

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, OCTOBER 7, 2009

Present: Ald. Schnipper (Chairman), Lennon, Albright, Salvucci, Gentile, Yates, and Lappin

Absent: Ald. Mansfield

Also present: Ald. Coletti

City personnel present:, Thomas Daley (Commissioner of Public Works), Bob DeRubeis (Deputy Commissioner of Parks and Recreation), David Turocy (Deputy Commissioner of Public Works), Ron Mahan (Superintendent of Equipment; Public Works Department), Nicholas Parnell (Commissioner of Public Buildings), Arthur Cabral ((Budget and Project Specialist; Public Buildings Department), and Joshua Morse (HVAC Technician; Public Buildings Department)

#280-09      20 DRUMLIN ROAD REALTY TRUST petitioning for a common sewer main to be constructed in DRUMLIN ROAD from the existing sewer manhole in Drumlin Road 140' ± in a northeasterly direction to a proposed manhole in Drumlin Road. (Ward 8) [09-09-09 @ 3:28 pm]

**LETTER ATTACHED**

**ACTION:      WITHDRAWN WITHOUT PREJUDICE 5-0 (Gentile and Lennon not voting)**

**NOTE:**      The attached letter was received on October 1, 2009 from Richard Leventhal, Trustee of 20 Drumlin Road, requesting the petition for a sewer main extension be withdrawn. Ald. Salvucci moved approval of the withdrawal without prejudice, which carried unanimously.

#281-09      VERIZON COMMUNICATIONS petitioning for a grant of location to install and maintain 1068' ± of 1<sup>3/4</sup>" micro duct and hand holes in the south side of BIGELOW ROAD from Pole #75 northerly and thence northeasterly on ESTABROOK ROAD to five new hand holes (24" x 36") which will be located in front of 120 Bigelow Road, 9, 10, 19 and 24 Estabrook Road to provide new FIOS service.

**ACTION:      APPROVED 7-0**

**NOTE:**      Gary Savignano, Verizon Permit Representative, presented the grant of location petition to the Committee. The conduit for fiber optic cable is being installed per an agreement to provide residents of the City of Newton with the ability to receive FIOS. Verizon normally uses a 4' inch conduit for copper cables but because the cables are fiber optic, the conduit is only 1 1/4" making it a much neater, easier system. The requested handholds are 3' x 3' spaces in the ground to allow Verizon to splice the fiber optic cable to service customers. All of the conduit will be located underground.

The Chair inquired if there was any reason not to put in extra conduit for additional fiber. Mr. Savignano explained that it is unlikely that there will be a need for additional space for extra fibers. A large amount of fiber optic cable can fit into a 1 3/4" pipe. Unfortunately, Verizon cannot use the existing conduit in the area for fiber optic cable, as it is too large.

The public hearing was opened and no residents spoke for or against the petition. Public Works Commissioner Daley stated that the City is cold-planing Bigelow Road within the next week. The conduit will need to be installed within the next two weeks, as the road will be paved within three weeks. Mr. Savignano introduced Robert O'Leary, Project Manager for White Mountain Cable Construction, LLC, and Mr. O'Leary suggested that he could install a sleeve for the conduit across Bigelow Road. The sleeve would allow the city to pave the street over the sleeve and Verizon could feed the cable after the paving is complete. Mr. O'Leary stated that he would work with the Department of Public Works to ensure that the city's paving plan remains on schedule. Ald. Salvucci suggested the Board could include an emergency preamble with the item to allow Verizon to do the work as quickly as possible.

Ald Lappin asked if Verizon would remove the old conduit once the new conduit is in place. Mr. Savignano responded that Verizon could not force residents to upgrade to FIOS service. The conduit will eventually be removed when there is no longer a need for it; however, Mr. Savignano could not give a definitive answer as to when that would occur. Ald. Salvucci moved approval of the item with an emergency preamble to allow the work to begin as soon as possible and the motion carried unanimously.

#282-09      VERIZON COMMUNICATIONS petitioning for a grant of location to install and maintain 800' ± of 1<sup>3/4</sup>" micro duct and hand holes in the south side of ALDERWOOD ROAD to four new hand holes (24" x 36") which will be located in front of 19, 20, 33 and 34 Alderwood Road to provide new FIOS service.

