



Public Facilities Committee Budget Report

City of Newton **In City Council**

Thursday, May 14, 2020

Present: Councilors Leary (Chair), Kelley, Crossley, Norton, Laredo, Danberg, Kalis and Gentile

Also Present: Councilor Downs, Albright, Krintzman and Bowman

City Staff Present: Commissioner of Public Buildings Josh Morse, Chief Operating Officer Jonathan Yeo, Deputy Director of Public Buildings Alex Valcarce, Director of Planning, Project Management and Sustainability for Newton Public Schools Stephanie Gilman and Principal of Oak Hill Middle School John Harutunuan

Public Buildings Department

Note: Commissioner of Public Buildings Joshua Morse provided an overview of the FY21 Budget and Capital Projects. Commissioner Morse explained that the department is in a good position to move projects forward in the next year. But due to the COVID-19 pandemic, there are some Capital Projects that have been put on hold.

Newton Early Childhood Program (NECP)

Commissioner Morse explained that this project has been put on hold. Additionally, Commissioner Morse explained that he was able to get the Preschool Director and a member of the staff out to the site to look at the existing interior conditions and see what needs to be changed for programming. With this project being put on hold, there is the opportunity to go back to the Design Review Committee (DRC) to reexamine the plans. Commissioner Morse explained that putting this project on hold also gives the department the ability to further investigate the existing field space and how it relates to the building envelope. Additionally, Commissioner Morse explained that this gives the department time to evaluate the buildings electrical system.

Lincoln-Elliot (150 Jackson Road)

Commissioner Morse explained that this project has also been put on hold but there is still several things that the department can work on. Additionally, Commissioner Morse explained that they can examine the parking situation including drop-off and pick-up. There will also need to be a further discussion on greenspace. Commissioner Morse explained that this gives the City the opportunity to have a further discussion on how overall projects are balanced with hardscape and softscape. This is an opportunity to push for more green space for the project. Commissioner Morse explained that the department now has more time to figure out how to best utilize the existing structure at 150 Jackson Road.

Lincoln-Elliott Window Project

Commissioner Morse explained that this project is about 20% done with construction. Additionally, Commissioner Morse explained that the workers for this project are taking the proper precautions during the pandemic. This will be a great opportunity for the Lincoln-Elliott community to come into a school with a new heating system and new windows. Commissioner Morse explained that this project also includes installing interior windows that provide natural light to smaller spaces in the building.

F.A. Day Boiler Project

Commissioner Morse explained that they are executing their contract for this project. Additionally, Commissioner Morse explained that this project is under budget and should be completed by the end of summer 2020. Commissioner Morse also explained that because the project came out under budget, they were also able to replace the variable frequency drives, which will make the large hot water pumps work more efficiently in the building.

NewCal

Commissioner Morse explained that they have taken several steps towards community outreach. There have been a good number of participants at these meetings, but the challenges are going to be with engaging businesses in Newton Centre and Newtonville. Additionally, he explained there is also another community meeting planned for next week, where the department will present site test fits at both locations and discuss the opportunities and challenges that were presented by the community in past meetings. Commissioner Morse explained that they have funding that was approved in 2019 and at this point the department has expended a small amount of those funds. Additionally, Commissioner Morse explained that a lot of this work is being done by City Staff which is keeping the cost low. The hope is to discuss this with the Ward Councilors and then come back to the Council in the summer months to receive feedback on this project.

Cabot School

Commissioner Morse explained that the Cabot School project has been finished and came out under budget. The Massachusetts School Building Authority (MSBA) is scheduled to do their final walk through this summer. Commissioner Morse explained that this project was extremely successful and that he should be doing the final financial close out with the Council in September or October.

Countryside and Franklin Elementary Schools

Commissioner Morse explained that SOIs have been submitted to the MSBA for these projects. The results of these applications should be available in November or December of this year.

Operations for the Public Building Department

Commissioner Morse explained that they are starting to accomplish more of the less than \$75,000 projects and that the department has consolidated administrative positions. Additionally, Commissioner Morse explained that his Executive Assistant was approaching retirement and he felt that he did not need to replace this position. This position can be consolidated with the other administrative Public Buildings employee.

Capital Improvement Plan (CIP)

Chief Operating Officer, Jonathan Yeo explained that the Submittal CIP is an important document where the administration looks at what was written in the initial CIP. Additionally, Mr. Yeo explained that this was a different kind of year because of the current pandemic. Many projects needed to be put on hold in order to minimize the debt service costs. The debt service costs for FY21 is largely set because projects were bonded this past February. Mr. Yeo explained that the projects that the City is going to move forward with will cause debt service costs for FY22. This is a concern with not knowing about State and Federal funding and what the City's revenue will be.

Mr. Yeo explained that the Library's children's room expansion has been mostly designed at this point but has been put on hold for at least a year. Mr. Yeo explained the Newton Free Library Parking Lot Project is continuing to move forward. Commissioner Morse will also continue his work at the Police Headquarters with their HVAC system.

The Committee asked the following questions:

Q: Is there a timeline on when the department will get back to the NECP and Lincoln Elliot projects?

A: Commissioner Morse explained that they do not have a timeline for this because no one knows where the economy will be in the next few months. Additionally, Commissioner Morse explained that there should be periodic check-ins with the City Council on where the City is financially.

Q: Is the plumber the only position being deferred and who will be doing the work of the plumber?

A: Commissioner Morse explained that the plumber is only being deferred for one year; there was an employee that left so there were no layoffs. Additionally, Commissioner Morse explained the principal bookkeeper and the executive assistant will be consolidated into one administrative position. The individual that left was a carpenter and even with the need for plumbing work trending higher there is not a need to replace this position with a plumber in the upcoming year. The City does use outside plumbers for large projects and right now there are other plumbers on staff with the City.

Q: For the School Department there are several summer projects that are being deferred, is there a timeline to when these projects will be worked on again?

A: Commissioner Morse explained that the School Department is in control of all the summer projects. The projects that have been deferred included painting and flooring projects. Additionally, Commissioner Morse explained that the School Department will probably reevaluate at the midpoint of the year to see where they are at financially. The School Department can complete these projects during holiday breaks but if that is not financially achievable than the projects will be deferred to next summer. Commissioner Morse explained that there is also an opportunity to move forward on other projects since the buildings are vacant. Additionally, Commissioner Morse explained that the school custodians are still in the schools and have taken this opportunity to wax the floors and do a deep cleaning of the building. The custodians are also working on disinfecting the buildings. This is

an opportunity for the custodians to take an extensive look at what needs to be repaired in the buildings.

Q: Is there a timeline on when the Lincoln-Elliot window project will be completed?

A: Commissioner Morse explained that the contract states the project will be done by August, but it should be completed before then.

Q: With the decrease in the budget, what maintenance projects will not be completed?

A: Commissioner Morse explained that the accounts that were impacted were the less than \$75,000 projects and the smaller capital projects. Mr. Yeo explained that Commissioner Morse's team is also going to have significant COVID-19 related work in municipal buildings. This will be funded by the money that has been approved by the City Council for the pandemic.

Q: How will the department go about adding more greenspace to Lincoln-Elliot and who will be brought in to have that conversation?

A: Commissioner Morse explained that this would not be a completely different group than who is working on the project now, but this will be an opportunity to bring new people on. Additionally, Commissioner Morse explained that he would like to start with changing the bus route, finding a parking spot for accessible vans that is away from the busses and try to have parent pick-up and drop-up be on the existing hardscape of the street. There also needs to be a conversation on how many staff parking spaces will be available.

Q: Is any of the COVID-19 funding that is expected to come from the State or Federal Government being used for the COVID-19 problems that face the Public Buildings Department?

A: Commissioner Morse explained that he will be working towards receiving as much Federal funding as possible.

Q: Is there an estimated price for the improvements to the Newton Free Library Parking Lot Project?

A: Mr. Yeo explained that estimated price is in the CIP. Additionally, Mr. Yeo explained that the design work for this project will be done in FY21 and project should begin at the end of FY21.

Q: How will the solar canopies be installed at the Newton Free Library Parking Lot without doing improvements to the parking lot first?

A: Mr. Yeo explained that the Department of Public Works will remove the berms and do a temporary restriping of the lot. Additionally, Mr. Yeo explained that there will be more details on temporary parking during construction.

Q: Why can't the solar project be delayed so that the improvements to the parking lot can be done at the same time?

A: Mr. Yeo explained that the City will lose the credits and the project will not be funded.

Commissioner Morse thanked his staff for the work they have been during this pandemic.

Committee members thanked Commissioner Morse and his team for all the work they do for the City.

The Committee took a straw vote to accept the Public Buildings proposed Budget, the Supplemental CIP and the CIP which passed unanimously.

The Committee adjourned at 9:35 p.m.

Respectfully submitted,

Alison Leary, Chair

Public Buildings Budget

Building	Asset Type	Asset Name	Recommendation	Cost				AC - Completed
B011 - Newton Corner Library	Accessibility Item	Parking	Restripe the accessible parking space so that the access aisle is 96" wide.	\$ 100		\$ 100		X
B032-Lower Falls Community Center	Wall group	Wall group 1	Repair, grout pipe penetration holes(1ls)	\$ 179				X
B003-Newton Senior Center	Accessibility Item	General Exterior	Provide an accessible table on the outdoor patio.	\$ 300				X
B017- Newton Free Library	Accessibility Item	Parking	Restripe pavement markings for accessible spaces to have a striped access aisle.	\$ 300				X
B031-Emmerson Community Center	Accessibility Item	Parking	Restripe pavement markings to provide an accessible parking space with access aisle.	\$ 300				X
B028 - Jackson Homestead Museum	Other element group	Other element group 5 (rear conc stair)	Repair hairline crack at corner of rear concrete deck(1sf).	\$ 369				X
B002-Carr Building	Flooring	Concrete Flooring	Repair wood access boards in pipe passage floor which are a tripping hazard (5Sf).	\$ 428				X
B028 - Jackson Homestead Museum	Ceiling group	Ceiling group 2	Repair broken floor planking on first floor (5sf).	\$ 428				X
B003-Newton Senior Center	Accessibility Item	Parking	Re-stripe to provide a van accessible parking space and add a sign that says "van accessible".	\$ 450				X
B006-Fire Station #1, Newton Corner	Accessibility Item	Parking	Provide an accessible parking space.	\$ 500				X
Public Buildings OPERATING BUDGET	Security Systems		\$12,500/year	\$ 12,500				X
Police Headquarters		ust	Remove underground heating oil tank. Do with repaving parking lot	\$ 16,249	32103			X
Police Headquarters		electrical upgrades	Coordinate a cable tray design with IT Department to support main trunk of cabling for TER to TR closets. •Install (~10) all-weather GFI receptacles at or near exterior doorways. •Convert exterior lighting to LED to reduce frequency of maintenance and improve efficiencies.	\$ 40,809		\$ 40,809		No
Senior Center	structural		Repair cracks at boiler room foundation wall; Patch spalling concrete at egress strair; Repair cracks at exterior top of foundation wall.	\$ 12,131		\$ 12,131		X

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Pelligrini pk fieldhouse	finishes		Renovate kitchen cabinets and plumbing, venting, etc. (300sf, 30lf cabinets)•Install grab bars at toilet (1ea).	\$ 21,071				No
Burr Park Field house	interior finishes		Clean up and dispose of all old junk in the basement (1600sf). Repair cracks in foundation wall (1800sf). Remove terra cotta basement walls(1000sf).•Replace damage acoustical ceiling tiles on first floor (10%=200sf).•Remove balance of basement ceiling and replace with new fire rated drywall(1600sf)•Clean, patch concrete floors (1600sf). Install fire rated door to basement(1ea). Repair remaining doors and replace door hardware with ADA-compliant hardware (5 ea).	\$ 42,218				No
Crystal Lake		Structural	Remove loose concrete from spalled porch awnings to prevent concrete from falling on a person below and patch overhead concrete. Determine immediate need.	\$ 28,629				x
Newton Free Library		Building Envelope	Clean and stain cedar roof soffit at 2nd floor level (6,000 sf) to match existing stain color.Replace (1) single door w/ frame at loading dock.•Replace (1) double hung door w/ frame at loading dock.	\$ 34,485		\$ 126,403		partially done
Jackson Homestead	Electrical		Update fire/smoke alarm horn strobes and beacons to ADA-compliant units.•Rewire entire Telcom infrastructure to BICSI code and secure site utilities to the building.•Add additional duplex receptacle to each office location (~20 locations) to address extensive use of power strips and extension cords. Some will be addressed in Archive project	\$ 43,617				x
Jackson Homestead	Roof		Remove rolled roofing on shed and install new roofing (400sf).	\$ 15,807				x
Jackson Homestead			Foundatn repairsRepair, point, tuck, water lock paint foundation wall. Exterior waterproofing is required to prevent ground water from seeping in through the stone foundation(1700sf).•Remove basement carpet. Repair level concrete slab. Replace with epoxy floor or tile until water infiltration problem is corrected (1400sf)	\$ 25,667				x
Senior Center	Finishes		Repair plaster ceilings (5%=2400sf).•Repair walls that have water damage from windows and roof leaks(10%=2100sf).•Replace kitchen cabinetry and countertops (500sf).	\$ 41,401		\$ 160,977		X

