

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, APRIL 23, 2008

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

Absent: Ald. Yates

Also present: Ald. Parker

City staff present: Nicholas Parnell (Commissioner of Public Buildings), Dori Zaleznik (School Committee), Jonathan Yeo (School Committee), Lou Taverna (City Engineer), David Turocy (Deputy Commissioner of Public Works), David Tannozzini (Energy Officer; Public Buildings Department), Josh Morse (HVAC Technician), Michael Cronin (Operations Manager; School Department), Susan Burstein (Chief Financial Officer) and Shawna Sullivan (Committee Clerk)

#137-08 DESIGN REVIEW COMMITTEE in accordance with §5-58 of the City of Newton Ordinances petitioning for site plan approval for the installation of four (4) modular classrooms with associated connectors at the following elementary schools: Angier, Bowen, Burr and Mason-Rice. [04-02-08 @ 3:04 PM

ACTION: **APPROVED 5-0-2 Gentile and Salvucci abstaining**

NOTE: Commissioner Parnell presented the item to the committee. It is a request for site plan approval for four modular classrooms and associated connectors at four elementary schools. The modular classrooms are required to address space needs at the Angier, Bowen, Burr and Mason-Rice Elementary Schools. It is hoped that the modular classrooms will be installed before the 2008-2009 school year begins.

The modular classrooms are 900 square feet each and are 30' x 30' with flat roofs. Site plans were submitted to the city's Design Review Committee for review and approval. Two alternatives were given for the Bowen Elementary School for placement of the modular. Option A is the side-by-side location of the modular and Option B is to stack the modular on top of the existing modular. The site plans have been reviewed by the Design Review Committee and they have approved the plans with a preference for Option A at Bowen Elementary School. The Planning Department has reviewed the site plans and submitted a memorandum with their findings, which was attached to the committee agenda.

The modular classrooms will be in place for the near future. The Chair of the School Committee, Dori Zaleznik, explained that the School Department never makes promises about the length of time a modular will be in place. Some of the modular classrooms have been at schools for over twenty years. Ms. Zaleznik also stated that if there is no longer a need for a modular it would be moved to another location. The modular classrooms are very well built and a twenty-year lifespan is reasonable.

Commissioner Parnell introduced Gene Raymond and Steve Watchoran of Raymond Design Architects. Mr. Raymond gave a PowerPoint presentation, which included site plans and logistics for each of the modular classrooms (attached). The presentation began with the Mason-Rice Elementary School. The modular classroom will be located in a corner of the school near the gym. The modular classroom will rest on top of a portion of the parking lot. There will be a loss of handicapped parking spaces, which will be relocated in the parking lot. The relocation of the HP spaces will cause the loss of six regular spaces in the parking lot that will be relocated to the back of the school for employee parking. The only issue with the placement of the modular is within a riverfront resource area under the Conservation Commission's jurisdiction. The Public Buildings Department has filed for review with the Conservation Commission, which issued a Determination of Applicability, which allows the modular classroom placement.

There is some question on the placement of the modular classroom at Bowen Elementary School. There are two possible locations being considered for placement. The first, Option A, would place the modular classroom on the south side of the school next to an existing modular classroom. This location is in the playground and community classroom, which recently saw improvements using a grant from Community Preservation Act funds. Option B would place the modular classroom on top of the existing modular classroom. It would require that a connecting bridge and enclosed set of stairs be constructed. The new connecting bridge would block natural light into a classroom and be very expensive to construct. The Design Review Committee recommended Option A, as it is less expensive and has less of an impact on light and air.

The Bowen Task Force and the School Committee feel strongly that the two-story option is the right option. When a modular classroom was placed at the school last year, it was determined that if a second modular was required, it should not be placed side-by-side to the existing modular. The public hearing was opened and several people spoke. Jonathan Yeo, School Committee member and Chair of the Bowen Task Force spoke on the placement of the modular. It is the task force's strong recommendation that the second story placement be chosen due to the impact on the community preservation project, the hardscape and the playground if the side-by-side option is chosen. It was pointed out that the second floor classroom blocked by the connecting bridge could borrow light if windows are added to the bridge connector. Sue Flicop, 163 Suffolk Road, member of the Bowen Task Force, explained that Option A is very detrimental to the community preservation project. Ms. Flicop helped write the proposal for the CPA project. She believes it will be very upsetting to the many people who have contributed to the project, who donated both time and money if Option A is chosen. The Bowen community has contributed \$65,000 towards this project. Parents and teachers use the space where the proposed modular would be placed for a variety of uses such as informal meetings. It is a great spot to monitor the playground from and it was the intent to make the spot very pleasant. The space is essentially the heart of the project. She urges that Option B be chosen if it is at all possible. Attached are an original landscape plan for the CPA project at Bowen School and a plan displaying the impact of the side-by-side modular on the original plan. Ann Marie Yorke, President of the Bowen PTO and member of the Bowen Task Force, urged the committee to support bidding out both options and if Option B comes in at a reasonable cost, stack the modular classroom. It was her understanding that if there needed to be a second modular at Bowen; it would be placed on top of the other modular classroom.

Ald. Lappin asked for a reading from the Law Department regarding the city changing an approved CPA project. Commissioner Parnell stated that he would include both options in the RFP. Ald. Salvucci asked what type of material would be used to construct a bridge connector. He would like to know that it would be structurally sound. Commissioner Parnell responded that it would be a design build and the city would determine which submitted design best meets the city's requirements. The Commissioner assured the committee that he will keep the Board informed of what is going on with the bids and a decision would not be made without input from the Board.

The proposed location of the modular classroom at the Angier Elementary School is at the northeast corner of the building adjacent to the playground. It will have minimal impact on the playground and there is room for an additional parking space for the added personnel. The modular classroom at Burr Elementary is also at the northeast corner of the building, where it will not have any significant impact. There will be a loss of one window in the existing kindergarten classroom but there are several windows on the other side of the classroom.

Lynn Slobodin, 61 Washburn Avenue, spoke on the proposed modular classroom at Burr Elementary School. The Burr School was constructed on built up land and she is concerned that construction may stir up contaminated soil. She requested that the Health Department be informed and involved with the process. She also stated that the HVAC system at the school is very loud and hopes that this project does not cause any more noise.

The public hearing was closed. Ms. Zaleznik stated that when the School Committee voted approval of the modular classrooms it did so with the knowledge that if the override does not pass, it would not be possible to supply or staff the extra modular classrooms. Therefore, the modular classrooms will not move forward if the override fails. However, it is necessary to begin the process, as it would not be possible to get the modular classrooms in place for September should the override pass, if the modular classrooms have not been bid.

Ald. Gentile questioned why the second unit was not added to Bowen Elementary School last year, if the need was already know. He would also like to see what the impact is if the modular classrooms are not put in place. It seems the city is spending money on design for the modular classrooms that may be cancelled. Ald. Gentile asked Ms. Zaleznik if the School Committee had looked at redistricting. She responded that the School Committee looked at redistricting children within the Bowen district; however, Mason-Rice is already overcrowded and although the Ward School has space, it would require bussing. In addition, redistricting to Ward would mean a change to what middle school and high school students would attend. Ms. Zaleznik stated that the enrollment report was sent to the Board but she would provide minutes to the School Committee's meeting on the elementary school space needs. Commissioner Parnell explained that in order to have the modular classrooms in place for the next school year, it was necessary to spend the money on design.

