

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, SEPTEMBER 17, 2003

Present: Ald. Schnipper (Chair), Gerst, Linsky, Salvucci, Stewart, Yates, Mansfield and Lappin

Also present: Ald. Gentile

City personnel present: Michael Cronin (Operations Manager; School Department), Nick Parnell (Commissioner of Public Buildings), Robert Rooney (Commissioner of Public Works), Sandy Pooler (Chief Budget Officer), David Naparstek (Health Commissioner) and Anne Larner (School Committee)

#375-03 KEYSPAN requesting a grant of location to install and maintain 125' ± of 4" gas main in OHIO AVENUE from the existing gas main in Ohio Avenue @ 15 Ohio Avenue northerly to 24 Ohio Avenue.

ACTION: **APPROVED 8-0**

NOTE: Francis O'Leary, Keyspan Permit Representative, was present for the discussion of this item. He explained that the petition is for an extension of the gas main in Ohio Avenue to provide heat, hot water and gas for cooking to 24 Ohio Avenue. The extension of the main will also allow additional homes to hook-up to the service.

The public hearing was opened and no person spoke for or against the petition. Ald. Salvucci moved approval of the item, which carried unanimously.

#376-03 KEYSPAN requesting a grant of location to install and maintain 50' ± of 4" gas main in PLEASANT STREET from the existing gas main in Pleasant Street @ 66 Pleasant Street west to 57 Pleasant Street.

ACTION: **APPROVED 8-0**

NOTE: Francis O'Leary, Keyspan Permit Representative, was present for the discussion of this item. He explained that the petition is for an extension of the gas main in Pleasant Street, West Newton to provide heat, hot water and gas for cooking to House #57. The public hearing was opened and no one spoke for or against the petition. Ald. Stewart moved approval of the item, which carried unanimously.

#340-03 BOSTON EDISON d/b/a NSTAR ELECTRIC requesting a grant of location to install 140'± of conduit in WOODWARD STREET @ Pole 478/3 in a southeasterly direction 140' northwest of Boylston Street.

ACTION: **APPROVED 5-0-2 (Linsky and Yates abstaining; Mansfield not voting)**

NOTE: Maureen Carroll, NStar Permit Representative, was present for discussion of this item. The purpose of the petition is to increase service reliability in the area. A part of the conduit is to be placed in Boylston Street and NStar has already received state approval (attached). Currently, there are two circuits on one pole. If anything were to happen to that pole, it would cause a large outage in the area. NStar plans to move one of the circuits to a different pole.

There was some confusion regarding when the street was last repaved. Commissioner Rooney explained that the five-year moratorium was not in effect, as Woodward Street had been done six years ago. Ald. Mansfield had concerns about the disruption of traffic in the area. Several committee members asked when the work would be performed. Ms. Carroll stated that the work would occur between the hours of 9 a.m. and 3 p.m., Monday through Friday, weather permitting and would take about two weeks to complete. Ald. Yates asked if it would be possible to perform the work at night. Ald. Mansfield pointed out that Woodward Street at Route 9 is a very busy intersection and the project has the potential to cause many traffic problems. Ms. Carroll explained that the state permit requires that the work be done during the above hours. NStar will also hire a police detail during the project.

Ald. Linsky moved hold on the item, as there were many issues regarding the hours of the project. It was pointed out that it was close to the end of the construction season and if the item was held, any longer it might have to be put off until next year. Many committee members felt that, as it is an upgrade in the service for that area, it would not be a good idea to put it off. The motion to hold failed to carry by a vote of two in favor, five opposed and one abstention. The public hearing was opened and no person spoke for or against the petition. Ald. Lappin moved approval of the item, which carried.

#341-03 **BOSTON EDISON d/b/a NSTAR ELECTRIC** requesting a grant of location to install one guy stub pole (113/4AS) on the easterly side of CRESCENT STREET 480' south of Webster Street.

ACTION: **APPROVED 7-0 (Mansfield not voting)**

NOTE: Maureen Carroll, NStar Permit Representative, was present for discussion of this item. This is a petition to place a guy stub pole on Crescent Street to support and straighten a pole leaning towards a home. The guy stub pole is 35' high, is placed adjacent to the leaning pole, and creates tension, which pulls the leaning pole straight. The public hearing was opened and no one spoke for or against the petition. Ald. Salvucci moved approval, which was voted unanimously.