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Nahanton Park Field House	Mechanical		Provide control dampers at furnace for combustion air openings. Provide a new filter. Fix ductwork to ensure better seal at filter/return plenum.	\$ 3,807				x
Fire Station #1	Stairs		Make minor repairs to stairs (45r).	\$ 22,139		\$ 25,946		No
Bulloughs Pond Shelter	Windows and Doors		Remove and replace all windows (4ea). Remove, repaint and reinstall security screens on all windows (4ea).	\$ 11,580	\$ 11,580			x
Police Headquarters	Stairs	Stairs	Replace all rubber stair treads (108 risers).	\$ 22,239		\$ 22,239		x
Public Buildings	Building Envelope		Repair damaged metal siding and repaint. •Remove and replace entry pad at front overhead door and add bollards to protect door jambs.	\$ 22,405	\$ 22,405			No
Nahanton Park Field House	Electrical		Add (2) exterior all-weather GFI receptacles around the perimeter of the building. •Add egress lighting fixtures (2) units to men's and women's bathrooms and replace battery back-up units (4) in all other Egress lighting fixtures. •Install audible fire alarm horns and beacons in toilets to meet ADA requirements (2ea). •Upgrade interior lighting to Super T-8 flourescent fixtures to improve energy efficiency.	\$ 13,879				No
B010-Police Annex	Accessibility Item	Exterior	Since there is only one accessible parking space, restripe and provide signage for a "van accessible" parking space; Install code-compliant handrail extensions at the bottom of the entry stairs.	\$ 500				No
B028 - Jackson Homestead Museum	Wall group	Wall group 1	Repair minor wood shingles at rear of 1 story building(1sf) and touch up painting in the areapir area..	\$ 535	\$ 535			x
B005-Crafts St DPW Operating Ctr (Stable)	Flooring	Flooring group 3 (wood)	Re-nail flooring as required, install safety railing around 5x5 opening in floor (1ea).	\$ 550				No
B005-Crafts St DPW Operating Ctr (Stable)	Accessibility Item	Parking	Provide a "van accessible" parking space including signage; Restripe accessible space to include a 5ft. access aisle.	\$ 550		\$ 1,100		No
B011 - Newton Corner Library	Floor deck group	Floor deck group 1	Repair damaged/missing floor boards on attic and first floor (66 sf)	\$ 564				x
B037-Winchester Street Garage	Door group	Door group 2 (OH Door)	Repair pellet shot holes in middle of overhead door (1ea).	\$ 622				x

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B028 - Jackson Homestead Museum	Other element group	Other element group 3 (Main front stair)	Scrape and paint decking at main front entry stairs(2r, 30sf).	\$ 669	\$ 1,855			x
B034-Auburndale Cove Fieldhouse	Flooring	Carpet	Remove and replace carpet(100sf).	\$ 677		\$ 677		No
B029-Crafts Street Garage	Roof beam group	Roof beam group 2	Patch 8 SF of concrete joists where overhead doors have chipped away concrete.	\$ 714				X
B033-Albermarle Fieldhouse	Roof beam group	Roof beam group 1	Clean corrosion from open web steel roof joists in vicinity of roof vent and repaint. (10 sq ft)	\$ 739				x
B008-Newton Police Headquarters	Skylight group	Skylight group 1 (dome)	Repair skylight leak (1ea).	\$ 750				x
B027-Public Buildings Department	Door group	Door group 1	Replace weather-stripping and thresholds at exterior doors (2ea).	\$ 751				x
B006-Fire Station #1, Newton Corner	Grille/diffuser group	Grille/diffuser group 1	Clean exhaust grilles/diffusers.	\$ 776	\$ 3,730			x
B034-Auburndale Cove Fieldhouse	Roofing group	Roofing group 1	Repair downspout (1ea).	\$ 776				x
B043-Highlands Fieldhouse	Wall group	Wall group 2	Repair damaged areas of exterior CMU walls as required (15 SF).	\$ 785				x
B008-Newton Police Headquarters	Accessibility Item	Locker Rooms	Provide 5 percent or at least one locker that has accessible hardware installed within reach range;	\$ 810				No
B008-Newton Police Headquarters	Ductwork group	Ductwork group 1	Flex duct at electric room needs to be routed to diffuser to grille. Ductwork cannot be opened and is hanging from ceiling.	\$ 854		\$ 3,225		No
B035-Cabot Park Fieldhouse	Wiring group	Wiring Group 2 - Telephone	Reattach and properly secure telephone service wiring.	\$ 855	\$ 855			x
Forte Park	Mechanical		Install manual damper in ventilation fans to prevent transfer of cold air and moisture into building.	\$ 895				No
B040-Forte Park (Allison)	Painting group	Painting group 1	Paint approximately 20% of the exterior wall (200 SF).	\$ 924				x
B040-Forte Park (Allison)	Wall group	Wall group 2	Refasten clapboard siding at locations where nails are loose (200sf).	\$ 936				x
Forte Park	Electrical		Add egress lighting to Men's and Women's toilets.	\$ 2,638		\$ 5,393		No

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B043-Highlands Fieldhouse	Dom. water piping/insulation group	Dom water piping/insulation 2 - cold water piping	Insulate cold water piping to prevent condensation.	\$ 962	\$ 962			x
B007-Fire Station #2, West Newton	Flooring	Ceramic Tile Flooring	Repair ceramic tiles in bathrooms as required(5%=50sf).	\$ 970				x
B001-City Hall	Accessibility Item	Corridors	Reposition clock on 1rst floor or install a cane-detectable barrier around it because it projects >4" into the circulation route and is therefore a protruding object; Reposition signs in 2nd floor corridor because they reduce headroom to <80" AFF.	\$ 1,000				No
B006-Fire Station #1, Newton Corner	Flooring	Ceramic Tile	Repair damaged areas of ceramic tile floor (10%=60sf)	\$ 1,009				x
B033-Albermarle Fieldhouse	Lintels group	Lintels Summary	Clean and repaint steel lintels.	\$ 1,033		\$ 4,012		No
B019 - Nonantum Library	Ductwork group	Ductwork group 1	Remove abandoned flexible ductwork from dryer vent and insulate and seal opening to outside window.	\$ 1,058				x
B032-Lower Falls Community Center	Skylight group	Skylight group 1	Repair leaky skylight (1ea).	\$ 1,088	\$ 2,146			x
B036-Nahanton Park Fieldhouse	Window group	Window Group 1 - Glass Block	Repair glass blocks in glass block exterior windows that are cracked (2ls).	\$ 1,088		\$ 1,088		No
B037-Winchester Street Garage	Flooring	Flooring group 3 (Attic)	Replace temporary wood plywood in the attic over the floor opening with structural framing and plywood. (50sf).	\$ 1,100				x
B001-City Hall	Accessibility Item	Parking	Add new "Van Accessible" parking signage at van accessible parking spaces.	\$ 1,100				x
B003-Newton Senior Center	Bearing wall group	Bearing wall group 1	Repair roof flashing (10 SF) and repoint brick at area where water infiltration is evident (100 SF).	\$ 1,127				x
B037-Winchester Street Garage	Lintels group	Lintels group 1	Scrape, prepare surface of lintels for paint(30lf).	\$ 1,143	\$ 4,470			x
B022-Pelligrini Park Field House	Ceiling group	Acoustical Tile	Replace acoustical ceiling tiles damaged from roof leak(50sf).	\$ 1,145		\$ 1,145		x
B037-Winchester Street Garage	Element group	Element group 1 (wood planks)	Repair damaged areas of wood plank siding (100sf).	\$ 1,216	\$ 1,216			x
B018-Waban Library	Painting group	Painting group 1	Scrape, prepare surface and paint woodwork at gable ends(150sf).	\$ 1,228				No
B035-Cabot Park Fieldhouse	Int. Wall group	Interior Walls	Repair and patch scattered areas of interior wall damage (10%=200sf).	\$ 1,243				No

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B033-Albermarle Fieldhouse	Column Group Summary	Column Group Summary 1	Clean base of the two exterior steel columns of all corrosion and prepare the exposed surfaces of the steel columns and coat with a high quality paint system. (2 cols. - 32 sq ft).	\$ 1,243				No
B033-Albermarle Fieldhouse	Ext receptacles group	Ext receptacles group 1	Add Exterior GFI electrical power receptacles at front and rear entrance (2ea).	\$ 1,243				No
B034-Auburndale Cove Fieldhouse	Ext receptacles group	Ext receptacles group 1	Add (2) all-weather GFI electrical power receptacles adjacent to building entrances.	\$ 1,243				No
B036-Nahanton Park Fieldhouse	Flooring	Flooring 2 - Concrete	Scrape, prepare surface and recoat bathroom floors with a non-slip epoxy floor finish (200sf).	\$ 1,243				No
B036-Nahanton Park Fieldhouse	Int receptacles group	Int receptacles group 1	Replace 10% worn power receptacles and add GFI receptacles to the Men's and Women's toilets (2ea).	\$ 1,243				No
B035-Cabot Park Fieldhouse	Int receptacles group	Int receptacles group 1	Add GFI electrical power receptacles to the men's and women's toilet rooms.	\$ 1,243				No
B035-Cabot Park Fieldhouse	Ext receptacles group	Ext receptacles group 1	Add (2) all-weather GFI receptacles on the outside perimeter of the building.	\$ 1,243		\$ 11,172		No
B043-Highlands Fieldhouse	Ceiling group	Ceiling group 1	Repair damaged areas of interior of concrete ceiling as required (100 SF).	\$ 1,243	\$ 1,243			x
B040-Forte Park (Allison)	Element group	Element group 1	Repair ornamental portion of columns, prepare surfaces, and repaint (2 EA).	\$ 1,270				No
B042-Upper Falls Fieldhouse	Door group	Door group 1	Replace single hung door and add security door grill (1 EA).	\$ 1,270		\$ 2,540		No
B028 - Jackson Homestead Museum	Ceiling group	Ceiling group 4	Repair plaster ceiling in attic and repaint. (300sf)	\$ 1,283	\$ 1,283			x
B040-Forte Park (Allison)	Other element group	Ramp	Repair exterior concrete ramp apron (100sf).	\$ 1,316				No
B015 - Elliot St. Operations Center	Flooring	Carpet Flooring	Remove carpet and replace with entry mat. (80sf).	\$ 1,358		\$ 2,674		x
B003-Newton Senior Center	Ceiling group	Acoustical Tile Ceiling	Repair and replace damaged acoustical ceilings (1%=200sf).	\$ 1,360				x
B037-Winchester Street Garage	Ceiling group	Ceiling group 1 (acoustical tile)	Repair damaged areas of acoustical ceiling tiles as required(30%=200sf).	\$ 1,360				x

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B002-Carr Building	Fire escape group	Fire escape group 1	Minor repair and scrape, paint steps (11R) at rear fire escape.	\$ 1,397	\$ 4,117			x
B015 - Elliot St. Operations Center	Canopy group	Canopy group 1	Scrape, prepare surface and repaint wood trim (30sf).	\$ 1,409		\$ 1,409		No
B003-Newton Senior Center	Conduit group	GRC Conduit	Replace junction box cover plates throughout interior and exterior of building (est. 3 int.-10 ext.)	\$ 1,410	\$ 1,410			x
B031-Emmerson Community Center	Fan group	Fan group 1	Clean ventilation fan blades and lubricate fan bearings.	\$ 1,422				No
B042-Upper Falls Fieldhouse	Wall group	Wall group 1	Repair damaged areas of exterior concrete wall as required (10%=100sf).	\$ 1,433				No
B035-Cabot Park Fieldhouse	Flooring	Resilient VCT Flooring	Replace damaged areas of VCT flooring as required (30%=200sf).	\$ 1,449				x
B040-Forte Park (Allison)	Roofing group	Roofing group 1	Install new drip edge along rear edge of roof (20lf) and repair asphalt shingles in the area which are damaged.	\$ 1,470				No
B035-Cabot Park Fieldhouse	Door group	Bulkhead Door	Scrape, prepare surface and paint bulkhead door(1ea).	\$ 1,474				x
B029-Crafts Street Garage	Bearing wall group	Bearing wall group 1	Repair 20 LF of brick step cracking at the second floor.	\$ 1,478		\$ 8,726		x
B037-Winchester Street Garage	Ext. lighting group	Ext. lighting group 1	Add one exterior lighting unit to improve security.	\$ 1,552	\$ 1,552			x
B043-Highlands Fieldhouse	Ext. lighting group	Ext. lighting group 1	Add exterior wall pack to improve safety and security at dusk.	\$ 1,552		\$ 1,552		x
B018-Waban Library	Canopy group	Areaway Canopy	Seal underside of raw plywood (80sf) at areaway canopy.	\$ 1,693	\$ 1,693			x
B036-Nahanton Park Fieldhouse	Painting group	Painting group 1	Scrape, caulk, prepare surface and repaint exterior soffit and trim (250lf).	\$ 1,693				No
B022-Pelligrini Park Field House	Accessibility Item	Signage	Install tactile and Braille room and exit signage mounted adjacent to latch side door.	\$ 1,700				No
B011 - Newton Corner Library	Fan group	Ceiling Fans	Install exhaust fan in 2nd floor bathroom at 75 CFM per fixture.	\$ 1,708				No
B041-Newton Ctr. Metal Storage Building	Door group	Door group 1	Repair and repaint overhead door (1ea).	\$ 1,733				No

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B031-Emmerson Community Center	Other element group	Exterior Ramps	Repair tripping hazard at transition from ramp to sidewalk (1ls).	\$ 1,735				x
B006-Fire Station #1, Newton Corner	Heating pumps group	Heating pumps group 5 - Domestic pump 1	Replace domestic heat pump.	\$ 1,785		\$ 10,354		No
B006-Fire Station #1, Newton Corner	Fan group	Fan group 4 - Kitchen hood fan	Install new range fan.	\$ 1,785				x
B007-Fire Station #2, West Newton	Heating pumps group	Heating pumps group 1 - condensate pump	Replace heating condensate pump.	\$ 1,785				x
B007-Fire Station #2, West Newton	Heating pumps group	Heating pumps group 2 - oil pump	Replace heating oil pump.	\$ 1,785				x
B010-Police Annex	Heating pumps group	Heating pumps group 3 - condensate pump	Replace condensate pump with new condensate pump that has its own reservoir.	\$ 1,785				x
B006-Fire Station #1, Newton Corner	Int receptacles group	Int receptacles group 1	Add more kitchen outlets to address blown fuses.	\$ 1,785	\$ 8,925			x
B043-Highlands Fieldhouse	Wall group	Wall group 1	Repair damaged areas of exterior concrete walls as required (30 SF).	\$ 1,800				x
B042-Upper Falls Fieldhouse	Int. Wall group	Int. Wall group 1	Repair areas of minor damage in exterior concrete and interior CMU walls as required and repaint(10%=140sf).	\$ 1,832				No
B034-Auburndale Cove Fieldhouse	Int. Wall group	Int. Wall group 1	Clean, point, and paint interior CMU walls (20%=300sf).	\$ 1,836		\$ 7,253		No
B039-Bullough's Pond Shlter	Element group	Element group 1	Scrape and clean surface of wood trim and prepare surface for painting (250lf).	\$ 1,847	\$ 1,847			x
B028 - Jackson Homestead Museum	Fan group	Fan group 1 - bathroom fans	Replace bathroom fans with new, 75 CFM fans. Existing controls can remain.	\$ 1,930				x
B021-Crystal Lake Bathhouse	Water heater (direct) group	Water heater (direct) group 1	Install drip pan under unit and discharge to safe waste per code requirements.	\$ 1,965				No
B024-Jeanette Curtis West Rec Ctr (The Hut)	Element group	Exterior Chimney Base	Repoint cracks in stone masonry base of exterior chimney (100sf).	\$ 1,990				No

