

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, SEPTEMBER 3, 2008

**7:45 PM
ROOM 209**

ITEMS TO BE DISCUSSED:

Public Hearing

#297-08 NSTAR ELECTRIC COMPANY petitioning for a grant of location to relocate Pole #223/5 on the westerly side of IRVING STREET ± 129' north of Commonwealth Avenue (Ward 7). [07-21-08 @ 11:02 AM]

Public Hearing

#298-08 NATIONAL GRID petitioning for a grant of location to install and maintain 250' ± of 6" gas main in SYCAMORE ROAD from the existing 6" gas main in Redwood Road @ Sycamore Road easterly to House Nos. 22 and 27 (Ward 8). [07-24-08 @ 12:03 PM]

#81-08 CLERK of the BOARD of ALDERMEN requesting that the Board of Aldermen *re-vote* the petition of EUGENE WONG, 63 Bencliffe Circle, Auburndale, for laying out, grading and acceptance of BENCLIFFE CIRCLE as a public way from Chaske Avenue approved by the Board on April 7, 2008. A re-vote is necessary because the city did not record the taking order within the 30-days required in GL chapter 70, §3.

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

#143-08 ALD. LINSKY requesting a resolution to recognize and adopt the establishment by the Mayor of a cap to the Newton North High School project. [4-01-08 @ 5:30 PM]

PROG & SERV NO ACTION NECESSARY 7-0 ON 04/08/08

ITEM REFERRED BY PUBLIC SAFETY & TRANSPORTATION:

#321-04(2) ALD. JOHNSON requesting a RESOLUTION to His Honor the Mayor requesting that he expeditiously as possible find funding to create traffic calming measures on Mill Street as requested by the Traffic Council.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#145-08(2) HIS HONOR THE MAYOR requesting authorization to appropriate and expend \$136,456.40 received as a payment from the Town of Wellesley pursuant to the Newton/Wellesley Inter-Municipal Agreement for the Cochituate Aqueduct for maintenance and repairs of the Cochituate Aqueduct Sewer. [08-26-08 @ 3:48 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#318-08 HIS HONOR THE MAYOR requesting authorization to transfer funds within the Department of Public Works for the administration of the streetlights maintenance program as follows: [08-26-08 @ 3:47 PM]

From:	0140109-5431	\$24,500
	Parts	
To:	0140109-513001	\$19,500
	Overtime	
To:	0140109-515401	\$ 5,000
	Police Details	

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#319-08 HIS HONOR THE MAYOR in accordance with the recommendation of the Traffic Council requesting authorization to appropriate and expend from Parking Meter Receipts one hundred thousand dollars (\$100,000) to fund construction of up to five pedestrian-activated warning signals at (1) Crafts Street and Linwood Avenue, (2) Washington Street and Harvard Street, (3) Waverley Avenue and Franklin Street, (4) Waverley Avenue near Arlington Street, and (5) Centre Street near Pleasant Street. [08-26-08 @ 3:45 PM]

#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]

#253-07 ALD. LINSKY ALBRIGHT, JOHNSON, HARNEY, SANGIOLO, SALVUCCI, MANSFIELD, BURG, SCHNIPPER requesting (1) a review as to how provisions of applicable ordinances, specifically 5-58, were implemented during the course of the Newton North project, and (2) consider proposed revisions of 5-58 including, but not limited to:

- (a) timely provision of documentation by the public building department to the Board of Aldermen and Design Review Committee;
- (b) establishment of liaison committees to facilitate communications and input from neighborhoods affected by projects subject to this ordinance;
- (c) approval of final design plans by the Board of Aldermen of projects subject to this ordinance;
- (d) oversight during the construction phase of projects subject to this ordinance by appropriate Board committee(s) both in respect to approval of change orders as well as design changes; and
- (e) generation of a required record detailing the entire construction process by the public building department to guide present and future oversight of projects subject to this ordinance. [08-07-07 @ 3:12 PM]

#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]

ITEMS NOT SCHEDULED FOR DISCUSSION:

Public Hearing to be assigned for September 17, 2008

#308-08 BARRY & SANDY GURYAN, 41 Varick Hill Road, Waban, petitioning to extend a common sewer 90' ± in VARICK HILL ROAD from an existing sewer manhole (MH# 124) southwesterly to a proposed sewer manhole in front of 41 Varick Hill Road. (Ward 5) [08-25-08 @3:07 PM]
PETITIONER TO PAY ENTIRE COST

#309-08 ALD. BAKER AND DANBERG requesting a discussion with the Commissioner of Public Works regarding street signage at intersections as well as signage and house number visibility in order to assist citizens and public safety personnel in locating addresses.

REFERRED TO PROG. & SERV. AND PUBLIC FACILITIES COMMITTEES

#294-08 SUPERINTENDENT YOUNG requesting a vote of the Board of Aldermen to complement the vote of the School Committee to instruct him to submit a statement to the Massachusetts School Building Authority confirming the City's top three priority elementary schools: Angier, Cabot and Zervas, with Angier being the first priority, by September 15, 2008. [07-24-08 @ 2:21 PM]

#241-08 ALD. SCHNIPPER requesting an update on the progress of the design for the reconstruction of Needham Street. [6-13-08 @ 11:45 AM]

REFERRED TO COMMUNITY PRESERVATION & FINANCE COMMITTEES

#147-08 COMMUNITY PRESERVATION COMMITTEE recommending that the sum of \$359,400, including \$2,000 for legal costs, be appropriated from the FY'08 Community Preservation Fund's historic resources and general reserves, for a project to rehabilitate and expand storage space for the research library and archives at the Newton History Museum, to preserve the existing collections, and enhance public access to the collections. [04-01-08 @ 4:10 PM]
COMMUNITY PRESERVATION APPROVED 6-0 on 4-29-08
FINANCE HELD 7-0 (Johnson not voting) on 5-12-08

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

#89-08 ALD. PARKER requesting the following:
A) review of the maintenance practices for buildings, parks and other properties owned by the City (including School Department facilities and grounds)
B) development of a comprehensive maintenance plan that includes regular schedules for preventive maintenance for each specific site or facility
C) a RESOLUTION requesting that implementation of said maintenance plan be funded using operating budget funds. [02-13-08 @ 12:07 PM]

Re-appointment by Board President

#50-08 PRESIDENT BAKER recommending Joseph Michelson, 94 Park Avenue, Newton be re-appointed as an Aldermanic appointee to the DESIGNER SELECTION COMMITTEE, term of office to expire 12/31/09. [01-17-08 @ 3:48 PM]

Re-appointment by the Board President

#48-08 ALD. BAKER recommending Lawrence Bauer, 42 Eliot Memorial Road, Newton, be re-appointed as an Aldermanic appointee to the DESIGNER SELECTION COMMITTEE, term of office to expire 12/31/09. [01-17-08 @ 3:48 PM]

Re-appointment by Board President

#46-08 PRESIDENT BAKER recommending Robert O. Smith, P.E., 55 Chester Street, Newton Highlands be re-appointed as an Aldermanic appointee to the DESIGN REVIEW COMMITTEE, term of office to expire 12/31/09. [01-17-08 @ 3:48 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#34-08 ALD. COLETTI requesting that His Honor the Mayor immediately provide the latest "estimate" of the minimum price as per the Dimeo and Turner companies (for the Newton North High School Construction Project) to the Board of Aldermen with a date certain for the filing of a supplemental funding request. [01-15-08 @ 11:14AM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#33-08 ALD. COLETTI requesting review of the scope of work and performance of Turner Construction and review of proposed 18-month extension of the Turner Construction contract. Included in discussion will be the process for review of future invoices of Dimeo and other vendor invoices by Turner. [01-15-08 @ 11:14 AM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#32-08 ALD. COLETTI requesting discussion of Architect Services Contract and additional \$8 million revision to the Dorr Whittier Contract for additional services. [01-15-08 @ 11:14 a.m.]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#31-08 ALD. COLETTI proposing a RESOLUTION to His Honor the Mayor expressing a no confidence vote pertaining to the current status of the Newton North High School Construction Project and related Financing Plan. [01-15-08 @ 11:14 AM]

#352-07 ALD. SANGIOLO AND PARKER request Turner Construction, Project Manger for the Newton North High School Project and the DEP representative overlooking this project to discuss the issues and concerns raised regarding asbestos removal, transportation and disposal for the Newton North site and also information on 5,000 cubic feet of loam being removed to the Elliot Street and Rumford Avenue Yards. [10-17-07 @ 11:54 AM]

#351-07 ALD. PARKER AND SALVUCCI requesting that the Department of Public Works create an inventory and inspection regimen of bridges and culverts less than 20' in length and develop a maintenance plan for all city-owned bridges including those over 20', as recommended by the Undersecretary of Public Works

at the Executive Office of Transportation, Robert Rooney. [10-17-07 @12:11 PM]

- #350-07 ALD. LINSKY requesting discussion with the utility companies regarding rectification of utility wires that are not mounted high enough on utility poles to avoid being torn down, thereby causing damage to persons and/or property. [10-17-07 @10:33 AM]
- #304-07 LASALLE DEVELOPMENT, LLC, 210 Auburn Street, Auburndale, petitioning for construction of a common sewer in PINE MEADOW DRIVE EXTENSION from an existing sewer main in Pine Meadow Drive northwesterly 140' ± to a proposed sewer manhole in Pine Meadow Drive Extension. [03-30-07 @8:46 AM]
PETITIONER TO PAY ENTIRE COST
- #54-07 ALD. SANGIOLO requesting discussion with the School Department and the Public Buildings Department about giving the School Department increased control over maintenance of school building facilities thereby allowing the School Department to have direct authority to deploy/hire staff to make necessary repairs to their school facilities. [2-9-07 @ 1:46 PM]
- #451-06 KEYSPAN ENERGY petitioning for a grant of location to install and maintain 450' ± of 8" gas main in HULL STREET from the existing 8" gas main in Hull street at 90 Hull Street easterly to the existing 6" gas main in Hull Street at 60 Hull Street. All of which is to replace the existing 4" gas main in Hull Street, which is to be abandoned. [11-15-06 @11:19 AM]
- #345-06 ALD. SCHNIPPER requesting that the contingency on smaller Public Buildings projects be increased from 5% to at least 8%.
- #294-06 ALD. SAMUELSON requesting creation of a method for the collection of parking meter receipts to ensure maximum collection.
- #280-06 ALD. SANGIOLO proposing an Ordinance to create a Building Committee made up of Finance, Construction and Building experts in addition to several Aldermen to oversee construction and renovation projects in all municipal buildings.
- #226-06 ALD. LINSKY requesting discussion of initiatives in respect to monitoring of water meter readings to better inform water and sewer users of significant increases in usage.
- #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.
- #178-06 ALD. SCHNIPPER, LINSKY AND ALBRIGHT requesting a report on the commissioning of Newton South High School.

- #159-06 PRESIDENT BAKER & ALD. SCHNIPPER presenting the City of Newton Energy Action Plan for review and such action that may be appropriate by the Board of Aldermen.
- #155-06 JAMES A. BLACKBURN, 105 Wood End Road, Newton Highlands petitioning for laying out, grading and acceptance of WOOD END ROAD as a public way from the intersection of Mountfort Road westerly to the intersection of Nantucket Road (a distance of 360'±) to be the width of 45'.
- #152-06 PS&T COMMITTEE requesting discussion re Road Classification Design Types (as outlined by the Planning and Development Department) for future use as an overall management tool for the City.
- #84-06 COMMISSIONER OF PUBLIC WORKS requesting a waiver from the Board of Aldermen of surfacing materials used on the sidewalk of a public way in front of 161 Pond Brook Road, as provided in §26-47 of the City of Newton Ordinances.
- #83-06 ALD. SCHNIPPER & GENTILE requesting discussion with NStar regarding frequent power outages in the Newton Lower Falls area in particular Grayson Lane.
- #424-05 ALD. SANGIOLO & HARNEY requesting an update from the School Department regarding the energy audit that was begun during last year's budget review.
- #467-04 ALD. YATES AND SCHNIPPER requesting a response from the Commissioner of Public Works to the findings of the Environmental Protection Agency that pollution enters the Charles River from Newton.
- #386-04 ALD. SANGIOLO, HESS-MAHAN, JOHNSON, AND DANBERG proposing an ordinance to require that designers selected have LEED certification and include high performance/life cycle analysis for all municipal construction projects in the City of Newton.
- #246-04 COMMISSIONER OF PUBLIC WORKS requesting approval of the 25% design plan submittal for Walnut Street from Homer Street to Centre Street including a small section of Centre Street to Route 9.
- #178-04(2) ALD. LAPPIN requesting an update on progress and implementation of the construction information database.
- #104-04 ALD. YATES requesting a report from the Chief of Police as to how the ordinance prohibiting the blockage of sidewalks with snow can be more easily enforced.

REFERRED TO PUB FAC. AND PUB SAF & TRANS. COMMITTEES

- #35-04 ALD. SAMUELSON AND DANBERG requesting an ordinance amendment to Section 26-8 of the City of Newton Revised Ordinances, 2001 to require all

property owners or residents to remove snow from sidewalks abutting their property.

- #522-03 ALD. PARKER AND LENNON requesting an ordinance amendment to improve enforcement related to snow removal.

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

- #309-01 ALD. PARKER requesting increase in the income eligibility level of the 30% water/sewer discount for low-income senior citizens.
- # 94-99 RALPH S. ROBART 28 Richardson Road, Petition for Laying Out, Grading, and Acceptance of RICHARDSON ROAD from Route 9 northerly 180'± to be the width of 30 feet.

Respectfully submitted,

Sydra Schnipper, Chairman

PETITION FOR GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Public Works Department for a preliminary review before the applicant files the petition with the Board of Aldermen. The comments of the Public Works Commissioner will be part of the record submitted to the Board of Aldermen. Upon filing with the Board of Aldermen, the petition will be scheduled for a public hearing before the Public Facilities Committee of the Board of Aldermen. The petitioner is responsible for insuring that the petition is complete and all required materials are in order for review. Attached please find the City Engineer's Standard Requirements for Plans.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to Clerk of the Board's Office
2. Engineering Division of Public Works conducts preliminary review and provides written comments (estimated timeframe two weeks)
3. If there is no conflict, the Public Works Department files Petition Form with the Clerk of the Board. Petitioner has the right to file contested petition form to the Clerk of the Board.
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for a final decision

08 JUN 21 AM 11:07
CITY CLERK
NEWTON, MA 02459

Questions may be directed to:

Shawna Sullivan, Committee Clerk, 796-1213
John Daghlian, City Engineer, 796-1029

I. IDENTIFICATION (Please Type or Print Clearly)

Company Name N STAR ELECTRIC

Address 200 CGLVARY STREET
WALTHAM, MA 02453

Phone Number 617 369-6421 Fax Number 617-369-6328

Contact Person MAURKEEN CARROLL Title RIGHT OF WAY AGENT

Signature Maurkean Carroll Date 2-27-08
Person filing application

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

DESCRIPTION OF PROJECT: to be completed by petitioner

Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

Irving Street - Relocate Pole 223/5, Westley Side
Approximately 129 feet North of Commonwealth Ave.