The Committee was concerned about approving the site plan without knowing the location of the modular classroom at Bowen. The Commissioner assured the Committee that he would come back to the Board before any decision on the placement of the classroom was made. He reiterated that no decision on that placement would be made without Board and School

Committee input. Ald. Albright suggested conditioning the site plan approval. The Committee agreed that this option seemed like a viable solution. The item was approved with the condition that the site plan for Bowen Elementary School with both options priced out be submitted to the Board for further discussion.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#11-08 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$1,200,000 from bonded indebtedness for the purpose of funding the installation of four modular classrooms. [01-02-08 @ 4:53 P.M.]

NOTE: Letter received from Mayor on 1/4/08 requesting that appropriation amount be amended to \$1.3 million.

ACTION: **HELD 7-0**

NOTE: The item was held until a decision is made on the site of the modular classroom at the Bowen Elementary School.

#136-08 KEYSPAN ENERGY DELIVERY petitioning for a grant of location to install and maintain 150' ± of 6, 8, 12, and 16" gas main in CENTRE STREET at Centre Avenue and Richardson Street from the existing 12" gas main in Center Street southerly to the proposed regulator station in Richardson Street and then from the proposed regulator station in Richardson Street northerly to the existing 12" gas main in Centre Street. [03-11-08 @ 11:01 AM]

ACTION: **HELD 7-0**

NOTE: Harold Cooper, Permit Representative of Keyspan, presented the petition to the Committee. The petition is a request to install approximately 150' of new gas main and district regulator to improve service in the area. The proposed gas mains will attach to existing mains and run through the grassy area adjacent to a city parking lot located in the triangle formed at Centre Avenue and Richardson Street. The Department of Public Works recommended approval with the usual stipulations and a statement that no street trees are removed or disturbed.

The public hearing was opened and no one spoke for or against the petition. Committee members were concerned about two 10" street trees located in the berm on Richardson Street. They asked Mr. Cooper if there was a plan to protect the trees from damage during the installation. Mr. Cooper did not have that information available but will forward it to the Committee as soon as possible. The Committee was not comfortable voting on the item without the information; therefore, the item was held until the May 7, 2008 meeting.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#144-08 HIS HONOR THE MAYOR requesting bond authorization of two million thirty-one thousand dollars (\$2,031,000) for the costs related to energy savings improvements to be undertaken by NORESCO, an Energy Services Company, at the F.A. Day Middle School; said savings are designed to generate savings sufficient to offset the cost of the project. [4-08-08 @ 5:31 PM]

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

NOTE: David Tannozzini, Michael Cronin, Josh Morse, Susan Burstein and Commissioner Parnell were present for the discussion of this item. The item was previously discussed at the April 9, 2008 Public Facilities Committee meeting and was held for further information regarding the funding, life-cycle costs, draft contract and present utility costs at Day Middle School. All of the requested information was included in the backup information provided for the agenda. John Kauppinen and Mark Mullens, Representative's from Noresco, were also present for the discussion.

Mr. Tannozzini provided the committee with the attached handouts related to the item. He also provided a spreadsheet of the ten-year trends of actual utilities cost. He explained that energy costs are sky rocketing and State law has enabled municipalities to take advantage of the savings offered by energy service companies. He is convinced that if the city opts to do the suggested improvements it will reduce utility costs by 33 percent. Noresco is willing to guarantee a 27% reduction.

John Kauppinen explained how the guaranteed savings work. The energy related capital improvements are paid through future energy and operating cost savings. It is a life cycle versus first cost approach. Before the contract, the city pays 100% of its budget towards utility costs. During the contract, Noresco guarantees a reduction of 27%; therefore, the city is paying 73% of its original budget for utility costs with a large portion of the 27% savings going towards paying the service payments and equipment. It is estimated that the city will net approximately \$844,300 in net cash flow over 20 years. Susan Burstein commented that it is yet to be determined whether to fund the project through bonding or a municipal loan.

Committee members questioned what the risk to the city is if the project is undertaken, as Noresco guarantees the savings. Chris Hill of the Citizens Commission on Energy pointed out that if energy prices plummeted the same types of savings would not be realized. Eric Olson, Chair of the Citizens Commission on Energy stated that there is an upside that has not been mentioned. There would be a reduction in carbon dioxide emissions and if the energy prices fall, there will still be the benefit of that reduction.

There were some questions regarding the maintenance of the new equipment. Josh Morse, HVAC Technician, stated that he is satisfied that he can operate and maintain any new equipment. Committee members suggested providing a rough breakdown of costs before the Finance Committee discussed the item. Committee members were pleased with the information provided and felt that the project would be beneficial to the city. It is the intent to do more of these types of projects at all of the schools if this project is successful. Ald. Albright moved approval of the item, which carried unanimously.

REFERRED TO PROG&SERV, PUB FACILITIES & FINANCE COMMITTEES

#86-07 **HIS HONOR THE MAYOR** requesting an appropriation in the amount of \$2,300,000 from bonded indebtedness for the purpose of funding the construction of a new synthetic turf recreation complex at Newton South High School. [03-13-07 @ 7:04 PM]

ACTION: **HELD 7-0**

NOTE: This item was held without discussion due to the length of the other discussions. The Committee will hold a special meeting on April 30, 2008 to discuss this item.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#167-08 HIS HONOR THE MAYOR requesting a transfer of two hundred twenty six thousand one hundred sixty dollars (\$226,160) from the MWRA charges to Bond Maturities in the sewer fund. [4-15-08 @6:33 PM]

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

NOTE: David Turocy presented the item to the Committee. The request is to transfer funds from the MWRA Assessments/MWRA Charges account to Bond Maturities-MWRA Inflow/Infiltration Program account in the sewer fund for the payment of the first year of the I/I Local Financial Assistance Program loan. The original funds were received earlier than first anticipated; therefore, the payment was not included in this year's budget. The Committee reviewed the backup provided. The Committee understood the necessity of the transfer and approved the item. Ald. Lennon abstained until he had further financial information.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#168-08 HIS HONOR THE MAYOR requesting an appropriation of two hundred thirty nine thousand one hundred ten dollars (\$239,110) from Free Cash for the purpose of supplementing the snow and ice budget in the Department of Public Works. [4-15-08 @6:34 PM]

ACTION: **APPROVED 7-0**

NOTE: David Turocy presented the item to the Committee. This is the final request for snow and ice funds. The request is for an additional \$239,110, which will cover all expenses. Any unused funds will be sent back and not transferred to other accounts with in the department. Mr. Turocy reminded the Committee that when he came before the Committee in March for the last request he stated that not all of the bills had been processed and there would be an additional request. The Committee and Mr. Turocy reviewed the backup information and questioned the \$11,300 for construction equipment. Mr. Turocy explained that the Public Works Department had purchased two construction vehicles in 2007. The vehicles were originally for another municipality and were fitted for their plowing operations. The Public Works Department purchased the trucks at a discount when the other municipality cancelled the order. The Public Works Department had to retrofit the vehicles with CompuSpread systems in order to use them during winter events at a cost of \$11,300. Ald. Lappin moved approval of the item, 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 6-0 (Ald. Gentile not voting)**

NOTE: This item was held without discussion due to the length of the other discussions.

