

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, MAY 7, 2008

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

Also present: Ald. Danberg, Parker, Johnson, Brandel, Hess-Mahan, Baker, Freedman, Sangiolo, Harney

City staff: Nicholas Parnell (Commissioner of Public Buildings), Josh Morse (HVAC Technician, Public Buildings Department), Arthur Cabral (Special Projects and Budget Specialist, Public Buildings Department), Lou Taverna (City Engineer), Judy Notartomaso (Newton Police), James Babcock (Newton Police), Susan Burstein (Chief Budget Officer), Scott Perrin (Athletic Director, Newton South High School) and Mayor Cohen

#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:**      **APPROVED 5-0 (Lennon, Mansfield, Salvucci not voting)**

**NOTE:**      This petition was discussed at the previous Public Facilities Committee meeting and held for further information regarding protecting the trees close to the construction project and for confirmation that none of the gas main installation would occur in the Richardson Street parking lot. Harold Cooper, Keyspan Permit Representative, joined the Committee for further discussion of the petition for the 150' of gas main and a regulator station. There are two trees very near the proposed trench and the Committee was concerned that there may be damage to the trees. Mr. Cooper spoke with Marc Welch from the Parks and Recreation Department and learned that one of the trees is scheduled to be removed, as it is dead. Keyspan will band the other tree with wood to provide it with protection during construction. The City Engineer stated that he is fine with the project and that there will be no interruption to the parking lot. If and when the project is approved, Keyspan will begin the work, which should take about four weeks to complete. Ald. Gentile moved approval of the item, which carried unanimously.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#166-08      HIS HONOR THE MAYOR requesting an appropriation of fifty thousand dollars (\$50,000) from Free Cash for the purpose of the continued clean up of various 21E sites around the City. [4-15-08 @6:34 PM]

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

**NOTE:**      Commissioner Parnell and Arthur Cabral joined the Committee for discussion of this item. The request is for \$50,000 to continue clean up of four 21E sites through July 31,

2008. The sites are Cabot Elementary School, Horace Mann Elementary School, Newton South High School and the Elliot Street DPW Yard. Remediation on some of the sites has been ongoing for the past ten years. The Chair asked if there is any time frame for completion of clean up of these sites. There is hope that the Elliot Street clean up will be complete when the new fuel tank is installed this year. Mr. Cabral explained that it is difficult to estimate when the clean up will be completed at both elementary school sites, as the oil is underneath the schools and it is not possible to determine how much oil is left in the soil. Mr. Cabral also hopes to close out the Newton South High School Site when the fields are replaced. The contamination at the Newton South Fields is 6' to 8' down in the soil and located between the visitor side of the field and the wetlands. This location poses no immediate threat to anyone.

Mr. Cabral reviewed the reasons for the contamination of each site. The elementary school locations were contaminated by leaking oil tanks. There is more oil product at Horace Mann than at Cabot creating a higher cost at that site. The contamination at Elliot Street is due to a leaking fuel tank that has since been pumped out and no longer is a problem. The contamination at Newton South is most likely caused by contaminated fill that was used on the early 1970s.

Some Committee members questioned why the money for the LSP clean up is not part of the budget as it is a yearly expense. Susan Burstein explained that the amount needed fluctuates each year and the expense should go away in the not so distant future. The required money has been decreasing over the past few years. It is better to have the money come from Free Cash as needed. Ald. Lappin requested a list of items that have come out of Free Cash in the past year.