B. Attach a sketch to provide a visual description of the project. If plans are attached, provide:
Title of Plan 49 Irving St, Newton Date of Plan February 14, 2008

III. PUBLIC WORKS DEPARTMENT REVIEW

08 JUL 21 AM 11:07
CITY CLERK
NEWTON, MA 02459

Date received by Public Works Department _____

Check One:
Minor Project Major Projects Lateral

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:
Certified Plot Plan Stamped Plans

DATE AND COMMENTS:
7/21/08
No adverse conditions
G.J. O'Brien

RECOMMENDATIONS:
1. Concrete sidewalk panel(s)
shall be replaced in kind, if
broken to City of Newton
Specifications
2. Concrete curbing shall be
replaced if broken and or
reinstalled to original grade.

IV. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

Commissioner, Public Works

Date



200 Calvary Street
Waltham, Massachusetts 02453

#297.08

08 JUL 21 AM 11:02
CITY CLERK
NEWTON, MA. 02159

February 28, 2008

Board of Aldermen
City Hall
Newton, MA 02159

RE: **Irving Street**
Newton, MA
W.O. # 1615742

Dear Board of Aldermen:

The enclosed petition and plan is being presented by the NSTAR Electric Company and Verizon New England, Inc., for the purpose of obtaining a Grant to relocate (1) pole 223/5, Irving Street, Newton.

This work is necessary to provide overhead electric service to #49 Irving Street.

Your prompt attention to this matter would be greatly appreciated. If you have any questions please call Maureen Carroll at (617) 369-6421.

Sincerely,

Janette M. Sandberg
Rights & Permits Supervisor

JMS /amw
Attachments

RECEIVED
BY ENGINEERING DEPT.
2008 JUL 23 A 10:07

PETITION OF NSTAR ELECTRIC COMPANY AND OTHER COMPANIES FOR ALTERATION OF JOINT OR IDENTICAL LOCATIONS FOR EXISTING POLES

#297-08

To the Board of Aldermen of the City of NEWTON, Massachusetts:

Respectfully represent NSTAR ELECTRIC COMPANY AND VERIZON NEW ENGLAND, INC. companies subject to Chapter 166 of the General Laws (Ter. Ed.), that they have heretofore received a grant of joint or identical location for, and have erected or constructed, a line consisting of wires, poles and such other fixtures as may be necessary to sustain or protect the wires of the line, upon, along and across the public way or ways hereinafter specified, and that it is desirable that the location of certain of said poles be altered.

08 JUL 21 AM 11:06
CITY CLERK
NEWTON, MA 02459

WHEREFORE, your petitioners pray that the Board of Aldermen may by Order direct an alteration in the location of said existing poles so that hereafter said poles, together with such other fixtures as may be necessary to sustain or protect the wires of the line, shall be located, substantially as shown on the plan made by A. DeBenedictis Dated February 14, 2008 and filed herewith, upon, along and across the following public way or ways of said City:

Irving Street - Westerly side approximately 129 feet north of Commonwealth Ave

- One (1) new pole 223/5
- One (1) existing pole to be removed (W.O.#1615742)

Your petitioners agree to reserve space for one crossarm at a suitable point upon each of said poles for the telephone, fire and police signal wires owned by the City and used for municipal purposes.

NSTAR ELECTRIC COMPANY

By Janette M. Sandberg
Janette M. Sandberg, Supervisor
Rights and Permits

VERIZON NEW ENGLAND, INC.

By Gay E. Sawyer
SPEC. ROW.

Dated this 25th day of February 2008

City of NEWTON, Massachusetts.

Received and filed _____ 2008

City Clerk

Final Label Report

#297-08

SBL	Owner	No1	No2	Street	Unit
73045 0019	EMK NEWTON CENTRE RLTY LLC	543	549	COMMONWEALTH AVE	
73048 0010	DOYLE JAMES P TR	555		COMMONWEALTH AVE	
73048 0006	ROBINSON MICHAEL A	39		IRVING ST	39
73048 0006A	MILIORA MARIA T	41		IRVING ST	41
73048 0007A	PINHASI AVSHALOM	43	45	IRVING ST	43
73048 0007	LE YI ET UX	43	45	IRVING ST	45
73045 0021	CAHILL LAWRENCE R & LISA G SOWLE	44		IRVING ST	
73048 0008	REN JOYCE & XUJIAN	47	49	IRVING ST	
73045 0020A	KRASNER SHERRIE	50	52	IRVING ST	2
73045 0020	DAMBROSE WENDY	50	52	IRVING ST	1
73048 0009	SACK TERENCE	53	55	IRVING ST	

CITY OF NEWTON
MASSACHUSETTS

#298-09

PETITION FOR GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Public Works Department for a preliminary review before the applicant files the petition with the Board of Aldermen. The comments of the Public Works Commissioner will be part of the record submitted to the Board of Aldermen. Upon filing with the Board of Aldermen, the petition will be scheduled for a public hearing before the Public Facilities Committee of the Board of Aldermen. **petitioner is responsible for insuring that the petition is complete and all required materials are in order for review.** Attached please find the City Engineer's Standard Requirements for Plans

NEWTON CITY ENGINEER
RECORDED
09 JUL 24 PM 12:04

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to Clerk of the Board's Office
2. Engineering Division of Public Works conducts preliminary review and provides written comments (estimated timeframe two weeks)
3. If there is no conflict, the Public Works Department files Petition Form with the Clerk of the Board. Petitioner has the right to file contested petition form to the Clerk of the Board.
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for a final decision

Questions may be directed to:

Shawna Sullivan, Committee Clerk, 796-1213
Lou Taverna, City Engineer, 796-1020

I. IDENTIFICATION (Please Type or Print Clearly)

Company Name NATIONAL GRIP

Address 52 SECOND AVE
WALTHAM MASS

Phone Number 781-466-5920 Fax Number _____

Contact Person HAROLD R. COOPER Title PERMIT REPRESENTATIVE

Signature Harold R. Cooper Date _____
Person filing application

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

II. DESCRIPTION OF PROJECT: to be completed by petitioner

#298-08

A. Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

To INSTALL AND MAINTAIN 250 FEET
6" PLASTIC GAS MAIN IN SYCAMORE ROAD
NEWTON FROM THE EXISTING 6 INCH GAS MAIN
IN REDWOOD RD. EASTERLY TO HOUSE
27, 22, FOR NEW GAS SERVICE

NEWTON CITY ENGINEER
08 JUL 24 PM 2:04
159

B. Attach a sketch to provide a visual description of the project. If plans are attached, provide:
Title of Plan _____ Date of Plan _____

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department _____

Check One:

Minor Project

Major Projects

Lateral

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

Certified Plot Plan

Stamped Plans

DATE AND COMMENTS:

7/28/08

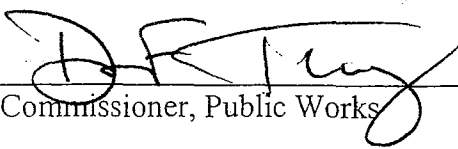
1. Street opening and sidewalk crossing permits required from Newton DPW
2. Notify Engineering 48 hours prior to work
3. Police detail required

B. J. O'Brien

RECOMMENDATIONS:

1. 36" minimum cover on all trenches
2. Backfill shall be 95% compaction
3. 13" turnings concrete roadway shall be replaced in kind to original thickness and grade
4. Concrete sidewalk panels shall be replaced in kind to City of Newton Specification
5. Loam and seed grassed areas.
6. Concrete curbing shall be replaced broken and or reinstalled to original grade
6. Traffic shall be maintained on both roads

IV. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

DEPT Commissioner, Public Works 

9/22/08
Date

PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS

288-08

City of Newton / Board of Aldermen:-

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways, and places of the **City of Newton** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 250 feet, more or less of 6 inch gas main in Sycamore Road, Newton.

From the existing 6 inch gas main in Redwood Road @ Sycamore Road Easterly to House NO. 22 and House NO. 27

Submitted is a set of plans of said gas mains.

DATE July 24, 2008

BY Harold R. Cooper
Harold R. Cooper
Permit Representative

08 JUL 24 PM 12:03
CITY CLERK
NEWTON, MA 02459

ORDER FOR GAS MAIN LOCATION

City of Newton / Board of Aldermen:-

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways, and places of the **City of Newton** substantially as described in the petition dated July 24, 2008 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **City of Newton** applicable to the enjoyment of said locations and rights.

Dated this _____ day of _____, 20 ____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____ 20 ____.

BY _____

Title

MN # 144-8502-613873

RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
52 SECOND AVENUE, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS

FORM #1444, Rev. 90

Final Label Report

#298-08

SBL	Owner	No1	No2	Street	Unit
82024 0004	GOLDBERG RICHARD T & DOROTHY D	245		HARTMAN RD	
82023 0006	DING STEVEN Y	259		HARTMAN RD	
82015 0069	SAIVETZ RICHARD & CAROL	33		REDWOOD RD	
82023 0001	SASSON JOSEPH A & NANCY J	40		REDWOOD RD	
82015 0070	LEE HOWARD D TR	41		REDWOOD RD	
82015 0071	MIRKIS LEONID	49		REDWOOD RD	
82023 0005	LU HONG	8		SYCAMORE RD	
82024 0005	LU WEIDONG	15		SYCAMORE RD	
82023 0004	SOTIRIADIS FANI TR	16		SYCAMORE RD	
82024 0006	GEVA TAL & JUDITH	21		SYCAMORE RD	
82023 0003	LEVY HAROLD A & DORIS F	22		SYCAMORE RD	
82024 0007	KATZ LOUIS & RUTH	27		SYCAMORE RD	
82023 0002	BOROCHIN EUGENE J	30		SYCAMORE RD	
82024 0008	ALTSCHUL NOMEE D	39		SYCAMORE RD	

CITY OF NEWTON

IN BOARD OF ALDERMEN

April 7, 2008

PUBLIC WAY LAYOUT: BENCLIFFE CIRCLE

WHEREAS, in the opinion of the Board of Aldermen of the City of Newton, the public necessity and convenience require that the following way should be laid out, graded and accepted:

BENCLIFFE CIRCLE, from Chaske Avenue to end (a distance of 726.7') to be the width of 45' as shown on a plan entitled "City of Newton, Massachusetts, Bencliffe Circle Layout and Acceptance Plan" dated April 22, 2008, designated City Plan #N84-38879, signed by Louis M. Taverna, P.E., City Engineer (hereinafter "Bencliffe Circle Plan"); and

WHEREAS, said Board has appointed a time for public hearings and have caused notices thereof and of its intentions in these matters to be given and said hearings have been held, it is therefore

ORDERED, that Bencliffe Circle is hereby laid out and accepted as public street or way of the City of Newton, as shown on said plan; and it is further

ORDERED, that easements for all public way purposes in the following described parcels of lands, with right to slope or bank on land adjoining for support of street, be and the same are hereby taken.

Description of land taken: The easement parcels shown on said plan as "BENCLIFFE CIRCLE"

So far as is known to the Board, the owners of parcels over which easements in said land are taken for the purpose of a public street or way are set out below. The Lot Numbers, as shown in the records of the Newton Assessors, the street addresses and the references to the parcels as they appear in the records of the Middlesex South Registry of Deeds, are also included below.

<u>LOT NO.</u>	<u>NAMES & ADDRESS OF OWNERS</u>	<u>DEED REFERENCES</u>
41028 0020	Gabriel G. Setian 5 Bencliffe Circle	Book 28195 Page 532
42028 0021	Raymond E. Desautels, Jr. 11 Bencliffe Circle	Book 1331 Page 34
48028 0022	Alan M. Katz 19 Bencliffe Circle	Book 1003 Page 114
48028 0023	George & Evaggelia Chakalis 25-27 Bencliffe Circle	Book 838 Page 127

<u>LOT NO.</u>	<u>NAMES & ADDRESS OF OWNERS</u>	<u>DEED REFERENCES</u>
48028 0024	Grace J. Vigorito 33 Bencliffe Circle	Book 1193 Page 162 Certificate No. 212712
48028 0025	Dmitriy Lyubarskiy 39 Bencliffe Circle	Book 1168 Page 47 Certificate No. 207597
48028 0026	Dina Goldin 45 Bencliffe Circle	Book 1129 Page 162 Certificate No. 199912
48028 0027	Peter Fong 51 Bencliffe Circle	Book 1225 Page 38 Certificate No. 218988
48028 0028	Claire R. Gerstein & Estate of Esther R. Gerstein T/C 57 Bencliffe Circle	Book 1264 Page 200 Certificate No. 226950
48028 0029	Eugene E. Wong & Holly Soto Wong 63 Bencliffe Circle	Book 1261 Page 116 Certificate No. 226266
48028 0030	Abram Blekhmann & Marika Blekhmann 62 Bencliffe Circle	Book 1208 Page 176 Certificate No.215726
48028 0031	Cynthia Fong 56 Bencliffe Circle	Book 1016 Page 70 Certificate No. 177220
48028 0032	Marcia E. Mann 40 Bencliffe Circle, Unit 1	Book 30 Page 70 Certificate No. U5870
48028 0032A	Alexander & Yuliya Shulman 40 Bencliffe Circle, Unit 2	Book 72 Page 167 Certificate No. U14367
48028 0033	John Giannaros & Panagiota Giannaros 24 Bencliffe Circle	Book 1295 Page 37 Certificate No. 232992
48028 0034	Scott A. Lewis & Janelle R. Winston 12 Bencliffe Circle	Book 1311 Page 118 Certificate No. 235523
48028 0035	John W. Pine & Deborah A. Pine 25-27 Chaske Avenue	Book 24453 Page 8

The monetary damages, which are hereby awarded to the persons whose property has been taken as a result of this order is NONE.