Respectfully submitted,

Sydra Schnipper, Chairman

NEWTON MODULAR CLASSROOMS

Newton Public Schools

Mason Rice / Bowen / Angier / Burr

Site Plan Review

April 23, 2008



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

Architects & Planners

BURR ELEMENTARY



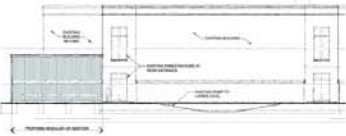
- A4.1: SITE PLAN
- A4.2: PARTIAL PLANS + ELEVATIONS
- P4.0: PLUMBING MAIN BUILDING PLANS
- P4.1: PLUMBING MODULAR CR PLANS
- H4.0: HVAC FLOOR PLANS
- E4.0: ELECTRICAL MAIN BUILDING PLANS
- E4.1: ELECTRICAL MODULAR CR PLANS

MASON RICE ELEMENTARY



- A1.1: SITE PLAN
- A1.2: FLOOR PLANS + ELEVATIONS
- P1.0: PLUMBING MAIN BUILDING PLANS
- P1.1: PLUMBING MODULAR CR PLANS
- H1.0: HVAC FLOOR PLANS
- E1.0: ELECTRICAL MAIN BUILDING PLANS
- E1.1: ELECTRICAL MODULAR CR PLANS

ANGIER ELEMENTARY



- A3.1: SITE PLAN
- A3.2: FLOOR PLANS + ELEVATIONS
- P3.0: PLUMBING MAIN BUILDING PLANS
- P3.1: PLUMBING MODULAR CR PLANS
- H3.0: HVAC FLOOR PLANS
- E3.0: ELECTRICAL MAIN BUILDING PLANS
- E3.1: ELECTRICAL MODULAR CR PLANS

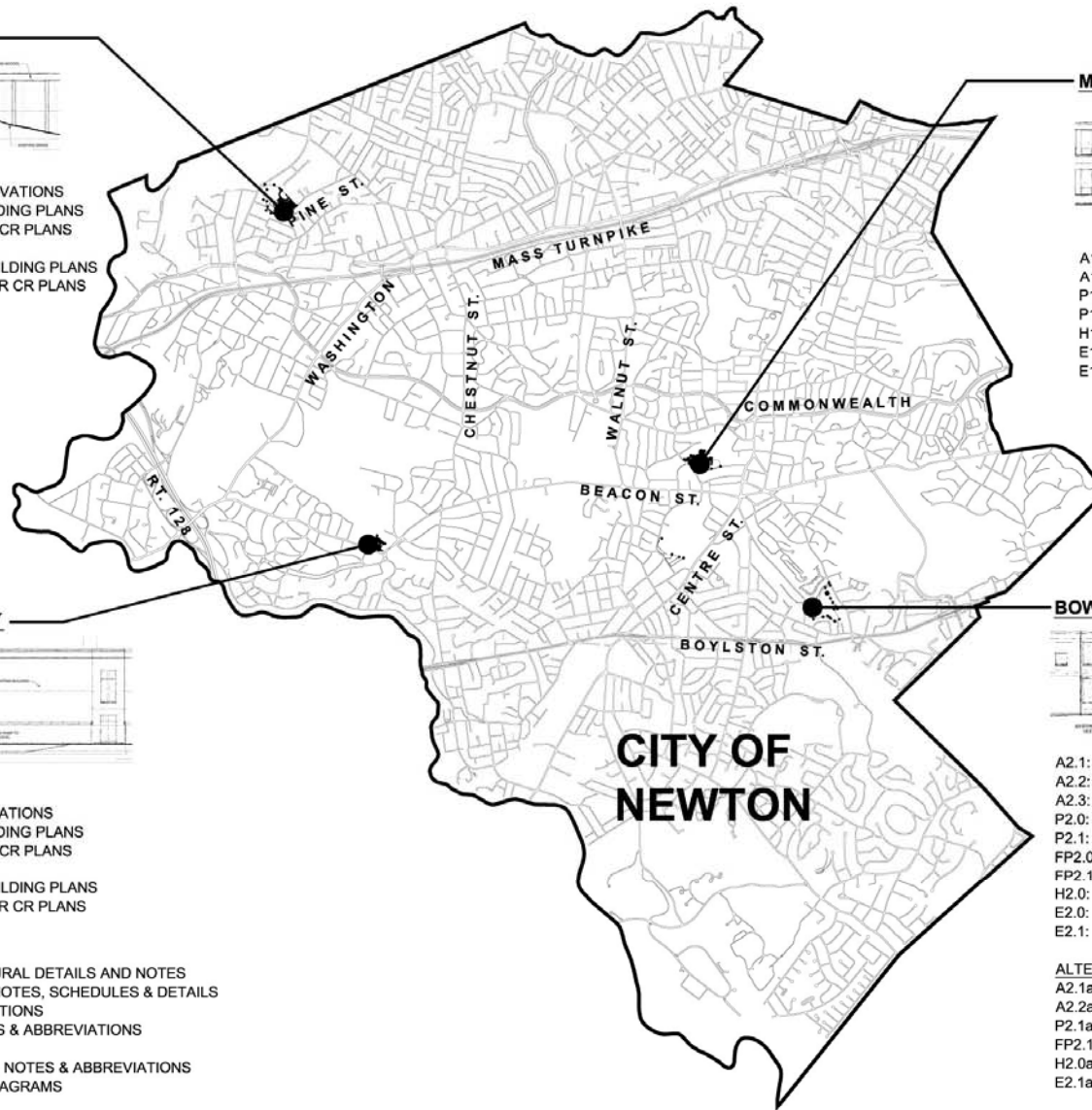
BOWEN ELEMENTARY



- A2.1: SITE PLAN
- A2.2: PARTIAL FLOOR PLANS
- A2.3: PARTIAL ELEVATIONS
- P2.0: PLUMBING MAIN BUILDING PLANS
- P2.1: PLUMBING MODULAR CR PLANS
- FP2.0: FIRE PROTECTION MAIN BUILDING PLANS
- FP2.1: FIRE PROTECTION MODULAR CR PLANS
- H2.0: HVAC FLOOR PLANS
- E2.0: ELECTRICAL MAIN BUILDING PLANS
- E2.1: ELECTRICAL MODULAR CR PLANS

GENERAL:

- A5.0: TYPICAL ARCHITECTURAL DETAILS AND NOTES
- P0.0: PLUMBING LEGEND, NOTES, SCHEDULES & DETAILS
- P7.0: PLUMBING SPECIFICATIONS
- H0.0: HVAC LEGEND, NOTES & ABBREVIATIONS
- H7.0: HVAC SCHEDULES
- E0.0: ELECTRICAL LEGEND, NOTES & ABBREVIATIONS
- E7.0: ELECTRICAL RISER DIAGRAMS
- E7.1: FIRE ALARM RISERS
- E8.0: ELECTRICAL DETAILS & SCHEDULES
- E9.0: ELECTRICAL SCHEDULES
- E10.0: ELECTRICAL SPECIFICATIONS



