

CITY OF NEWTON  
IN BOARD OF ALDERMEN  
PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JULY 9, 2008

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

Also present: Ald. Baker, Brandel, Ciccone, Coletti, Fischman, Freedman, Hess-Mahan, Johnson, Linsky, Merrill, Sangiolo, and Swiston

City personnel present: Arthur Cabral (Budget and Project Specialist; Public Buildings Department), Thomas Daley (Commissioner of Public Works), David Turocy (Deputy Commissioner of Public Works), Elaine Gentile (Director of Environmental Affairs, Public Works Department), Nunzio Piselli (Public Works Department), Joseph LaCroix (Fire Chief) and Shawna Sullivan (Committee Clerk)

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#196-07      **HIS HONOR THE MAYOR** requesting an appropriation in the amount of \$1,969,227 from bonded indebtedness for the purpose of funding the rehabilitation of Fire Station #4. [05-29-07 @ 5:54 PM]

**NOTE: \$325,000 FOR DESIGN, PROJECT MANAGEMENT  
AND TESTING PREVIOUSLY APPROVED**

**ACTION:**      **APPROVED AS AMENDED 7-0 @ \$1,644,227**

**NOTE:**      Arthur Cabral, Budget and Project Specialist, and Fire Chief LaCroix were present for the discussion of the renovation of Station #4 at the corner of Crafts and Watertown Streets. The Committee had reviewed the Fire Station #4 evaluation, architectural programming, and conceptual design report from Maguire Group, Inc. that was attached to the agenda for the meeting. Public Buildings Commissioner Parnell had also provided an estimate of approximately \$2.1 million for the proposed renovation, which is more than was budgeted. In order to keep within the budget the architect recommended ways of reducing the scope of work. The architect provided a revised scope of work, which includes six bid alternate recommendations that should be done if the budget allows because they are key programmatic needs. Mr. Cabral provided the Committee with a summary of the project, which is attached to the report. The project summary includes the six bid alternates and a breakdown of the project costs.

The Committee reviewed the plans with the Fire Chief and Arthur Cabral. The Public Buildings Department is still working on the most efficient and practical solution to the heating system. The system will be converted from steam to hot water. Ald. Coletti suggested that the generator for the station be enclosed or moved away from the proposed training room and that the diesel pumps be removed. Chief LaCroix stated that the pumps are used; however, the department could fill the trucks at the Crafts Street Public Works Yard.

The Committee felt strongly that the project should be done right and include all of the recommended work. Ald. Coletti suggested that the Committee ask the Mayor for the additional money to include the bid alternates in the project. The Committee created the resolution below to request the additional funds. Ald. Lappin moved approval of both items, which carried unanimously.

#196-07(2) PUBLIC FACILITIES COMMITTEE proposing a Resolution to His Honor the Mayor requesting that the Mayor increase the appropriation for the rehabilitation of Fire Station #4 by an additional \$507,748 to include all of the proposed alternates.

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

**NOTE:** Please see the note for the above item.

#208-08 ALD. GENTILE, SALVUCCI AND SCHNIPPER requesting a discussion on establishing a permanent Building Committee in the City of Newton. [05-16-08 @ 11:47 AM]

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

**NOTE:** The item was held without discussion, as one of the docketors was unavailable to contribute to the discussion.

**RECOMMITTED BY THE FULL BOARD ON JUNE 4, 2008**

#175-08 VERIZON NEW ENGLAND, INC. petitioning for a grant of location to install a hip guy and anchor on existing pole 855/56 located on MILLER ROAD (Ward 6). [04-14-08 @ 8:50 AM]

**ACTION:** **APPROVED 5-2 (Mansfield and Schnipper opposed)**

**NOTE:** Ald. Schnipper reminded the Committee that this item was recommitted due to the unacceptable installation of the guy and anchor. Verizon also installed the guy and anchor before the Board of Aldermen approved the grant of location. Verizon installed a different type of guy than what was understood and did not install a reflective shield on the wire. Verizon has since corrected the problems; therefore, Ald. Salvucci moved approval, which carried. Ald. Mansfield voted in opposition of the item due to the early installation without approval of the Board of Aldermen. Ald. Schnipper opposes all guy and anchor installations, as she believes they pose a safety issue to pedestrians.

