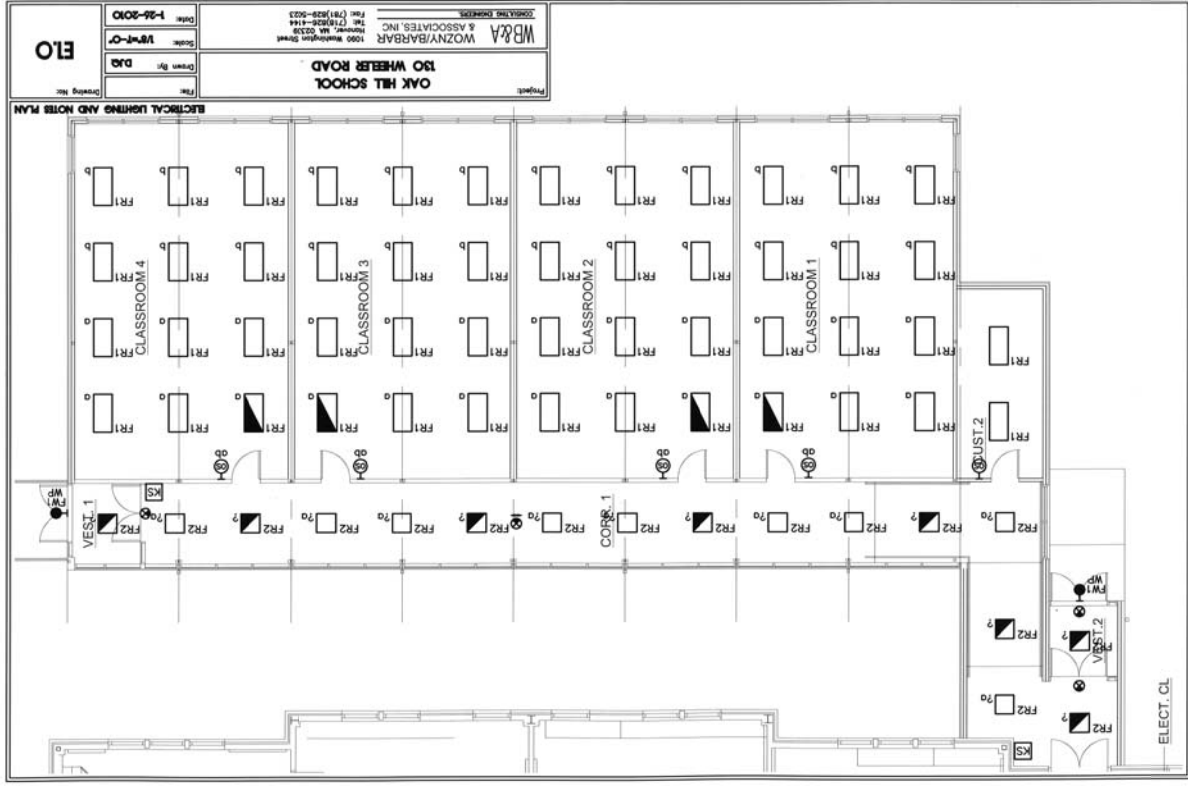


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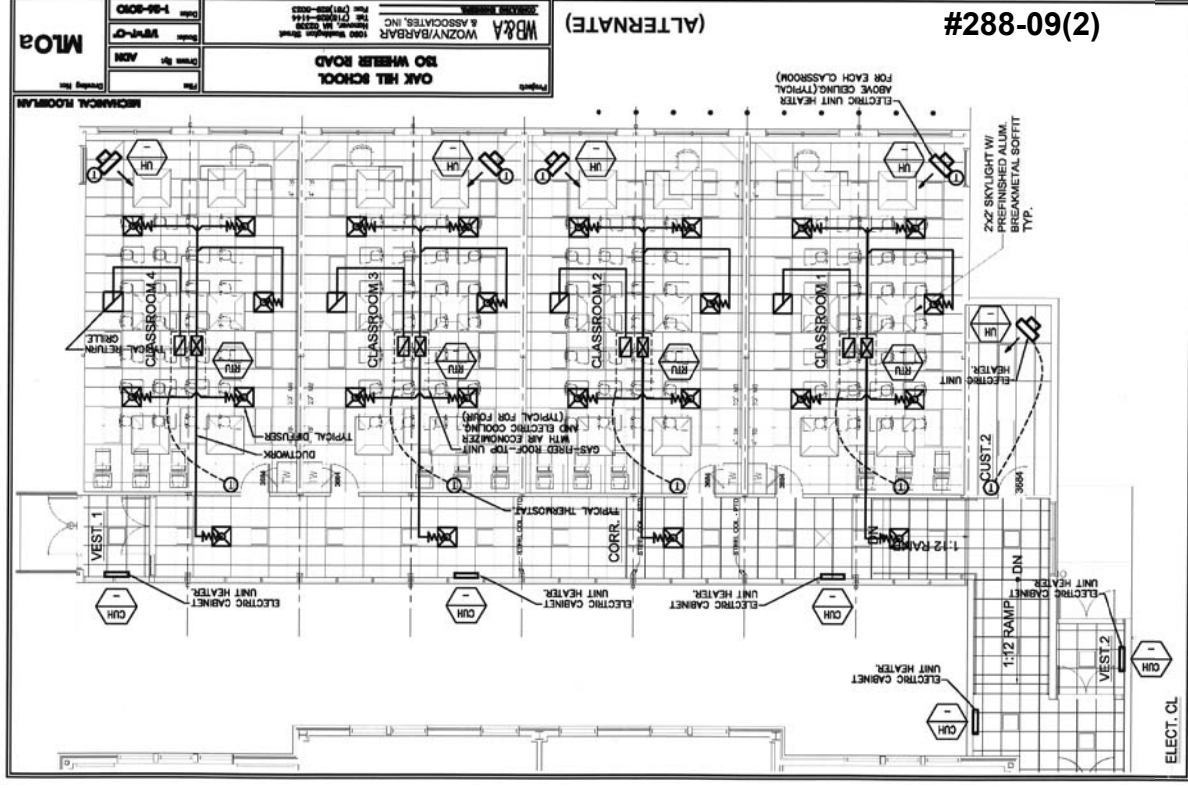