**CITY OF
NEWTON**



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



Existing Locus Map

NEWTON MODULAR CLASSROOMS

Newton Public Schools

1. Mason Rice Elementary

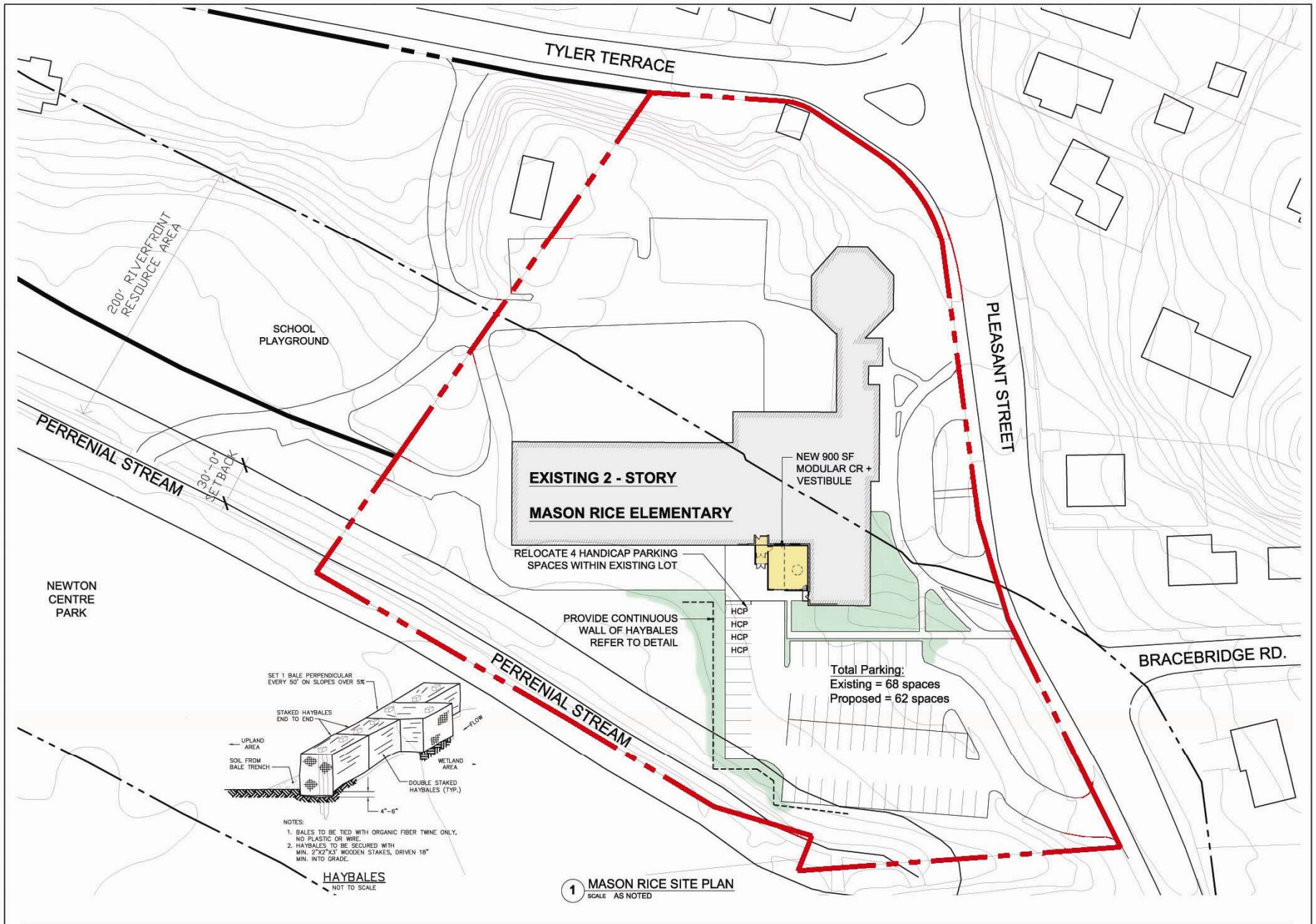
2. Bowen Elementary Option A (Base Bid)

3. Bowen Elementary Option B (Alternate)

4. Angier Elementary

5. Burr Elementary



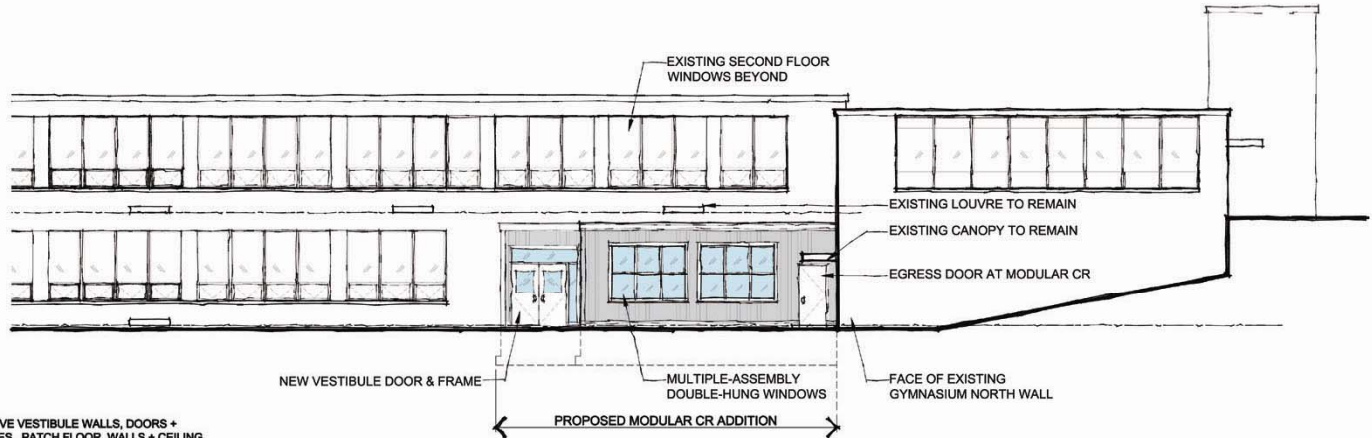


NEWTON MODULAR CLASSROOMS

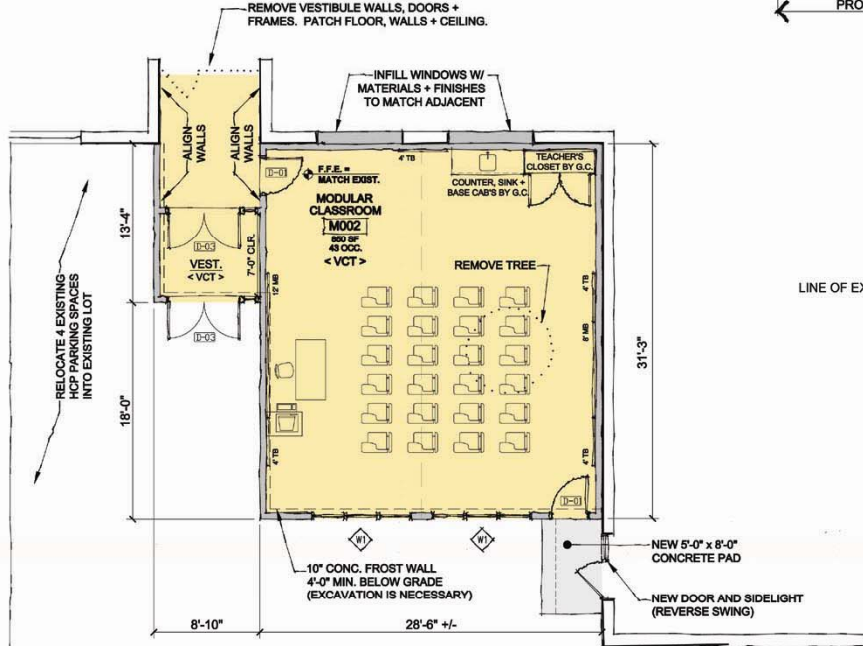
Mason Rice Elementary



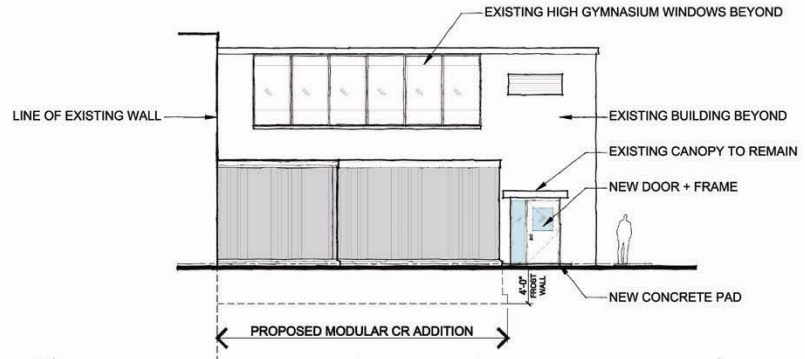
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222 North Street, Hingham, MA 02043