The Committee requested information on what has been expended up to this point and how long each site has been active. The Commissioner agreed to provide this information to the Committee. Ald. Gentile moved approval of the item, which carried.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#165-08 **HIS HONOR THE MAYOR** requesting an appropriation of thirty thousand dollars (\$30,000) from the Capital Stabilization Fund for the purpose of making modifications to the HVAC system at the Police Station Annex. [4-15-08 @6:35 PM]

**ACTION:** **APPROVED 7-0**

**NOTE:** Commissioner Parnell and Joshua Morse presented the request to the Committee. It is a request for funding to make modifications to the HVAC system at the police station annex on Chestnut Street. The current HVAC system is a closed system, with a manual damper, which does not allow a sufficient amount of fresh air into the building. Mr. Morse came up with a plan to introduce a greater quantity of fresh air into the building. The new system will include two new ducts with a mechanical damper, two air handlers for each of the floors and a digital control to improve the air quality. The on-call HVAC contractor will do the work. The HVAC contractor will assess the ducts and if needed will replace the ducts. The work will also entail removal of carpets and replacement with tile.

Jay Babcock, President of the International Brotherhood of Police Officers/Local 478, spoke on the HVAC system improvements. He stated that there are many issues in the annex. There is

mold in the basement that is not being addressed. The air quality is an issue as well. The Health Department has tested for mold spores and found some spores, however, it was not enough to close the building but it was determined to be a problem. Officer Babcock does not want the work on the HVAC system to occur while the building is occupied, as it may be detrimental to the health of the employees if the mold spores are disturbed. He is very concerned that Commissioner Parnell has not mentioned anything about the cleaning of the annex after the work is done. The Commissioner responded that he would speak with the Health Department to determine the best way to deal with the mold in the building. The improvements to the HVAC system will improve the air quality and reduce the number of airborne spores. It is the Commissioner's intention to have the building cleaned after the work in the building is completed.

The Committee asked if the work could be completed while the building is unoccupied. The Commissioner will work with the Police Chief to find a suitable schedule for the work that will allow the work to be performed while the building is not occupied. The Committee requested that the Public Buildings Commissioner provide a work plan and schedule, which is attached. Ald. Lappin moved approval of the item, which carried unanimously.

**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 Committee Chair polled the Committee to determine if the Committee would be willing to discuss the item at the next Public Facilities Committee meeting after the override vote. If the override fails then the item will no longer be necessary. However, if the override carries the funding for the modular classrooms will need to move forward in order to have the classrooms in place by September 2008. The Committee agreed to discuss the item at the meeting on May 21, 2008.

**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]

**PROGRAMS & SERVICES APPROVED 3-0-3 (Brandel, Hess-Mahan Sangiolo abstaining; Johnson not voting)**

**ACTION:** **APPROVED 3-1-4 (Salvucci opposed; Albright, Gentile, Lappin, Mansfield abstaining)**

**NOTE:** The Programs and Services Committee joined the Committee for discussion of this item and the item below. Please note the items were voted no action necessary on the floor

of the Board in November and are therefore no longer valid items for discussion. The Mayor will be docketing a new item for funding the construction of the new fields at Newton South High School. The Public Facilities Committee and the Programs and Services Committee will meet jointly on May 21, 2008 to discuss the new item. The City Engineer, the Mayor, the Newton South Athletic Director and representatives from Gale Associates were also present for the discussion. The Chair allowed some citizen input on the fields and two members of the community gave brief statements on the fields. Jay Portnoy, 60 Burdean Road, spoke on the items. He lives in the Newton South High School neighborhood and is not in favor of the artificial turf and he is aware of others in the neighborhood, who agree with him. It is his belief that natural turf can meet the needs of the athletes and the uses of the fields, if the fields are properly maintained. If natural turf is used it will allow for greater uses of the fields by the community. Mr. Portnoy's second issue concerns the great number of studies that have been done that show that the crum rubber used in the artificial turf contains a material that is a known carcinogen. He is very concerned about the safety of using artificial turf for the fields at the high school. Deana Berg, Newton South High School PTO, spoke in favor of some artificial turf. She does not believe that the city can maintain all natural fields and the school needs useable fields in order for their sport programs to function.

Committee members requested that the Athletic Director provide a list of the usage needs for the fields. Mr. Perrin stated that there are thirty-two teams at Newton South High School and the fields are heavily used by a number of youth groups, middle schools and adult leagues. The fields have been closed down approximately thirty-nine times this year. The fields are a mess and all-natural turf fields will not work for the school.