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B001-City Hall	Fuel Compressor group	Compressor group 1	Remove non-functioning pneumatic compressor unit.	\$ 2,000				No
B038-Elliot Street Sand_Salt Shed	Service entrance	Service entrance 1	Build a weather-tight enclosure around the exterior mounted power service and panels to protect them against the weather.	\$ 2,018		\$ 9,903		x
B032-Lower Falls Community Center	Int. Wall group	Interior Drywall	Repair and repaint damaged areas of drywall (5%=400sf).	\$ 2,022	\$ 2,022			x
B036-Nahanton Park Fieldhouse	Ductwork group	Ductwork group 1	Clean ductwork thoroughly to remove all built up particulates.	\$ 2,104				x
B036-Nahanton Park Fieldhouse	Water heater (direct) group	Water heater (direct) 2 - Heater 2	Provide enclosure under the women's room sink to protect water heater from tampering and from a child accidentally hitting the pressure relief valve and getting scalded. Also provide a drip pan and drain under the water heater.	\$ 2,104		\$ 4,208		No
B037-Winchester Street Garage	Int. Wall group	Int. wall group 2 (drywall)	Finish partially completed interior drywall partitions(500sf).	\$ 2,138				x
B007-Fire Station #2, West Newton	Ceiling group	Plaster and Lathe Ceiling	Patch damaged sections of plaster and lathe ceiling (200sf).	\$ 2,138				x
B010-Police Annex	Stair	Stair 1	Install 15lf of missing railing on interior wood stairway.	\$ 2,155	\$ 6,431			x
B036-Nahanton Park Fieldhouse	Ceiling group	Ceiling group 1	Replace damaged or stained acoustical ceiling tile (20%=200sf).	\$ 2,175		\$ 2,175		No
B028 - Jackson Homestead Museum	Door group	Door Group 3 (other)	Rework lattice access door to operate for intended users(1ea 3/0x7/0). Clean area for accessibility.	\$ 2,200	\$ 2,200			x
B035-Cabot Park Fieldhouse	Flooring	Concrete Flooring	Clean and perform minor repairs on concrete flooring (260sf).	\$ 2,224				No
B015 - Elliot St. Operations Center	Water heater (direct) group	Water heater (direct) group 1 - kitchen hw htr	Provide drain pan under unit with discharge piping to safe waste per code requirements.	\$ 2,233				No
B015 - Elliot St. Operations Center	Door group	Doors	Replace weather stripping at pairs of loft doors (2ea).	\$ 2,233				No
B022-Pelligrini Park Field House	Fan group	Fan group 2 - kitchen fan	Replace kitchen exhaust fan with a new fan unit.	\$ 2,430				No
B022-Pelligrini Park Field House	Fan group	Fan group 3 - TV room fan	Replace TV room exhaust fan with a new fan unit.	\$ 2,430				No
B019 - Nonantum Library	Fan group	Fan group 2 - basement womens room	Provide new exhaust fan, 75 CFM in basement womens room. Interlock controls with light.	\$ 2,430				No

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B030-Elliot Street Yard Garage	Fan group	Fan Group 2 - Garage Office Fan	Replace garage office fan with a code-compliant fan with protected blades.	\$ 2,430		\$ 16,410		No
B028 - Jackson Homestead Museum	Door group	Door Group 4 (bulkhead)	Repair basement wood bulkhead door(1ea).	\$ 2,433				x
B013 - Kennard Estate	Heating pumps group	Heating pumps group 1	Reconnect heat pump and provide controls.	\$ 2,433	\$ 4,866			x
B018-Waban Library	Egress Lighting	Egress Lighting 1	Add egress lighting fixtures (2) units to toilets.	\$ 2,465				No
B001-City Hall	Column Group Summary	Column Group Summary 1	Clean and repaint corroded areas at bases of two steel comumns in lower basement (boiler room) that are heavily corroded. After cleaning, inspect for loss of section and repair if necessary.	\$ 2,481				No
B027-Public Buildings Department	Ext receptacles group	Ext receptacles group 1	Install (4) all-weather GFI receptacles along the perimeter of the structure.	\$ 2,487				No
B017- Newton Free Library	Ext receptacles group	Exterior Receptacles	Install (~4) all-weather GFI receptacles at or near exterior doorways.	\$ 2,487		\$ 9,920		No
B008-Newton Police Headquarters	Flooring	Flooring group 1 (concrete)	Repair concrete floor as required(20%=400sf)	\$ 2,487	\$ 2,487			x
B024-Jeanette Curtis West Rec Ctr (The Hut)	Ext receptacles group	Ext receptacles group 1	Add (4) Exterior GFI Receptacle front and rear entrance.	\$ 2,487				No
B026-Burr Park Field House	Ext receptacles group	Ext receptacles group 1	Add (4) Exterior GFI Receptacles at the front and rear entrances.	\$ 2,487				No
B036-Nahanton Park Fieldhouse	CW service/meter group	CW service/meter group 1	Provide combustion air dampers at openings, or provide heat trace on cold water service piping. Note there is a wall switch for heat trace, but no heat trace line present.	\$ 2,505				No
B024-Jeanette Curtis West Rec Ctr (The Hut)	Bearing wall group	Bearing wall group 1	Pack 5 SF of gaps in brick with non-shrink grout.	\$ 2,527				No
B036-Nahanton Park Fieldhouse	Other element group	Entry Pad	Repair crack in concrete entry pad at door threshold (30sf).	\$ 2,566		\$ 12,572		No

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B043-Highlands Fieldhouse	Flooring	Flooring 1	Repair damaged areas of concrete floor slab as required (250 SF).	\$ 2,581	\$ 2,581			x
B005-Crafts St DPW Operating Ctr (Stable)	Painting group	Painting group 1 (woodwork)	Scrape, prepare surface and repaint (350lf).	\$ 2,586				x
B041-Newton Ctr. Metal Storage Building	Wall group	Wall group 2	Repair damaged areas of concrete foundation wall (400sf).	\$ 2,586		\$ 5,172		No
B011 - Newton Corner Library	Sink group	Sinks	Replace 2nd floor sink.	\$ 2,638	\$ 2,638			x
B022-Pelligrini Park Field House	Sink group	Sink Group 2 - Janitor's Sink	Replace janitor's sink.	\$ 2,638				No
B008-Newton Police Headquarters	Int. Door group	Interior door group 2 (double hung)	Repair pair of doors as required(20% =1ea)	\$ 2,638				x
B032-Lower Falls Community Center	Millwork group	Wood Cubbies	Repair wood cubby's in corridor (1ls).	\$ 2,638				x
B009-Police Headquarters Garage	Specialties group	Bathroom Accessories	Install new bath accessories in bathrooms (2ea).	\$ 2,640				No
B035-Cabot Park Fieldhouse	Sanitary sump pump group	Sanitary sump pump group 1	Replace sump pump because it is at the end of its useful life (1ea).	\$ 2,663				No
B020-Auburndale Library	Fan group	Fan group 1 - 1st floor janitor closet	Install 75 CFM fan to exhaust air per code requirements.	\$ 2,663				No
B009-Police Headquarters Garage	Accessibility Item	Exterior	Re-surface the accessible walkway so that the surface is stable, firm and slip resistant.	\$ 2,700		\$ 18,580		x
B009-Police Headquarters Garage	Ceiling group	Acoustical Tile Ceiling	Repair or replace acoustical ceilings (50%=400sf).	\$ 2,719				x
B013 - Kennard Estate	Sanitary sump pump group	Storm Piping	Replace/repair cracked storm drainage piping.	\$ 2,719	\$ 5,438			x
B035-Cabot Park Fieldhouse	Ceiling group	Concrete Ceiling	Repair damaged areas of concrete ceiling (40%=100sf).	\$ 2,733				No
B021-Crystal Lake Bathhouse	Roof deck group	Roof deck group 1	Repair 25 SF of concrete slab in room where the slab has deteriorated.	\$ 2,750		\$ 5,483		No

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B003-Newton Senior Center	Radiation/terminal unit group	Radiation/terminal group 3 - Unit ventilators	Replace filters and clean coils at unit ventilators.	\$ 2,825	\$ 2,825			x
B035-Cabot Park Fieldhouse	Lintels group	Lintels group 1	Repair deteriorated lintels at exterior brick masonry walls as required (50lf).	\$ 2,849				No
B042-Upper Falls Fieldhouse	Ceiling group	Ceiling group 1	Scrape, repair, prepare surface and repaint concrete ceiling (500sf)	\$ 2,892				No
B029-Crafts Street Garage	Radiation/terminal unit group	Radiation/terminal 2 - office electric baseboard	Replace electric baseboard sections in office area with new baseboard units.	\$ 2,895				No
B005-Crafts St DPW Operating Ctr (Stable)	Flooring	Flooring group 2 (VCT)	Repair VCT floor as required (10%=400sf).	\$ 2,898		\$ 11,534		x
B035-Cabot Park Fieldhouse	Ceiling group	Acoustical Tile Ceiling	Remove damaged acoustical tiles and replace with new tile (50%=300sf).	\$ 2,914	\$ 2,914			x
B029-Crafts Street Garage	Sanitary sump pump group	Sanitary sump pump group 1	Replace sump pump.	\$ 2,930				No
B038-Elliot Street Sand_Salt Shed	Conduit group	Conduit group 1	Replace electrical PVC conduits and enclosed wiring at exterior panelboards where found to be cracked or joints separated.	\$ 2,952				x
B033-Albermarle Fieldhouse	Egress Lighting	Egress Lighting	Replace battery back-up packs in egress lights (2 ea) which failed when tested.	\$ 3,103				No
B042-Upper Falls Fieldhouse	Ext. lighting group	Ext. lighting group 1	Replace existing exterior lighting fixtures with 2 new outdoor LED fixtures on the entrance patio to improve lighting levels, reduce maintenance and improve energy efficiency.	\$ 3,103				No
B003-Newton Senior Center	Ext receptacles group	Ext receptacles group 1	Install all-weather GFI receptacles at or near exterior doorways (5 ea).	\$ 3,109				No
B010-Police Annex	Ext receptacles group	Ext receptacles group 1	Add 5 all-weather GFI receptacles along the perimeter of the structure.	\$ 3,109				No
B011 - Newton Corner Library	Ext receptacles group	Ext receptacles group 1	Add 5 all-weather GFI receptacles along the perimeter of the structure.	\$ 3,109				No
B005-Crafts St DPW Operating Ctr (Stable)	Ext receptacles group	Ext receptacles group 1	Install 5 all-weather GFI receptacles along the perimeter of the structure.	\$ 3,109				No

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B022-Pelligrini Park Field House	Ext receptacles group	Exterior Receptacles	Install exterior GFI sockets at exterior doors (Est. 5).	\$ 3,109				No
B028 - Jackson Homestead Museum	Ext receptacles group	Ext receptacles group 1	Add 5 all-weather GFI receptacles along the perimeter of the structure.	\$ 3,109				No
B032-Lower Falls Community Center	Ext receptacles group	Ext receptacles group 1	Add 5 all-weather GFI receptacles along the perimeter of the structure.	\$ 3,109				No
B026-Burr Park Field House	Stair	Stair 1	Install new code-compliant hand railings to basement (35lf).	\$ 3,130				No
B018-Waban Library	Fan group	Fan group 1 - Basement transfer fan	Provide cover for basement transfer fan to protect fan blades.	\$ 3,163				x
B018-Waban Library	Fan group	Fan group 2 - Basement bathroom 1	Provide 75 CFM exhaust fan and ductwork for basement bathroom and vent to outside. Interlock fan with light switch.	\$ 3,163				No
B018-Waban Library	Fan group	Fan group 4 - 1st floor bathroom	Provide 75 CFM exhaust fan and ductwork and vent to outside for first floor bathroom.	\$ 3,163				No
B018-Waban Library	Fan group	Fan group 5 - Janitors closet	Provide 75 CFM exhaust fan and ductwork and vent to outside.	\$ 3,163				No
B001-City Hall	Cooling piping/insulation group	Cooling piping/insulation group 1	Replace and reinsulate outdoor exposed sections of cooling piping.	\$ 3,163		\$ 52,796		x
B019 - Nonantum Library	Flooring	Resilient VCT	Replace VCT floor (400sf).	\$ 3,200				x
B037-Winchester Street Garage	Painting group	Painting group 1 (woodwork)	Prepare surface and paint(180lf).	\$ 3,221	\$ 6,421			x
B042-Upper Falls Fieldhouse	Int. Door group	Int. Door group 1	Repair minor damage on interior hollow metal doors and repaint (3ea).	\$ 3,263				No
B027-Public Buildings Department	Int. Door group	Int. Door group 1	Replace door from office to garage with fire rated door and frame (1ea).	\$ 3,360		\$ 6,623		No
B037-Winchester Street Garage	Door group	Door group 1 (single hung)	Replace front entry door with new door and hardware (1ea).	\$ 3,360				x
B009-Police Headquarters Garage	Fan group	Fan Group 2 - Ceiling Fans	Replace fan in garage that is not working (1ea).	\$ 3,363	\$ 6,723			x
B012-Gath Pool	Accessibility Item	Signage	Install tactile and Braille room and exit signage adjacent to latch side of doors.	\$ 3,400		\$ 3,400		No