**ACTION:**      **APPROVED 7-0**

**NOTE:**      Gary Savignano, Verizon Permit Representative, explained that the petition for the grant of location is similar to the previously discussed petition. It is a continuation of the FIOS cable per a license franchise agreement with the City. All of the proposed conduit would be installed underground. Mr. O'Leary, a Verizon subcontractor, provided the Committee with a leaflet that is hand delivered to each home in the area explaining the project and giving contact information. The sub-contractor maintains an 800 number to deflect calls from the city and Verizon. The Public Works Department has reviewed the project and has no issues with the petition. The public hearing was opened and no one spoke for or against the petition. Ald. Lappin moved approval, which carried unanimously.

#283-09      VERIZON COMMUNICATIONS petitioning for a grant of location to install and maintain 595' ± of 1<sup>3/4</sup>" micro duct and hand holes in the south side of MONADNOCK ROAD to four new hand holes (24" x 36") to be located in front of 106, 112, 121 and 129 Monadnock Road and also on the northerly side of HAMMOND STREET from existing Pole 14 place 1436' ± of 1<sup>3/4</sup>" micro duct southerly onto TUDOR ROAD and thence turning westerly onto MONADNOCK ROAD to five new hand holes (24" x 36") which will be located at front of 11 and 27 Tudor Road and in front of 137, 150 and 155 Monadnock road to provide new FIOS service.

**ACTION: APPROVED 7-0**

**NOTE:** Gary Savignano presented the petition for a grant of location. The petition is for the same Verizon FIOS project as noted in the two above items. The conduit will be installed underground but will begin and terminate at existing poles. The Department of Public Works will require Verizon to cold-plane and pave a portion of Hammond Street for a distance of 25' from curb to curb. The public hearing opened and no one spoke for or against the petition. Mr. Savignano told the Committee that there is one more phase of the project but Verizon is still working on the details. Ald. Lappin moved approval of the item, which carried unanimously.

**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]

*Note: A letter from His Honor the Mayor was received on 07/16/09 requesting that the appropriation amount be amended to \$453,000.*

**ACTION: APPROVED 6-0-1 (Gentile abstaining)**

**NOTE:** Commissioner of Public Works, Thomas Daley, provided the Committee with the attached memo regarding the funding for the fuel tank replacement at the Crafts Street Public Works Yard. At previous discussion of the project, several questions arose regarding the funding. The Executive Department intends to fund the fuel tank with bond proceeds that were allocated in FY09. If the project is approved, the funding will not influence this year's bonding capacity. Ald. Lennon stated that it would help tremendously if the Executive Department was more forthcoming with information regarding financing. Ald. Coletti told the Committee that he will be meeting with the Mayor on Friday to discuss the capital plan and intends to discuss the financing of the tanks. Ald. Coletti would like the Mayor to provide the bonding plan from this point to late November. Ald. Gentile stated that he expects more information regarding the funding of the tanks for the Finance Committee meeting.

Ald. Coletti wanted to be sure that the Public Facilities Committee is comfortable with the fact that there needs to be a north side fueling station. The Fire Department has agreed to remove their fuel tanks as the stations are renovated, which creates an increase in the demand for fuel on the north and south sides of the city.

Ald Albright asked what type of fire suppression equipment would be put in place when the tanks are replaced, as the tanks are close to a residential area. Commissioner Daley pointed out that it is his understanding that the Crafts Street tanks are the same distance from houses as the Elliot Street tanks. Ald Albright requested that the Public Buildings Department provide further information on the fire suppression system before the Finance Committee meeting.

Ron Mahan, Public Works Superintendent of Equipment, spoke on the importance of getting the replacement fuel tanks. It is not a problem currently but it will be a problem when the snow comes. The Elliot Street fuel tanks cannot handle the demand for gas and the City will lose time by sending trucks across the city to fuel up. If the City were to lose fueling capability at the

Elliot Street Yard, there would be no back up if the tanks at Crafts were not replaced. Mr. Mahan is very concerned about the impact to the Department of Public Work's operations if the fuel tanks are not replaced. Ald. Albright asked if other cities have more than one fuel station. Mr. Mahan responded that they either have a contract with a 24-hour gas station or more than one fueling facility.