Ald. Albright asked if Gale Associates has had an opportunity to speak with the U.S. Consumer Product Safety Commission regarding their investigation into artificial turf. Gale Associates has left a message for the appropriate person and has not received a response. However, Gale Associates has spoken with a synthetic turf group regarding the lead found in synthetic turf. The older nylon based turf has been found to contain lead. Mr. Collins from Gale Associates stated that the fields that were closed in New Jersey are being replaced with the same type of synthetic turf being proposed for the Newton South fields. There has also been a report of a study showing that metal from synthetic turf is leaching into the groundwater in Connecticut. Tests have been performed on the groundwater and the metal content has been shown to be well below the EPA standards.

There were several questions surrounding the reports of synthetic fields heating up to intolerable levels during hot weather. Gale Associates has sent out a survey to their clients that have installed artificial turf to determine if there is an issue. Responses to the survey indicate that there are no issues during hot weather. Several Aldermen asked if there would be infrastructure to provide a mechanism to wet down the synthetic field during hot weather. Gale Associates' design does include that infrastructure. Ald. Gentile felt that the Executive Department needed to provide a response in writing to health concerns raised regarding artificial turf to the Board and the public. The response would allow Aldermen to give informed answers to questions from constituents. The Mayor agreed to provide such a response.

The Committees reviewed the three options for the athletic fields provided by Gale Associates. The first option is for three synthetic fields with a natural turf football field. Option 2 is for three synthetic turf fields with a natural baseball field. Option 3 is for two multi-purpose competition size fields, one natural turf baseball field and one natural turf softball field. All of the options address the drainage issues on the site.

Ald. Parker advocated for a synthetic baseball field, as the city does not have the staff or money to maintain a natural baseball field. Therefore, he moved Option 1 in Programs and Services. The motion failed to carry and Ald. Parker asked for reconsideration and proposed Option 3. Option 3 carried in Programs and Services but some members abstained, as they still had a number of questions regarding health issues and preferred to wait for a response from the Mayor.

Ald. Lennon would like to see as little synthetic turf as possible but understands the need of the school for useable fields. Ald. Lennon moved Option 3 in the Public Facilities Committee, which was approved. Ald. Salvucci was opposed to the item because he does not support any artificial turf. Three members of the Committee abstained as they were not comfortable voting for the item without the letter from the Mayor and further information.

**REFERRED TO PROG. & SERV., PUB.FAC. AND FINANCE COMMITTEES**

#276-06(2) HIS HONOR THE MAYOR requesting an appropriation in the amount of \$1,800,000 from bonded indebtedness for the purpose of funding the construction of a new synthetic turf recreation complex at Newton South High School (these funds will supplement the requested CPA funds for this project under item #276-06).

**PROGRAMS & SERVICES APPROVED 3-0-3 (Brandel, Hess-Mahan Sangiolo abstaining; Johnson not voting)**

**ACTION: APPROVED 3-1-4 (Salvucci opposed; Albright, Gentile, Lappin, Mansfield abstaining)**

**NOTE:** Please see above note.

**REFERRED TO PROG&SERV, PUB FACILITIES & FINANCE COMMITTEES**

#85-08 DANIEL PROSKAUER et al. filing on February 7, 2008 a group petition pursuant to Section 10-2 of the City Charter for a public hearing regarding the cost of construction of Newton North High School, specifically requesting the Board of Aldermen to establish a Guaranteed Maximum Price for the said project prior to the installation of foundations of the said school; and establish a maximum cost of construction of the said project that, in the opinion of the honorable Aldermen, the City can afford without sacrificing the repair and construction of other public buildings. ***NB: Board action shall be taken not later than three months from the date the petition was filed.***

**ACTION: NO ACTION NECESSARY 6-0 (Lennon, Salvucci not voting)**

**NOTE:** The Programs and Services Committee approved a motion of no action necessary for this item. Therefore, the Committee approved a motion of no action necessary unanimously without discussion.