# Green Modular Classrooms

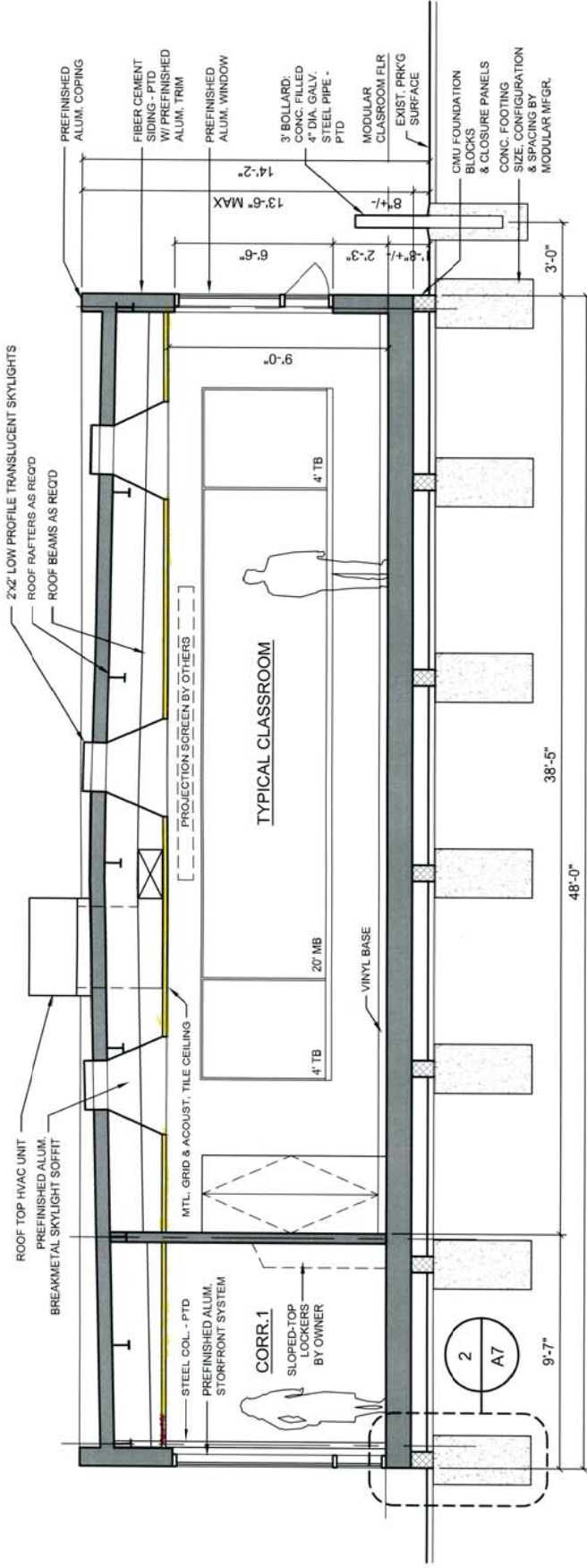
# Oak Hill Middle School



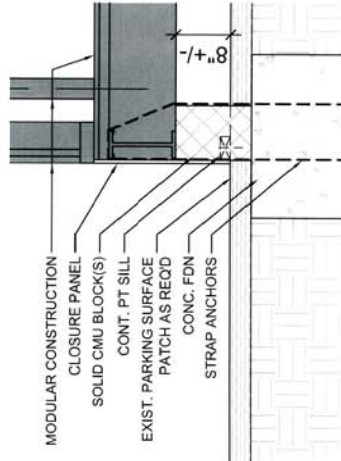
ACT Lighting Plan



ACT Mechanical Plan



Dropped ACT ceiling at 8'-6" to 9'-0" aff



2 FOUNDATION DET.

SCALE: 3/4" = 1'-0"

SCALE: 1/4" = 1'-0"

#288-09(2)