#393-03 ALD. LINSKY, SCHNIPPER AND SALVUCCI requesting a discussion regarding progress in the renovation of Newton South High School.

ACTION: **HELD 7- 0(Mansfield not voting)**

NOTE: Commissioner Parnell, Michael Cronin and Dick Ampster, project manager, were present for discussion of this item. Commissioner Parnell gave a PowerPoint presentation showing the progress of the work at Newton South High School. Mr. Ampster reviewed the work and gave the Committee the target dates for various parts of the project. The cafeteria is scheduled to be completed on September 30, the kitchen is scheduled to be completed between September 30 and October 12, the four classroom building is scheduled for September 30 but Mr. Ampster is skeptical about that date, the field house needs to be completed by November 1 for the basketball games and Goodwin and Wheeler Houses are scheduled for October 15 and November 15. Mr. Ampster does not think Goodwin and Wheeler will be ready but is hopeful that they will be completed by January 1, 2004. There are joist and floor problems in both buildings and it is likely that Cutler House has these same problems.

The newly constructed or renovated spaces will not be used until everyone is satisfied that all work on them is complete. When Wheeler and Goodwin are done there will be enough classrooms for the students and the modular classrooms will no longer be necessary. Several committee members asked about change orders and whether there was enough money in contingency funds to cover them, as a lot of that money was used in Phase I. Mr. Parnell explained that he believed there was enough money to cover those costs. Ald. Salvucci asked why the City paid for design flaws, which were not the City's fault but the architects. He feels that contracts are much to loose and should put the financial burden for errors in design on the architect.

The item was held for future updates on progress. Mr. Parnell and Mr. Ampster both agreed to provide the Committee with regular updates.

REFERRED TO PUB. FACILITIES AND PROGRAMS & SERVICES COMMITTEES

#83-03 ALD. GENTILE, BRYSON, COLETTI AND LIPSITT requesting that the Health Commissioner conduct/oversee a testing program to evaluate the air quality at Newton North High School and, if necessary, make recommendations to ensure the safety of all students and staff in the building.

ACTION: **HELD 8-0**

NOTE: Michael Cronin and David Naparstek were present for the discussion of this item. Ald. Gentile also joined the Committee. Commissioner Naparstek reviewed the test results from March 26, 2003 to April 9, 2003, which were attached to the agenda. The tests showed that there were high levels of carbon monoxide in some

of the areas of the high school. The levels were not unsafe but gave the sense of stale air.

Mr. Cronin explained that since the testing, all of the univents at the school have been repaired or turned on. The maintenance staff has changed all of the fasteners on the univents to ensure that they cannot be turned off. The custodial staff has also implemented a daily checklist for the univent system and changed and dated all of the filters. The School Department has also consulted DRA to look at different solutions to lower the carbon dioxide levels in problem areas. Mr. Cronin will provide a memo from himself to Jeffrey Young, Superintendent of Schools, outlining the various steps taken to deal with the problem (attached).

Newton North High School will be retested in October or November, when the windows are all closed, to see if the steps taken have improved the air quality. The Committee decided to hold the item until the retests have been done.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#399-03 **HIS HONOR THE MAYOR** requesting an appropriation in the amount of \$200,000 from Overlay Surplus for the purpose of funding two capital projects for the School Department:
A) Countryside Elementary School Generator Replacement.....\$100,000
B) Zervas Elementary School Boiler Replacement.....\$100,000

ACTION: **APPROVED 7-0 (Gerst not voting)**

NOTE: Commissioner Parnell presented the item to the committee. He explained that the generator at Countryside Elementary School is no longer operational and cannot be repaired. The school has been using a battery generator for the past year. The new generator will be located outside of the school in a baffled enclosure. The noise will be very slight and should not cause a problem with the neighbors.

A section of the boiler of the Zervas Elementary School has failed and it is more efficient to replace the boiler than repair it. The failed boiler is over fifty years old. The committee had no problem with the request to fund these two projects and voted unanimously to approve the item.

Respectfully submitted,

Sydra Schnipper, Chairman