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

#55-08 ALD. SANGIOLO, HARNEY AND PARKER proposing that the Board of Aldermen request the assistance of the Massachusetts School Building Authority (MSBA) and State Treasurer Tim Cahill in managing the Newton North High School construction project, including assistance with controlling project costs. [01-22-08 @ 11:05 PM]

**ACTION:** **NO ACTION NECESSARY 7-0**

**NOTE:** The State Treasurer has reviewed the Newton North High School construction project and corresponded with the Mayor regarding the project. Therefore, the Committee voted in favor of a motion of no action necessary.

#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:** Ald. Schnipper stated that the usual Newton North project meeting was cancelled last week as it was the 4<sup>th</sup> of July. The proposal for the Guaranteed Maximum Price (GMP) has been received from Dimeo and is in the process of negotiations. Two of the sub-contractor bids have been contested and sent to the Attorney General's Office. Hearings have been held on both bids but as far as Ald. Schnipper knows, no decision has been reached. Ald. Lappin would like to clarify whether the demolition of the existing high school is included in the GMP. Ald. Schnipper will verify what is included in the GMP regarding demolition. The item was held unanimously for further updates on the project.

Respectfully submitted,

Sydra Schnipper, Chairman

## FIRE STATION #4 PROJECT SUMMARY

- BUILDING SQUARE FOOTAGE 13,396
- APPARATUS BAY SQUARE FOOTAGE 5,000
- SUMMARY OF WORK TO BE ACCOMPLISHED:
  - a. ALL HVAC, ELECTRICAL & PLUMBING SYSTEMS TO BE UPGRADED
  - b. EXISTING HEATING SYSTEM TO BE CONVERTED FROM STEAM TO HOT WATER, WITH ADDITIONAL ROOF TOP UNITS TO SERVICE SECOND FLOOR
  - c. ALL PREVIOUSLY PAINTED SURFACES TO BE PAINTED
  - d. ALL FLOORING TO BE REPLACED
  - e. ALL CEILINGS TO BE REPAIRED AND/OR REPLACED
  - f. A NEW SECOND MEANS OF EGRESS FROM THE SECOND FLOOR TO BE INSTALLED
  - g. RECONFIGURATION OF THE SECOND FLOOR TO ALLOW FOR THE MOVING OF THE KITCHEN FROM THE FIRST TO SECOND FLOOR AND MOVING OF THE TRAINING ROOM FROM THE SECOND TO FIRST FLOOR
  - h. INSTALLATION OF CENTRAL AIR CONDITIONING TO REPLACE EXISTING WINDOW UNITS
  - i. REMOVAL OF ALL ASBESTOS MATERIALS WITHIN THE BUILDING
- ALTERNATES:
  1. ENLARGE APPARATUS FLOOR OVERHEAD DOOR OPENINGS
  2. CONSTRUCT ADDITION TO TRAINING ROOM
  3. CREATE SEPARATE MEN'S AND WOMEN'S ROOM TOILETS AND ENLARGE VESTIBULE ON THE FIRST FLOOR
  4. CONSTRUCT NEW BUNK ROOMS AT FRONT OF BUILDING ON SECOND FLOOR AS WELL AS CONSTRUCT NEW WOMEN'S ROOM ON SECOND FLOOR
  5. CONSTRUCT CANOPIES ON FRONT AND REAR OF BUILDING
  6. CONSTRUCT DRIVE AROUND FROM WATERTOWN STREET TO CRAFTS STREET
- PROJECT COSTS:
  1. CONSTRUCTION COSTS INCLUDING ALTERNATES AND 5% CONTINGENCY: **\$2,141,475.00 OR \$APPROXIMATELY \$160 SQ. FT.**
  2. SOFT COSTS INCLUDING 5% CONTINGENCY: **\$335,500.00 OR APPROXIMATELY \$25 SQ. FT.**
  3. OF THE CONSTRUCTION COSTS - MEP CONSTRUCTION COSTS INCLUDING CONTINGENCY: **\$606,375.00 OR APPROXIMATELY \$45 SQ. FT.**
  4. OF THE CONSTRUCTION COSTS - ARCHITECTURAL / STRUCTURAL / ASBESTOS ABATEMENT INCLUDING CONTINGENCY: **\$1,535,100 OR APPROXIMATELY \$115 SQ. FT.**
  5. TOTAL PROJECT COST INCLUDING 5% CONTINGENCY: **\$2,476,975.00**
  6. **TOTAL ADDITIONAL FUNDING REQUESTED TO PERFORM ALL WORK INCLUDING ALTERNATES: \$2,151,975**