PROPOSED NORTH ELEVATION



PARTIAL FIRST FLOOR PLAN



PROPOSED EAST ELEVATION



NEWTON MODULAR CLASSROOMS

Newton Public Schools

1. Mason Rice Elementary
- 2. Bowen Elementary Option A (Base Bid)**
3. Bowen Elementary Option B (Alternate)
4. Angier Elementary
5. Burr Elementary



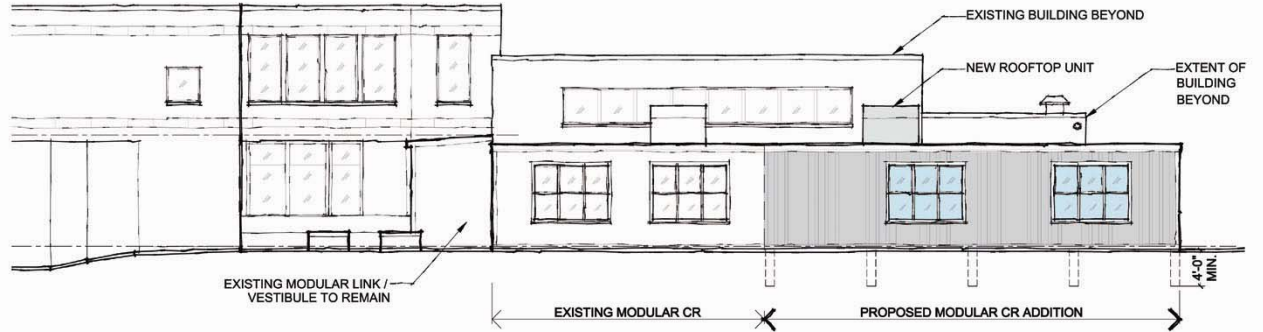


1 BOWEN SITE PLAN - OPTION A
SCALE: AS NOTED

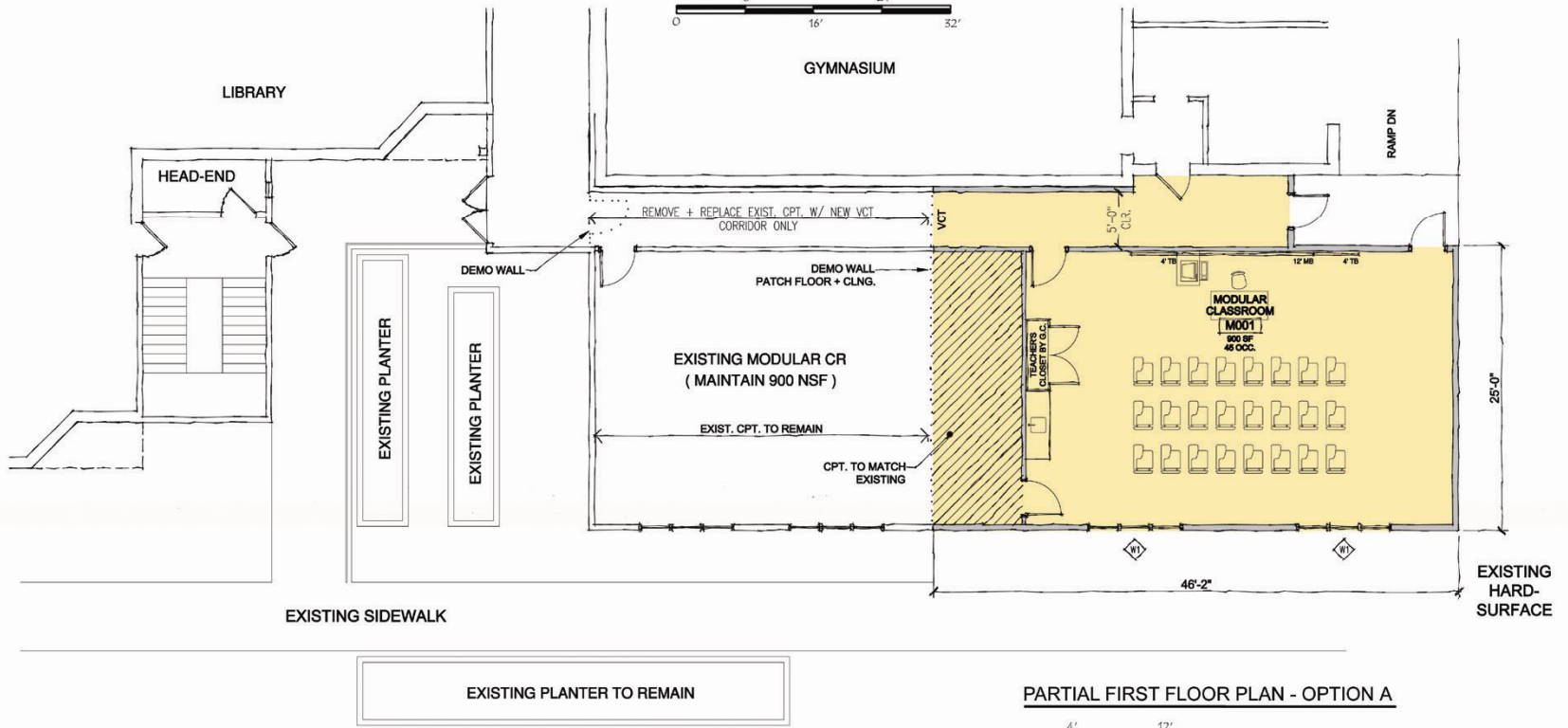
NEWTON MODULAR CLASSROOMS

Bowen Elementary





OPTION A PROPOSED SOUTH ELEVATION



PARTIAL FIRST FLOOR PLAN - OPTION A

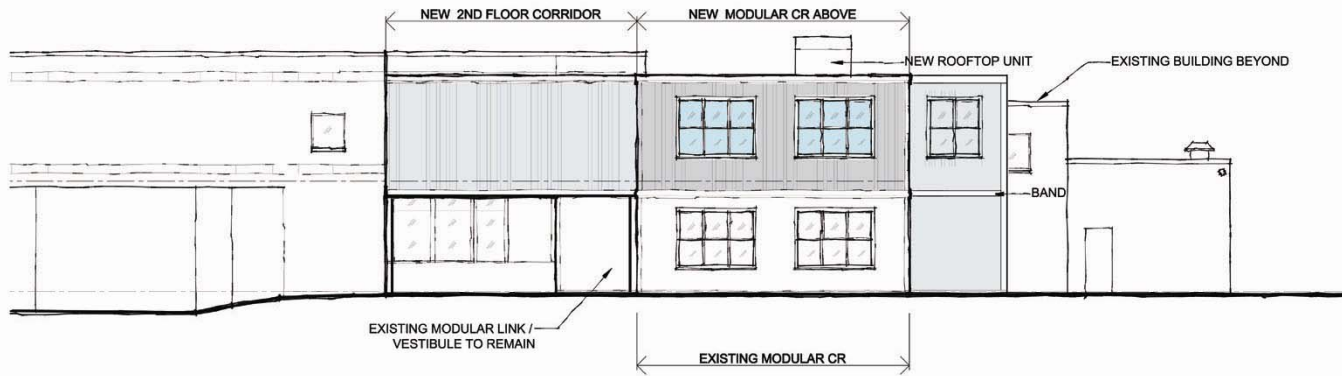


NEWTON MODULAR CLASSROOMS