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B008-Newton Police Headquarters	Generator	Generator 1	Replace leaking radiator for emergency generator.	\$ 3,417	\$ 3,417			x
B033-Albermarle Fieldhouse	Foundation wall group	Foundation wall group 1	Fix large crack on the outside of the perimeter foundation wall at the NW corner of building.	\$ 3,417				No
B036-Nahanton Park Fieldhouse	Element group	Cupola	Repair minor damage on cupola and refinish (1ea).	\$ 3,465		\$ 6,882		No
B037-Winchester Street Garage	Ceiling group	Ceiling group 2 (plaster)	Repair damaged areas of plaster ceiling as required (50%=600sf).	\$ 3,471				x
B043-Highlands Fieldhouse	Int. Wall group	Int. Wall group 1	Repair damaged areas of interior CMU wall as required (80 SF).	\$ 3,572				x
B002-Carr Building	Accessibility Item	Parking	Restripe the accessible parking space to have a 96" wide access aisle. Install a sign indicating "van accessible" parking; Re-grade and re-surface accessible parking and access to it so that slopes do not exceed 2%; Re-stripe rear accessible parking to include an access aisle @96" wide and parking @ 96" wide. Provide signage that includes "van" accessible.	\$ 3,583	\$ 10,626			x
B011 - Newton Corner Library	Accessibility Item	Toilet Rooms	Insulate the pipes in the accessible toilet room to protect against contact; Reposition the mirror or install a full length mirror; Replace the faucets with lever type hardware; Install a new flush valve so that it is on the wide side of the toilet; Bevel threshold at accessible toilet room both sides so that slope is no greater than 1:2.	\$ 3,600		\$ 3,600		x
B006-Fire Station #1, Newton Corner	Flooring	Resilient VCT Flooring	Repair damaged areas of VCT floor (10%=400sf).	\$ 3,639	\$ 3,639			x
B035-Cabot Park Fieldhouse	Roofing group	Hip Roof	Repair/replace gutters and downspouts at hip roof area(60lf).	\$ 3,724				x
B006-Fire Station #1, Newton Corner	Ext. lighting group	Ext. lighting group 1	Replace all exterior lighting (6 wall pack units) to improve safety & security and provide a lighting controller system.	\$ 3,730				No
B026-Burr Park Field House	Egress Lighting	Egress Lighting	Add (6) egress lighting and lit EXIT signs at exits.	\$ 3,730		\$ 11,184		No
B028 - Jackson Homestead Museum	Roofing group	Roofing group 1 (gable)	Add historically appropriate gutter and downspouts to rear of shed roof (70lf).	\$ 3,807	\$ 3,807			x

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B029-Crafts Street Garage	Int. Door group	Int. door group 2 (double hung typical)	Repair, prepare surfaces and paint /seal double hollow metal and wood interior doors (4ea).	\$ 3,912				No
B036-Nahanton Park Fieldhouse	Ext. lighting group	Ext. lighting group 1	Replace all exterior lighting to improve safety and security and include a lighting controller system to improve energy efficiency.	\$ 3,958				No
B035-Cabot Park Fieldhouse	Ext. lighting group	Ext. lighting group 1	Replace all exterior lighting to improve safety and security and include a lighting controller system to improve energy efficiency.	\$ 3,958		\$ 11,828		No
B013 - Kennard Estate	Ext. lighting group	Ext. lighting group 1	Upgrade exterior lighting with energy efficient fixtures with a lighting controller.	\$ 4,034				x
B010-Police Annex	Ceiling group	Acoustical Tile Ceiling	Replace broken stained acoustical ceiling (20%=600sf).	\$ 4,079				x
B002-Carr Building	Door group	Ext. Double Hung Doors	Replace weather stripping at center mullion of double hung doors (11ea).	\$ 4,133	\$ 12,246			x
B019 - Nonantum Library	Door group	Double Hung Exterior Doors	Repair, refinish pair of wood doors as required (1ea).	\$ 4,163		\$ 4,163		No
B009-Police Headquarters Garage	Roof deck group	Roof deck group 1	Repair cracking of the roof slab and the hole in the roof slab in the evidence area.	\$ 4,276	\$ 4,276			x
B003-Newton Senior Center	Painting group	Painting group 1	Scrape, prepare surface of wood work for painting (50%=1000sf).	\$ 4,276				No
B019 - Nonantum Library	Accessibility Item	Signage	Install tactile and Braille room and exit signage adjacent to latch side of door at all permanent rooms and space; Provide directional signage to the accessible entrance at the main entrance; Provide directional signage to the accessible toilet room.	\$ 4,300		\$ 8,576		No
B011 - Newton Corner Library	Wall group	Wall group 1	Renail and repair exterior wood clapboard siding 5% (230sf). Remove plywood enclosure strip(20sf) and replace with durable enclosure wall.	\$ 4,303				x
B043-Highlands Fieldhouse	Dom. water piping/insulation group	Dom. water piping insulation 1 - water fountain	Reroute piping for drinking fountain with hard piping that is firmly secured to wall.	\$ 4,304	\$ 8,607			x
B020-Auburndale Library	Lintels group	Lintels group 1	Scrape, prepare surface and repaint exposed areas of steel lintels(50lf).	\$ 4,349		\$ 4,349		No
B029-Crafts Street Garage	Air handler group	Air handler group 1	Provide filters for MU-1, MU-2, and make up air unit. Replace piping for condensate drain and comb condenser fins at RTU-1.	\$ 4,351	\$ 4,351			x

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B013 - Kennard Estate	Ext receptacles group	Ext receptacles group 1	Install all-weather GFI receptacles along the perimeter of the structure (7ea).	\$ 4,352		\$ 4,352		No
B013 - Kennard Estate	Ceiling group	Ceiling group 1	Repair 10% of plaster and lath ceilings (350sf). Repair 40% of basement plaster and lath ceiling(360sf).	\$ 4,414	\$ 4,414			x
B031-Emmerson Community Center	Door group	Door group 1	Refurbish single hollow metal doors (3ea minor) and pairs of hollow metal doors (3ea minor) as required.	\$ 4,428				No
B035-Cabot Park Fieldhouse	Heating piping/insulation group	Heating piping/insulation 1 - hot water piping	Insulate all exposed heating piping that is not insulated.	\$ 4,509				No
B035-Cabot Park Fieldhouse	Dom. water piping/insulation group	Dom. water piping/insulation group 1	Install insulation on all exposed hot water piping.	\$ 4,509				No
B033-Albermarle Fieldhouse	Slab on grade group	Slab on grade group 1	Remove all existing exterior concrete slab coatings, seal cracks in slab, and reseal with a concrete sealer.	\$ 4,509				No
B024-Jeanette Curtis West Rec Ctr (The Hut)	Ceiling group	Plaster and Lathe	Patch, repair, paint plaster ceiling in basement (500sf).	\$ 4,581				No
B011 - Newton Corner Library	Accessibility Item	Signage	Install tactile and Braille signage adjacent to latch side of door at all permanent rooms and space and at exits; Provide signage to accessible bathroom; relocate kitchen to accessible level unless an elevator is installed to second floor.	\$ 4,600		\$ 27,136		No
B031-Emmerson Community Center	Ceiling group	Plaster and Lathe Ceilings	Repair plaster ceiling (50% =1000sf).	\$ 4,622	\$ 4,622			x
B027-Public Buildings Department	Flooring	VCT Flooring	Remove and replace VCT flooring (500sf).	\$ 4,857				No
B019 - Nonantum Library	Egress Lighting	Egress Lighting 1	Add egress lighting fixtures (2) units to toilets.	\$ 4,860		\$ 9,717		No
B003-Newton Senior Center	Flooring	Carpet Flooring	Replace interior carpet (500sf).	\$ 4,903	\$ 4,903			x
B016-Crafts Street Sand_Salt Shed	Ext receptacles group	Ext receptacles group 1	Install two all-weather GFI exterior power receptacles at each hut (4 total).	\$ 4,930				No

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B018-Waban Library	Ext receptacles group	Ext receptacles group 1	Add (4) exterior all-weather GFI receptacles around the perimeter of the building.	\$ 4,930				No
B020-Auburndale Library	Ext receptacles group	Ext receptacles group 1	Add (4) exterior all-weather electrical GFI receptacles.	\$ 4,930				No
B035-Cabot Park Fieldhouse	Roofing group	Flat Roof	Repair flashing and downspouts at flat roof area (80lf).	\$ 4,965		\$ 19,755		x
B028 - Jackson Homestead Museum	Int. Door group	Int. Door group 2	Refit, minor repair pairs of 6 panel double doors as required (4ea).	\$ 4,974	\$ 4,974			x
B027-Public Buildings Department	Wall group	CMU Exterior Walls	Clean and repaint exterior CMU wall (40%=800sf).	\$ 4,974				No
B018-Waban Library	Int. Wall group	Concrete Walls	Clean mold and seal with water lock paint located at basement floor to wall line(100lf).	\$ 5,000				x
B029-Crafts Street Garage	Window group	Window group 2 (store front)	Install and/or repair storefront rubber glazing seals(140sf).	\$ 5,010				No
B033-Albermarle Fieldhouse	Sink group	Sink group 1 - Janitor's Sink	Replace/fix janitor's sink.	\$ 5,044				No
B008-Newton Police Headquarters	Int. Door group	Interior door group 1 (single hung)	Repair single hung doors (10% =3ea)	\$ 5,125		\$ 25,153		x
B001-City Hall	Wall group	Exterior Brick Masonry Walls	Repair vertical crack full height at rear left corner (25lf). Infill all misc. opening in masonry wall(11s).	\$ 5,257	\$ 5,257			x
B026-Burr Park Field House	Fan group	Fan group 1	Provide exhaust fans at 75 CFM per toilet/urinal. Interlock fans with light switches to bathrooms.	\$ 5,277				No
B030-Elliot Street Yard Garage	Ext. lighting group	Ext. lighting group 1	Add (4) exterior lighting units with a lighting controller system to corners of building to improve security.	\$ 5,277				No
B020-Auburndale Library	Egress Lighting	Egress Lighting 1	Add egress lighting fixtures (2) units to toilets and replace battery back-ups in all Egress lighting.	\$ 5,325				No
B036-Nahanton Park Fieldhouse	Sink group	Water Fountain at Entry	Replace missing water fountain near entry.	\$ 5,428		\$ 21,307		No
B018-Waban Library	Sanitary sump pump group	Drainage Piping	Repair leaking drain pipe in Janitors closet.	\$ 5,544				x
B031-Emmerson Community Center	Int. Wall group	Plaster and Lathe Walls	Repair damaged areas of plaster wall as required (30%=1200sf).	\$ 5,547				x

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B039-Bullough's Pond Shlter	Painting group	Painting group 1	After clapboard siding repair, scrape, prepare surface for painting, and repaint clapboard siding (1300sf).	\$ 5,559				x
B001-City Hall	Hydronic accessories group	Hydronic accessories group 1	Replace steam traps.	\$ 5,583	\$ 22,233			x
B018-Waban Library	Fire/Smoke Alarm System	Fire/Smoke Alarm System 1	Install audible alarms in toilets for fire alarm system to meet ADA requirements (4ea).	\$ 5,860		\$ 5,860		No
B010-Police Annex	Flooring	Carpet Flooring	Replace Carpet Flooring(30%=600sf).	\$ 5,883	\$ 5,883			X
B034-Auburndale Cove Fieldhouse	Painting group	Painting group 1	Clean entire surface(1400sf). Paint areas that needs touch up (10%=140sf).	\$ 5,987		\$ 5,987		x
B028 - Jackson Homestead Museum	Int. Wall group	Int. Wall group 1 (typical interior walls)	Scrape, repair, paint plaster walls(30% =1400sf).	\$ 5,987				x
B028 - Jackson Homestead Museum	Conduit group	Conduit group 1	Tie back flexible conduit to meet electrical code.	\$ 5,987	\$ 11,974			x
B027-Public Buildings Department	Stair	Stair 1	Remove carpet at wood stairs between office and garage and replace with rubber treads (3r).	\$ 6,056		\$ 6,056		No
B001-City Hall	Slab on grade group	Slab on grade group 1	Removed standing water on basement floor.	\$ 6,141	\$ 6,141			x
B033-Albermarle Fieldhouse	Ext. lighting group	Ext. lighting group 1	Install additional exterior lighting (4 wall pack units) to improve safety & security with a lighting contoller system to improve energy efficiency.	\$ 6,207		\$ 6,207		No
B009-Police Headquarters Garage	Ext. lighting group	Ext. lighting group 1	Replace existing exterior lighting fixtures and add four more to improve on light levels in the courtyard.	\$ 6,217				x
B011 - Newton Corner Library	Int receptacles group	Int receptacles group 1	Add additional duplex receptacle to each office location (~10 locations) to address extensive use of power strips.	\$ 6,217	\$ 12,434			x
B013 - Kennard Estate	Int receptacles group	Int receptacles group 1	Add additional electrical duplex receptacles (~10 locations).	\$ 6,217				No
B029-Crafts Street Garage	Ext receptacles group	Ext receptacles group 1	Install (10) all-weather GFI receptacles at or near exterior doorways.	\$ 6,217				No