And the Board of Aldermen hereby certifies that it is expected that the estates abutting on Bencliffe Circle, as set out in said plan, copies of which are made a part hereof, will receive benefit or advantage other than the general advantage to the community from such improvement,

and it is hereby estimated that the lots will be assessed betterment assessments the several amounts herein set out against their respective Lot Numbers:

<u>LOT #</u>	<u>NAMES/ADDRESSES OF OWNERS</u>	<u>ESTIMATED BETTERMENT</u>
41028 0020	Gabriel G.Setian 5 Bencliffe Circle	\$6,091.00
42028 0021	Raymond E. Desautels, Jr. 11 Bencliffe Circle	\$11,327.00
48028 0022	Alan M. Katz 19 Bencliffe Circle	\$10,182.00
48028 0023	George & Evaggelia Chakalis 25-27 Bencliffe Circle	\$13,362.00
48028 0024	Grace J. Vigorito 33 Bencliffe Circle	\$10,501.00
48028 0025	Dmitriy Lyubarskiy 39 Bencliffe Circle	\$10,182.00
48028 0026	Dina Goldin 45 Bencliffe Circle	\$10,182.00
48028 0027	Peter Fong 51 Bencliffe Circle	\$11,159.00
48028 0028	Claire R. & Estate of Esther R. Gerstein T/C 57 Bencliffe Circle	\$10,182.00
48028 0029	Eugene E. Wong & Holly Soto Wong 63 Bencliffe Circle	\$10,182.00
48028 0030	Abram Blekhmann & Marika Blekhmann 62 Bencliffe Circle	\$10,182.00
48028 0031	Cynthia Fong 56 Bencliffe Circle	\$9,510.00
48028 0032	Marcia E. Mann 40 Bencliffe Circle, Unit 1	\$13,838.00
48028 0032A	Alexander & Yuliya Shulman 40 Bencliffe Circle, Unit 2	\$13,838.00
48028 0033	John Giannaros & Panagiota Giannaros 24 Bencliffe Circle	\$16,868.00

<u>LOT #</u>	<u>NAMES/ADDRESSES OF OWNERS</u>	<u>ESTIMATED BETTERMENT</u>
48028 0034	Scott A. Lewis & Janelle R. Winston 12 Bencliffe Circle	\$11,322.00
48028 0035	John W. Pine & Deborah A. Pine 25-27 Chaske Avenue	\$6,091.00

In accordance with General Laws chapter 79 section 1, it is further

ORDERED, that the trees upon and structures affixed to said affected land, if any, are taken.

Under Suspension of Rules
Readings Waived and Approved
24 yeas 0 nays

(SGD) DAVID A. OLSON
City Clerk

(SGD) DAVID B. COHEN
Mayor



David B. Cohen
Mayor

City of Newton, Massachusetts
Office of the Mayor

145-08(2)

Telephone
(617) 796-1100
Telefax
(617) 796-1113
TDD
(617) 796-1089
E-mail
dcohen@newtonma.gov

August 26, 2008

Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

08 AUG 26 PM 3:48
CITY CLERK
NEWTON, MA 02159

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to appropriate \$136,456.40 received from the Town of Wellesley to the Sewer Fund. This sum is a payment pursuant to the New/Wellesley Inter-Municipal Agreement for the Cochituate Aqueduct. These funds will be used for the maintenance and repairs of the Cochituate Aqueduct Sewer.

Thank you for your consideration of this matter.

Very truly yours,

David B. Cohen
Mayor

DBC: srb



City of Newton



David B. Cohen
Mayor


DEPARTMENT OF PUBLIC WORKS

Office of the Commissioner
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

#14508(2)

July 1, 2008

To: David B. Cohen, Mayor

From: Thomas Daley, Commissioner of Public Works 

Subject: Acceptance of Payment from the Town of Wellesley Supporting the Inter-Municipal Agreement for Cochituate Aqueduct Sewer Repairs - Second Distribution

I respectfully request authorization to expend \$136,456.40 from the Town of Wellesley. This payment represents a portion of reimbursement due the City as stipulated in the Newton/Wellesley Inter-Municipal Agreement for Cochituate Aqueduct Sewer Repairs. This is the second of an anticipated three payments to be made by Wellesley to Newton related to the Cochituate Aqueduct Sewer Repairs. Please feel free to contact me should you have any questions.

CC: Sandy Pooler, Chief Administrative Officer
Susan Burstein, Chief Budget Officer
Ryan Ferrara, DPW Chief of Budget and Finance
Fred Russell, Director of Utilities
Louis Taverna, City Engineer
David Wilkinson, Comptroller

08 AUG 26 PM 3:48
CITY CLERK
NEWTON, MA 02459

CITY OF NEWTON
 PUBLIC WORKS DEPARTMENT
 SCHEDULE OF PAYMENTS TO CITY TREASURER

#145-08(2)

FROM WHOM	SOURCE	AMOUNT
Town of Wellesley 525 Washington Street Wellesley, MA 02482 (781) 431-1019 Ext. 266	Newton/Wellesley Inter-Municipal Agreement for Cochituate Aqueduct -Wtr Check #115315 dated 6/26/08	\$136,456.40
FY 08		\$136,456.40
Credit Account #37A401D - 435002		\$136,456.40

08 AUG 26 PM 3:48
 CITY CLERK
 NEWTON, MA 02459


Note: If this receipt is a refund of a current year expenditure please indicate the account and code number to be credited.

Newton, Mass.

June 30, 2008

The above is a detailed list of the cash received by the above named department amounting in the aggregate to:

One Hundred Thirty Six Thousand Four Hundred Fifty-six and 40/100 Dollars


 Commissioner of Public Works or Designee

White Copy Department Copy
 Pink Copy Treasurer's Copy
 Yellow Copy Comptroller's Copy



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

318-08

August 26, 2008

08 AUG 26 PM 3:47
CITY CLERK
NEWTON, MA. 02159

Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to transfer funds within the Department of Public Works for the administration of the streetlight maintenance program.

Transfer from 0140109-5431 Parts	\$24,500
Transfer to 0140109-513001 Overtime	\$19,900
Transfer to 0140109-515401 Police Details	\$5,000

Thank you for your consideration of this matter.

Very truly yours,

David B. Cohen
Mayor

DBC: srb

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.ci.newton.ma.us



DEDICATED TO COMMUNITY EXCELLENCE

City of Newton



DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue

Newton Centre, MA 02459-1449

#318-08

David B. Cohen
Mayor

TO: David B. Cohen, Mayor

THRU: Sanford Pooler / Chief Administrative Officer
Susan Burstein / Chief Budget Officer

FROM: Thomas E. Daley, P.E., Commissioner *TD*

RE: FY 2009 Streetlight Budget

DATE: July 21, 2008

08 AUG 26 PM 3:47
CITY CLERK
NEWTON, MA. 02459

As you know, effective July 1, 2008 the D.P.W. took over the maintenance of the streetlights. I am happy to say that thanks to everyone involved especially the two employees who have come over from the Fire Dept., so far it has been quite successful. With that being said, after looking at the budget as approved I request that an item be docketed to transfer a few dollars around within the streetlight budget. No net increase is proposed just an adjustment between the lines to better reflect what we believe will occur. Our request is as follows:

FY 2009 Budget (existing):

0140109-513001	overtime	\$ 0
0140109-515401	police details	\$ 0
0140109-5431	parts	\$ 74,500

FY 2009 Budget (proposed):

0140109-513001	overtime	\$ 19,500
0140109-515401	police details	\$ 5,000
0140109-5431	parts	\$ 50,000

Given that all streetlight fixtures were replaced in 2007, parts expenses should be reduced for the next several years. Please note that the \$19,500 overtime estimate above consists of \$13,000 for emergency overtime, based on actual expenses FY 2006-2008, plus \$6,500 for scheduled overtime, such as night shifts (primarily for patrolling main streets and verifying outage reports), which we believe is critical to a successful/proactive

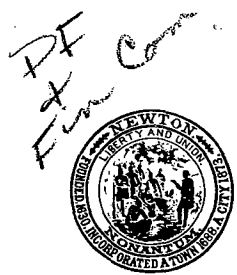
#318-08

maintenance program. The \$5,000 for police details would provide approximately 8 hours every month, which is sufficient based on past-year expenses.

If you have any questions, please give me a call.

cc: David Wilkinson, Comptroller
David Turocy, Deputy Commissioner
Karen Griffey, Director of D.P.W. Administration
Ryan Ferrara, DPW Chief of Budget and Finance
Lou Taverna / City Engineer
Clint Schuckel / Traffic Engineer

08 AUG 26 PM 3:47
CITY CLERK
NEWTON, MA. 02159



David B. Cohen
Mayor

City of Newton, Massachusetts
Office of the Mayor

#319-08

Telephone
(617) 796-1100
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TDD
(617) 796-1089
E-mail
dcohen@newtonma.gov

August 26, 2008

08 AUG 26 PM 3:45
CITY CLERK
NEWTON, MA. 02159

Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Board docket for consideration a request to appropriate the sum of one hundred thousand dollars (\$100,000) from Parking Meter receipts for the purpose of constructing up to five pedestrian-activated warning signals. Pedestrian-activated warning signals are a cost effective way of improving pedestrian safety at significantly lower cost than full automated traffic signals. This item was approved by the Traffic Council.

Thank you for your consideration of this matter.

Very truly yours,

David B. Cohen
Mayor

DBC: srb



City of Newton



David B. Cohen
Mayor

DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

#319-08

08 AUG 26 PM 3:45
CITY CLERK
NEWTON, MA. 02159

To: Honorable Mayor David B. Cohen
Thru: Mr. Sanford Pooler / Chief Administrative Officer
Ms. Susan Burstein / Chief Financial Officer
Fr: Thomas E. Daley, P.E. / Commissioner of Public Works
Date: 8/25/08
Re: Pedestrian-Activated Warning Signals

Dear Mayor Cohen:

I am writing to ask you to docket an appropriation request in the amount of \$100,000 from the parking meter receipts reserve fund to fund the construction of up to five pedestrian-activated warning signals at the following locations: (1) Crafts Street and Linwood Avenue; (2) Washington Street and Harvard Street; (3) Waverley Avenue and Franklin Street, (4) Waverley Avenue near Arlington Street; and (5) Centre Street near Pleasant Street.

At its April 17, 2008 meeting, Traffic Council discussed agenda item # TC29-08: *Alderman Danberg, Coletti, Vance, Fischman, Ciccone and Linsky, requesting discussion with appropriate city staff to identify possible locations throughout the City for installation of pedestrian activated warning signals at crosswalks to be funded by the Parking Meter receipts reserve fund.*

After lengthy discussion, Traffic Council members voted in support of pedestrian activated signals as a viable alternative to enhance safety at selected intersections at 10-15% of the cost of a full traffic signal. Funding would come from the Parking Meter receipts reserve and potentially other available funds. Beyond these five initial locations, it was recommended that the City continue to examine and prioritize additional locations for pedestrian activated warning signals based on a set of criteria that includes the traffic volume, pedestrian volume, and locations that would further encourage walking to school.

The Town of Wellesley has installed about two dozen pedestrian activated signals. The signals include signage that says "pedestrians in crosswalk when flashing". The above cost estimate is derived from Wellesley DPW's recent estimate of \$20,000 average installed cost per location. Underground conduits must be installed and connected to poles, and a push button that starts the flashing lights. Pedestrians that cross the street are

#319-08

reminded to ensure that vehicles have come to a stop before crossing. Studies show that cars do stop when the lights are flashing, however, signs are typically added to remind pedestrians to "wait to cross until cars stop". Electricity use is minimal.

If you have any questions regarding this subject, please let me know. Thank you.

Cc: Mr. Michael Kruse / Planning Director
D. Turocy / Deputy Commissioner
L. Taverna / City Engineer
C. Schuckel / Traffic Engineer

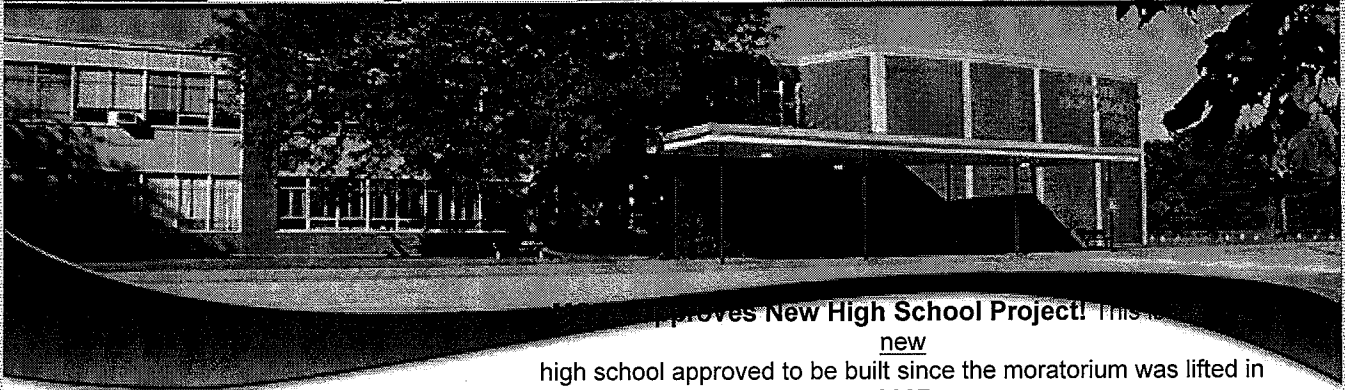
08 AUG 26 PM 3:45
CITY CLERK
NEWTON, MA. 02159

#208-08

HANOVER SCHOOL BUILDING COMMITTEE

PLANNING THE FUTURE

Photo Gallery



Committee Approves New High School Project! This new high school approved to be built since the moratorium was lifted in 2007

Today is Monday, April 28th 2008

Upcoming Events

[Hanover School Building Committee meetings are held at Hanover High School in the Cafeteria. Meetings start at 7:30PM. Hanover High School is located at 287 Cedar Street.]

Meeting: Monday, April 28, 2008

The Hanover School Building Committee is charged by the Town of Hanover to oversee the design and completion of the proposed new Hanover High School building as well as review, summarize and provide future recommendations for the system wide school facilities as authorized under Article 53 by the 2007 Annual Town Meeting.

The Committee will work closely with the Massachusetts School Building Authority (MSBA) to ensure they follow the guidelines given by them to design and build to completion a new high school.

Join us for a three day workshop with Dr. Frank Locker, architect and educational consultant. Become an integral part of the "Futures Team," and work on the educational visioning, planning, and specifications that will lead us to an innovative design for the new Hanover High School

Download the *Futures Team Visioning Workshop* Information Guide and Application

The High School Project

Learn more about the Hanover High School building project and MSBA.

[Read More >>](#)

Community Involvement

Are you interested in getting involved with the High School building project? Find out more and send us your feedback...

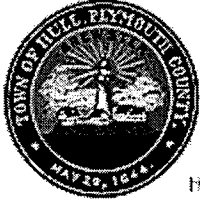
[Read More >>](#)

Timeline and Process

View the timeline of events pertaining to the Hanover High School building project.