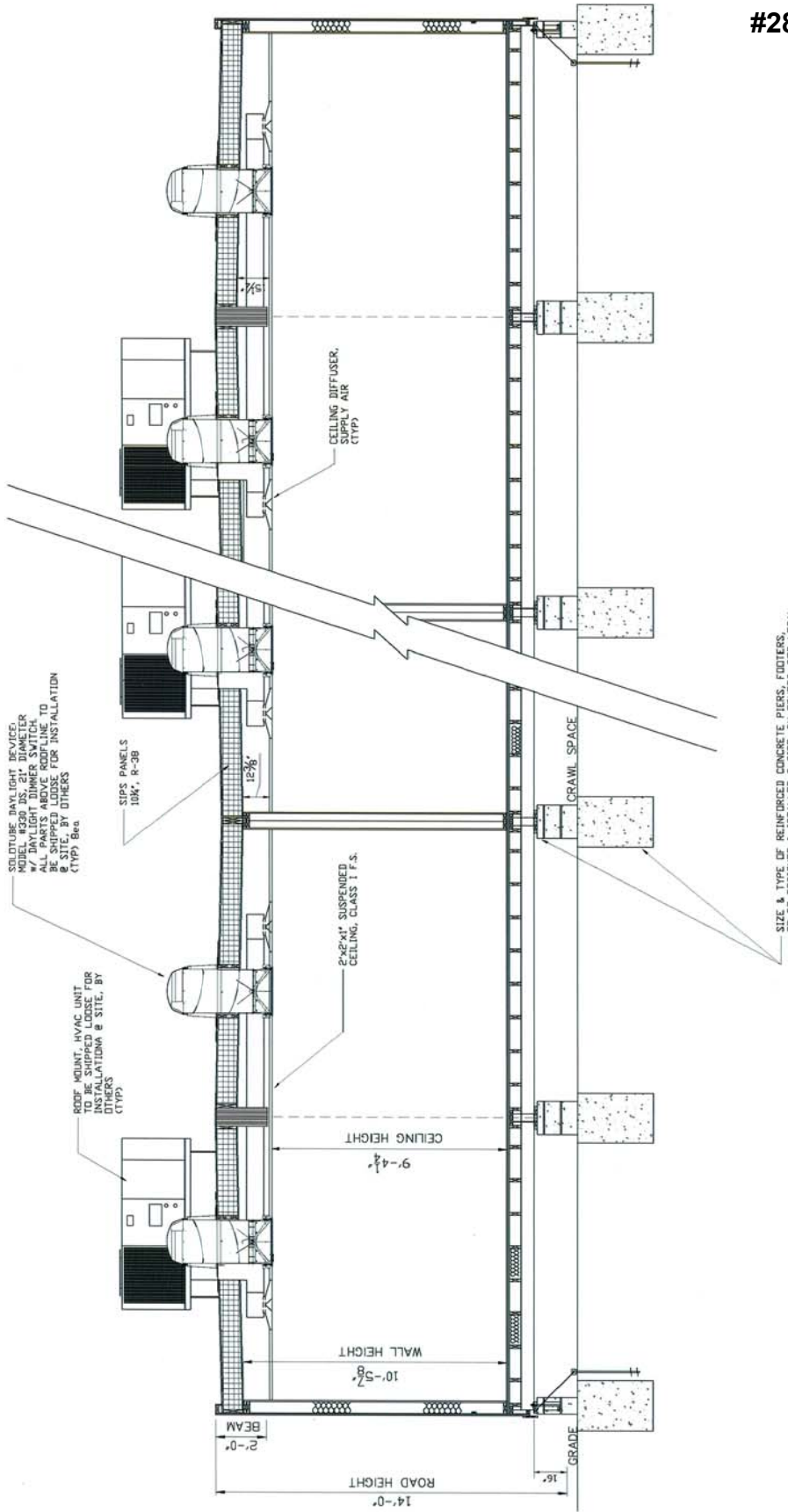
OAK HILL MIDDLE SCHOOL  
MODULAR CLASSROOMS  
BUILDING SECTION

Raymond Design  
Associates, Inc.  
222 North Street  
Hingham, MA 02043



A7

10/03/17



#288-09(2)