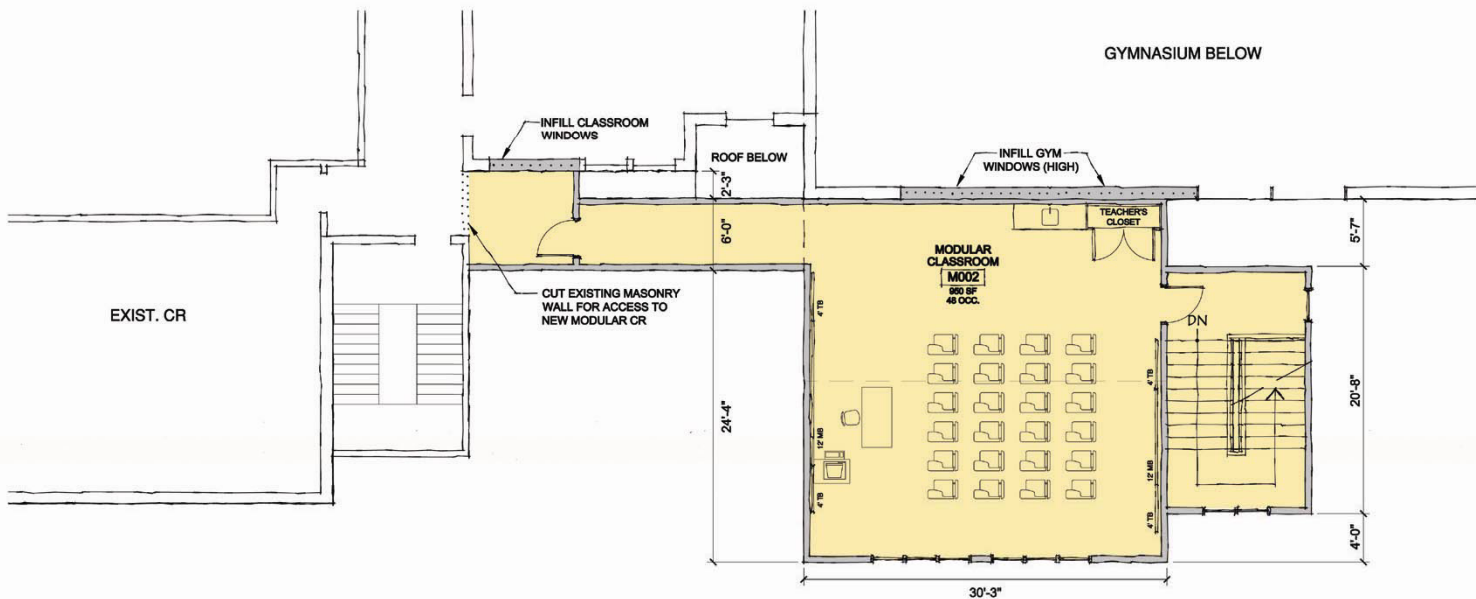
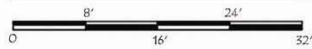
Newton Public Schools

1. Mason Rice Elementary
2. Bowen Elementary Option A (Base Bid)
- 3. Bowen Elementary Option B (Alternate)**
4. Angier Elementary
5. Burr Elementary





OPTION B PROPOSED SOUTH ELEVATION



PARTIAL FIRST FLOOR PLAN - OPTION B

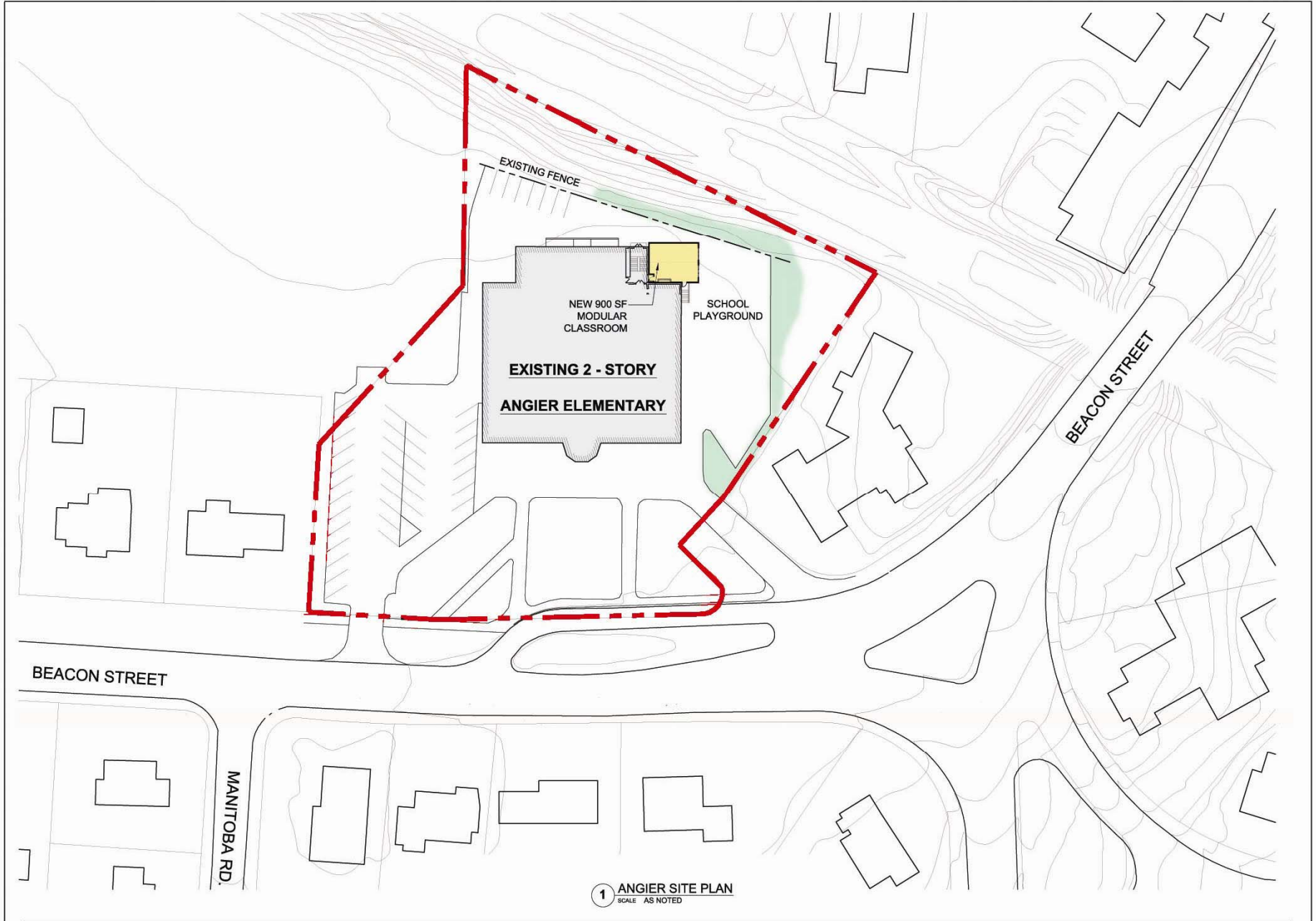


NEWTON MODULAR CLASSROOMS

Newton Public Schools

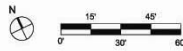
1. Mason Rice Elementary
2. Bowen Elementary Option A (Base Bid)
3. Bowen Elementary Option B (Alternate)
- 4. Angier Elementary**
5. Burr Elementary