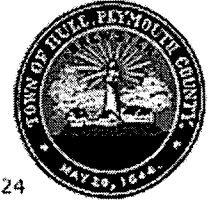
[Read More >>](#)

#208-08



Town of Hull

COMMONWEALTH OF MASSACHUSETTS



Hull Town Hall 253 Atlantic Ave., Hull, MA 02045 Tel: 781-925-2000 Fax: 781-925-0224

Members

NAME

TITLE

John Reilly, Jr. - Chairman

Board of Selectmen

Cathy Bowes

School Committee

Kathleen Tyrell

Superintendent

Paul Dunphy

At Large

Bill Dwyer

At Large

Patrick Finn

At Large

Philip E. Lemnios

Town Manager

Jay Meschino

At Large

Kevin Richardson

School Committee

Charles Ryder

Advisory Board

Dr. John Silva

Board of Selectmen

Jim Tobin

Advisory Board

David Walsh

At Large

http://www.town.hull.ma.us/Public_Documents/HullMA_SchoolBuildCom/members/

#208-08

APPROVED 4/10/08

**Town of Hull
Building Committee Meeting
Thursday, January 10, 2008**

In attendance:

Cathy Bowes/Committee Member
Paul Dunphy/Committee Member
Patrick Finn/Committee Member
Phil Lemnios/Committee Member
Jay Meschino/Committee Member
Charlie Ryder/Committee Member
Jim Tobin/Committee Member
Dave Walsh/Committee Member

Debbe Bennett/Support Staff
David Twombly/Support Staff
Jim Lampke/Support Staff
Peter Lombardo/Support Staff
Scott Dunlap/Ai3
Scott Libby/PMA

Absent:

Bill Dwyer/Committee Member
John Reilly/Committee Member
Kevin Richardson/Committee Member
Dr. John Silva/Committee Member
Kathleen Tyrell/Committee Member

The Building Committee meeting was held in the Exhibition Room at Hull High School, and the meeting was called to order by Phil Lemnios at 7:00pm. Phil Lemnios informed the Committee he would like to truncate the agenda, which originally had a presentation on preventative maintenance, and he would like to put that on hold until the next meeting since four Committee members were unable to attend tonight's meeting and it is important to have as much of the Committee present as possible.

1. **Approval of Today's Agenda:** *Dave Walsh made a motion to approve the agenda. Charlie Ryder seconded the motion. All approved.*
2. **Owner's Project Manager Report:**

- **Budget Report:** Scott Libby stated the budget report has not changed much since the last meeting other than the few invoices being presented tonight. He said December's progress is ongoing. The rough-in of Building A is about 80% complete and the slab installation for Buildings A and B did occur and they anticipate the new addition slab will be installed on Wednesday and this will put us back on track for the critical path. Scott Libby noted they lost a few days due to the cold weather as well as fabrication issues but it has not impacted the schedule at this point. The punch list work is nearing 100% completion and this week the engineer and architect will do a final recheck of the punch list and will determine the final monetized value. In building C (which is the "old building") sheet rock and mudding is about 90% complete and they began painting on the 2nd floor and began the wall tile installation on the 2nd floor. The existing building,

in general, is about 70% complete, which is great news. In about 6-8 weeks we will be talking about flooring and millwork. Going forward, the structural steel erection should be complete in Building B and all structural steel should be complete by the end of the month. Masonry and other trades are planning to move from Buildings A and C to the new addition. Scott Libby noted they had a hiccup with structural steel erection but overall they are on track and ahead of the early finish schedule. They had 59 planned starts for the month and 19 actual and, in turn, 60 planned finishes with 34 actual. Scott Libby noted that there are a lot of activities occurring now that do not show up on the schedule analysis until March and going forward these numbers will dramatically flip over. The forecasted work is already being worked on and that does not show up on the graphs. Now based on the req, there is over \$6 million of gross work value to go with a construction elapsed time of 69% and about 30% of contingency used. The projection of Change Orders pending is relatively low and about \$1 million remaining in contingency even with those possible Change Orders.

Paul Dunphy asked where we are on the commissioning punch list. Scott Libby said they met with the commissioning agent on Tuesday and today and a majority of the phase 1 issues have been completed. Scott Libby said he estimates it is more than 90% completed. David Twombly said we met with TLT, Viking Controls and Snowden. Scott Libby said he asked him (Steve Di Giacomo) to come in again and Steve felt it was a little pre-mature and thought maybe March would be a better time to do an update. His overall feeling was the job has gone well and that there was a lot of cooperation and everyone has been responsive. There have been a few glitches but with the cooperation of the team it gets resolved quickly. Phil Lemnios asked that Steve Di Giacomo come in and be on the March meeting agenda to discuss his observations, reports, etc.

3. Architect Report:

- **Jacobs School**

- **Application for Payment #18:** Scott Dunlap stated the Committee members have a copy of Application for Payment #18 in their packets which is in the amount of \$659,205.90. He said, as always, it is divided by phase with Phase 1 98% complete and Phase 2 is 39% complete. This application for payment was submitted to Ai3 and PMA for review and there were discussions and negotiations with the contractor. This document is the final, approved amount, which has been signed off by PMA and Ai3. Paul Dunphy said on page 6 of 16 it has finish carpentry of Building C. Scott Libby said they were holding back money in phase 1 because of punch list work and releasing it items are complete. Scott Dunlap noted this item is in the new building in the classrooms that are tied to the new addition. Paul Dunphy said you reference building C earlier and noted the drywall. He asked if that work corresponds to this line item. Scott Libby said the old portion of building C but a portion of the new addition is under the phase 1 req. Scott Dunlap said that is building C/D for finish carpentry released in the new building. There is another same line item in phase 2 for the old building and that is the renovation work. Paul Dunphy asked if there are line items for building

#20808

C in phase 2. Scott Dunlap said only if he broke out a small piece where it connects to the brand new building but he does not think so. Paul Dunphy said we paid a lot on finish carpentry in Building C and D and he wondered if we were paying too much too soon. Scott Libby added some money is paid if the material is being held on site with the proper storage and bonded papers and there could be some overlap. He said they keep a detailed, watchful eye on what is released. Phil Lemnios said the confusion is that Building C is currently under construction except for a small portion that was finished in phase 1 but when you look at that it is confusing. Scott Libby said we made some adjustments recently on the schedule of value breakdowns for building A and B and they have better assessed the weighted building value. Paul Dunphy said on page 2 of 16 there are a lot of "balance to finish" amounts and asked if that is correct. Scott Dunlap said that is site work; some of that work is for wrapping around and tying the loop road in and the work that needs to be done by the café and back of the building. Scott Libby said as phase 2 progresses, the site work would be drawn off of but because it was not split out and they are monitoring that. Scott Dunlap said at that time they broke out the values, they had not worked out how they would stagger that work. All the amounts we are holding fore site are for items either they were not able to do during phase 1 or they decided they could do it better if done in phase 2. Scott Libby said they also had to re-sequence some site work due to the trailers. Phil Lemnios asked if there is anything in the balance to finish column that will go beyond the 100% mark. Scott Dunlap said no. Scott Libby said it couldn't unless there is a Change Order. They are all either on or under budget but it will not exceed those amounts.

- **Change Order #8:** Scott Dunlap informed the Committee that Change Order #8 is in the amount of \$34,585 and includes eight items. *Peter Lombardo entered the meeting.*

On the second page - PR #34 is to furnish and install exit signs and horn/strobe modifications after construction was complete. Scott Dunlap said after construction was complete, the fire chief decided it would be better to have the horns and strobes and they were added for a total cost of \$3,496. Scott Dunlap noted on the other projects and every project they have been involved with, it is not uncommon for this to occur once the inspectors see where the devices are and be concerned about a sight line or they want to ensure the horn can be heard. Scott Libby added when this came up it prompted the meeting we had with the department heads. As a result they have implemented some other PRs for phase 2 to avert getting to the end and making changes. Scott Dunlap stated PR 38 contains some items resulting from that meeting that they worked with the fire chief on these for phase 2 and hopefully that got all of those out of the way.

Paul Dunphy said he has talked to Capt. Thomas and explained to him some concerns he has with some of this work. Paul said one thing is, putting a horn in the electrical closet. He said it is kind of dangerous to have an electrician

#208-08

working on a panel board and have an alarm go off in a small electrical closet. He thinks maybe they should revisit these and asked if they could hold off on some of these. Scott Libby said some of the work has been completed in good faith for PR 34 and for the 2nd phase work, they have added wire already. Paul Dunphy said the discussion he had with Capt. Thomas tonight raises enough concern. Phil Lemnios said he is a little concerned with the last minute aspect of changing the process in place. He said we have a weekly meeting with the relevant officials; the building team, the contractor, fire prevention, and town representatives. All of these items are the result of those weekly meetings. Phil Lemnios asked if any of these items are required to become code compliant or do they take us beyond code compliant. Scott Dunlap said beyond code compliant. Phil Lemnios said so they are not a result of not being in compliance it is enhancements. Paul Dunphy said he feels bad bringing it up. Scott Libby said when they receive a request from the Fire Department or the gas inspection team; the bottom line is in order to get occupancy, you have to do what they want. Paul Dunphy said we are seeing this for the first time, and asked why has the work been completed if we have not approved it. Scott Libby said because of where it came from and the representation at the meetings there was no reason to believe it wouldn't move forward and they wanted to keep the progress moving. Scott Dunlap said if you would like to talk to Capt. Thomas, but in order to avoid compromising the integrity of the process and by that he means, right now the contractor looks to the fire officials and if they ask for something, they give it to him. Scott Dunlap said if we go back to the contractor tomorrow and say the Building Committee rejected it, it not only compromises Ai3 and PMA's integrity it also compromises the Fire Department's authority and they'll think they can ignore their requests until it gets to the Building Committee. He suggested these items get approved and in the meantime, if you want to talk to Capt. Thomas in the next few days he can come back to the weekly meeting and tell them to take it out.

Dave Walsh said PR #37 essentially is for lally columns and asked if these are in front of the gas mains. Scott Libby said there weren't any bollards in the drawings. Dave Walsh asked, isn't that a requirement. Peter Lombardo said yes. Scott Libby said the gas company would not allow the pipe to go under the building so it got displaced outside which created that situation and the original plan did not call for that. That change came about based on where they ended up locating the gas line into the generator. So these came were the result of a third party entity. Dave Walsh said it is a code requirement regardless of where they came out -- they had to be protected. Scott Dunlap said originally they could have come out at a location behind the generator where you could not have gotten to it so it would not have been required. *Jim Lampke entered the meeting.*

Phil Lemnios asked if the Committee has any questions on the other items. Paul Dunphy noted he would work with Capt. Thomas. Phil Lemnios said every Tuesday morning there is a job site meeting with the architects, contractor, PMA and variety of staff members, which lasts between 45 minutes to an hour and a

#208-08

half. In these meeting a variety of public officials provide input and observations regarding the progress of the building and whether or not there should be modifications as items are brought to the official's attention. Phil Lemnios said he is very proud of the Fire Prevention and Building Inspector who always err on the side of providing enhanced protection. Jay Meschino asked if they are going to do this work. Phil Lemnios said Paul will talk to Andy, Scott Libby and Dave but we will move forward with requesting the funding. Scott Libby said if the wiring did not go in you would have limited options but you can change the device that goes in.

Pat Finn made a motion to approve Change Order #8 in the amount of \$34,585.00. Dave Walsh seconded the motion. All approved Change Order #8

4. Fiscal Report:

- **Warrant #520** was presented to the Committee containing seven invoices totaling \$698,450.60 for the Jacobs School.
 - One invoice from David Rienks in the amount of \$60.00 for videotaping/cablecast services for the December 20 SBC meeting, which is being charged to Owner Administrative.
 - One invoice from WatchAll in the amount of \$225.00 for exterior rodent control performed on December 14, which is being charged to Contingency.
 - One invoice from Henry Dunn in the amount of \$1,300.00 for transporting school lunches for the period of December 14 thru January 10 (13 days). This is being charged to Contingency.
 - Two invoices from Ai3 totaling \$18,396.36 for design services (\$18,371.31) and reimbursable expenses (\$25.05), which are being charged to Architect.
 - One invoice from PMA in the amount of \$19,263.34, which is being charged to the OPM account.
 - Payment Application #18 from TLT Construction in the amount of \$659,205.90 for construction costs thru December 31.
- *Charlie Ryder made a motion to approve Warrant #520 in the amount of \$698,450.60. Dave Walsh seconded the motion. All approved Warrant #520 in the amount of \$698,450.60.*
- **Warrant #521** was presented to the Committee containing two invoices for the high school totaling \$7,067.50.
 - One invoice from Garrity and Knisely in the amount of \$4,995 for legal services between August and November 2007.
 - One invoice from Ai3 in the amount of \$2,072.50 for additional services performed during December 2007. This invoice will be added to the back charge list.

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Charlie Ryder made a motion to approve Warrant #521 in the amount of \$7,067.50. Dave Walsh seconded the motion. Paul Dunphy noted the legal bills are not added to the back charge list and the architect is. Phil Lemnios said the issue is the architect fees are the result of the failure of the contractor. The legal fees were incurred pursuing recovering it. Pat Finn added legal services are not back chargeable. *All approved payment of Warrant #521 in the amount of \$7,067.50.*

6. **Town Manager's Report:** None this evening.
7. **Superintendent's Report:** Phil Lemnios informed the Committee that the Superintendent expressed her apologies for not being able to attend the meeting. She is tied up in another meeting, which was unavoidable.
8. **Old Business:**

- **Beatrice Sloan:** Phil Lemnios said he would like this item to go on hold until the next meeting so Mrs. Sloan can be here.
- **Jacobs Cubby Space:** David Twombly informed the Committee that there were three options they looked at to resolve this issue. They looked at increasing the number of cubes, increasing the size of each cubby and redesigning of them. David Twombly said there is not enough wall space to add cubbies and if you increase the size, you will not have enough for each student. Redesigning was not a viable option since the material has already been purchased and would result in a significant change order. Working with the principal and some teachers, the consensus was to install some hooks. Back in October and November they installed some hooks on the first floor. TLT said they could provide the maple wood to hang the hooks on to match the other woodwork. This is also the least expensive route and the largest cost would be if we had the custodians come in on a weekend to install them. Dave Walsh asked if the hooks that have already been installed are mounted on maple. David Twombly said no, those were installed on a temporary wall and the wall will come down. Scott Libby said their recommendation is your labor forces could do this for less money. David Twombly said they would start in late spring and may get the woodshop students involved in putting them together.

It was noted the Preventative Maintenance presentation would be on the next meeting agenda.