#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 (Salvucci not voting)**

**NOTE:**      Ald. Gentile visited the Newton North construction site today. There has been a significant increase in activity in the area. The site is really taking shape, as much of the foundation is in and the ground is being leveled. The waterproofing and insulation is being installed. The steelwork will begin at the end of the month at the ceremonial entrance. If you visit the site, you can see clearly where parts of the building will be located. Ald. Albright inquired if there was anything being done to address the dust raised at the site. She has had complaints from residents. Ald. Gentile responded that the construction manager is investigating a product called Eco-Seal to keep the dust down. A larger water truck has been retained to wet down the site more frequently, which seems to be helping. There also has been discussion about spreading a large pile of fill comprised mostly of soil until it is ready to be reused.

Ald. Albright asked that the website for the high school project be updated at least once a week. Commissioner Parnell agreed to work on getting information up on the site on a weekly basis. Ald. Schnipper stated that she has been hearing positive things about the number of sub-contractors that will be bidding on the project.

The item was held for further updates at upcoming committee meetings.

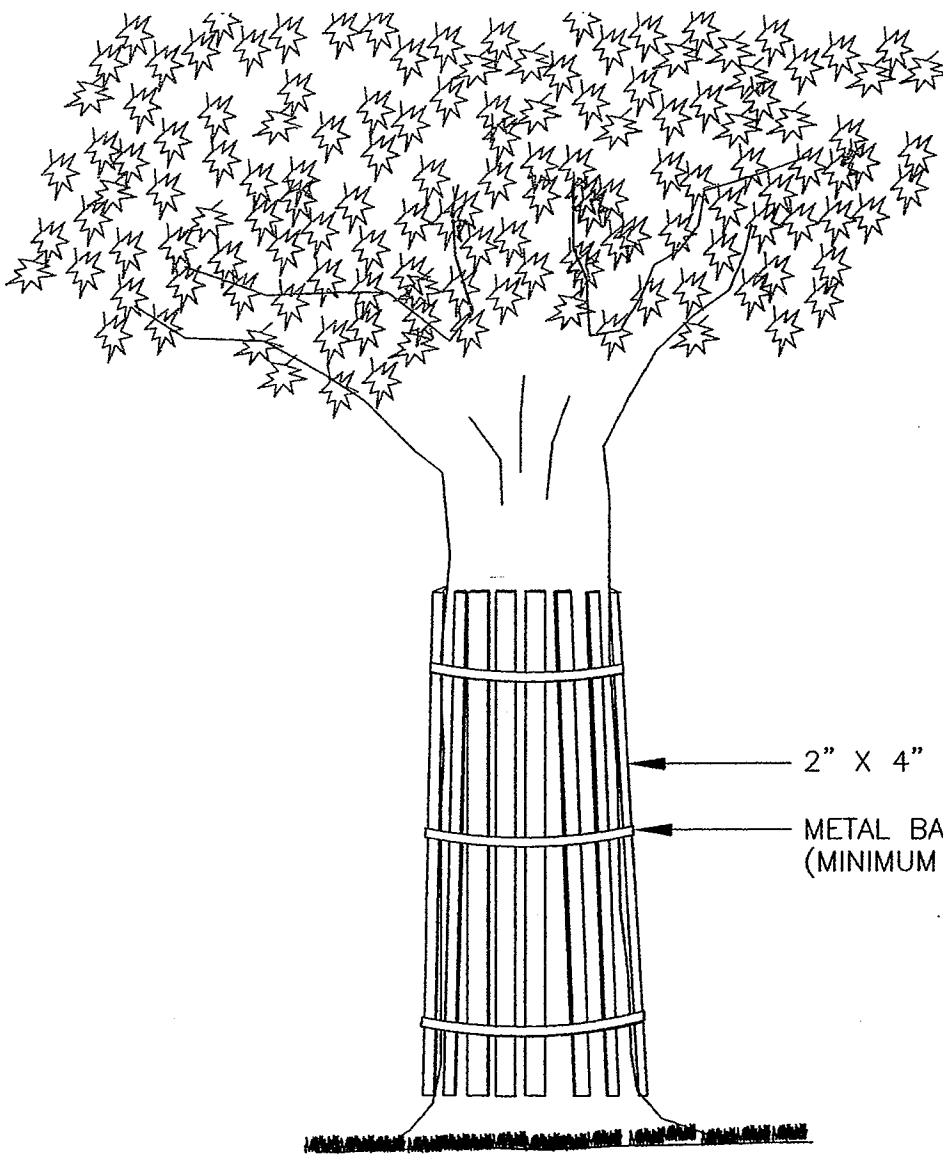
#82-08      ALD. PARKER requesting a Resolution be sent to the Mayor requesting that contract cleaning services be hired to clean the public spaces, offices and bathrooms of City Hall while the search for a new custodian is being undertaken.