1 ANGIER SITE PLAN
SCALE: AS NOTED

ANGIER ELEMENTARY
1697 Beacon Street
Newton, Massachusetts

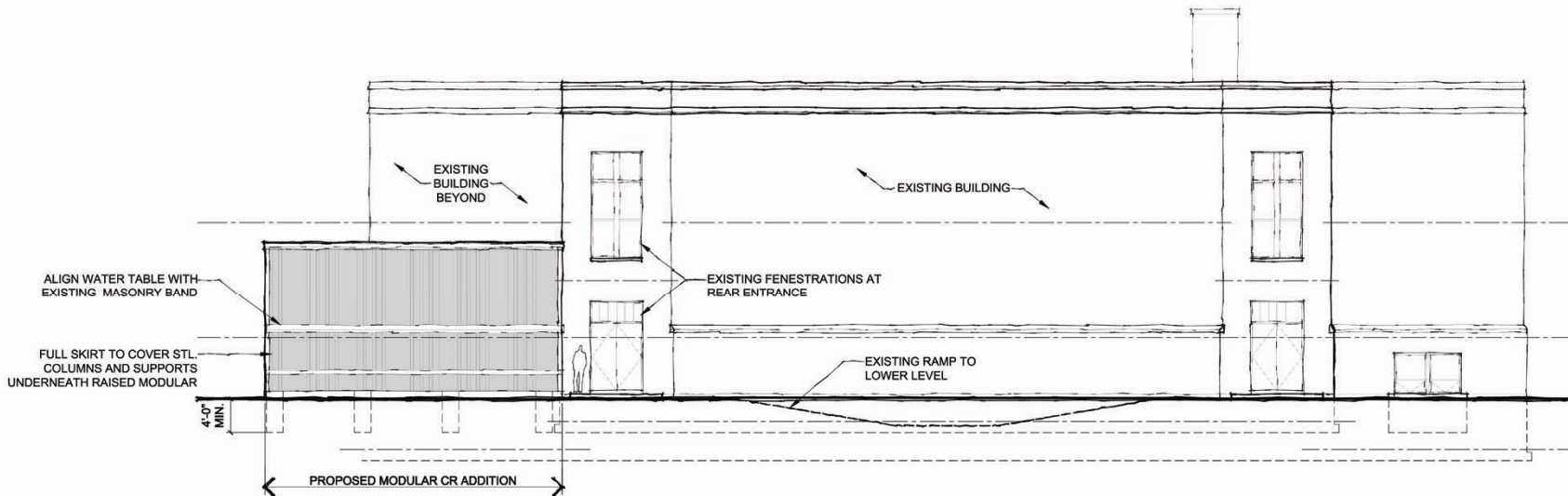


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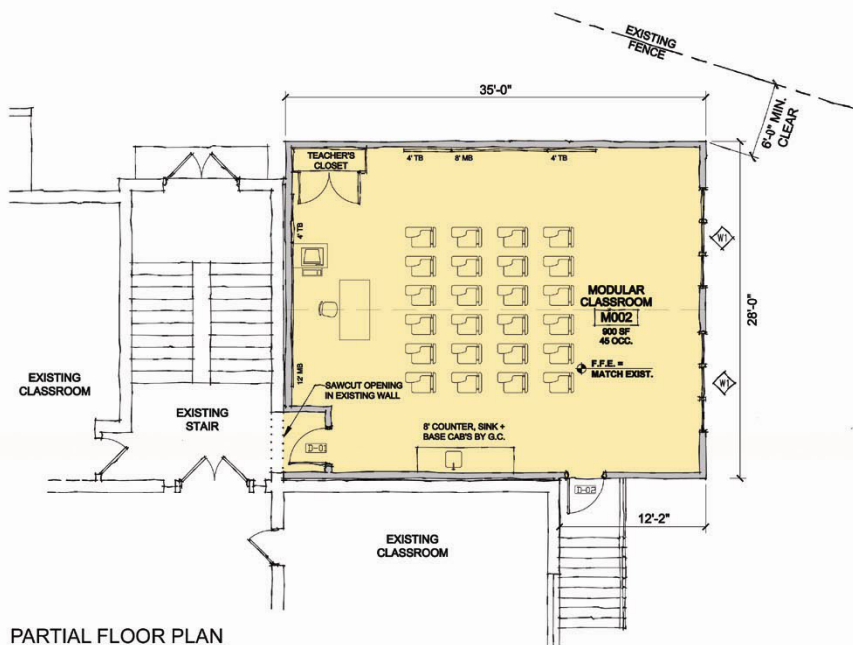
NEWTON MODULAR CLASSROOMS