9. **New Business/Submission of Agenda Items:**

- **Jacobs School – Copy Machine:** David Twombly said the FF&E budget was approximately \$700,000 and we currently have \$44,000 left in the budget. The School Department would like to purchase a couple copiers -- one now and one later -- out of that \$44,000. David stated some of that balance would be utilized for the phase 2 move

Town of Hull
Building Committee Meeting
Thursday, January 10, 2008
Page 7

to cover the cost for movers, boxes, dumpsters, etc. Scott Libby reminded the Committee that the FF&E bids came in lower than what was originally projected. Phil Lemnios asked why the copiers were not in the bid. Scott Libby said it was but these were on the no bid list, the furnishings consultant allocated \$46,000 for the school to purchase their own copiers. Phil Lemnios said so they were intended to be provided but just purchased independently later. Scott Dunlap said for a lot of reasons, it is difficult to do an open bid on copiers. David Twombly said they received bids on a Xerox and Riso machine and the low bid was \$11,700 for the large copier. Jay Meschino asked if we have one left from the original building. Jay Meschino asked David if this is needed in his opinion. David Twombly said yes because one of their copiers is down now and that is what got the conversation started. David Twombly said the copier they are looking at is a Konica and it makes 60 copies per minute. He noted last year the School Department made over one million copies. Scott Dunlap said the town spent \$30,000-\$40,000 on copiers at the other schools. Phil Lemnios said you need to have a good copy machine. David Twombly said he is providing this for informational purposes. Phil Lemnios asked the Committee if anyone has a problem with this. None noted. Pat Finn said he was okay with it as long as we don't go over the FF&E budget. Phil Lemnios asked if the machine would be linked to the desktops. David Twombly said yes it has that capability. Phil Lemnios recommended that option. Phil Lemnios noted that no motion is needed since the money remains in the budget.

Paul Dunphy said some time in the future we need to start talking about the trailers and what we are doing with them. Phil Lemnios said they have begun that discussion internally and are in the process of exploring options and getting the residual value nailed down. During the next couple of weeks we will try to figure out what an RFP will look like. Scott Libby noted we should be prepared to move in June.

It was noted the next meeting will be held on Wednesday, February 13th and will be held in the Exhibition Room at the high school for the preventative maintenance presentation beginning at 7pm. Scott Libby noted he would not be able to attend.

Rodents: Jay Meschino stated for the records that he has seen a couple rodents at the Jacobs site and wanted to mention it in the event that the issue comes up again.

Paul Dunphy made a motion to adjourn the meeting. Dave Walsh seconded the motion. All approved. The meeting adjourned at 7:44pm.

Respectfully submitted,

Debbe Bennett
Recording Secretary

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HSBC

High School Building Committee
Wayland, Massachusetts

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Overcrowded Classroom



High School Cafeteria



Teacher's Office

What's New - Updated April 2008

Wayland High School

- Building History
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HSBC Business

- Status of Our Work
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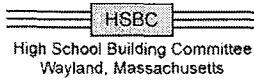
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2008 Wayland High School Building Committee - Wayland, MA

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About Us

HSBC Charge and Goals

The charge to the High School Building Committee is to determine the most cost-efficient solution for the facility needs of Wayland High School necessary to house its current and future student population, while providing the instructional spaces (and related areas) for educational programs of the highest quality now and into the foreseeable future.

During the initial Conceptual Design phase, the HSBC's goals are to:

- Define and prioritize the most pressing needs of WHS, placing the highest priority on health and safety code compliance and providing fully adequate and functional core academic spaces.
- Consider the full range of approaches to designing a renovation/reconstruction of WHS, and present to the School Committee a set of preliminary project options that reflect a meaningful difference in design approach, substance and cost.
- Incorporate the NEASC findings into the design process and bring forward plans that remediate the facilities deficiencies that have been cited to the greatest extent feasible.
- Work with the Massachusetts School Building Authority (MSBA) to develop a budget and maximize reimbursement commitment.
- Develop a schematic design to provide an adequate estimate of total project cost for architectural drawings, construction and furnishing.
- Recommend to the School Committee a project manager and an architectural firm, applying the Designer Selection Procedures outlined in Massachusetts General Laws Chapter 7.
- Work with the MSBA, selected design firm and appointed project manager to consider a range of approaches to design, investigate the feasibility and economic impact of renovating the existing buildings, examining various building options for accommodating the educational program, and recommending a cost effective option to the Wayland School Committee.
- Work with the Wayland School Committee to prepare and educate residents about Town Meeting legislation to fund the High School project.

During the Design and Construction phase, the HSBC's goals are to:

- Develop the schematic design into the biddable project, including the preparation of full specifications and construction documents.
- Advertise for construction bids and engage the services of a general contractor for the monitored construction of the High School project, through project completion.

The HSBC goals that span all design and construction phases are to:

- Conduct meetings that are open to the public.
- Communicate regularly to the public through various media and news distribution channels.
- Liaise with various town boards, commissions and schools officials.
- Provide in-depth analysis on specific issues.
- Explore alternate funding sources.

For more information:

- [Charge to the High School Building Committee, January, 2004](#)
- [Supplemental Charge to the High School Building Committee, April, 2006](#)

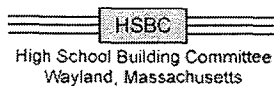
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Who We Are

The High School Building Committee (HSBC) was formed in December, 2003 by the Wayland School Committee. The HSBC is composed of 15 members: nine appointed in 2003 by the Wayland School Committee, one appointed by the Finance Committee, one appointed by the Board of Selectmen and four members appointed in October 2006 by a joint committee of two members of the Board of Selectmen, two members of the Finance Committee and two members of the School Committee.

Appointed January 2004

Lea Anderson, Chair: Anderson, whose appointment was announced by the School Committee December 1, 2003, is a nine-year veteran of the Wayland School Committee. Anderson has served on a variety of town committees, including the Wayland Master Plan Committee, and as coordinator of the 2003 High School Study Committee. A parent of two WHS graduates, Anderson's professional experience includes marketing and finance positions with the former Digital Equipment Corporation. School-age children: 0; years in Wayland: 31.

Josh Bekenstein : Bekenstein is a managing director of Bain Capital, a private investment firm with more than \$16 billion under management. He joined the firm at its inception in 1984 after several years at Bain & Company, a global management consulting firm. Bekenstein was chairman of the finance subcommittee of the High School Study Committee. School-age children: 4; years in Wayland: 23.

Dianne Bladon : Bladon spent 18 years with Accenture (formerly Anderson Consulting), a global management consulting, technology services and outsourcing company, before leaving to raise her children full time. In one of her positions with the firm, Bladon was associate partner for business development, supervising and coordinating the development of proposals and collateral material, such as brochures, videos, news releases, white papers and technical documentation. Bladon was chairman of the community relations subcommittee of the High School Study Committee. She has also served as president of Claypit Hill PTO. School-age children: 3; years in Wayland 18.

Stephen R. Breit: Breit is vice president, software product development for Cambridge-based Coventor, Inc., a worldwide leader in computer-aided design and engineering software tools. With a Ph.D. in engineering and 18 years of project management experience, he has an extensive background in project planning, budgeting, engineering oversight and consensus building. Breit served on the High School Study Committee. School-age children: 1; years in Wayland: 14.

Brian J. Chase : Chase is a project executive at Turner Construction Co., a provider of construction management services with construction volume totaling over \$7 billion in 2005. Chase has 25 years of construction experience and a bachelor's degree in civil engineering. School-age children: 2; years in Wayland: 10.

James H. Howard : Before his retirement in 2000, Howard was co-founder and president of a regional engineering firm with \$12 million in annual revenues. He is past president of the Society for Experimental Mechanics, an international professional engineering association. Howard also has experience in real estate development, working as an active partner in multiple residential projects with more than 60 units in Natick and Framingham. School-age children: 0, years in Wayland: 44.

Mary Lentz: Lentz is the Wayland Board of Selectmen's appointee. She is executive vice president of McCall & Almy, a commercial real estate company providing brokerage, tenant representation and advisory services for corporations. Previously she was chief operating officer of Copley Properties, Inc., a publicly traded real estate investment trust. Lentz served on the Wayland Zoning Board of Appeals from 1997 to 2003 and was on the Paine Estate Advisory Committee. School-age children: 1; years in Wayland: 24.

Joseph Lewin: Lewin is Chief of Staff of Harvard University's Allston Development Group. Earlier he held construction management positions with the City of Boston, serving for seven years as deputy director of the public facilities department. He was responsible for dozens of school design and construction projects, including renovations of the Boston Latin School and Boston Latin Academy. School-age children: 2; years in Wayland: 11.

Cindy Lombardo : Lombardo was chairman of the Wayland Middle School Building Committee, overseeing the recently completed \$10.7 million renovation project. She was also involved in the construction of the Children's Way pre-school build out in Wayland Town Hall. Lombardo has served as president of Wayland parent-teacher organizations (PTO) at Wayland High School, Wayland Middle School and Claypit Hill School. School-age children: 1; years in Wayland: 24.

Eric B. Sheffels: Sheffels is the appointee of the Finance Committee and is president of Leggat McCall Properties, a Boston-based real estate development and project management firm. He has 23 years of experience in the field supervising over \$1 billion of construction, including hospitals, museums, educational institutions, and private

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2008 Wayland High School Building Committee - Wayland, MA

ownerships. Sheffels has bachelors and masters degrees from Stanford University in civil engineering. School-age children: 2; years in Wayland: 24.

Stephen E. Tise : Tise is an architect with Tise Design Associates, where he specializes in managing large-scale, mixed-use cooperative planning projects. His work primarily focuses on reviving distressed neighborhoods and involves imaginative programming, participatory planning, consensus building, accurate cost estimating and regulatory compliance analysis. Tise has been lead program manager on inner city revitalization projects in New York, Hartford, New Haven, Houston, Nashville and Detroit. Tise has served on several state and federal commissions related to housing and urban development. School-age children: 2; years in Wayland: 17.

HIGH SCHOOL BUILDING COMMITTEE

Appointed October 2006

Fred Knight: Knight is a nine-year veteran of the Wayland School Committee and has served on the building committees for every Wayland school building project since 1989 including the 1990 multi-school renovations, 2001 Middle School addition and renovation, and as an ex officio member of the HSBC. He is a scientist at Lincoln Labs. School-age children: 0; years in Wayland: 25.

David Lash: Lash is Finance and Administration Manager for Northeastern University's Nanotechnology Center in the School of Engineering. He has consulted in the health-care, manufacturing, software, and life sciences areas. He has volunteered with the Wayland Warriors Football parent's organization and the MIT Enterprise Forum of Cambridge. School-age children: 0; years in Wayland: 27.

Jennifer Steel: Steel is a graduate of Wayland High School and served as Conservation Administrator in Wayland briefly in 1996. Steel is currently the Conservation Administrator in Framingham. She served on the Wayland Town Meeting Committee in 2005 and is active in the Dudley Pond Association. School-age children: 2; years in Wayland: 16 as a child and 5 as an adult.

About Us

Karen Talentino: Talentino is Dean of Faculty and Professor of Biology at Stonehill College. She served on the High School Study Committee Programs Sub-Committee, Wayland Youth Soccer Board and the Technology Advisory Committee. Talentino also was a member of the Wayland High School Principal Search Committee in 1997. School-age children: 0; years in Wayland: 25

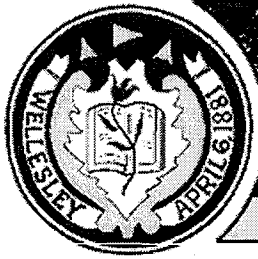
Prior Committees

Ex-Officio Members:

Joy Buhler, Business Manager, Wayland Public Schools
Gary Burton, Superintendent, Wayland Public Schools
Jay Chandler, Chemistry Teacher, Wayland High School
Brad Crozier, Asst. Supt. of Curriculum and Personnel, Wayland Public Schools
Ed DeHoratius, Classical Studies Teacher, Wayland High School
Jane Ezbicki, Fine Arts Director, Wayland Public Schools
Louis Jurist, Wayland School Committee
Patrick Morris, Facilities Manager, Wayland Public Schools
Allyson Mizoguchi, Assistant Principal, Wayland High School
Patrick Tutwiler, Principal, Wayland High School

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Contact: School Building Committee
Katherine L. Babson, Jr.
Chairman
[Click here to email the SBC](#)
or email sbc@wellesleyma.gov

Address: 525 Washington Street
Wellesley, MA 02482

Phone: 781.431.1019 x2201



Wellesley High School

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[SBC 08 ATM WHS Binder Material 3-31-08](#)

[WHS Full Estimate for Binders 4-7-08](#)

DECISION POINT MEETINGS:s

The SBC will be making a final determination on the option which best meets the project criteria and balances the multiple project priorities. Once determined, the option will move forward in the process for detailed schematic design and project development. A final determination will be made by May 22nd. As part of the process, we will be conducting a new series of public meetings to provide the opportunity for the public to weigh in on this important decision.

Wed, Apr 30 at 7:30 pm
Wellesley MIDDLE School auditorium (*constituent groups*)

Thursday, May 1, 2008 at 2:45 pm
Wellesley High School (*Cynthia present to Faculty*)

Sun, May 4 at 3:00 pm
Police Station (*all community welcome*)

Tue, May 6 at 7:30 pm - cablecast live
Wellesley MIDDLE School auditorium (*Town Meeting Members*)

Mon, May 12 at 1:00 pm

Wellesley Free Library, Wakelin Room (*all community welcome*)

Mon, May 15 at 8:00 pm

Town Hall, Great Hall-Final Option Decision

WHS Progress Feasibility Study Executive Summary

The WHS Project: A Principal's Perspective By Andrew Keough, insights into how a high school building is integral to the learning experience, effective curriculum delivery and a student's sense of well-being.

WHS: A 50-year Solution, Physically and Functionally By Tom Goemaat, Member of SBC. While the physical building must be built to last 50 years, it must also be functional for as long. This article provides a summary of why past proposals have failed to meet both objectives and why there really is no "low cost" option.

Reality check on the WHS Building by Steve Gagosian, School Building Committee A cursory look at the condition of the WHS physical plant and the state of systems and structures.

SBC Notes from Visioning Session On Tuesday November 13, 2007 three committees (SBC, PBC, SC) met to discuss the current conceptual options on the table for the Wellesley High School project.

Building for the Future, by Tom Goemaat, Member of the SBC. A preliminary cost evaluation of the High School options, including the critical factors and variables which impact costs.

Learning from Others by Cynthia Westerman, member of the School Building Committee. All the studying and analysis in the world cannot compare to real-life experience. That is what the Wellesley School Building Committee (SBC) sought in touring ten high schools over the summer. (September 24, 2007)

Back to School in More Ways than One by Katherine L. Babson. A "back-to-school" review on the High School Project to date.

For Performance or Sport: The Space Matters by Suzanne Littlefield, School Committee and School Building Committee Member. A summary of the School Committee decisions regarding design of the Auditorium and Gymnasium spaces to enable the WPS Educational Program.

Enabling Core Values by School Building Committee. A summary of the list of key principles (in order of priority) to serve as the foundation for decision-making in the High School Project.

The WHS Project and You by Katherine L. Babson. A summary of how the High School Project impacts each and every resident in some way.

How Public Education has Evolved in Wellesley by Bella Wong. A summary of the many changes which have occurred in teaching methods, state and federal mandates to education and the importance of the extracurricular programs and how these changes have yielded the current Educational Program.