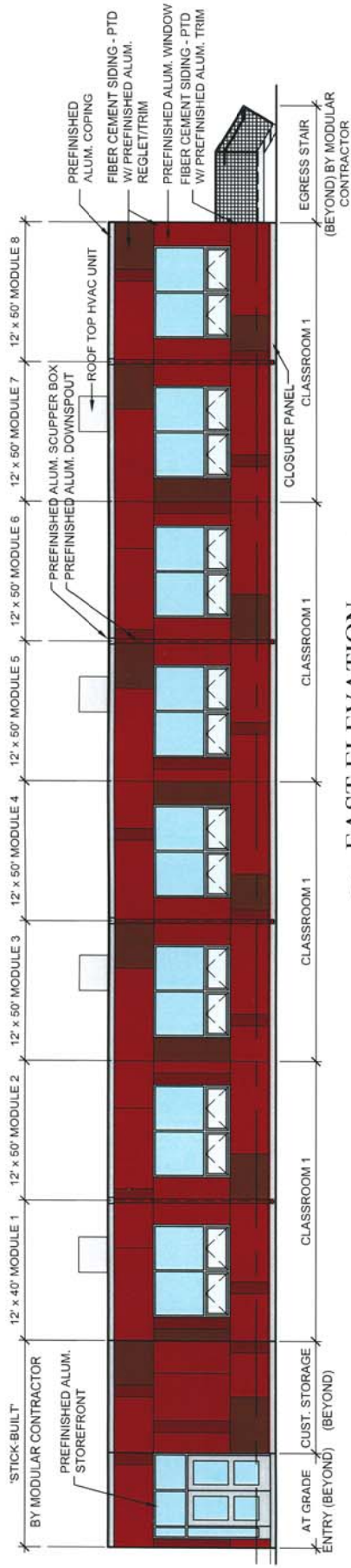
## Dropped ACT ceiling at 9'-0" aff



# Green Modular Classrooms

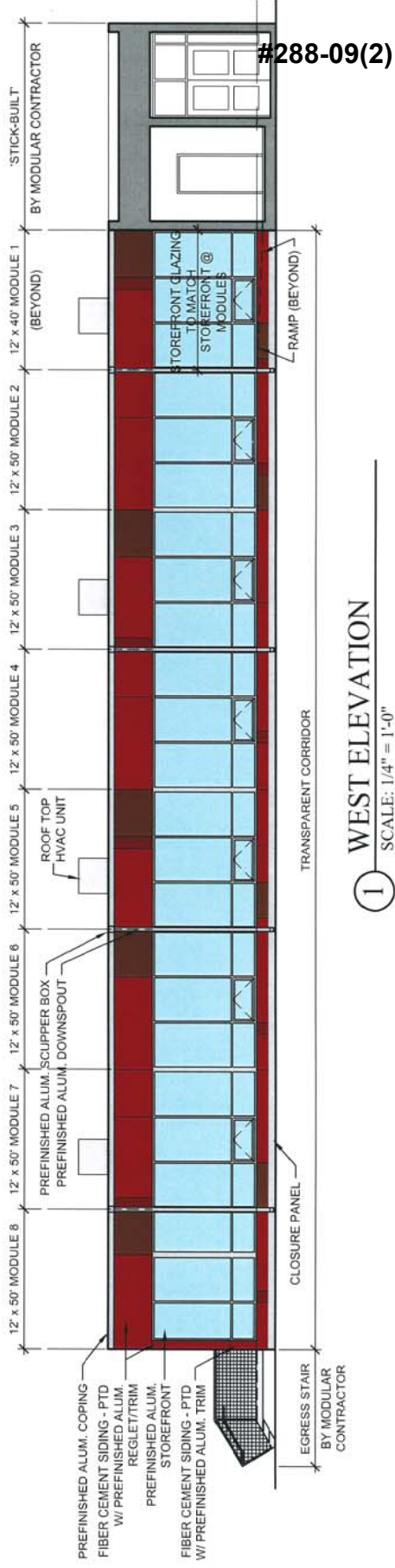
# Oak Hill Middle School





2 EAST ELEVATION

