

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JULY 8, 2009

Present: Ald. Schnipper (Chairman), Lennon Mansfield and Lappin

Absent: Ald. Albright, Gentile, Salvucci and Yates

Also present: Ald. Harney, Hess-Mahan, Johnson, and Merrill

Also present: Nick Parnell (Commissioner of Public Buildings), Arthur Cabral (Budget and Project Specialist; Public Buildings Department), Heidi Black (Administrator of High School Construction and Strategic Planning; School Department), Lou Taverna (City Engineer), Tom Daley (Commissioner of Public Works) and Shawna Sullivan (Committee Clerk)

#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 4-0**

NOTE: The discussion of item #224-06(2) focused on the proposed additional bathroom facilities to service the outdoor athletic complex at the Newton North High School. Brad Dore of Dore & Whittier Architects and Trip Elmore from Turner Construction joined the Committee for the discussion of the proposed bathrooms. Mr. Dore provided the Committee with sketches (attached) of what the facilities will look like from two different vantage points and a proposed floor plan for the facilities.

Mr. Dore provided background information on the need for the additional bathrooms. The need for additional bathrooms began with the Woburn High School construction project. The State Plumbing Board made the determination that the Woburn High School's stadium should be held to the same code requirements as a professional athletic stadium such as Gillette Stadium. If the State Plumbing Board decided to hold Newton North High School to the same standard, that determination would trigger an increase in the number of bathroom facilities or fixtures required for the Newton North High School stadium. It would require the addition of approximately 50 bathrooms to the multi-purpose stadium. After the architect, Dore and Whittier, and the Project Manager, Turner Construction, learned of the Plumbing Board's determination regarding Woburn High School, they began working on how to address the need for more bathroom facilities. The Plumbing Board did provide Woburn with some relief through a variance. Mr. Dore proposed adding some additional bathrooms in the rear of the school. The new bathrooms would provide an additional 24 fixtures and any overflow from the new bathrooms could be accommodated by utilizing additional facilities within the building. The new bathrooms would be contained in a 2-story bump out very close to the stadium. The new bathrooms would also have the benefit of providing further facilities for the performance gym. Based on the proposal by Dore and Whittier, the State Plumbing Board approved a variance for the new Newton North High School.

The new facilities address the need for bathrooms that can be accessed from the outside when the building is closed. The School Department has the option of denying access to the bathrooms from the inside of the building. The bathrooms meet all handicap accessibility requirements. Ald. Mansfield asked how the school plans to ensure that the bathrooms are not vandalized, as they seem to be in an area of the school that is not populated. Heidi Black responded that it is in a very busy area of the school with a significant adult presence in the area.

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The cost of the proposed bathrooms has been negotiated with Dimeo Construction at \$665,000. The cost is approximately \$330 per square foot, which is relatively low considering that bathrooms are the most expensive portion of building. The addition is approximately 2000' square feet. The soft costs are not included in the price. However, the bathrooms are being included as part of the project without a change order from Dimeo Construction. There is no increase in project cost, as the funding will come from the Mayor's contingency funds. As the funds are coming from the Mayor's contingency, the additional bathrooms require no action on the part of the Board of Aldermen.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#179-09 HIS HONOR THE MAYOR requesting to appropriate and expend from bonded indebtedness the sum of four hundred five thousand dollars (\$405,000) to Department of Public Buildings for the purpose of replacing two underground fuel tanks at the Crafts Street DPW yard. [06-09-09 @ 5:08 PM]

ACTION: **APPROVED 4-0**

NOTE: Arthur Cabral, Public Buildings Commissioner Parnell and Public Works Commissioner Daley were present for the discussion of this item. Commissioner Parnell provided a sketch of the locations of the proposed above ground tanks at the Crafts Street Public Works Yards and cost estimates for the tank replacement, which are attached. The Public Buildings Commissioner looked at possibilities for putting in an above ground tank and determined that there was just enough space on the site. He is proposing putting two above ground tanks in the area between the garage building and the stable where there is currently parking. Commissioner Parnell believes that the above ground tanks are a viable option for the site.