The Pieces of the Puzzle by Bella Wong. A summary of the physical space needed to enable the WPS Education Program. The resulting "Architectural Educational Program".

WHS Project: The Importance of Site, by Marlene Allen. Member of the School Committee and Chair of the Interboard Land Use Working Group. A summary of the study conducted by the *Interboard Land Use Working Group* to assess the constraints and opportunities afforded by the land parcels adjacent to the current High School site.

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MEMBERS		
Katherine L. Babson, Jr.	Chairman-BOS Representative	A member of Selectmen; Former Town Moderator and Advisory Committee Chair.
Steve Baker	Citizen-Architect	An abutter; president of his own architectural firm that has designed academic facilities at the university level.
Tom Goemaat	Citizen-Contractor	CEO of Shawmut Design and Construction, which has performed major projects for educational institutions throughout New England.
Steve Gagosian	PBC Representative	A member of the Permanent Building Committee, is an architect with strong historical preservation credentials, a licensed general contractor and a professional arbitrator.
Rusty Kellogg	Advisory Representative	A member of the Advisory Committee; a former accountant, CFO and small business owner.
Andrew Keough	High School Principle	The new High School Principal, who has extensive experience with new and renovated school building projects.
Hans Larsen	Executive Director	The Town's Executive Director, and former Advisory Committee Chair.
Suzy Littlefield	School Committee Representative	A member of the School Committee, Former Advisory Committee member and the lead person from the School Committee on the Middle School renovation project.
Kathy Mullaney	PBC Projects Administrator	The staff to the PBC for the past 10 years and former Advisory Committee member.
Cynthia Westerman	Citizen- Project Manager	An abutter, has 18 years experience as an independent project manager for private school building projects.
Bella Wong	Superintendent of Schools (as of July 1, 2007)	Bella has been the lead administrator contact for all of the school building projects.

Disclaimer

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 Phone: (781) 431-1019
 Monday - Friday, 8:00 am to 5:00 pm

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**Town of Easton
Municipal Building Committee Minutes**

Date: December 11, 2007

Location: OAHS Guidance Room

Call to Order: Chairman Langway called the meeting to order at 5:30 PM.

Acceptance of Minutes:

- On a motion made by Carlson, seconded by Narsasian, the Committee voted to approve, as amended, the Minutes of October 23, 2007.

- On a motion made by Carlson, seconded by Langway, with Pike-Benton abstaining, the Committee voted to approve the Minutes of November 13, 2007.

Members present: Robert Langway, Ken Carlson, Jane Pike-Benton, Wally Fulcher, Mike Green, Wayne Southworth, Henry Narsasian, Marc Brockman

Others in Attendance: Tony Iaccarino, Bill Barnes, John Giuggio, Kristen Smith, Dan Tavares

OAHS Project

Proposed Change Orders:

- On a motion made by Langway, 2nd Pike-Benton, the Committee voted unanimously to approve PCO 415, 445A, 445B, & 479: Reallocation from FFE to Contingency in the total amount of \$72,925.71.

FFE:

- On a motion made by Brockman, 2nd Pike-Benton, the Committee voted unanimously to approve an amount not to exceed \$1280.00 for the purchase of 8 tables for the food lab.

- On a motion made by Brockman, 2nd Langway, the Committee voted unanimously to approve the purchase of trash barrels and receptacles in the amount of \$1,445.18.

Miscellaneous: School Dept has requested a curb cut off of the access road behind OAHS to the lower field be installed for access to the field. KBA to look at area and access options. Least costly option is possibly to cut off the curb. Langway wants more information prior to considering an okay. Get Town input as well as KBA input.

Project schedule: 12/17 painting of old gym. Work progressing in all areas. Existing gym completion date late January 2008. Fitness room floor to be installed. Brockman stated 20 classrooms will be empty as of January, when complete and will need desks/chairs.

Payment Requisitions:

- On a motion made by Pike-Benton, 2nd Fulcher, the Committee voted unanimously to approve Payment Requisition No. 38 in the amount of \$357,465.91.

Southworth questioned when staff will be trained on HVAC equipment. Tony stated no training will take place until computer is up and running. Southworth stated the problem is some locations are not accessible. Carlson requested annual operational cost for computer/software for Town to anticipate budget.

Town of Easton Municipal Building Committee Minutes December 11, 2007**Page 2****EMS PROJECT****Project Budget Reallocations:**

- On a motion made by Pike-Benton, 2nd Fulcher, the Committee voted unanimously to approve KBA Invoice No 03011.03-35 in the amount of \$33,039.25.

FFE:

- On a motion made by Langway, 2nd Fulcher, the Committee voted unanimously to approve an amount not to exceed \$16,000.00 to replace existing curtain in gym & 4 cross court basketball backboards & hoops.
- Motion made by Langway to table request made by School Dept for the purchase of a self-propelled floor scrubber, 2nd pike-Benton, motion carries unanimously to defer purchase in the amount of \$6,739.00.

Proposed Change Orders:

- On a motion made by Langway, 2nd Carlson, the Committee voted unanimously to approve the following 20 PCO's, 145, 197, 201, 202, 218, 221, 227, 228, 231, 237, 240, 243, 244, 245, 248, 250, 251, 253, 256, & 258 in the amount of \$118,668.12.

Payment Application:

- On a motion made by Pike-Benton, 2nd Fulcher, the Committee voted unanimously to approve Payment Application No. 26 in the amount of \$524,818.34.

Invoices:

- On a motion made by Pike-Benton, 2nd Carlson, the Committee voted unanimously to approve Whalley Computer Invoice #850138 in the amount of \$6,118.00
- On a motion made by Langway the Committee agreed to defer approval of McCarter English Invoice #7517170 in the amount of \$961.50 until further information available.
- On a motion made by Pike-Benton, 2nd Carlson, the Committee voted unanimously to approve Gilbane Invoice No. 39 \$28,115.33.
- On a motion made by Pike-Benton, 2nd Carlson, the Committee voted unanimously to approve KBA Invoice 03011.00-41 in the amount of \$11,460.88 and KBA 03011.03-35 in the amount of \$33,063.36.

January meeting: TBD.

On a motion by Langway, seconded by Carlson, the meeting was adjourned at 7:20 p.m.

Town of Hull
Building Committee Meeting
Thursday, March 13, 2008

In attendance:

Paul Dunphy/Committee Member
Patrick Finn/Committee Member
Phil Lemnios/Committee Member
Jay Meschino/Committee Member
John Reilly/Committee Member
Kevin Richardson/Committee Member
Charlie Ryder/Committee Member
Dr. John Silva/Committee Member

Jim Tobin/Committee Member
Debbe Bennett/Support Staff
David Twombly/Support Staff
Jim Lampke/Support Staff
Scott Dunlap/Ai3
Troy Randall/Ai3
Scott Libby/PMA

Absent:

Cathy Bowes/Committee Member
Bill Dwyer/Committee Member
Kathleen Tyrell/Committee Member
Dave Walsh/Committee Member

The Building Committee meeting was held in the Selectmen's Office at Town Hall, and the meeting was called to order by Phil Lemnios at 7:03pm. Phil Lemnios noted the agenda may change since the Commissioning Agent will likely not be here due to illness.

1. **Approval of Today's Agenda:** *Dr. Silva made a motion to approve the agenda. Charlie Ryder seconded the motion. All approved.*
2. **Owner's Project Manager Report:** Phil Lemnios stated, having attended some of the Tuesday meetings he is impressed with PMA on this job and the oversight they are providing.
 - **Monthly Report:** Scott Libby said during the month of February, even with inclement weather, they did make great milestone achievements with the MEP rough-in of Building A, the old gym, is complete. They continue with the erection of interior and exterior masonry walls on Building B, which is the new grand entrance. The erection of Building B is complete. The drywall is about 50% complete in Building A, 90% of the ceramic tiles in Building C 1st and 2nd floor is complete. The installation of millwork cabinets has begun in Buildings B and C and is about 80% complete. The membrane roofing at Building A was completed and that allowed them to do the rough-in of Building A and begin finishes work. They installed marker and tack boards, etc. in the 1st and 2nd floors of the new classroom area. The concrete floor repair was completed in Building B and C which was to prep the floor to receive the tile. A majority of the finish work is what they are working now in Building B and C. The painter will be in the classroom area in the next 2-4 weeks followed by the flooring, so the classroom wing is in very good shape.

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Forecast for the Month: The MEP rough-in of Building B should be complete. A majority of the rough-in is on the 1st floor. The exterior walls at the new addition are nearly complete and they are working on masonry now. The roofing at the new addition is about 75% complete. Scott Libby said the installation of ceramic tiles in the bathrooms at the classroom wing should have been completed as of this past Tuesday. They are hanging toilet fixtures in those bathrooms. The new stairway at the main entrance has been put in place and the concrete was placed last week. This has opened accessibility to the building for the work force. The schedule remains on target. Scott Libby noted on the 2nd page of the report the TLT Planned vs. Actual Cash Flow graph. He stated the blue line represents where we are with dollars vs. schedule. The blue line has been steadily above the green over the last six months because they have not encountered any significant unforeseen conditions. The steel went up with a few issues that have now been mitigated and it is back on track. Scott Libby said, as noted in the Cost Summary, there are \$153,664.51 in Change Orders bringing the current contract value to \$21,760,364.51. This month's gross amount of work is over \$571,000 with a gross balance to finish value of \$4.4 million. Scott Libby added the architect has an extremely high success ratio of Change Orders turnaround and the contractor is working well with us and providing competitive costs pricing and getting documentation back to us.

Scott Libby reviewed the photos on the last page of the report. The photo at the upper left, shows the north elevation of building B. He added, since the photo was taken, the upper levels have been completed and they have begun to install the brick on the exterior. The upper right photo is of the student dining area. He said a majority of drywall work on the ceiling and a lot of detail has gone into that. The middle left photo is of the new addition and middle right is the new music room. The bottom left photo shows the corridor ceramic tile. He said last summer around June that is where they were with the new building and now in March that is the progress we have made. The last photo shows the roofing work, which has allowed them to do finish work in Building A.

Paul Dunphy asked which building the kitchen is in and how is the progress. Scott Libby said it is in Building A and that building is about 50% complete, a majority of the ductwork is in place. They have done all masonry wall installation. He stated it is a whole new configuration in the area and they are currently working on the underground (under slab) utilities. Scott Libby added typically, the kitchen is one of the last spaces to complete so they don't have to clean it over and over again. He noted the kitchen equipment is not an issue to get and a majority of the large items have been delivered and stored on site. There are no outstanding submittals on this area. They don't anticipate any snags. The big curtain wall material is in.

Phil Lemnios asked about the status of the elevators. Scott Libby said he has confirmed they are in route and they have to complete the shaft masonry work. It has been scheduled for May but he anticipates it will go in during April.

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Charlie Ryder commented that one of the most impressive things has been the condition of the infrastructure of the old building. The beams look like they were just put in this month. Scott Libby agreed. He said when this building was built, they did not have the same controls in place that we do today which makes it more impressive. A lot of the old steel looks brand new. The construction that was done was top-rate. There were a couple broken pipes but that is not bad for a 50-year old building. Pat Finn said we have been very lucky with this project and that is a credit to PMA and Ai3 -- the design is great. Pat Finn said we were lucky to get a good contractor. Scott Libby said it is a difficult business and it all comes down to the chemistry of the people and this team works well together. They sometimes agree to disagree and but they all agree the project is the client and everyone succeeds or fails together. He said he is very proud of the team we got. The superintendent, Don Maver, is exceptional and the best he has worked with in a lot of years. Dr. Silva noted he was on the School Committee when the Jacobs School was first built and Dave Walsh's father was on the School Building Committee and he commented at the time about the quality of the construction and work. Scott Libby said the old construction has been a factor in the progress made.

- **Budget Report:** Scott Libby stated the Budget Report includes the invoices being presented with the warrants tonight. Based on the bills, currently we have \$983,814 remaining in contingency and that is doing very well. Overall, we are about 77% complete with the project and we have expended only 33% of the contingency. Typically it is the other way around. Any projected changes are listed under "other" section and he has a couple items to bring up tonight which are minor in nature. We have over \$4 million in construction value remaining and the project has just over \$6 million in overall project budget remaining. That includes the \$983,000 in contingency and if you took that out it would be just over \$5 million in total project remaining. Phil Lemnios asked if we are still paying less than the work completed. Scott Libby said yes, the billings are consistent with the work complete and they are not ahead of us.

Jay Meschino asked if the contingency is money we don't have and therefore money we won't have to borrow. Phil Lemnios told him the bond authorization is for a maximum amount, which includes that but if you don't use it, you don't borrow it. Scott Libby said at the end of the job he is anticipating we are not going to spend the budgeted figures for other items such as legal services, printing fees, etc. and that could push that figure back over \$1 million. Dr. Silva said so there is a good chance we could come in under budget. Scott Libby said his goal is for the Town to not have to borrow as much money.

- **Owner's Request to add electrical and plumbing to crawl space:** Scott Libby said there have been discussions about the crawl space under the kitchen and the architects have taken measures to improve the existing condition. It will not remove the water and was not intended to. Therefore, we should have some sort of means to remove water from the crawl space in the future rather than jury rigging a sump pump and running hoses out windows or cords across the kitchen. There is a way to make a neat connection to a drain line and provide some lighting under the crawl space. The architects looked at

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the existing infrastructure and, at a minimum, provide an infrastructure that would be in the best interest to have the contractor do and leave the purchase of the sump, hoses, etc. to the Town. You may never need it but now is the time to do it. They are proposing we put a wide hub on the existing drain line and that way we won't have to run hoses out the backdoor and it includes some basic electrical to install a couple lights, if needed. The architect has provided a few sketches and the contractor is ready to do it but first they want to make sure everyone is in agreement. You are probably talking about a \$1,500 to \$2,000 maximum adventure and PMA would recommend you do it. Phil Lemnios noted they talked about this at the Tuesday meeting and for that cost point and for the potential benefit, it was good to have belts and suspenders in place. The other thing is there is a difference in the design of the space – there is more enclosure so it is less likely to have as much water coming in. Scott Libby said it was not designed to keep water out but when all is said and done, rather than spend \$3,000 to \$5,000 on a sump, put the infrastructure in place and then wait and see how it improves. Phil noted the grading around the building has changed as well. Scott Libby said Ai3 believes that a couple foundation openings may have contributed to the water getting in there and they have been blocked up and stone will be on the floor. Phil Lemnios asked if they need a motion to authorize the work from the Committee. Paul Dunphy stated based on sketch #22, it looks like a motor is in there. Scott Dunlap said there is a fan motor down there as part of the documents. Scott Libby said there is no feed for lighting and they now have temporary lights to work. They want the ability to have lights down there so they can flip a switch to turn them own. Paul Dunphy stated that is not something we wish to have, that is code. Any equipment space has to have an outlet within 25 feet of the equipment and it has to have lighting near the equipment with a switch at the point of entry. They need to add a light near the equipment and this should have been part of the design -- but it is required. Scott Libby said if that is the case, they will investigate it but it is still going to be an additional cost. Paul Dunphy said we need to do it and add another light near the fan motor. Phil Lemnios asked for this to be on the agenda for the next meeting and asked Ai3 to investigate the code requirement issue. ***Kevin Richardson made a motion to have the requisite materials installed from the proposal for plumbing and electrical work in the crawlspace. Jim Tobin seconded the motion.*** Jim Tobin asked who thought of this. David Twombly said he did. Jim Tobin noted he has worked in school crawlspaces and noted this is a good idea and thanked him for that. ***All approved the motion.***

3. **Commissioning Agent:** None this evening.
4. **Architect Report:**
 - **Jacobs School:**
 - **TLT Application for Payment #20:** Troy Randall presented the Committee with payment requisition #20 in the amount of \$571,761.81, which represents 81% completion. This requisition is for the month of February and is included within

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warrant #526. Troy noted Ai3 reviewed the requisition with PMA and the contractor and recommends approval from the committee.