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B030-Elliot Street Yard Garage	Ext receptacles group	Ext receptacles group 1	Add 1 duplex receptacle per exterior door. (est. 10 receptacles)	\$ 6,217				No
B031-Emmerson Community Center	Int. Wall group	Brick Masonry Walls	Repair damaged areas of interior brick masonry wall as required (5%=900sf).	\$ 6,344		\$ 24,995		No
B039-Bullough's Pond Shlter	Wall group	Wall group 1	Repair siding where damaged or loose. Scrape and clean siding surface (1300sf).	\$ 6,396	\$ 6,396			x
B022-Pelligrini Park Field House	Lintels group	Lintels	Clean and repaint lintels at exterior doors(4ea).	\$ 6,465		\$ 6,465		No
B008-Newton Police Headquarters	Door group	Door group 1 (single hung)	Repair exterior doors as required(2ea)	\$ 6,672				x
B019 - Nonantum Library	Int. Wall group	Plaster and Lath Walls	Patch, scrape, prepare surfaces and paint areas of damaged coating/paint on walls (40%=600sf).	\$ 6,698	\$ 13,370			x
B022-Pelligrini Park Field House	Ceiling group	Plaster and Lathe	Repair plaster and lath ceiling in boiler room (300sf).	\$ 6,698		\$ 6,698		No
B026-Burr Park Field House	Flooring	Resilient VCT Flooring	Remove mismatched VCT tiles and patch with similar tiles (40% =900sf).	\$ 6,763	\$ 6,763			x
B024-Jeanette Curtis West Rec Ctr (The Hut)	Fire/Smoke Alarm System	Fire/Smoke ALarm	Upgrade Fire/Smoke detectors with audible alarms and strobes to meet ADA requirements	\$ 6,789		\$ 6,789		No
B032-Lower Falls Community Center	Ceiling group	Acoustical Ceiling Tile	Remove and replace damaged acoustical ceiling tiles (10% = 700sf).	\$ 6,800	\$ 6,800			x
B019 - Nonantum Library	Ext receptacles group	Ext receptacles group 1	Install (4) all-weather GFI receptacles around the exterior of the building.	\$ 6,930		\$ 6,930		No
B018-Waban Library	Toilet/urinal group	Toilet/urinal group 1	Replace toilet in basement bathroom which has backed up sewage waste. This is an immediate health hazard.	\$ 6,961				x
B018-Waban Library	Ceiling group	Plaster and Lathe	Repair water damaged areas of plaster ceiling and paint(10% =500sf).	\$ 7,000				x
B039-Bullough's Pond Shlter	Foundation wall group	Pier Foundations	Install galvanized steel ties between the wood structure framing and the concrete piers under the building to properly secure the building. In areas where the wood framing does not have sufficient bearing area on the piers, provide additional sistering of joists with shims to increase the bearing area.	\$ 7,004				x

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B024-Jeanette Curtis West Rec Ctr (The Hut)	Flooring	Resilient VCT	Repair/replace VCT basement floor (50% =700sf).	\$ 7,076	\$ 28,041			x
B027-Public Buildings Department	Roofing group	Flat Roof	Repair and re-flash skylights as required (7ea).	\$ 7,076				No
B001-City Hall	Stair group (structure)	Stairs	Clean and paint steel egress stairs from Boiler Room to exterior and secure loose grating steps. After steel clean, inspect steel framing for loss of section and repair if necessary.	\$ 7,117				No
B018-Waban Library	Element group	Window Grates	Remove areaway grates, clean out areaways, paint grates and reinstall grates (100sf).	\$ 7,163				No
B029-Crafts Street Garage	Stair	Stair group 2	Add handrail to interior metal stair on the wall side(50lf)	\$ 7,182				No
B019 - Nonantum Library	Door group	Single Hung Exterior Doors	Repair single hung wood doors as required and replace thresholds, door hardware(2ea).	\$ 7,185				No
B007-Fire Station #2, West Newton	Accessibility Item	Parking	Restripe designated parking space to have an 8 ft. access aisle; Install a new parking sign with the words "Van Accessible"; Install a curb ramp to provide accessible path from designated accessible space to entrance.	\$ 7,250				No
B017- Newton Free Library	Other element group	Exterior ramp	Repoint open joints in brick pavers of ramp (100 sf). Remove and reset heaving bricks at railing posts (50 sf). Touch-up paint metal railings.	\$ 7,290				No
B010-Police Annex	Door group	Single Hung Doors	Repair (minor) single hung doors and hardware (3ea).	\$ 7,299				No
B035-Cabot Park Fieldhouse	Painting group	Painting group 1	Paint Exterior masonry wall (1500sf). Scrape, prepare surface and paint exterior wood trim work (200sf).	\$ 7,339		\$ 64,901		No
B029-Crafts Street Garage	Roof beam group	Roof beam group 3	Repaint steel in wash bay	\$ 7,390				No
B037-Winchester Street Garage	CW service/ meter group	CW service/ meter group 1	Provide a heated enclosure for above ground exposed portions of cold water service on the outside of the building so that water service does not have to be drained in the winter.	\$ 7,440	\$ 14,830			x
Elliot street Sand and Salt Shed			Remove salt stock pile. Repair, clean and seal concrete floor (7500sf) to increase the useable life of the floor.	\$ 10,197		\$ 10,197		No
B001-City Hall	Door group	Single Hung Exterior Doors	Repair, scrape, prepare surface and paint exterior single hung doors and add ADA panic hardware, weather stripping (3ea).	\$ 7,443				x

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B006-Fire Station #1, Newton Corner	Ceiling group	Acoustical Tile Ceiling	Repair 12x12 acoustical ceiling(20%=700sf)	\$ 7,483				x
B037-Winchester Street Garage	Communication room	Communication room 1	Build out a dedicated secured 8'x'10 TR area to prevent accidental damage of Telecom components.	\$ 7,614	\$ 22,540			x
B024-Jeanette Curtis West Rec Ctr (The Hut)	Other element group	Side Entry Steps	Rebuild wood stairs at left and install new handrails(30lf). Repair /replace plywood stair enclosure (200sf).	\$ 7,764		\$ 7,764		No
B037-Winchester Street Garage	Element group	Element group 2 (fascia trim)	Replace wood fascia, soffit and rake trim(180lf).	\$ 7,843				x
B001-City Hall	Ext. lighting group	Exterior Lighting	Convert exterior lighting to LED to reduce frequency of maintenance and improve efficiencies.	\$ 7,908				x
B037-Winchester Street Garage	Int. Door group	Int. door group 1 (single hung)	Repair/ replace wood interior doors(3ea).	\$ 7,915	\$ 23,666			x
B027-Public Buildings Department	Egress Lighting	Egress Lighting 1	Add (6) egress and EXIT signs per code to office and garage bay.	\$ 7,915		\$ 7,915		No
B018-Waban Library	Condensing units group	Condensing units group 2	Provide condensate pump for humidifier unit. Provide new flexible piping for drain and route to outside.	\$ 7,958				x
B010-Police Annex	Flooring	Resilient VCT Flooring	Replace VCT Flooring(40%=1100sf).	\$ 7,969	\$ 15,927			x
B031-Emmerson Community Center	Lintels group	Lintels group 1	Repair/reset lintels in areas with bulging brick as required (20%=60lf).	\$ 8,170				No
B029-Crafts Street Garage	Water heater (direct) group	Water heater (direct) group 1	Replace garage sink hot water heater with new electric hot water heater. Install drip pan under office hot water unit and discharge piping to safe waste per code requirements.	\$ 8,171		\$ 16,341		No
B001-City Hall	Roof deck group	Oil Tank Roof	Seal open hole from missing oil tank fill cover in concrete slab above abandoned oil tank. Patch roadway pavement. Drain standing water from oil tank containment area.	\$ 8,325	\$ 8,325			x
B020-Auburndale Library	Fire/Smoke Alarm System	Fire/Smoke Alarm System 1	Install audible alarms in toilets for the fire alarm system to meet ADA requirements.	\$ 8,330		\$ 8,330		No
B010-Police Annex	Sanitary sump pump group	Storm Drainage	Replace section of pipe that is missing. Clean blockages from both storm drain pipes.	\$ 8,410	\$ 8,410			x

Public Buildings Budget

B013 - Kennard Estate	Roof beam group	Roof beam group 1	Install collar ties at roof rafters- low attic under.(150sf)	\$ 8,546				No
B019 - Nonantum Library	Ext. lighting group	Ext. lighting group 1	Replace all exterior lighting (6 wall pack units) to improve safety & security and include lighting controller system.	\$ 8,580				No
B007-Fire Station #2, West Newton	Door group	Single Hung Doors	Replace exterior single hung doors with panic hardware (3ea).	\$ 8,613				No
B015 - Elliot St. Operations Center	Ext. lighting group	Ext. lighting group 1	Add four more wall pack lights to exterior of building to improve lighting conditions at night.	\$ 8,650				No
B015 - Elliot St. Operations Center	Accessibility Item	General Interior	Provide an accessible bench, locker and table in the central locker area; Replace faucets in the kitchenette to be ADA-compliant; Reposition or remove television in kitchenette; Replace door knobs with hardware that is operable without tight grasping, pinching or twisting (lever type).	\$ 8,700		\$ 43,089		No
B027-Public Buildings Department	Ceiling group	Ceiling group 1	Scrape, prepare surface and repaint office ceiling (2100sf).	\$ 8,741	\$ 8,741			x
B031-Emmerson Community Center	Int receptacles group	Int receptacles group 1	Add additional GFI receptacles to classroom space.	\$ 8,980				No
B031-Emmerson Community Center	Ext receptacles group	Ext receptacles group 1	Add GFI receptacles to exterior of building near each entrance.	\$ 8,980		\$ 17,960		No
B013 - Kennard Estate	Egress Lighting	Egress Lighting	Install code-compliant egress signage and lighting.	\$ 9,022				x
B008-Newton Police Headquarters	Ceiling group	Ceiling group 1 (acoustical tile)	Replace/repair stained or broken acoustical ceiling as required (10%=1300sf).	\$ 9,031				x
B012-Gath Pool	Ext. lighting group	Ext. lighting group 1	Replace exterior lighting around building to improve security.	\$ 9,052				x
B001-City Hall	Element group	Soffits	Remove out bird nests from front and rear soffits, prepare wood surfaces and repaint (400sf).	\$ 9,120				x
B010-Police Annex	Ext. lighting group	Ext. lighting group 1	Replace lighting existing fixtures (6 Units) and add two more to parking area to improve on light levels in the parking lot.	\$ 9,310	\$ 45,535			x

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B034-Auburndale Cove Fieldhouse	Ext. lighting group	Ext. lighting group 1	Replace all exterior lighting lighting units to improve safety, security and energy efficiency. Install a lighting control system to improve energy efficiency.	\$ 9,310				No
B024-Jeanette Curtis West Rec Ctr (The Hut)	Ext. lighting group	Ext. lighting group 1	Add exterior lighting wall pack units (10ea) to improve safety & security.	\$ 9,825		\$ 19,135		No
B018-Waban Library	Int. Wall group	Plaster and Lathe Walls	Repair water damaged and paint peeling areas of plaster walls (15%=900sf).	\$ 9,900	\$ 9,900			x
B017- Newton Free Library	Other element group	Exterior loading dock	Install two new rubber bumpers at loading dock. Patch spalled concrete at loading dock knee wall and clean & coat exposed rebar (150 sf).	\$ 9,902				No
B034-Auburndale Cove Fieldhouse	Door group	Exterior Doors	Replace exterior FRP doors that have corroded metal frames with new (3ea).	\$ 10,080		\$ 19,982		No
B043-Highlands Fieldhouse	Door group	Door group 1	Install new exterior doors and hardware(3ea).	\$ 10,080				x
B032-Lower Falls Community Center	Conduit group	Conduit group 1	Tie back loose and unsecured flexible electrical conduit to meet electrical code.	\$ 10,615	\$ 20,695			x
B007-Fire Station #2, West Newton	Sanitary sump pump group	Storm Drainage Piping	Replace internal storm drain piping which is blocked and leaking causing ice dams.	\$ 10,641		\$ 10,641		x
B039-Bullough's Pond Shlter	Door group	Door group 1	Replace all exterior doors, frames, and hardware (3ea).	\$ 10,778	\$ 10,778			x
B034-Auburndale Cove Fieldhouse	Sink group	Drinking Fountains	Replace missing indoor drinking fountain and non-functioning outdoor drinking fountain with new ADA-compliant fountains.	\$ 10,856				No
B034-Auburndale Cove Fieldhouse	Int. Door group	Int. Door group 1	Remove and replace doors and hardware(5ea).	\$ 10,867		\$ 21,723		No
B027-Public Buildings Department	Lighting controllers group	Lighting controllers group 1	Add occupancy sensors to the office area and garage to improve energy efficiency.	\$ 10,971				x
B028 - Jackson Homestead Museum	Other element group	Other element group 6 (rear wood stair)	Replace all rotted treads and decking at rear wood deck as required(200sf). Install historical gutters and downspouts(70lf). Clean off moss from stair entry pad.	\$ 11,323	\$ 22,294			x
B041-Newton Ctr. Metal Storage Building	Wall group	Wall Group 1	Repair and clean entire exterior metal siding and get ready for painting 3200sf).	\$ 11,460		\$ 11,460		No
B018-Waban Library	Wall group	Wall group 1	Repair damaged stone at main entrance(50sf).	\$ 11,504	\$ 11,504			x

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B031-Emmerson Community Center	Flooring	Resilient VCT Flooring	Repair/replace areas of VCT flooring that are damaged and worn (20%=1200sf).	\$ 11,658				No
B008-Newton Police Headquarters	Parapet group	Parapet group 1	Repoint stone parapet cap (70lf).	\$ 11,711		\$ 23,369		x
B028 - Jackson Homestead Museum	Egress Lighting	Egress Lighting 1	Replace battery packs in all 9 Egress lighting units.	\$ 11,873				x
B032-Lower Falls Community Center	Egress Lighting	Egress Lighting 1	Replace battery packs in all Egress lighting units.	\$ 11,873				x
B011 - Newton Corner Library	Lighting controllers group	Lighting controllers group 1	Install a new lighting controller unit to control outdoor nighttime settings.	\$ 12,004				x
B028 - Jackson Homestead Museum	Door group	Single Hung	Replace exterior 1/2 lite wood door from archive room to exterior(1ea). Rework, fit balance of exterior doors(5ea).	\$ 12,030				x
B027-Public Buildings Department	Flooring	Carpet Flooring	Remove and replace damaged areas of carpeting as required(50% =1200sf).	\$ 12,131				x
B028 - Jackson Homestead Museum	Communication room	Communication room 1	Finish TR communications wiring by securing the cabling to bring up to BICSI code. Coordinate with an IT plan to bring the building up to BICSI standards.	\$ 12,148				x
B003-Newton Senior Center	Flooring	Resilient VCT Flooring	Replace damaged portions of VCT flooring (30%=1700sf).	\$ 12,316	\$ 84,375			x
B011 - Newton Corner Library	Accessibility Item	General Interior	Remove existing drinking fountain and provide a hi-lo drinking fountain in an area that does not interfere with clear maneuvering space or path of travel; Provide door hardware that is operable without tight grasping, pinching or twisting (lever type); Relocate the fire extinguisher so that it does not protrude into the path of travel; Extend the sloped corridor floor so that it does not exceed 5 percent.	\$ 12,800				No
B005-Crafts St DPW Operating Ctr (Stable)	Int. Wall group	Int wall group 1 (brick masonry)	Repair & repoint exposed brick wall (5%=300sf).	\$ 12,828		\$ 25,628		No
B032-Lower Falls Community Center	Int. Door group	Int. Door group 1	Repair 20% of single hung doors (4ea) and 20% of double hung doors (2ea).	\$ 13,040				x
B027-Public Buildings Department	Ext. lighting group	Ext. lighting group 1	Replace existing exterior lighting fixtures (10 units).	\$ 13,192	\$ 26,232			x