Angier Elementary

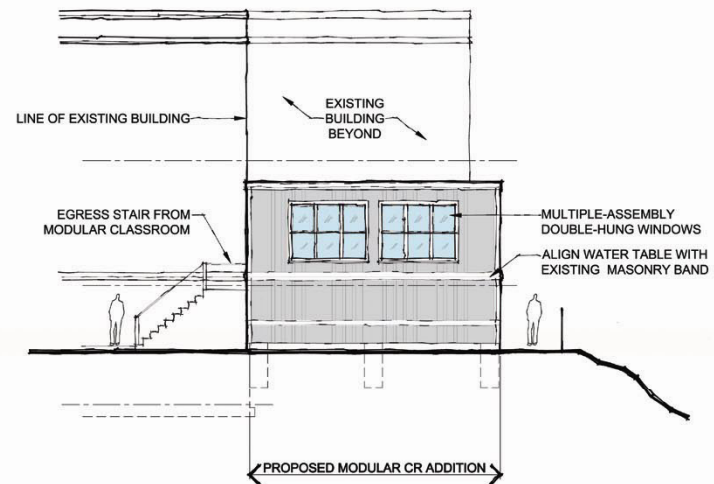




B. PROPOSED NORTH (REAR) ELEVATION



PARTIAL FLOOR PLAN



A. PROPOSED EAST (SIDE) ELEVATION

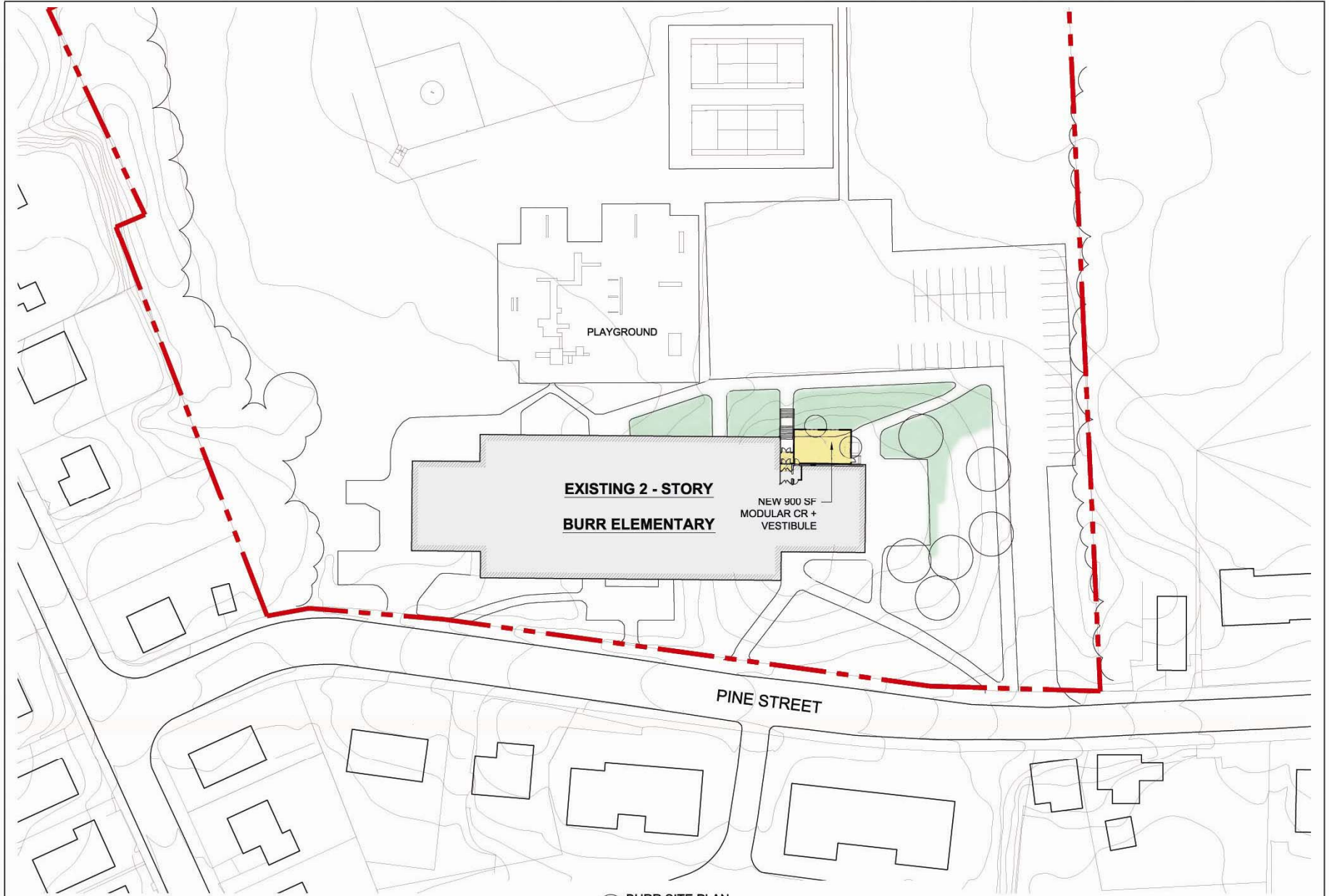


NEWTON MODULAR CLASSROOMS

Newton Public Schools

1. Mason Rice Elementary
2. Bowen Elementary Option A (Base Bid)
3. Bowen Elementary Option B (Alternate)
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- 5. Burr Elementary**





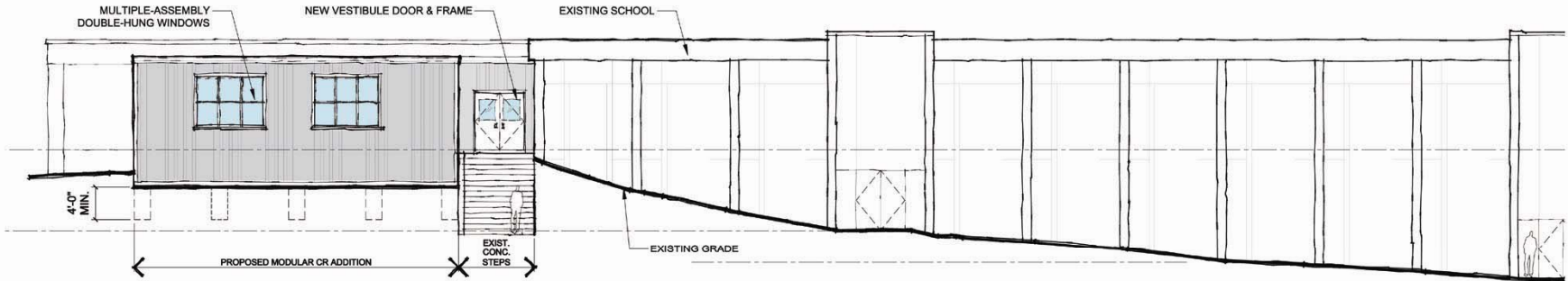
1 BURR SITE PLAN
SCALE AS NOTED

NEWTON MODULAR CLASSROOMS

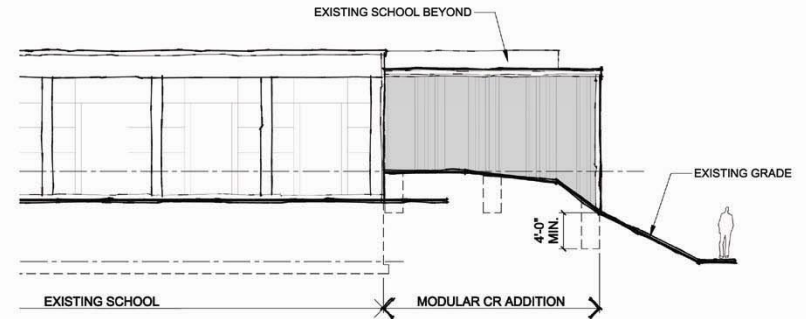
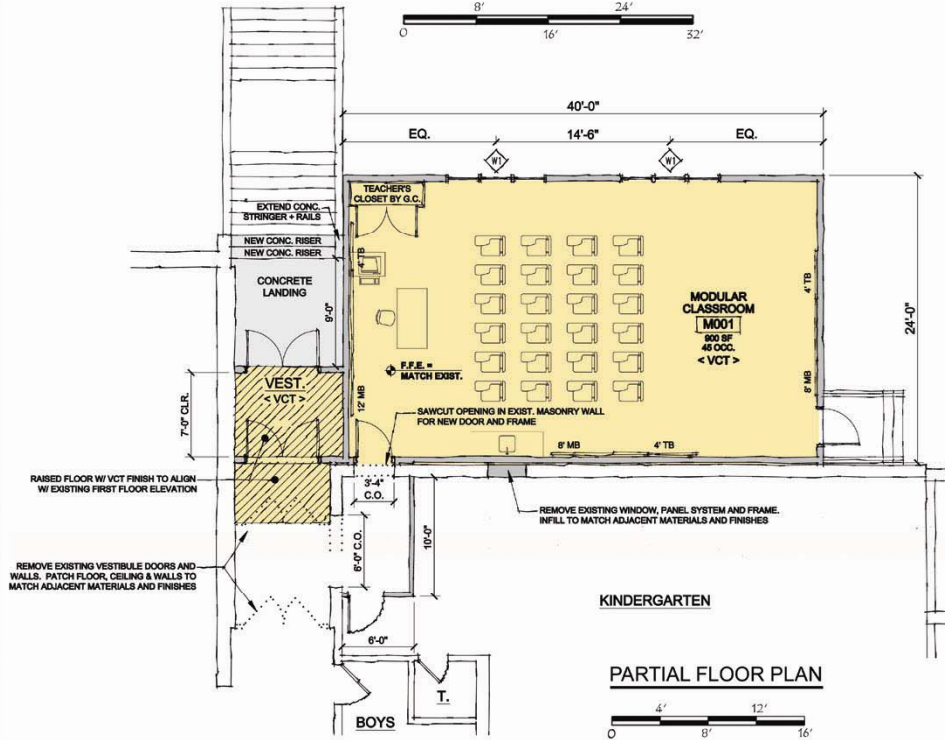
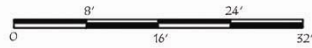
Burr Elementary



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B. PROPOSED NORTH ELEVATION



A. PROPOSED EAST ELEVATION