Ald. Coletti declared that the City needed to order the above ground tanks as soon as possible to get them in place. He also believes that the 10,000-gallon tanks may be too large and urged the Committee to look at alternative sizes. Committee members felt that the 10,000-gallon tanks were appropriate especially as the fire stations would no longer have fuel tanks. Committee members asked if there had been any testing for soil contamination. Mr. Cabral stated that the area immediately around the tanks has been tested and no contamination was found.

Ald. Gentile is frustrated with the large cost overruns that occurred during the Elliot Street Yard tank replacement. He voted against the fuel tank replacement at the Crafts Street Yard due to those overruns and he would not be agonizing over the replacement at this point if the overrun had not happened. He asked why the City is not upgrading the existing tanks. Ron Mahan responded that it is an additional expense for tanks that would have to be removed in five years. Arthur Cabral explained that the upgrade is estimated at \$75,000 and the City would have to remove the island around the fuel tanks. Mr. Cabral also stated that the tanks are starting to pit and he cannot guarantee that they will last five years. Ald. Coletti pointed out that it is a good bidding climate right now the tanks may come in lower than expected.

Ald. Lennon was concerned that the tanks would not be in place by the winter, which could create problems for snow operations. Ald. Coletti stated that the city could rent tanks until the new tanks were installed. Commissioner Daley declared that the city would need to come up with a back-up plan to provide fuel during snow events.

Several Committee members were troubled that there was not enough financial information and no backup plan. Ald. Salvucci stated that the financial information could be acquired for the Finance Committee. Ald. Salvucci moved approval of the item with the proviso that the Department of Public Works supplies an update on the backup plan. Ald. Albright requested that the Public Buildings Department provide standards for fire suppression before the Finance Committee meeting. Ald. Gentile requested a breakdown of the gas tank situation at fire stations by the Finance Committee meeting. Ald. Gentile feels that the City should keep the fire station fuel tanks as long as there is no available fuel at the Crafts Street Yard. The Committee felt that the item warrants a recommendation for an emergency preamble, as the City needs to get the fuel tanks in place as soon as possible. The Committee voted in favor of Ald. Salvucci's motion for approval by a vote of six in favor and one abstention.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#59-09(2) HIS HONOR THE MAYOR requesting authorization to appropriate and expend an additional eighty five thousand four hundred dollars (\$85,400) from bonded indebtedness for the purpose of entering into a contract with NORESKO to

perform energy audits on the remaining municipal and school buildings that have not been audited.

**ACTION:**     **HELD 7-0**

**NOTE:**        See the below note for the discussion of this item.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#59-09(3)     **HIS HONOR THE MAYOR** requesting authorization to appropriate and expend three million six hundred seventy thousand dollars (\$3,670,000) from bonded indebtedness for the costs related to energy savings improvements to be undertaken by NORESKO, an Energy Services Company, at the Bigelow Middle School, Brown Middle School, Oak Hill Middle School, Education Center, City Hall, Police Headquarters, Police Annex, and Police Garage; said savings are designed to generate savings sufficient to offset the cost of the project. [09/29/09 @ 4:57 PM]

**ACTION:**     **HELD 7-0**

**NOTE:**        Joshua Morse, Nick Parnell, David Tannozzini, and Arthur Cabral of the Public Buildings Department were present for the discussion of both items regarding funds for energy audits and energy saving improvements at several school and municipal buildings. Several Committee members voiced their concern regarding the lack of backup material provided to the Committee on the two items. Committee members were also surprised that the item requesting \$3.7 million dollars for energy saving improvements would be docketed without any information on the savings generated at Day Middle School. The Day Middle School Noresko Project is almost complete but no information regarding savings has been submitted. Ald. Gentile asked if there was a delay or if the project was on schedule. The project is on schedule and should be completed in January.