The Commissioner used the sketch to show that the tanks would not impede any paths of travel for equipment. The Fire Department can get their equipment in and out of the site, which was one of the biggest concerns. The placement of the tanks also provides enough room for other vehicles when a vehicle is filling up. The parking on the site will need to be reconfigured, as there would be a loss of nine spaces. Commissioner Daley stated that it is a tight yard and the ideal situation would be to put the tanks underground but understands that it is environmentally wiser to install above ground tanks. Commissioner Daley was emphatic that the Public Works Department needs the tanks as soon as possible. It is Commissioner Daley understanding that the current tanks will not be operational on August 1, 2009. When the tanks are shut down the Public Works Department will have to use the Elliot Street Yard for all refueling. It is his hope that putting the tanks above ground will expedite the process. Commissioner Daley is aware that the Public Works Department will have to be more creative in its use of space at the yard.

Commissioner Parnell reiterated that putting the tanks above ground is the right thing to do, as it is much easier to address any issues with leaking tanks. Arthur Cabral pointed out that there would be no pipe with fuel in the ground. Ald. Lappin asked if there would be a canopy over the tanks. Mr. Cabral responded that there would not be a canopy. Ald. Mansfield inquired if there were any danger of the tanks being hit by vehicles. Mr. Cabral responded that there would be a large number of bollards around the tank to avoid any accidents. The Commissioner also stated that there would be some additional landscaping to provide screening for the tanks from the street.

The Committee reviewed the cost estimates for the tank replacement. The above ground tanks are a little more expensive than the underground. There is also some additional cost due to the number of bollards needed to ensure safety. Ald. Lappin moved approval of the above ground tanks, which carried unanimously.

REFERRED TO PS&T, PUBLIC FACILITIES AND FINANCE COMMITTEES

#60-09 ALD. SANGIOLO, GENTILE AND HARNEY requesting the installation of traffic islands on CONCORD STREET to be funded with the Cabot, Cabot and Forbes Traffic Mitigation Fund for Lower Falls (Ward 4). [02/03/09 @1:01 PM]

ACTION: **HELD 3-0 (Mansfield not voting)**

NOTE: The above item was discussed at the June 17, 2009 meeting and held for further information regarding speed tables. The Ward 4 Aldermen requested a sketch of speed tables on Concord Street as an alternative to traffic islands. The Traffic Engineer, Clint Schuckel, provided a memo and a concept level design, which were attached to the agenda. City Engineer, Lou Taverna, joined the Committee spoke on the design. He explained that Mr. Schuckel provided five locations for speed tables on Concord Street. Mr. Schuckel tried to keep the speed tables at 600' apart; however, the natural topography of the roadway played a part in some of spacing. The concept design incorporates speed tables that are 22' long, which includes the rise. The speed tables do not go curb to curb; therefore, they do not require drainage. The speed tables are designed to keep vehicles at a rate of 30 miles per hour.

Mr. Taverna does not believe that the Police and Fire Department have given their input on the design. Ald. Lennon stated that he has not heard directly from the Police and Fire Department on why they do not want certain traffic calming measures. Ald. Lappin asked what the time reduction would be for emergency vehicles encountering speed humps. Mr. Norman Seaman of the Newton Lower Falls Improvement Society stated that the speed tables in Portland, Oregon are designed to accommodate emergency vehicles but do require fire trucks to slow down. The reduction in response time is between 4 and 9 seconds per speed table. Mr. Seaman will provide the Committee with the Portland, Oregon study on speed tables.

Ald. Schnipper stated that she has spoken with the Commissioner of Public Works regarding installation of the speed tables and it is not a problem if the tables are not installed when Public Works is repaving on Concord Street. Ald. Lennon stated that he is currently working with Ald. Schnipper and the Clerk's Office to come up with a process for traffic calming. The Committee briefly discussed the funding for the project. As the funds are coming from a traffic mitigation fund, the Mayor will need to docket a request to appropriate the funds. Ald. Sangiolo will request that the Mayor docket an item for funding. The Chair suggested

holding the item in order to establish a traffic calming policy and get some direct feedback from public safety officials regarding speed tables. Ald. Lappin moved hold, which carried.