- **Change Order #9:** Troy Randall informed the Committee that Change Order #9 includes seven items. The sub committee reviewed the Change Order and he would briefly describe each item:
 - COR #11 is for a door change related to the kiln room with an increased hour rating of 1 hour. The door had not been purchased yet and this is just a material upgrade change in the amount of \$449.00.
 - COR #53 is for connecting the two existing 18" high block retaining walls as the Committee requested in the Fall. This is in the amount of \$12,807.00.
 - COR #58 is to add a louver at the existing building to accommodate the unit ventilator supplying fresh air to the teacher planning space in the amount of \$1,336.00.
 - COR #60 is work that was eliminated from the contract. In the existing drawing there was a door indicated between two spaces, using an existing frame and there is not a door so the Town would receive a credit in the amount of (\$421.00).
 - COR #64 Troy said typically in situations like this, under the abatement contract, there are potential unforeseen conditions and they account for those allowances in the specs. They did just that for potential sub surface soils costs and they did not find any contaminated soil or any asbestos-lined pipe. Because they did not use the allowance, there is a credit of (\$21,356.00).
 - COR #68R1 is for reconfiguration of the existing toilet rooms adjacent to the main entrance. As they were removing walls and tile they discovered irregularities of the wall and adherence of the tile and the installation of the new tile with the existing tile would not work. They had to purge the wall and also install some backer cement board material in order to install the ceramic tile. The cost of this work was \$14,890.
 - COR #70 was required modifications to the underground sanitary pipe under the exiting slab in the B section. The drawing identified 4" pipe but it was a 5" pipe and this required us to increase the pipe to 5" to connect, at a cost of \$859.

Those seven items result in Change Order #9 for a total of \$8,600.

Phil Lemnios said regarding the abatement, that is a nice reduction. The single largest item that the Committee was not previously aware of was the issue with the tile but it did not work so it made sense to do it properly. *Pat Finn made a*

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motion to approve Change Order #9. Charlie Ryder seconded the motion. All approved.

5. Fiscal Report:

- **Warrant #525** was presented to the Committee containing six invoices totaling \$9,482.00 for the Jacobs School. PMA has reviewed all of these invoices.
 - One invoice from Henry Dunn in the amount of \$1,600.00 for transporting school lunches for the period of February 14 thru March 13 (16 days). This is being charged to Contingency.
 - One invoice from EMA in the amount of \$4,320.00 for Commissioning Services performed between January 28 and February 19, 2008. This invoice is being charged to Contingency.
 - One invoice from Computer Tech in the amount of \$530.00 for work performed on Jacobs School technology. Judi Saide has reviewed and approved this invoice, which will be charged to Technology and is within the approved technology budget amount.
 - Three invoices from Ockers totaling \$3,032.00 for technology purchased as part of the approved technology budget.

Pat Finn made a motion to approve Warrant #525 in the amount of \$9,482.00. Charlie Ryder seconded the motion. Charlie Ryder asked who the computer was for on the Ockers invoice. He was told it was for the School Principal. All approved Warrant #525 in the amount of \$9,482.00.

- Warrant #526 was presented to the Committee containing six invoices for the Jacobs School totaling \$611,110.52. PMA has reviewed all of these invoices.
 - Three invoices from Ai3 totaling \$18,487.070 for ICD (\$90.00), professional services performed during February 2008 (\$18,371.31) and reimbursable expenses (\$25.76).
 - Two invoices from PMA totaling \$20,861.64. One invoice is for monthly project management services (\$19,263.34) and is being charged to the OPM account and the second invoice is for testing services performed by Briggs Engineering & Testing (\$1,598.30) and this is being charged to the Testing.
 - Payment Application #20 from TLT Construction in the amount of \$571,761.81 for construction costs thru February 29.

Dr. Silva made a motion to approve Warrant #526 in the amount of \$611,110.52. Jay Meschino seconded the motion. All approved payment of Warrant #526 in the amount of \$611,110.52.

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- Warrant #527 was presented to the Committee containing four invoices for the high school totaling \$15,035.00.
 - Two invoices from Ai3 for additional services (\$992.50) and reimbursable expenses (\$5.27) associated with the high school. *The additional services invoice will be added to the back charge list.*
 - Two invoices from Garrity and Knisely totaling \$14,037.23 for legal services during December and January.

Charlie Ryder made a motion to approve Warrant #527 in the amount of \$15,035.00. Paul Dunphy seconded the motion. Jay Meschino said many meetings ago were going to have a summary of the high school. Phil Lemnios said we did have that meeting two or three meetings ago at the high school. All approved payment of Warrant #527 in the amount of \$15,035.00.

6. Town Manager's Report:

- Modulares: Phil Lemnios informed the committee that the modulares will be demobilized perhaps in April and we have been working on an RFP for the sale of them and there is a range of value but the value is not linked to leaving them in place so they need to be mobilized. We did some research on potential pricing models and they will be sold as unrehabbed units. One of the larger operational issues is where we are going to put these units during the bid process. One potential site is the corner of L Street and Nantasket Avenue in the parking lot across from the potential Library site. Or in the X, Y, Z parking lot. They did look at the school property but there is not a place for them and possibly the commuter lot down at the end. Jim Lampke stated this committee and the probably the School Committee should declare them surplus and no longer needed and report that to the Board of Selectmen. Phil Lemnios asked Jim Lampke to prepare the language for that and said it would be taken care of at the next meeting. Phil Lemnios said we will have the RFP completed. The modulares would be sold and the proceeds would stay with the building projects. David Twombly said according to TLT, they plan to get them out around April 15. Phil said maybe we should create a sub committee to determine a site for them. Jim Lampke suggested the landfill. Paul Dunphy said they are going to be ugly. Phil Lemnios stated we talked about the need to have them shrink wrapped. David Twombly asked if we need approval from the Committee to spend money on the shrink-wrap. Phil Lemnios said the sub committee could make that determination. Phil Lemnios said we will have to secure them due to the open side and the big issue is where to put them. Charlie Ryder said the contractor owns disassembling and moving them, and asked if they also own securing them. Scott Libby said no, we looked into that. Pat Finn asked what PMA would do for an office. Scott Libby said they would move into an electrical room in Building A. Scott Libby said the Town needs to be prepared, we cannot hold them up.

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John Reilly asked if Judi Saide is all set with that since all her equipment and cabling is out there. Phil Lemnios said she has been working with the curve. It is an additional set of duties for her but she and her staff have done a great job. Scott Libby said Judi would be working with field staff to coordinate her infrastructure removal so it does not interfere with her operations and that work has begun.

John Reilly asked if once the modulars are sold, would the money go to the high school project. Phil Lemnios said we would need to discuss it. The critical point is to get the RFP finalized and a location identified. Jim Lampke also suggested looking into one of the MDC lots behind Horizons.

Paul Dunphy asked if we have looked at the cost to break them down and getting rid of them. Phil Lemnios said we have been told by Williams Scotsman that these have value - we have looked into that. Phil Lemnios said the range of value is because these will be sold as un-rehabbed units and they do not have the same value as a rehabbed unit. We have initiated a conversation with Williams Scotsman for a cost for them to rehab them. The Town of Hingham is a potential bidder as well as TLT who has expressed interest in them.

Pat Finn asked if we owe the HRA anything for them. It was noted the HRA donated money to purchase them.

7. **Superintendent's Report:** None this evening.
8. **Old Business:** Paul Dunphy asked about the maintenance presentation that was on the last agenda. He was told that would be on the next meeting agenda. It was taken off this week's because the Commissioning Agent was scheduled to do a presentation.

Paul Dunphy asked about the abutter that was on the last agenda. He was told Mrs. Sloan called to say she would be away and unable to attend the March meeting. This will appear on the April agenda.

9. **New Business/Submission of Agenda Items:**

- **Jacobs School Generator:** David Twombly noted included in the Committee's package was a proposal from Caterpillar for the installation of an exhaust stack onto the generator. David Twombly said there had been issues with the exhaust. He informed the Committee that the generator has to exercise itself once a week for approximately 30 minutes. Originally that happened at 9:00am on Mondays. In November, and again in February, we had complaints from teachers and students that the exhaust was entering the classroom. He stated this only happens when the generator exercises itself, the univents are open and the wind is blowing in a certain direction. There were many complaints from concerned parents. So they changed the time the generator exercises itself to after school, around 4:00pm. David Twombly said he confirmed with Steve DiGiocomo, that

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if the power were to go out and the generator went on, the odor would not enter the building because the vents close up, although there is still hot water circulating, the air would not be coming in. In addition, they did install CO detectors in the area that have not gone off since installed. He checked with the Principal on Tuesday and there have not been any complaints since they changed the time it exercises itself from Mondays at 9:30am to Tuesdays at 4:00pm when there are no students in the classroom. David Twombly asked if the Committee wants to approve the installation of a 10' exhaust stack in case the generator did go on we would not get odor on the first floor. He noted if this is installed he is not sure if the problem moves to the second floor. He reiterated that there were a lot of complaints from parents about this.

Phil Lemnios said they talked about this extensively on Tuesday. The complaints were the results of the tests occurring during the school day with the univents open and that's when the odor infiltrates into the building. Now the testing occurs at 4:00pm and the students are not there and it doesn't have the same impact. Phil Lemnios said when it is in true generation mode, the univents close so the exhaust would not enter the building and it would not be the same issue. We have not had any complains since the test time change. Scott Libby asked if the Fire Department did a sniff test. Scott Libby suggested Captain Thomas go and determine what type of burn off is coming out of it. David Twombly said the cost for the exhaust stack is \$3,675. He pointed out we also don't know if by putting the 10' stack on that this now causes a problem on the second floor. John Reilly suggested this subject be put on hold until the next meeting so we can determine if the problem would be transferred to the second floor and request that the Fire Department give us a report on it so we can make a more informed decision.

Paul Dunphy said he thinks there have been some modifications to the clean air act that would prevent you from going straight up with the stack. He would try to get some information to see if we comply. David Twombly said they were also talking at the construction meeting that some of this smell might just be due to the newness of the machine. Phil Lemnios said it is now a 4:00pm test time and there have been no complaints since then. Scott Libby said the big issue is that when it is in true generator mode, the univents are closed.

Pat Finn said he thought when the State came down, they said the univents were supposed to stay open always. David Twombly said they are on at all times, and that is part of the State requirement however, in generator mode the univents go off. Scott Libby said if it were kept open, the capillary tubes would freeze up in the univents. Scott Dunlap said they are only open when the unit ventilator is taking in fresh air. Jay Meschino asked, when the machine goes into test mode, does it close the univents. He was told no, only in generator mode when power is lost. Jay Meschino said the biggest thing was changing the test time. Scott Libby said it was a logical step with no cost impact and the result has been zero complaints and none of us can say if this stack would transfer the problem to the second floor. Phil Lemnios said the Committee would take it

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under advisement and asked David Twombly to talk to Captain Thomas about it, Paul Dunphy would research the stack and it would be on the next agenda.

- **Jacobs Fence:** David Twombly informed the Committee that the wrought iron fence around the Jacobs School has been installed. He said Phil noted that the double gate towards the far end has bars that go into the ground that are not secure. When there are high winds, the fence rocks and does not seem level. They are looking to expend approximately \$2,000 to check with some local fence companies to see if they can pour a slab to solidify the bars. He noted the fence was designed and installed appropriately but we want to secure them better into the ground and would like School Building Committee approval before proceeding. Phil Lemnios stated the cost should be less than \$2,000. There is a 2 ½' to 3' foot peg at the bottom of one gate and there should be another on the other side. The pegs should go into two tubes, which are set in concrete rather than in grass. **Charlie Ryder made a motion to approve the cost to resolve this issue. Paul Dunphy seconded the motion.** Jay Meschino asked if the fence was installed right. Scott Libby said it was installed according to specs. Scott Libby said since the Town owns the fence it would be more cost effective for the Town to hire a local company to do this work. Phil added we may be able to do this in-house with the Highway Department. John Reilly said he has no problem with the motion but he does not think the cost should be close to \$2,000. He suggested we first check with the Highway Department to see if it can be done in-house and if not then authorize \$500. **Charlie Ryder amended the motion to first work with the Highway Department to resolve and if not set a maximum expenditure of \$500.00. Paul Dunphy seconded the amendment. All approved.**

Dedications: Pat Finn said regarding the Jacobs School Library, he would like to make a motion for this Committee to recommend the Chairman of the School Committee name it after Captain John Kinear. We are getting really close and we should get the plaques in place and a ceremony before we open school. Dr. Silva said about a year ago he mentioned that it would be nice for the School Committee to name the administration area after John Rafferty who was a 20+ year member of the Hull School Committee, he was the President of the Mass Association of School Committees, he was Vice Chairman of the original Jacobs School Building Committee, Director of Public School systems in Massachusetts and the State Department of Education and also the Business Manager for Cohasset Public Schools. Mr. Rafferty was his idea of what a public servant and School Committee member should be. Dr. Silva said he was completely dedicated to the school and there is no one who exceeds Mr. Rafferty for what he gave to the Town and to education. Kevin Richardson said he had a conversation with Dr. Silva about this but he did not know about Pat's request. He doesn't know if we voted on John but he thinks we did. Kevin Richardson said he sent an e-mail to the School Committee members stating that maybe the approach we want to take is putting up a permanent plaque thanking a bunch of people and adding plaques as we go. He noted Charlie Brennan passed away recently and he served 27 years on the School Committee and he has received some comments about Lennie Hersch being instrumental on the School Building Committee, we are going to run out of spaces to name.

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Dr. Silva said a few months back the Board of Selectmen gave Lennie Hersch a proclamation for the time he spent in public service. There are certain people who give a lot of themselves whether we agree with them or not. He said he intends to suggest that the Board of Selectmen name the Selectmen/Town Clerk's office for Lennie Hersch. It is a way of saying thank you to someone who has given of themselves for a long period of time but Kevin is right, there are not enough rooms to go around for all the people who have given their time.