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B024-Jeanette Curtis West Rec Ctr (The Hut)	Ceiling group	Linear Wood Ceiling	Repair (5%=150sf) and paint(3100sf) exposed framing of the gym ceiling.	\$ 13,256		\$ 13,256		No
B015 - Elliot St. Operations Center	Foundation wall group	Foundation wall group 1	Repair foundation cracking (100 sf); Repair vertical cracks in garage area (50 sf).	\$ 13,500				x
B003-Newton Senior Center	Element group	Cupola	Repair cupola at main roof to stop leaking (120sf foot print area).	\$ 13,501	\$ 27,001			x
B031-Emmerson Community Center	Stair	Stair 1	Scrape, prepare surface and repaint stair treads with non skid epoxy paint (32r).	\$ 13,684				No
B041-Newton Ctr. Metal Storage Building	Painting group	Painting group 1	Repaint exterior metal wall with a rust inhibiting paint (3200sf).	\$ 13,684				No
B028 - Jackson Homestead Museum	Dom. water piping/insulation group	Dom. water piping/insulation group 1	Provide pipe insulation on all hot water piping in water heater closet.	\$ 13,775		\$ 41,143		No
B010-Police Annex	Egress Lighting	Egress Lighting	Replace battery packs in all 9 Egress lighting units.	\$ 13,965				x
B042-Upper Falls Fieldhouse	Painting group	Painting group 1	Repaint exterior concrete wall (1400sf) and underside of concrete overhang (500sf) after all repairs are complete.	\$ 14,111	\$ 28,076			No
B022-Pelligrini Park Field House	Flooring	Resilient VCT	Remove and replace vct floor in office/restroom areas(1400sf)	\$ 14,153				No
B026-Burr Park Field House	Fire/Smoke Alarm System	Fire/Smike Alarm	Upgrade Fire/Smoke detectors with audible alarms and strobes to meet ADA requirements	\$ 14,927		\$ 43,191		No
B029-Crafts Street Garage	Conduit group	Conduit group 1	Replace junction box cover plates throughout interior and exterior of building (est. 3-10) properly secure flexible conduit runs to appropriate locations per code.	\$ 15,228	\$ 15,228			x
B019 - Nonantum Library	Fire/Smoke Alarm System	Fire/Smoke Alarm System 1	Install audible alarms in toilets for fire alarm system to meet ADA requirements (4ea).	\$ 15,366				No
B013 - Kennard Estate	Dom. water piping/insulation group	Dom. water piping/insulation group 1	Provide insulation on all domestic water piping.	\$ 15,405				No

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B022-Pelligrini Park Field House	Int. Wall group	Walls	Scrape and paint peeling areas of gym walls (10% =800sf). Clean, repair boiler room walls(600sf).	\$ 15,488		\$ 46,259		No
B011 - Newton Corner Library	Ext. lighting group	Ext. lighting group 1	Replace existing exterior wall pack fixtures (10ea) and add two more to parking area to improve light levels in the parking lot.	\$ 15,517	\$ 15,517			x
B021-Crystal Lake Bathhouse	Ext. lighting group	Ext. lighting group 1	Add exterior lighting (10 wall pack units) to improve safety & security.	\$ 15,517				No
B019 - Nonantum Library	Int. Door group	Int. Door group 1	Repair, refinish interior doors (50% =9ea).	\$ 15,593		\$ 46,627		No
B020-Auburndale Library	Ext. lighting group	Ext. lighting group 1	Replace all exterior lighting (6 wall pack units) to improve safety & security. Include a lighting control system to improve energy efficiency.	\$ 15,660	\$ 15,660			No
B027-Public Buildings Department	Fire/Smoke Alarm System	Fire/Smoke Alarm System 1	Update smoke alarm and strobes to ADA-compliant units.	\$ 16,063				No
B035-Cabot Park Fieldhouse	Accessibility Item	Exterior	Rebuild the curb cut at the ramp to be stable, firm, and slip resistant condition; Extend landing at pullside of door to 18"; Provide accessible path to swings and playground that is ADA compliant.	\$ 16,100		\$ 47,823		No
B013 - Kennard Estate	Int. lighting group	Int. lighting group 1	Upgrade interior lighting system using new energy efficient fixtures.	\$ 16,113	\$ 16,113			x
B031-Emmerson Community Center	Ceiling group	Acoustical Tile Ceilings	Repair acoustical ceilings (20%=2400sf)	\$ 16,316		\$ 16,316		No
B008-Newton Police Headquarters	Flooring	Flooring group 2 (vct)	Repair VCT floor as required(30%=1800sf).	\$ 16,377				x
B032-Lower Falls Community Center	Accessibility Item	Accessibility - Parking	Install van accessible parking signage; Resurface/Re-grade parking spaces to meet ADA requirements.	\$ 16,500				x
B011 - Newton Corner Library	Communication room	Communication room 1	Finish TR communications wiring by securing the cabling to bring up to BICSI code. Coordinate with an IT plan to bring the building up to BICSI standards.	\$ 16,588	\$ 49,465			x
B005-Crafts St DPW Operating Ctr (Stable)	Egress Lighting	Egress Lighting 1	Replace battery packs in all Egress lighting units.	\$ 16,677				No
B022-Pelligrini Park Field House	Fire/Smoke Alarm System	Fire Alarm System	Upgrade audible fire alarm and strobe to ADA compliance.	\$ 16,727				No

Public Buildings Budget

B007-Fire Station #2, West Newton	Stair	Stair 1	Install new treads on stairs from 1rst floor to attic (35r).	\$ 17,219		\$ 50,623		??
B022-Pelligrini Park Field House	Bearing wall group	Bearing wall group 1	Repoint approximately 5% of the brick façade and replace roughly 5% of brick.	\$ 17,354				x
B029-Crafts Street Garage	Ext. lighting group	Ext. lighting group 1	Convert exterior lighting to LED to reduce frequency of maintenance and improve energy efficiency.	\$ 17,408	\$ 34,762			x
B010-Police Annex	Dom. water piping/insulation group	Dom. water piping/insulation group 1	Provide piping insulation on all heating piping in boiler room.	\$ 17,659		\$ 17,659		No
B001-City Hall	Wall group	Stone Masonry Walls	Repair stress cracks, infill open core hole, and selectively repoint stone masonry at stone foundation accent wall (50%=2000sf).	\$ 17,681				x
B017- Newton Free Library	Roofing group	Roofing group 1 (hip)	Remove and replace damaged or missing slate tiles (2500 sf). Remove and replace damaged aluminum downspouts with new painted aluminum downspouts to match existing (90 lf). Remove debris and clean gutters along south elevation (200 lf).	\$ 17,977	\$ 35,658			x
B026-Burr Park Field House	Oil tank group	Oil tank group 1	Remove and properly dispose of two abandoned oil tanks.	\$ 18,000				No
B015 - Elliot St. Operations Center	Fire/Smoke Alarm System	Fire/Smoke Alarm System	Upgrade fire alarm and horn strobes to be ADA-compliant (30 Units).	\$ 18,651				No
B015 - Elliot St. Operations Center	Fan group	Bathroom Exhaust Fans	Provide fan at 75 CFM per toilet/urinal.	\$ 20,160				No
B031-Emmerson Community Center	Wiring group	Wiring group 1	Support communications cables by cable tray system and properly secured per code.	\$ 20,663		\$ 77,474		No
B012-Gath Pool	Beam and joist group	Beam and Joist Summary	Remove loose spray-on material on underside of first floor slab beams in basement.	\$ 21,112	\$ 21,112			No
B001-City Hall	Heating piping/insulation group	Heating piping/insulation group 1	Replace damaged insulation on all heating pipes and install insulation on uninsulated heating pipes.	\$ 21,625				partially done
B030-Elliot Street Yard Garage	Sprinkler group	Sprinkler group 1	Reconnect disconnected sprinkler pipe serving office space.	\$ 21,672		\$ 43,297		No

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B015 - Elliot St. Operations Center	Cameras group	Cameras group 1	Install camera equipment for security purposes.	\$ 22,844	\$ 22,844			x
B011 - Newton Corner Library	Dom. water piping/insulation group	Dom. water piping/insulation group 1	Reroute cold water piping with proper supports and and insulate hot and cold water piping.	\$ 22,919		\$ 22,919		No
B010-Police Annex	Ductwork group	Ductwork group 1 - AC-1 and AC-2 return	Reroute AC ductwork to meet code requirements and improve space temperature on second floor.	\$ 23,123				x
B011 - Newton Corner Library	Egress Lighting	Egress Lighting	Upgrade entire building to EXIT and Egress code (Estimate 15 units).	\$ 23,276	\$ 46,399			x
B007-Fire Station #2, West Newton	Other element group	Rear Door Entry Ramp	Install 3x3 entry pads at rear doors(3ea).	\$ 23,291				No
B029-Crafts Street Garage	Wiring group	Wiring group 1	Coordinate a cable tray design with IT Department to support main trunk of cabling for TER to TR closets.	\$ 23,918		\$ 47,209		No
B011 - Newton Corner Library	Conduit group	Conduit group 1	Tie back flexible electrical conduit to meet electrical codes and replace rigid conduit.	\$ 24,008				x
B011 - Newton Corner Library	Wiring group	Wiring group 1	Rewire entire Telcom infrastructure to BICSI code. Secure loose and exposed wiring with conduit bracing and cover plates.	\$ 24,008	\$ 48,016			x
B021-Crystal Lake Bathhouse	Dom. water piping/insulation group	Dom. water piping/insulation group 1	Provide pipe insulation for hot and cold water piping.	\$ 24,046		\$ 24,046		No
B006-Fire Station #1, Newton Corner	Specialties group	Fire Pole Hatches	Repair fire pole drop hatches (4ea)	\$ 25,790	\$ 25,790			x
B019 - Nonantum Library	Dom. water piping/insulation group	Dom. water piping/insulation group 1	Provide insulation for all domestic hot and cold water piping.	\$ 26,788				No
B013 - Kennard Estate	Conduit group	Conduit group 1	Tie back flexible conduit to meet electrical codes and replace rigid conduit.	\$ 27,576				No
Newton Corner Library			Remove abandoned oil tanks and piping through wall and seal penetrations.	\$ 8,148		\$ 62,512		No

Public Buildings Budget

Fire station 2	Roof maintenance		Clean wood gutters(350lf). Replace missing and dented downspouts(90lf). Repair metal roofing at dormers. Scrape and prepare end walls and paint(4ea).	\$ 19,467				x
Burr Park Field House	Roof		Repair gutters and downspouts (280lf). Repair step flashing at chimney(1ea)	\$ 12,624				x
B013 - Kennard Estate	Wiring group	Wiring group 1	Rewire entire Telcom infrastructure to BICSI code. Secure loose and exposed wiring with conduit bracing and cover plates. There are a number of unsupported wires outside the building including some going through trees to supply power to adjacent structures.	\$ 27,576				x
Elliot Garage			Replace Air compressor	\$ 10,483				x
B010-Police Annex	Int. Wall group	Plaster and Lathe Walls	Repair water damaged first floor perimeter walls (10%=300sf). Remove basement perimeter plaster & lathe wall, paint wall with water-stop paint and reinstall new mold-resistant perimeter drywall (2700sf).	\$ 30,652				x
B011 - Newton Corner Library	Fire/Smoke Alarm System	Fire/Smoke Alarms	Update horn strobes to ADA compliant units. Add strobes to all offices (20 units).	\$ 31,034	\$ 131,836			x
B031-Emmerson Community Center	Int. Door group	Int. Door group 1	Repair as required and add panic hardware to single hung doors (50%=10ea) and pairs of doors (50%=4ea).	\$ 31,661				No
B022-Pelligrini Park Field House	Dom. water piping/insulation group	Dom. water piping/insulation group 1	Install insulation on hot and cold water piping.	\$ 31,936		\$ 63,597		No
B029-Crafts Street Garage	Door group	Door group 1 (single hung)	Scrape, prepare surfaces, repaint doors(17ea).	\$ 32,995				x
B028 - Jackson Homestead Museum	Int. Door group	Int. Door group 1	Refit, minor repair single hung 6 panel doors as required(35ea).	\$ 35,382				x
B001-City Hall	Door group	Double Hung Exterior Doors	Repair, scrape, prepare surface and paint exterior double hung doors and add ADA panic hardware and weather stripping (9ea).	\$ 37,678	\$ 106,055			x
DPW Utilites			CO2/NOX ventilation	\$ 1,500				No
DPW Utilites			Replace water heater	\$ 1,000		\$ 2,500		x