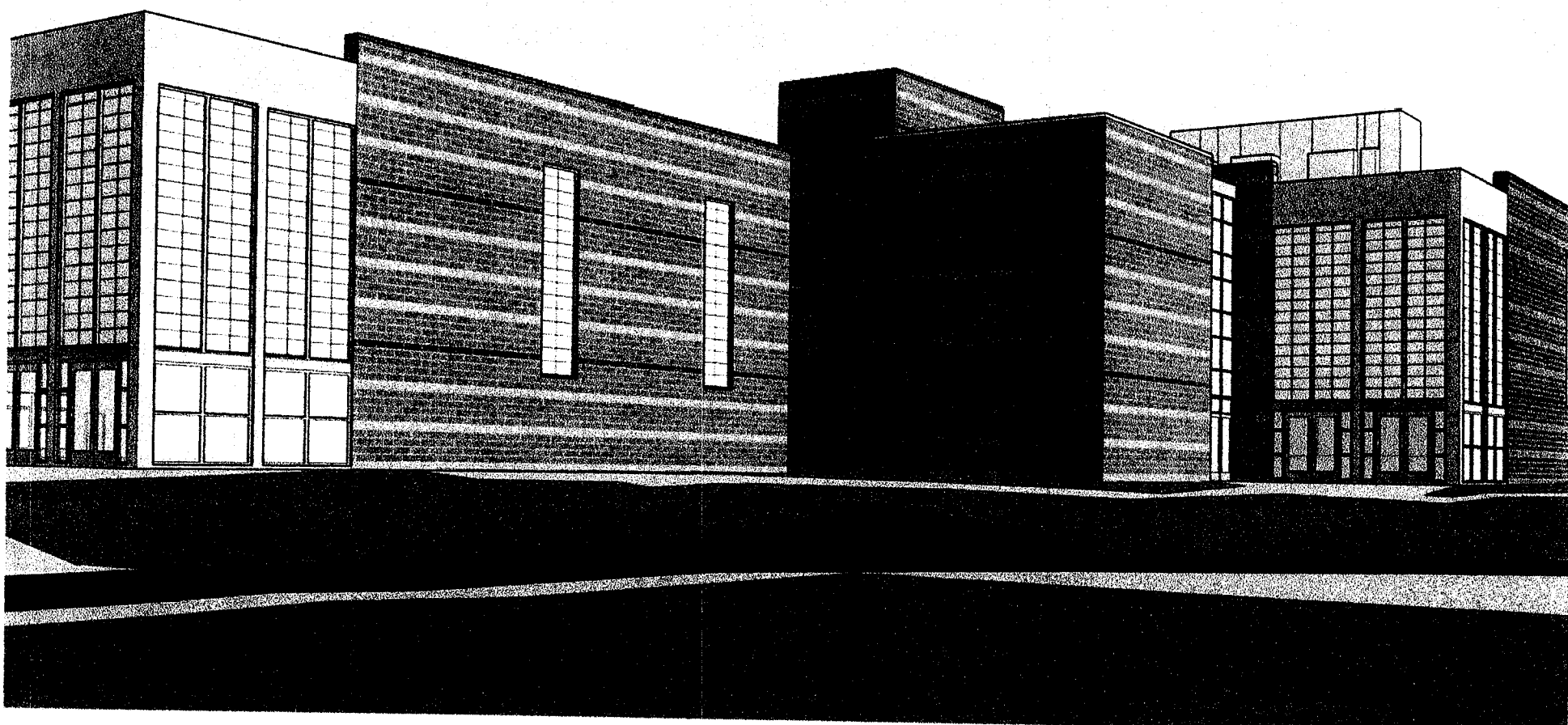
#385-07 ALD. SCHNIPPER AND GENTILE updating the Public Facilities Committee on the progress of the Newton North High School Project. [11-21-07 @ 10:23 AM]