John Reilly said we talked about this several years ago, that the whole Memorial School should be a living memorial. He had suggested a nomination committee with the School Committee having the final say. There are certain rooms that have more status such as meeting rooms or the exhibition rooms. The library at Memorial could be named after John Kinear. John Reilly said there are many teachers who have had a lasting affect on students. There are classrooms, 3-4 conference rooms and exhibition rooms and so many people. There are many different people with different stories such as Mrs. Mahoney who told him she brought up the idea to build the high school because she did not like a comment someone from Hingham made about Hull students. If you get the right committee together, there are so many different people that could be honored. The quad at the high school could be dedicated. Jim Lampke said he supports the concept of naming the appropriate library after Mr. Kinear but he thinks that has been discussed before so he recommends before voting, checking the Building Committee and School Committee minutes first. Pat Finn said at the time of Mr. Kinear's death, Lennie Hersch wanted to name the Fitzpatrick Way bridge after Mr. Kinear and they talked specifically about the Jacobs because he taught there for 15 years after retiring from the Marines where he served in active duty in WWII, Korea and Vietnam. He went back to school to become a teacher and taught for 15 years and after retiring from that, he went back to the school and did the reading program and purchased the books himself.

Paul Dunphy said he would support a motion in a heartbeat but this really belongs to either the School Committee or the Board of Selectmen. Phil Lemnios said everyone agrees there are a variety of deserving people. He said John Reilly put forth the idea of a nomination committee with the School Committee having the ultimate say. John Reilly said he thinks the nomination committee would have to answer to the School Committee and it would consist of maybe 6-7 people. Anyone could write a letter to nominate a person with the reasons why. Dr. Silva said he would like to make a motion to recommend that the School Committee take under consideration the idea of appointing a select committee for the reasons mentioned tonight and they would be responsible to go back in time to look at the people who have given of themselves over the years. John Reilly said it should be a broad-based committee, maybe even include someone from the historical committee. Phil Lemnios also recommended it include at least one member of the Board of Selectmen and one member of the School Building Committee.

Town of Hull
Building Committee Meeting
Thursday, March 13, 2008
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Dr. Silva made a motion to adjourn the meeting. Kevin Richardson seconded the motion. All approved. The meeting adjourned at 8:08pm.

Respectfully submitted,

Debbe Bennett
Recording Secretary

Jim Lampke noted the Committee received an update from Bob Garrity on the high school closeout and he asked if any members had concerns about attorney Garrity's approach. No concerns were noted.

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Entering Falmouth

Main Street musings as we watch the watchers

ABC and "D" Day Coming for School Building Committee

03/25/08 · 10:18 am :: posted by Troy

[Link to Post](#)

[Email to a Friend](#)

"Every taxpayer has the right to make it known."



Frustration was clearly etched on every face last night as the Falmouth Board of Selectmen pondered the cost overruns for the high school.

Falmouth Selectmen last night offered a stern and unmistakable warning to the School Building Committee - play now, or pay later

Armed with a precedent-setting determination from the MA Department of Revenue (DOR) that the requested \$18.8 million in additional funding for the Falmouth High School renovation need not be placed on the ballot, Falmouth Selectmen last night offered a stern and unmistakable warning to the School Building Committee - play now, or pay later. Members of the committee charged with managing Falmouth's largest-ever building project were not present at the meeting, but were still the center of attention, as Board members made it clear that without a signed Memorandum of Agreement (MOA) detailing changes in accountability, oversight, and even makeup of the committee itself, the unfinished project risks losing the support of the town's chief elected officials.

Chairman Kevin Murphy attempted to be diplomatic, but could not shield his frustration that some unnamed members of the Building Committee have balked at language that would give the Selectmen a greater role in what has become the most politically charged issue in recent memory. In discussing the DOR determination that the additional funds are within the scope of the original ballot vote, Murphy noted that the project still "needs the support of the whole community" in alluding to the need for an additional ballot vote. Even as a supplemental request, the requested funds represent the second largest appropriation in the town's history.

Board veteran Carey Murphy made his inclinations clear, as he noted that "Unless I want to fireproof my house and wear a bullet proof vest," the voters should have a say in this issue. Selectman Ahmed Mustafa appeared to agree, noting that "Every taxpayer has the right to make it (their opinion) known."

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The Board stopped short of a formal vote on the placement of the question on the ballot, apparently dangling a carrot before the Building Committee in anticipation of a meeting this week to discuss the MOA. Selectman Catherine Bumpus summed up the feelings of the Board - vote or no vote - when she clearly offered a threat to the Building Committee that the funds will be opposed on Town Meeting floor by the Selectmen without a signed MOA in place.

The Building Committee is loaded with competent, experienced, and politically astute veterans of local politics. They have to see the futility in continuing down the current path alone. Agreeing to share management over this bloated project is not a defeat of any sort - it is a recognition that in order to be successful - they must ask for help. They must recognize that without an infusion of new credibility and leadership, this project is doomed to fail - and that failure would reverberate for a generation.

3 comments

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stumper [Member] writes: 03/25/08 @ 12:02 pm
 How can you support a \$18M program when you don't even have a viable plan that Selectmen and Town Meeting members can buy into? Today's \$18M plan is brought to us by the same people that brought us the House A debacle. DUH
[Show all comments by this user]

Monponsett [Member] writes: 03/25/08 @ 2:09 pm
 Fund it, build it, start using it already...
[Show all comments by this user]

smkap [Member] writes: 03/25/08 @ 3:03 pm
 It's time for the building committee to resign, and I say that with the utmost respect. How do we even know that this 18.8 million dollars will cover this, and who knows when it will be done. Don't fund it until there's some leadership in place. Are selectman the answer???? Are there any construction experts who are Selectmen? At this point - I vote no!
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[Troy's Truth's for Falmouth Election Season »](#)

(slightly edited) Excerpt From Katherine Babson's Speech At Town Meeting, April 23, 2007

Because of the important role this committee will play, I want to introduce you to its members. The regulations actually prescribe certain member slots. So, here we are:

- **Katherine Babson** - I am filling the position of a member of the Board of Selectmen. I'm the only "townie" on the Committee, having grown up in town and graduated from the Wellesley Public Schools. I bring broad experience to this Committee from 35 years participation in Town government and civic affairs and am a former Town Moderator and Advisory Committee Chair.
- Town Administration position filled by **Hans Larsen**, the Town's Executive Director, whom you all have seen in action.
- A member of the School Committee: **Suzy Littlefield** who has been the School Committee's lead person on the Middle School renovation project and who brings a wealth of practical, and some painfully accumulated, experience. Suzy is also a former Advisory Committee member.
- Local official responsible for building maintenance: **John Donahue**, the recently hired Facilities Director of the Town, who has just been through a crash course on the maintenance issues of the High School and who will be responsible for all town buildings in the future. John is the former Manager of Physical Plants for the Massachusetts Convention Center.
- Permanent Building Committee member and Staff: **Kathy Mullaney**, the staff to the PBC for the past 10 years and former Advisory Committee member. **Steve Gagosian**, a member of the PBC, is an architect with strong historical preservation credentials, a licensed general contractor and a professional arbitrator. Steve is a former member of the National Preservation Trust and renovated the First Parish Church in Concord where President Ford gave his Bicentennial Address.
- School Principal: **Andrew Keough**, the new High School principal, comes with extensive experience with new and renovated school building projects.
- Superintendent and Knowledge of the Education Mission and Function: **Bella Wong**. Bella has been the lead administrator contact for all of the school building projects (Sprague, Bates, Pre-School Modulars, Elementary Modulars and Wellesley Middle School).
- Advisory Committee Member: **Rusty Kellogg**, a former accountant, CFO and small business owner and a member of Advisory's Schools Subcommittee.

And then three members to whom, along with Steve Gagosian, I fondly refer as “our professionals”:

- **Cynthia Westerman** is an abutter to the high school on the Seaver Street side. She has 18 years experience as an independent project manager for private school building projects (secondary school and higher education). She is also a former member of the Facilities Advisory and the Program Review Committees.
- **Tom Goemaat**, CEO of Shawmut Design and Construction, which has performed major projects for educational institutions throughout New England. Tom has worked in the construction industry for 30 years. Tom also served on the Facilities Advisory and the Program Review Committees.
- **Steve Baker** is an abutter on the Rice Street side. He is the president of his own architectural firm that has designed academic facilities at the university level throughout the country, including at Harvard Business School, BC, Stanford and Dartmouth.

We believe that the members of this committee represent a solid cross section of the community and have the appropriate experience to lead the effort on this project. Even before the regulations were issued, we recognized that the size and complexity of our High School project would require active and sustained support from multiple Boards and constituencies. Rather than being simply a “School” project, it is a “Town” project. To this end, we recognized the need to find an effective way to harness together those multiple Boards and constituencies, and build on the excellent work already done by the School Committee, and the Facilities Advisory and Program Review Committees. Perhaps not so coincidentally, the MSBA regulations require a similarly broad, collaborative effort. Thus, the broad membership of the SBC.

963 CMR: MASSACHUSETTS SCHOOL BUILDING AUTHORITY

(3) School Building Committee.

(a) The Eligible Applicant shall formulate a school building committee for the purpose of generally monitoring the Application process and to advise the Eligible Applicant during the construction of an Approved Project.

(b) The school building committee shall be formed in accordance with the provisions of the Eligible Applicant's local charter and/or by-laws and it is recommended that the city, town, regional school district, or independent agricultural and technical school make a reasonable effort to include one or more of the following individuals: the local chief executive officer of the Eligible Applicant, or, in the case of a town whose local chief executive officer is a multi-party body, said body may elect one of its members to serve on the school building committee; the administrator or manager of a city or a town, where applicable; at least one member of the school committee, as required by M.G.L. c. 71, § 68; the superintendent of schools; the local official responsible for building maintenance; a representative of the office or body authorized by law to construct school buildings in that city, town or regional school district, or for that independent agricultural and technical school; the school principal from the subject school; a member who has knowledge of the educational mission and function of the facility; a local budget official or member of the local finance committee; members of the community with architecture, engineering and/or construction experience to provide advice relative to the effect of the Proposed Project on the community and to examine building design and construction in terms of its constructability.

(c) The Authority may hold "best practices" information sessions at varying geographic locations in the Commonwealth for the purposes of keeping school building committees up to date on regulatory and policy activities of the Authority.

(d) The Authority shall approve the composition and role of the school building committee which approval shall not be unreasonably withheld. Authority approval will be based on several factors, including, but not limited to:

1. past performance of the school building committee, the building committee, whether temporary or permanent, or any other committee responsible for the oversight, management, or administration of the construction of public buildings, and its individual members; and
2. the extent to which there is representation of the municipal government, school district personnel with management, educational and maintenance expertise, and representation of members of the local community with design and construction experience. After the approval of the school building committee by the Authority, if any, the Eligible Applicant shall notify the Authority in writing within 20 calendar days of any changes to the membership or the duties of said committee.

(e) The Eligible Applicant shall not delegate their fiduciary responsibilities to the School Building Committee.

#208-08

The General Laws of Massachusetts

PART I. ADMINISTRATION OF THE GOVERNMENT

TITLE XII. EDUCATION

CHAPTER 71. PUBLIC SCHOOLS

SCHOOLHOUSES

Chapter 71: Section 68. Duties of towns to maintain schools; transportation of children; school building committee representation

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Section 68. Every town shall provide and maintain a sufficient number of schoolhouses, properly furnished and conveniently situated for the accommodation of all children therein entitled to attend the public schools. If the distance between a child's residence and the school he is entitled to attend exceeds two miles and the nearest school bus stop is more than one mile from such residence, and the school committee declines to furnish transportation, the department, upon appeal of the parent or guardian of the child, may require the town to furnish transportation for children in grades kindergarten through six for a part or for all of the distance between said child's residence and the school. If said distance exceeds three miles, and the distance between the child's residence and a school in an adjoining town giving substantially equivalent instruction is less than three miles, and the school committee declines to pay for tuition in such nearer school, and for transportation in case the distance thereto exceeds two miles, the department, upon like appeal, may require the town of residence to pay for tuition in such nearer school for children in grades kindergarten through six, and if necessary provide for transportation for a part or for the whole of said distance to, such nearer school for children in said grades. Nothing contained in the preceding two sentences shall be construed to limit the obligation of regional school districts to provide transportation for all school children in grades kindergarten through twelve, pursuant to the provisions in section sixteen C of this chapter. No school committee shall be compelled to furnish transportation on a private way. In the case of transportation provided to students that is not required by this section or by any other general or special law, a school committee may assess fees to the transported student up to an amount sufficient to cover the costs incurred by the district; provided, however, that no student eligible for free or reduced lunch, under the federal school lunch program, shall be required to pay the fee; and provided further, that a school committee may choose to exempt families at other income levels as it may determine. The school committee, unless the town otherwise directs, shall have general charge and superintendence of the schoolhouses, shall keep them in good order, and shall, at the expense of the town, procure a suitable place for the schools, if there is no schoolhouse, and provide fuel and all other things necessary for the comfort of the pupils. Each school shall comply with the requirements regarding pesticide applications as set forth in sections 6C to 6I, inclusive, of chapter 132B. Whenever a town shall undertake to provide a schoolhouse, the town shall appoint at least one member of the school committee, or its designee, to serve on the agency, board or committee to which the planning and construction or other acquisition of such schoolhouse is delegated.

#253-07

NEWTON CODE ONLINE - BUILDINGS

§ 5-58T

professional qualifications is required, and after written response, the appointment shall be made so that the membership of the design review committee will be professionally balanced and will comply with the requirements and the intent of this section. Community representatives shall be appointed without regard for professional qualifications.

(f) No voting member of the design review committee shall hold an elected or salaried position with the city.

(g) All members shall serve without compensation and all voting members shall be residents of the city. All members shall serve until their successors take office.

(h) The two (2) voting members who are community representatives shall vote only on those matters concerning facilities for which they are appointed. (Rev. Ords. 1973, § 2-363; Ord. No. 8, 8-12-74; Ord. No. 190, 12-20-76; Ord. No. S-301, 2-1-88)

Sec. 5-57. Other provisions.

Any public corporation, agency, authority, commission or body of any such private organization which is empowered to construct a public or quasi-public facility within the city and which desires to submit itself to the jurisdiction of the design review committee, may enter into an agreement, in writing, with the city for this purpose, and thereafter the design review committee shall perform all of its functions and duties with respect to such facility. (Rev. Ords. 1973, § 2-364; Ord. No. 8, 8-12-74)



Sec. 5-58. Site plan approval for construction or modification of municipal buildings and facilities.

It shall be the policy of the city to apply similar standards of planning and control of density and environmental