Public Buildings Budget

B011 - Newton Corner Library	Water heater (direct) group	Water heater (direct) group 1	Verify sufficient combustion air is provided for hot water heater. Provide openings with dampers per code requirements if volume of space does not exceed 50 cubic feet per 1,000 BTU/hr input.	\$ 38,128				X
B029-Crafts Street Garage	Cooling controls group	Cooling controls group 1 - office thermostat	Install programmable thermostat for first floor offices. Provide averaging logic to control RTU.	\$ 42,081				X
B007-Fire Station #2, West Newton	Door group	Overhead Doors	Repair 14x12 (2ea)and 14x14 (2ea) overhead doors as required.	\$ 51,979				X
B027-Public Buildings Department	Int. Wall group	Int. Wall group 1	Prepare surfaces and repaint interior office walls (7400sf) and CMU garage walls (4800sf). Finish garage walls and paint (2400sf).	\$ 62,432				X
B001-City Hall	Int. Wall group	Interior Walls	Repair water damaged, peeling and otherwise deteriorated areas of interior accoustical tile, plaster & lathe and barrel ceilings throughout the building. Scrape, prepare surfaces and repaint (20%=14,000sf).	\$ 73,602				X
B001-City Hall	Ceiling group	Interior Ceilings	Repair water damaged, peeling and otherwise deteriorated areas of interior accoustical tile, plaster & lathe and barrel ceilings throughout the building. Scrape, prepare surfaces and repaint (20%=16,000sf).	\$ 84,117				X
B012-Gath Pool	Slab on grade group	Slabs on Grade Summary	Waterproof exterior foundation walls to minimize water infiltration through the walls and slab and Remove & replace the concrete slabs around the entire perimter of pools and extending all the way to the back wall of the Gath Pool Building.	\$ 105,705.00	\$ 458,044			X
Grand Total				\$ 3,529,272.00				
Completed				\$ 1,913,851.00	\$ 1,913,851.00			
Outstanding				\$ 1,615,421.00		\$ 1,615,421.00		

Completed - Art

Not Completed - Art (from Josh notes)

Not sure if complete - (Ask Tommy & Bill)

Energy	Maintenance	Construction	Design	Process
Complex energy management systems are not needed, and have little value on public safety buildings that operate 24/7	Lighting ballasts can not be integral to the fixture.	Trade inspections need to be thorough, often, and scheduled at appropriate times. As part of the final inspection protocols the architect should be required to provide information needed to obtain utility rebates as specified in the utility minimum requirements document (MRD)..	Integrated design meetings are essential for a successful project. These should include all sub consultants. It would be helpful to include the utilities in this process for the purposes of streamlining the rebate process and taking advantage of their resources. We should also be including EV charging stations and solar readiness in all designs. We may also want to add a sustainability consultant to the design team. The sustainability consultant would have lead responsibility for including pasive house design principals and electrification in the design process and also obtaining Alternative Energy Credits for heat pump equipment.	Never spend money you don't have. In order to ensure this does not happen, replenish the Mayor's contingency as frequently as possible.
Extreme care must be given to the sizing of MEP equipment. This equipment is typically oversized well above what is actually needed.	Walk-out roof access should be provided when possible. If this is not possible, ships ladders are next best, last option is fixed ladders. If you do not provide access to a roof, it, and the equipment on it, will not be maintained.	P-traps have to be verified to have been installed prior to installation of pan-type drains. Trap primers should be specified as much as possible.	Project expectations need to be clearly set, stated, and documented before design begins.	Working groups should involve elected officials when appropriate. This helps keep the CC updated and makes the process smoother.

Energy	Maintenance	Construction	Design	Process
<p>When MEP equipment sizing is reduced, ensure that all other impacted areas are adjusted as well. Structural for example. As we build all electric buildings we should be thinking about emergency generator requirements and sizing.</p>	<p>Avoid gutters and downspouts whenever possible. Interior roof drains are best. Gutters and downspouts get clogged, freeze up, and create water and ice issues wherever they drain to. Can not stress this point enough. Great care and detail need to go into how water comes off of roofs. It would be good practice to visually inspect roofs of existing buildings twice per year to make sure drains are clear and there is no ponding of water.</p>	<p>The site should be secured as soon as the contractor takes control of the property. There should be no delay in this. Site specific safety and logistics plan should be setup and approved and adhered to,</p>	<p>Establish an energy performance target before a designer is brought on board, and then make sure they know what it is, and how we want to achieve it.</p>	<p>For larger projects, and projects that have significant impacts on the community, establish routine community meetings to receive feedback and to provide updates. Make yourself present when working in a neighborhood as you develop a comfort level for Neighbors.</p>
<p>Perimeter radiation is rarely needed with the efficient envelope and window systems we specify.</p>	<p>Avoid low small roofs. These typically do not have easy access which means that they don't get quality maintenance.</p>	<p>The CMP needs to be reviewed with Police, Fire, and Traffic during draft stage.</p>	<p>Utilize the integrated design meetings to meet the energy target.</p>	<p>In cases where night work, or work that severely impacts the neighborhood, over communicate and use every means of communication possible.</p>
<p>Glazing systems are inherently less efficient and therefore no glazing should be specified that is not requested or needed.</p>	<p>Be very careful with trees next to buildings. Roots damage the foundation, the trees can provide climbing access to the roof if tall enough, and trees with leaves that grow above the roof can clog roof drains.</p>	<p>Temperature controls prior to, during, and after concrete pours is crucial. When the building is wrapped, access points should only be open when absolutely needed, and should be closed asap.</p>	<p>Understand that every design change has a ripple effect. These can either drive costs up, or down in other areas. For example, if the rooftop equipment is reduced in size, the structural steel should reflect this change.</p>	<p>For projects requiring site plan approval, there should be at least one meeting with both Public Facilities and the Design Review Committee prior to trying to get site plan approval. This allows for questions, comments, and concerns that can then be responded to prior to trying to get approval.</p>

Energy	Maintenance	Construction	Design	Process
<p>Do not overthink control systems. There is a fine line between smart energy management, and inoperable systems. .I'm not sure there is much value to adding centralized lighting control systems to any building other than for outdoor lighting. I think occupancy sensors for interior spaces serve the same purpose. Occupancy sensors should be set up as vacancy sensors (this mode requires lights to be turned on manually) in classrooms, offices, conference rooms and gathering spaces like auditoriums and cafeterias.</p>	<p>Plantings at the perimeter of the building need to be well thought out. No plantings that attract animals, provide a habitat for animals, or cause a threat to the building or people should be used. Additionally, the plantings need to be able to survive limited watering, snow removal, etc. Think about maintenance, lines of site for foot traffic and automobiles also. dont make landscape design to crazy \$\$\$\$\$</p>	<p>Roof inspection and walkthroughs are critical prior to membrane installation.</p>	<p>Never consider value engineering until the cost estimates are reconciled, and a full scope clarification is performed. Taking something out that we want, before we know if there are things in the design adding to the cost that we don't want, is not appropriate.</p>	<p>Joint meetings, when possible, are very useful and minimize design teams time, and thus costs. They also more effectively utilize everyone's time.</p>
<p>All energy investments should be evaluated using life cycle cost analysis. That said, remember that the insulation in your walls will be there for the life of the building.</p>	<p>Before a final site plan is determined, snow removal and snow storage plans must be in place. Things like benches, bollards, raised planters, curbs, islands, etc. must all be looked at with an eye for snow. If you don't make it easy, either standards are reduced, or items get damaged.</p>	<p>Mockups should be used on every project, and should involve the commissioning agent, design team, and all impacted trades. The construction team should be clear on air sealing expectations. And Application and installation.</p>	<p>Review all narratives in great detail before they go to the cost estimators.</p>	<p>Consider meeting with abutters on location. It tends to much more productive when you meet with residents in an informal setting. This has proven very useful on many occasions. Relationships with retail & residential Neighbors important.</p>

Energy	Maintenance	Construction	Design	Process
Energy modeling should be done throughout the project, but it is extremely important to set energy performance expectations early, and model from the beginning. Important objectives such as air sealing/air changes used in the modelling should be clearly understood by designers and the construction team so that they can be properly executed.	Before a final site plan is determined, landscaping and grass cutting plans must be established. If you don't make it easy, either standards are reduced, or items get damaged. The sidewalks should be eight feet wide where possible so that the plows don't tear up the landscaping on either side.	The HVAC system flush should be done with the construction filters in, and it should be confirmed that normal pleated filters are installed prior to turnover.	Be very sensitive to words like custom, automated, and operable. Often times there are more creative ways to achieve the same end product with a different approach.	Provide routine updates to the CC on the status of change orders and contingencies. This will make funding transfer requests much easier, as they already know what's coming.
Energy modeling needs to be done based on the normal school day, and the actual hours of operation. The normal school day allows for comparison to benchmarks, and the actual operation allows for budgeting and tracking. It is important to monitor post-occupancy energy use and envelope testing in order to evaluate original model and assumptions made. Often modelers do not get building data feedback,	Designers team and their consultants must put themselves in the shoes of the people who maintain the building and grounds. Make sure there's room to turn a wrench on a trap. Make sure there is clearance to open filter access doors. Make sure there are slop sinks in appropriate locations. Make sure there are outlets in hallways for cleaning equipment. Just use common sense, and if you're not sure please ask.	Extreme care should be taken to temperature and humidity controls and monitoring during wood floor acclimation. Follow designers and Manufacturers spec recommendations ,,,,,,	Storefront is very expensive. Consider wall systems with punched windows to achieve a similar design at a fraction of the cost. However delivery schedules of manufactured window units may be longer than delivery of components for on-site built storefront. These factors need to be evaluated as well.	The most important part of a public forum is to provide them the opportunity to speak and ask questions. The presentation should be short enough to ensure we provide this opportunity.
Solar orientation is very important early in the design, as this has serious impacts on lighting, heating/cooling loads, and potential for solar pv.	In areas where caustic or acidic chemicals are used, ensure all exposed materials can stand up to the environment. Along with surrounding structures and finishes	Glazed stone products should be inspected carefully upon receipt. They tend to be damaged during delivery.	Glass in the envelope is expensive, and less efficient than the wall system. Do not use more than is needed, and there must be value added in every case.	When reviewing exterior building materials, samples should be provided for display. Size of sample also.

Energy	Maintenance	Construction	Design	Process
Deconfliction of the roof plan is important for solar pv. The electrical plan should include conduit runs from the roof to the electrical room for solar readiness.	Make sure rooftop equipment is not set too high on the curb. If the workers can't reach the access handles, they are less likely to maintain the equipment, and are more likely to get hurt while doing so.	We need to follow our noise ordinance, but we also need to make sure that trucks and other equipment is not idling outside the site waiting for the gates to open. They can stage at truck stops if needed.	Be sensitive to windows in gyms. They are often covered up once the building is operational. If glass is desired, translucent panels are a good alternative when trying to break up the massing.	Street views with and without trees are the most valuable slide in a presentation. What people will really see from their perspective is very important.
The lights in the building need to be able to be turned off when not in use. This can be easily accomplished with the use of occupancy sensors and vacancy sensors rather than a central control system. And keep it simple Ceiling mounted,	Do not paint hand rails. These get scratched and look really bad. All exterior hand rails should be hot dipped galvanized and no painted.	Major deliveries should be coordinated with Police and should be communicated out to the public. The neighborhood should receive news letters via e-mail and also in there mail box. Deliveries should be part of site safety and logistics plan	Limit the number of different exterior building materials. Each transition adds a complexity as well as cost. The rain screen should be comforting to the surrounding structures as well as the eye, simple application and less deviations help \$\$\$\$	Review the General Conditions and General Requirements carefully. The CM can bury a ton of money in this. Every position being carried needs to be value added, has to have realistic timelines, and their % time on the project needs to be on point. Make sure that the CM knows you will be watching to make sure we get every hour from every person we're paying for.
Occupancy sensors should shut the lights off when the space is not in use, but the lights should have to be manually turned on. Often times the lights turn on when they really aren't needed. (I think that this should apply to offices, classrooms and assembly areas but not to hallways and restrooms.)	Use manual equipment when possible and appropriate. It is more reliable and less expensive to maintain.	You can never communicate too much to the public. People will put up with major inconveniences if they know about them in advance, and no when it will end.	Be very careful when specifying proprietary components. This will add cost to the project.	The designer is required by contract to design to our budget. They need to expend their time and resources to redesign as needed to meet the mark.

Energy	Maintenance	Construction	Design	Process
Variable speed drives need to be tied into the refrigerant and hot water control valves. If an AHU is driven down, the valves, and then boilers chillers should follow suit.	Epoxy floors in bathrooms, quarry tile in kitchens, and no wax floor products like linoleum in hallways and classrooms. Good value low maintenance surfaces can be a key in long term maintenance \$\$\$\$	When you tell the public you will, or will not, do something. Follow through. It only takes one time to break their trust.	Never trust the manufacturer's rep when they quote costs. They will tell you a much lower cost to get you to specify their product, only to find out that the market dictates exponentially higher costs.	During cost estimating, it is important to push back on the estimators that tell you what something should cost, versus what the market bears.
Equipment start times should be staggered greater than 15 minutes prior to turning over a building. I think that where we use VRF and heat pump systems there will be less opportunity for set backs and shut downs because of the slow recovery time for heating and cooling.	Specify ceiling systems like act for ease of maintenance. There are other ceiling systems that are pretty, but make access very difficult. The size off the ATC panels should not exceed 2' x 4'.	Ensure that off-hour phones numbers are posted for residents to call in case of emergency or concerns. Make sure that the number that is posted actually works.	Make sure you specify products that have "or equals" There may be three contractors who can install the same product, but this does not mean your getting competitive pricing. If we use equipment and lighting products that comply with the utilites' energy efficiency program standards as a minimum then we will be assured of getting high quality equipment that is efficient and will be eligible for rebates.	Create a project environment where creative problem solving is encouraged. Never discourage anyone from speaking up. Many crazy ideas have turned out to be brilliant solutions. No such thing as stuoid question or solution!
Solar PV systems impact the heating and cooling loads of buildings. This should be factored in when sizing mechanical systems.	Glass should never be carried to floor height to prevent damage.	Dust control is extremely important. A plan must be in place ahead of time, and sufficient water must be available, and delivered. Again part of site safety & logistics plan!	Be very careful when specifying Trane or Mcquay HVAC equipment. They will tell you that it is compatible with BMS software, but it rarely is, and it rarely works correctly.	Establish a personal connection with the neighborhood. Treat the job site like your home, and the abutters like your own neighbors. Walk the job site perimeter and the neighborhood daily. Provide community updates at regular intervals. Advise on upcoming activities, adjustments in work hours or days, etc. Most people just want to know what to expect in advance. Let Abutters see you, it develops a comfort level even though you may not speak frequently.