ACTION: **HELD 3-0 (Mansfield not voting)**

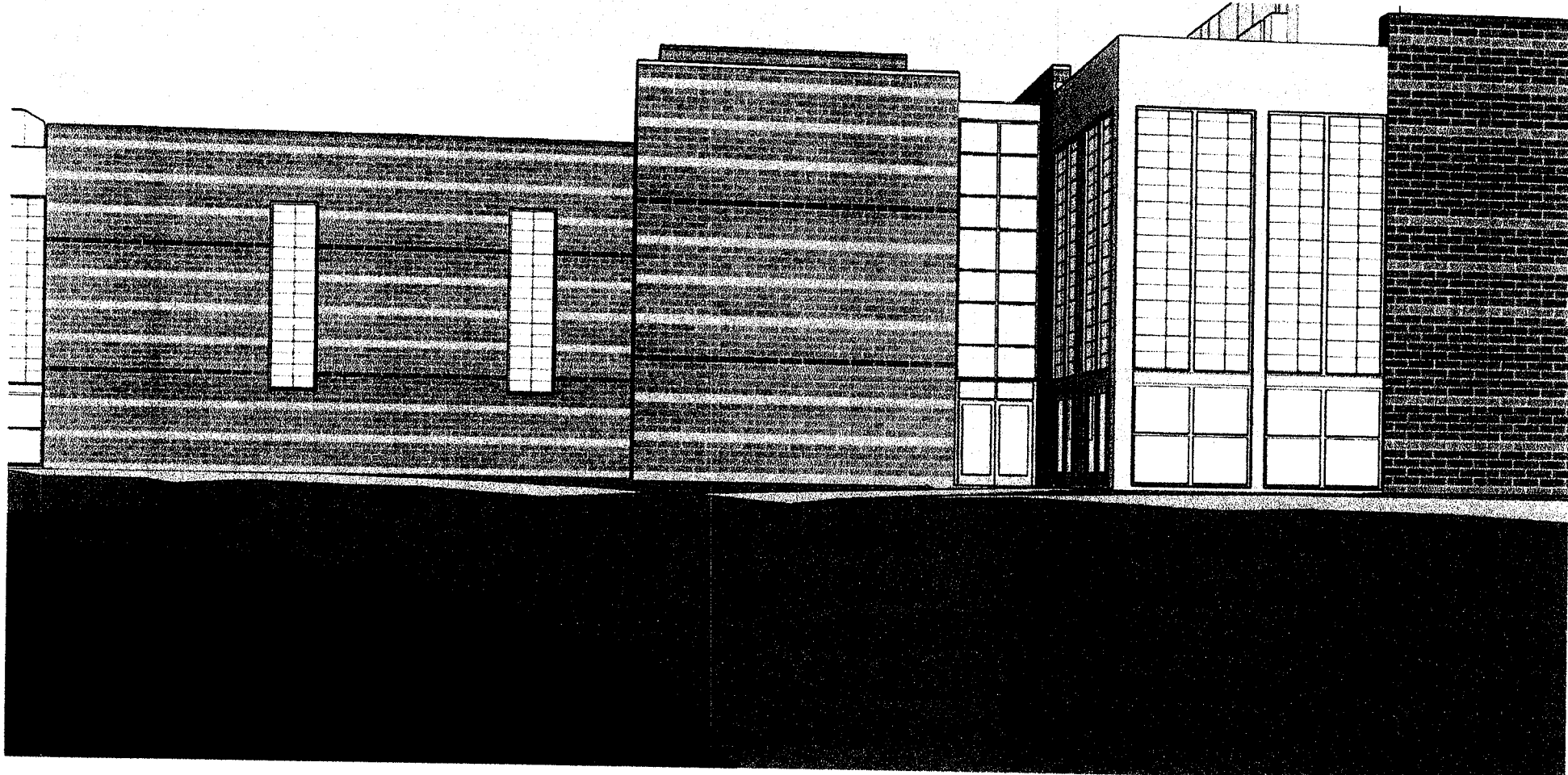
NOTE: The Committee held the item with no discussion, as the Committee discussed the proposed additional bathroom facilities under the above Docket Item #224-06(2).