**ACTION:**      **NO ACTION NECESSARY 7-0 (Salvucci not voting)**

**NOTE:**      A new custodian was hired approximately two weeks ago. Ald. Lennon has been discussing the general maintenance with David Olson, City Clerk/Clerk of the Board and feels that there have been improvements in the general maintenance of city hall. Ald. Lennon will continue to discuss the ongoing maintenance with Mr. Olson and if there is a problem, docket an item. The Committee felt that as there is a custodian in place and there have been improvements the item is no longer pertinent. Therefore, a motion of no action necessary carried unanimously.

Respectfully submitted,

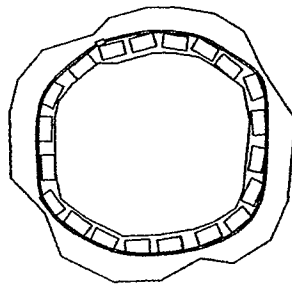
Sydra Schnipper, Chairman



2" X 4" X 8' LUMBER AS PROTECTIVE MEANS

METAL BANDS & CLIPS ADEQUATELY TENSIONED  
(MINIMUM OF THREE BANDS PER TREE)

SECURE LUMBER TO TREE



## TREE PROTECTION (TRUNK BANDING)

L12 (SEE 'SPECIAL DIRECTIVES' SHEET L-1)

1A

NOT TO SCALE

City of Newton

David B. Cohen  
Mayor

## PUBLIC BUILDINGS DEPARTMENT

A. NICHOLAS PARNELL, AIA, COMMISSIONER

Telephone (617) 796-1600

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52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

#165.08

To: Alderman Sydra Schnipper, Chairman, Public Facilities Committee

From: A. Nicholas Parnell, AIA, Commissioner of Public Buildings

Re: Police Station Work Plan/Schedule

Date: May 9, 2008

CITY CLERK  
NEWTON, MA 02159

08 MAY -9 PM 4:49

The Public Buildings Department proposes to perform the following work at the Police Annex, 25 Chestnut Street, while the building is unoccupied: Carpet removal and replacement with tile, HVAC upgrades, cleaning of the DARE closet, and contracted cleaning of the rest of the building. The goal of having the building unoccupied during these projects is to minimize the impact on the staff.

- The carpet removal, and subsequent replacement with tile, will take two days to complete, with some evening work. We propose having the contractor do this work starting Friday evening and finishing up in time for the start of work on Monday morning.
- The HVAC upgrades will take four days to complete. Almost all of this work is contained to the boiler room.
- The cleaning of the DARE closet will take two days to complete. One day for the cleaning, and one day to drywall and finish the closet.
- The contracted cleaning of the building can be completed in one day. The cleaning will be performed after the above items are complete. The contracted cleaning will include, but is not limited to, fans, interior vents, horizontal and vertical surfaces, and windows.