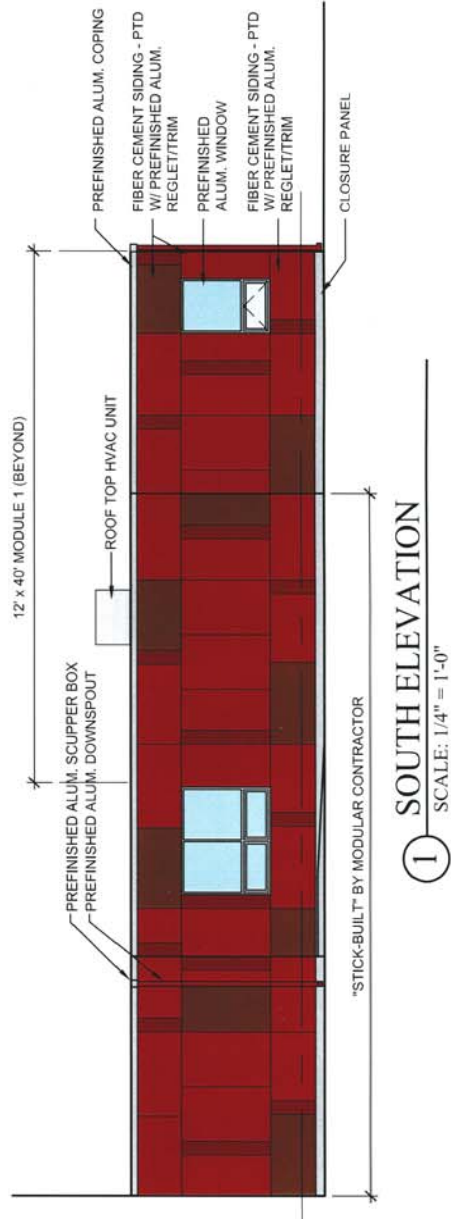
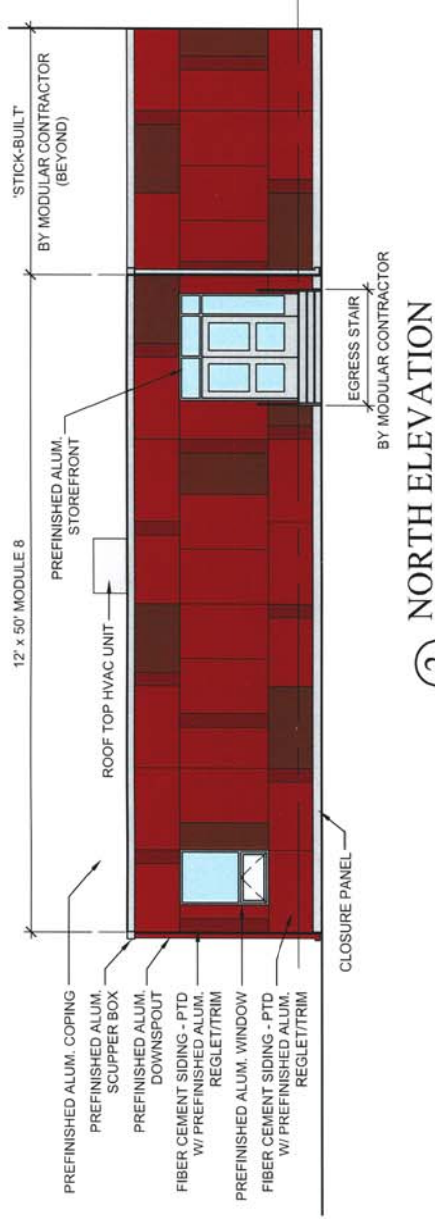
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"





WEST ELEVATION VIEW

#288-09(2)