Respectfully submitted,

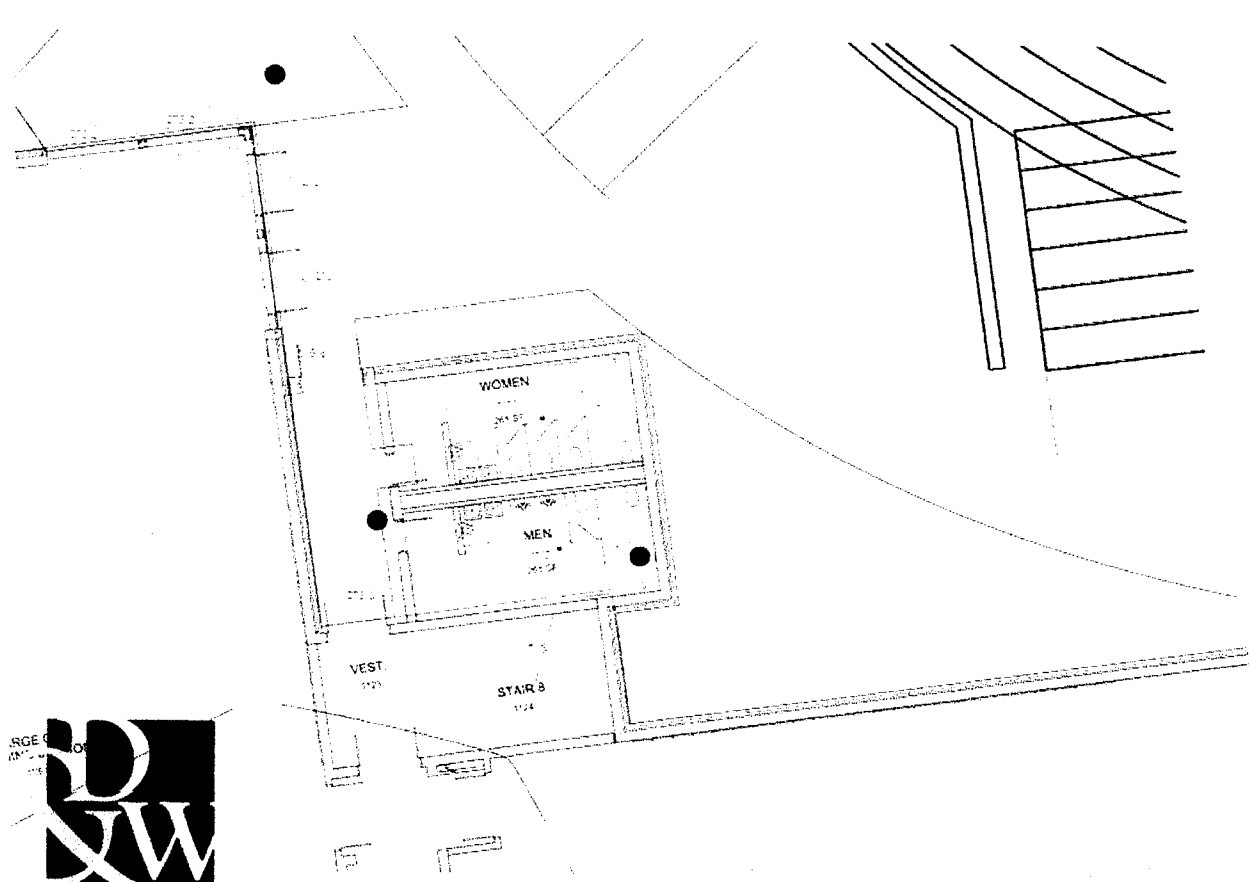
Sydra Schnipper, Chairman



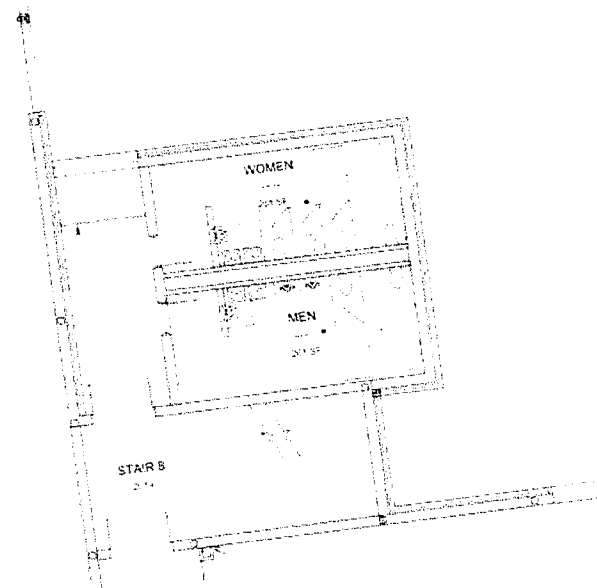
VIEW FROM THE FOOTBALL FIELD



VIEW FROM THE TRACK



FIRST FLOOR



SECOND FLOOR

PROPOSED FLOOR PLAN



Crafts Street DPW Yard Underground Storage Tank Replacement Project Estimate

7/2/2009

#179-09

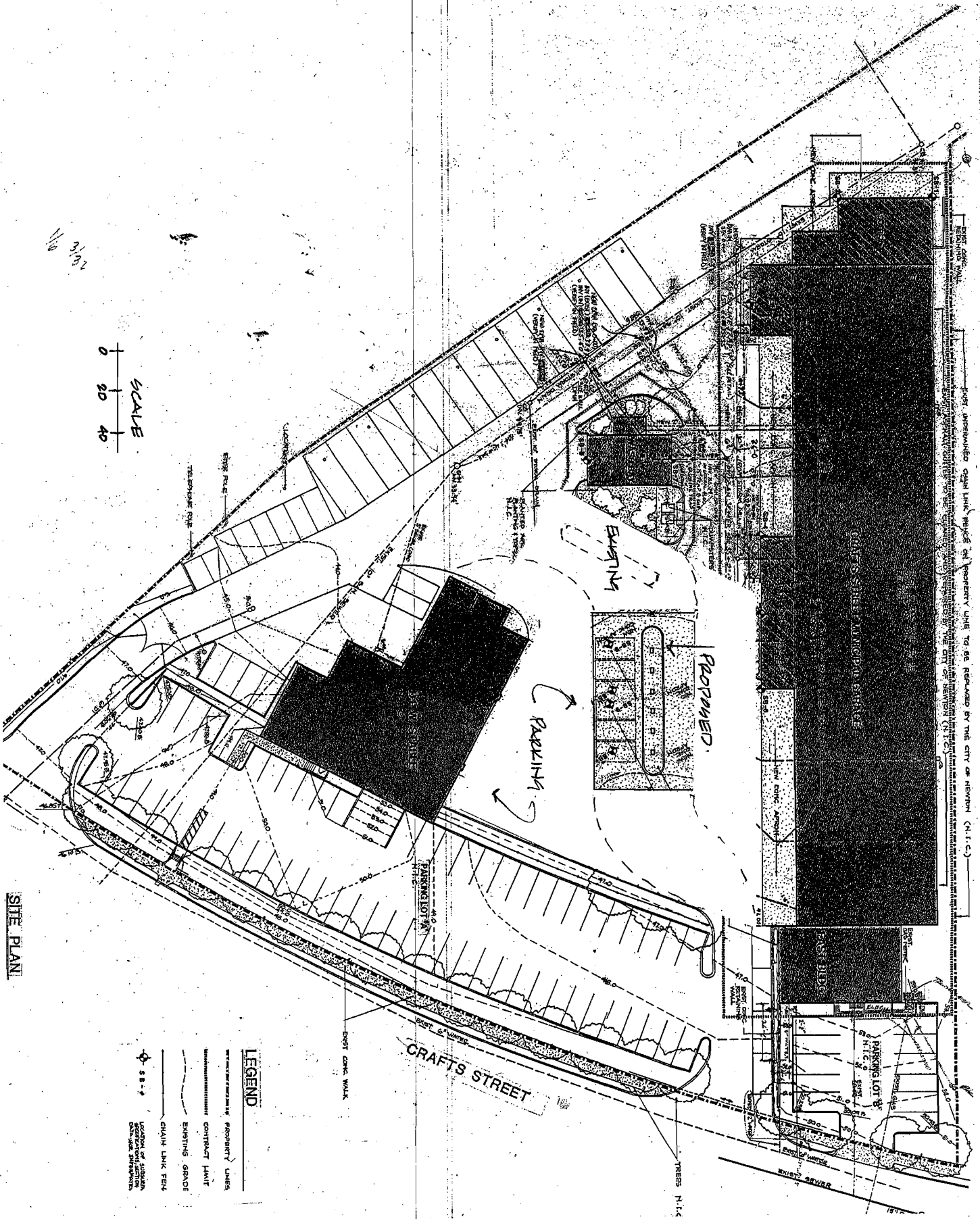
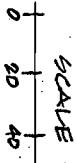
<u>Task</u>	<u>Above Ground Storage Tank System</u>	<u>Underground Storage Tank System</u>
Existing Tank Removal	\$ 30,000	\$ 30,000
Soil Removal (approximately 175 tons @ \$75/ton)	\$ 13,124	\$ 13,124
Additional Soil Removal (200 tons @ \$75/ton)	\$ 15,000	\$ 15,000
Tank System Installation (including all piping, wiring and monitoring components and fuel island)	\$ 280,000	\$ 250,000
Fuel Island Lighting/fixtures/stanchions	\$ 34,000	\$ 34,000
Paving (materials)	\$ 25,000	\$ 15,000
DEP Documentation / Tank Maintenance Plan)	\$ 5,000	\$ -
Design / Contract Administration	<u>\$ 28,500</u>	<u>\$ 28,500</u>
Sub Total	\$ 430,624	\$ 385,624
5% Contingency	<u>\$ 21,531</u>	<u>\$ 19,281</u>
Project Total	<u>\$ 452,155</u>	<u>\$ 404,905</u>