Mark Mullins and John Kauppinen from Noresko were present. They planned to provide a PowerPoint presentation to the Committee. The Committee members were dismayed that the PowerPoint presentation had not been provided as backup to give the members an opportunity to review materials. The Committee felt that they could not proceed with the discussion or view the PowerPoint presentation of the two items without review of the materials and further information.

Ald. Coletti raised questions regarding the funding for the energy improvement projects. The Noresko items were not included as part of the Mayor's Capital Plan and seems to be coming out of nowhere. The proposed funding source for the improvements is bonded indebtedness and if approved, would influence the bonding plan. He will be meeting with the Mayor in next few days and plans to raise this issue with him.

The Committee requested that the items be held and the Public Buildings Department and Noresko provide additional information. The Committee would like an updated building audit list, the data from the previous energy audits, details of the Day Middle School project and any measurable energy savings that are available for that project. The Committee would also like the projected savings for the Bigelow Middle School, Brown Middle School, Oak Hill Middle

School, Education Center, City Hall, Police Headquarters, Police Annex, and Police Garage if the proposed energy improvements were undertaken.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#288-09 HIS HONOR THE MAYOR requesting to appropriate and expend one million four hundred thousand dollars (\$1,400,000) from bonded indebtedness for the purpose of funding the installation of four modular classrooms at the Oak Hill Middle School and for design work for modulars at the Day Middle School.  
[09/15/09 @ 1:28 PM]

**ACTION:** **HELD 7-0**

**NOTE:** Public Buildings Commissioner Parnell began the discussion for the request for funds for four modular classrooms at Oak Hill Middle School and design work for modulars at Day Middle School. The proposed modular classrooms at Oak Hill Middle School are needed by next September. The School Department enrollment projections show an increase in students at Oak Hill Middle School. Ald. Coletti stated he is not sure that the enrollment figures have gone up that dramatically. It is his belief that the Brown Middle School located next to Oak Hill Middle School is under capacity and there may not be a need for the modular classrooms. He suggested that the School Department could satisfy the space shortage at Oak Hill by using Brown Middle School. He also suggested that it would be better to site the modular classrooms at Brown Middle School. Brown Middle School has a more appropriate space for the modular classrooms.

Committee members felt that there was not enough information provided to the Committee to fully discuss the item. The Committee requested site plans of Brown Middle School and Oak Hill Middle School. The Committee also would like a representative of the School Department to join the Committee for discussion and provide information such as enrollment figures. Ald. Gentile move hold, 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 7-0**

**NOTE:** The item was held without discussion.

All other items were held without discussion.

Respectfully submitted,

Sydra Schnipper, Chairman

20 Drumlin Road Realty Trust

October 1, 2009

Shawna Sullivan, Clerk  
Public Facilities Committee  
Board of Aldermen  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: 20 Drumlin Road

Dear Ms. Sullivan:

With regard to our petition letter to you dated September 16, 2009 for an extension of the sewer main in Drumlin Road to serve 20 Drumlin Road, please consider this letter a withdrawal of that petition without prejudice.

The reason for this withdrawal is that we have been able to work out a sewer service connection via a private easement, which will run with the land. As such, no sewer main extension is necessary within Drumlin Road.

We thank you for your assistance in this process.

Very truly yours,

20 Drumlin Road Realty Trust

By: \_\_\_\_\_



Trustee



David B. Cohen  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

Telephone  
(617) 796-1100

Telefax  
(617) 796-1113

TDD  
(617) 796-1089

E-mail  
dcohen@newtonma.gov

TO: Honorable Members of the Board of Aldermen  
FROM: Susan Burstein, Chief Budget Officer  
RE: Funding for Craft Street fuel tank replacement  
DATE: October 7, 2009

09 OCT - 7 PM 4: 00  
CITY CLERK  
NEWTON, MA. 02159

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It is the intention of the Executive Office to fund the replacement of the Craft Street fuel tank with bond proceeds that were allocated in FY09. The long term capital plan includes the \$1.75 million annually in new debt for municipal capital needs. This item was docketed in FY09 as part of the FY09 annual new debt allocation. Approval of this appropriation will not be counted as part of the FY10 allocation for new capital debt.

1000 Commonwealth Avenue Newton, Massachusetts 02459

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