If Wash Bay is to store tanks add the following to the above cost:

<u>Option 1:</u>		<u>Option 2:</u>	
- Fire Suppression System (for existing wash bay)	\$ 55,000	- Fire Suppression System (for existing wash bay)	\$ 55,000
- Grading/paving to level areas adjacent to wash bay	\$ 15,000	- Grading/paving to level areas adjacent to wash bay	\$ 15,000
- Replacement Wash Bay, 2,400 sq. ft @ \$300/sq. ft.	\$ 720,000	- Replacement Wash Station (no new building)	\$ 30,000
- Design of Wash Bay, 10% of Wash Bay Construction Cost	<u>\$ 72,000</u>	(includes new plumbing and drainage outside)	
Sub Total	\$ 862,000		\$ 100,000
5% Contingency	<u>\$ 43,100</u>		<u>\$ 5,000</u>
Additional Costs	\$ 905,100		\$ 105,000
Project Total w/use of existing wash bay w/new wash bay	<u>\$ 1,357,255</u>	Total w/use of existing wash bay w/new wash station	<u>\$ 557,155</u>

Site has constraints and location is a major issue given the current layout of the yard

1/6 3/13/2



SITE PLAN

- LEGEND**
- PROPERTY LINES
 - CONTRACT LIMIT
 - EXISTING GRADE
 - CHAIN LINK FENCE
 - LOCATION OF UTILITY DATA AND CONDUITS

POST-CONCRETE
WASTEWATER MAIN
WATER MAIN
TRUSS
POST-BUILD
PARKING LOT 9
PARKING LOT 8
GRAFTS STREET ATTACHED GARAGE
EXISTING
PROPOSED
PARKING
CRAFTS STREET
WEST 27TH STREET