Energy	Maintenance	Construction	Design	Process
<p>Kitchen hood exhaust fans should be variable speed. These not only use a ton of electricity, they also remove vast quantities of treated air.</p> <p>We should look into getting exhaust hoods with heat exchangers if they are available.</p>	<p>Crushed stone should never be placed at the perimeter of buildings. This leads to broken windows during landscaping</p>	<p>A city employee should be on site every day to provide adequate oversight for all major projects.</p>	<p>Engineers will always overdesign their systems. Push back on the sizing of generators, boilers, hot water tanks, electrical services, chillers, ahu's, etc. Make them justify these components. Not only will smaller equipment cost less, but they are less expensive to operate, and will simplify design and save money in other areas.</p>	<p>Time is often wasted trying to solve a design or construction issue inside the construction trailer. Get out of the trailer, and go look at the problem. Most people are better problem solvers when they are looking at it in real life, than on paper.</p>
<p>If a space is unoccupied, there should be no exhaust or fresh air supply running. This is where the use of EMS is beneficial. Schedules included in the EMS should be carefully reviewed with the correct personnel at commissioning.</p>	<p>North facing overhangs can be problematic for mildew and mold growth.</p>	<p>Any time there are unit prices, such as soils, the city employee needs to watch very carefully the amount of material being removed or provided. These costs can add up fast.</p>	<p>Challenge structural engineers to think outside the box. Their solutions are often not only overdesigned, but they tend to be more complicated than necessary.</p>	<p>Encourage and mentor the youth on the job site. They are the future of the industry.</p>
<p>Flow restrictions in both duct and pipe should be minimized as much as possible. Avoid 90 degree bends when possible.</p>	<p>Porcelain tile stands up better than wood veneer. This should be at least 4 feet high in the hallways.</p>	<p>Trench boxes are not a suggestion. When required, they are not optional.</p>	<p>Market conditions and material costs need to be monitored when considering the escalation to bid number that you carry.</p>	<p>Don't ever be afraid to hit the brakes. It is far better to pause and determine the correct path, than to drive the wrong way for a week.</p>
<p>Pump sizing should be reduced as much as possible as they use a great deal of electricity.</p>	<p>The broadcast of epoxy floors needs to be rough enough to prevent slipping, but not so rough that it can't be cleaned.</p>	<p>Utility companies take forever to do anything. Plan accordingly. City should keep an updated contact list of all utility companies contacts for emergencies, construction and maintenance.</p>	<p>Establish early who is authorized to make design decisions and changes. For example, a teacher can make a request, but the decision to include something in the design needs to come from the project team.</p>	<p>The CM contingency is a misnomer. It may be under the control of the CM, but we have to authorize the use of these funds, and contrary to their belief, the money belongs to the taxpayers. ALL contingencies belong to tax payers and use of these contingencies are made well aware of by CM / GC. They want it!</p>

Energy	Maintenance	Construction	Design	Process
<p>There should be no lights without lighting controls. And a simple lighting control system that satisfies energy code.</p>	<p>Chilled water fountains are not necessary, waste electricity, and are more expensive to maintain. Filters are not necessary either.</p>	<p>Vibration monitoring and existing condition surveys are important depending on the project and proximity to other structures. Historically vibration monitoring has saved the city in potential claims.</p>	<p>When reviewing the design with public safety, make sure Police, Fire, and the user group are all in the same room. There can be opposing agendas, and this step is necessary to prevent redesign. Meeting minutes should be taken and issued. When construction actually happens one or two years later, these can then be referred to to remind everyone what was agreed upon.</p>	<p>All parties should agree to a submittal turnaround timeframe at the beginning of a project. If this starts to slip, correct it quickly or you can be hit with delays from subcontractors.</p>
<p>You can design the best wall system, but if it's not installed properly, all of your work will be for nothing. Great care needs to be taken before the walls and ceilings are closed up to make sure there are no breaks in your thermal envelope.</p>	<p>Solar panel footprints should be marked so that snow removal can occur as needed without damaging the panels. We would not remove snow from panels. Maybe you are referring to lightning roofs due to a heavy snow occurrence?</p>	<p>If behind in schedule, a plan must be developed and implemented immediately to get back on track. Do not wait until the end of the job to try and make up the time.</p>	<p>Ensure the Design Review Committee is involved early and often. It also proves useful to invite them to working group meetings.</p>	<p>During the creation of the IFB, the OPM should be more involved in the overall process. Both the Designer and the OPM should be reviewing the City front end of the IFB. This appears to be an issue with first time designers and OPM's. The City prepares what it feels is the proper template for the particular Project but it the responsibility of both the Designer and OPM to ensure that the template sent to them, for example has the correct Bid dates, Filed Sub Bidders, the correct number of Alternates, if any are listed, Unit Prices shown, if required, as well as ensure the proper</p>

Energy	Maintenance	Construction	Design	Process
It would be helpful to know when electric and gas accounts are cancelled and when new accounts are assigned to the City during the construction process. This is to maintain our data base and for our electric and gas supply contracts.	Pavers should not be used where plowing occurs.	Pay close attention to the number of tradespeople on the job. This can be a precursor to falling behind on specific trades. Found out early on what software CM / GC uses to monitor Onsite staff as well as all documents.	Involve the community early in the design process. Not only is community feedback important, it's critical to squash rumors before they get out of hand.	Construction Drawings and Specifications should be reviewed by multiple members of the Design Team including not limited to the Architect, OPM, various City Departments/Agencies and most importantly the Public Buildings Department to ensure their accuracy and completeness prior to being sent for review by the DRC and more importantly before
Have PB Project Managers take a lead role in setting up and conducting inspections by utilities for project rebates for new construction.	Stone dust should be used in lieu of concrete where snow removal does not occur.	Trades that do not work M-F, are not entitled to change orders for overtime to catch up.	If the project requires review by the Conservation Commission, and the commission is asking for mitigation, make sure there were actual adverse impacts to mitigate.	
While other types of energy efficient equipment should always be explored, the initial cost of installation plus cost of annual maintenance of such equipment should be taken into consideration when desciding on new technology. Funding and the proper expertise for this maintenance is not always available to the City.	Exposed steel beams need to be designed in a way to prevent bird nesting.	Analyzing change order credits is just as important as change order adds. Guarantee that contractors will ask for more than they deserve, and offer back less than what we deserve.	Make sure you are coordinating building projects with DPW and Parks and Rec. For example, DPW should not pave a street before a large project starts. We will likely need to tear it up for utility work.	
	Asphalt curbing should be avoided at all costs. It saves some money up front, but it will not last and will cost more in the long run.	Do not accept an inferior finished product. If it does not meet the design intent, or quality standards. Make the contractor make it right on their dime.	It's never too early to do the site survey. This info can completely reshape a project.	

Energy	Maintenance	Construction	Design	Process
	Fencing should not be too close to sidewalks, roadways, or parking lots. Snow gets pushed against the fence causing damage.	Do not wait to perform the punch list until the end of the job. Punch lists should be made, and items addressed, as they arise. Schedule, Punchlists, Commissioning etc. start in the beginning of project.	Perform condition surveys of adjacent properties prior to large projects. If this is not done ahead of time, there is no way to prove that the project did not cause the damage in question.	
	Small narrow strips of grass should be avoided. These can not be done with mowers, and therefore do not get adequate landscaping.	Do not install ceilings until all punchlist items above the ceilings are complete. Engineers should be aware of access for filter changing.	Avoid unit prices and allowances when possible. If needed, ensure the specs are crystal clear. This is an area where large change orders are likely, and allowances tend to get eaten up.	
	Pedestrians will take the path of least resistance. If walkways are not direct routes, people will not use them.	Make sure the construction management plan addresses site distribution and traffic issues during the project. This plan needs to be reviewed with public safety, so that they can weigh in and plan their resources accordingly .	When possible, complete hazmat work like oil tank removal ahead of time. The markup in these areas is massive, and the city can, and has, saved hundreds of thousands of dollars by doing it ourselves.	
	Fixed trash barrels get emptied by trucks that drive right up to the barrels. Either put the barrels close to a paved surface, or be prepared for damage to site amenities.	Never spend money you don't have. In order to ensure this does not happen, replenish the Mayor's contingency as frequently as possible.	The parameters for traffic studies are critical. The study needs to be broad enough, and data collection needs to be taken at appropriate times.	
	Slab on grade is always preferred. Any structure below grade is not only more expensive on the front end, but it is more likely to have environmental issues and costs.	If site excavation requires undermining of utilities like a duct bank, they must be fully supported to prevent collapse.	Even though the traffic work is separate from the project, it is viewed by the general public as one and the same. Therefore, this work must be tracked just as closely to ensure it meets the project schedule.	

Energy	Maintenance	Construction	Design	Process
	Crank windows are not preferred. They do not stand up over time.	Contractors will typically seek change orders for winter conditions. This needs to be analyzed carefully. If they are responsible for being behind schedule, and then create the winter condition problem, then we don't owe them anything. Additionally, snow removal is not unexpected for a job that occurs during the winter. They will often ask for money for this, but it should not be awarded unless extreme conditions occur.	Site distribution is one of the highest priorities on any project. The goal should be to allow student access to play areas without crossing roads or parking lots when possible.	
	Garbage disposals need to have guards to prevent injury and damage.	Monitor the sewer piping installation below grade very carefully. If pipe transitions are not smooth and seamless, the building will experience sewer backups and costly repairs down the road.	Walkability and bikeability are important, so both the traffic work and the site design should take these into consideration.	
	Water fountains should be attached to the building when possible. Free standing fountains are more susceptible to damage from freezing if not properly winterized.	Fall protection is not optional.	Concrete walkways should be 8ft wide. 4ft panels yield large ruts on either side from snow removal, and 6ft panels snap from the weight of the trucks.	
	Always run an extra conduit or increase in size for future expansion.	Soil management is extremely important. Care needs to be taken to ensure stockpiles are covered, protected, and not mixed with unsuitable materials. There is a potential for six figure change orders if this is mismanaged.	Roofs need to be designed to be solar ready. This does not require additional steel, but the roof should be designed as clean as possible, and the roof system warranty needs to be compatible with a ballasted pv system.	

Energy	Maintenance	Construction	Design	Process
	Plumbing cleanouts are required every 50 feet. However, where they are placed is very important, and if needed more should be provided. Think of the plumber trying to clear a clogged pipe.	The quality control inspector on any job, should have no other responsibilities. They need to be focussed on QC and making sure we are always looking ahead to make sure what we are doing now, will set us up for success down the road.	Stained concrete is more sustainable than painted concrete.	
	It is good to have P.B. involved in any ADA retrofit projects and work with the City's office of Disability.	Closely monitor allowances. Contractors like to assume that's their money.	There should be no gates on perimeter emergency access roads. and on dumpster enclosures.	
	Project design of materials and equipment should reflect anticipated maintenance in years following warranty period to properly service the equipment. Proper shutoffs for equipment should be installed to allow for easier maintenance as is required.	Tree protection needs to be very carefully thought out, and executed. Roots need to be kept buried, wet, and protected. Be realistic with what can be done. If the opportunity to save more trees presents itself during construction, take it. Plans can change if it benefits the project.	Consider reducing the number of cameras inside the building, even if it means increasing the resolution. You can achieve the same level of coverage for a much smaller cost.	
		If possible, use design-build approach for small fast track projects.	A single main entry is preferred. This improves security and operations.	
		Roofing Manufacturer contractor installation oversight appears to be lacking for our membrane roofing system installations as numerous leaks are occurring that are related to poor installation	Exterior lighting can comply with the light ordinance, but still be a nuisance to abutters. Shrouding the lights when possible is preferred.	

Energy	Maintenance	Construction	Design	Process
	Make sure if the specifications call for attic stock that it is actually provided and signed for.	A construction schedule should be submitted and approved by the architect and OPM at the onset of the project. Updates should be submitted monthly. Resumes for the On Site Superintendant and other contractor personnel should be reviewed prior to that person being assigned to work on our project.	Asphalt curbing should not be specified. It yields a savings up front, but it will not hold up, and will cost more down the road.	
	Make sure that the water quality control structures are maintained by DPW.	Windows should and need to be tested for air infiltration and water leaks.	Buffering should always be planned for where cars are facing abutters. Headlights are a nuisance.	
		Site contractors will try to get away with backfilling in two foot lifts if we let them. We need to watch them and remind them what the specifications call for.	When possible, buses and parents should not mix. The bus loop should be separate from the parent drop off.	
		All materials that arrive on the project should be check against the approved submittal.	Do not specify flooring and ceiling systems where they aren't needed. Storage closets, utility rooms, etc. do not need these finishes.	
			When possible, use the building contours to control acoustics from rooftop equipment. This will reduce the need for acoustic screens which are expensive.	
			Line of site at the main entry is important to efficient operations. Make sure that the administrative staff can easily see the main entrance.	

Energy	Maintenance	Construction	Design	Process
			Make sure that athletic outdoor areas are designed in a way that prevents negative impacts to abutters via foul balls or other flying objects.	
			Make sure that the full scope of work has been identified before starting design. Scope creep can bust a budget very quickly.	
			Slab moisture mitigation should not be included in the base bid. If needed, it should be priced out and paid for out of contingency.	
			Do not specify water based wood floor finish. It does not bond as well. Low voc oil based finish should be specified whenever possible.	
			3 story buildings are appx 10% more energy efficient, less costly to build, and better utilize urban sites, than single or 2 story buildings.	
			For small buildings, consider prefab structures. They are much less expensive and their quality has improved significantly over the years.	
			City water flow tests should be performed early in the design phase. This will determine what fire equipment is needed. Cameraing sewage lines and Fire protection lines also.	

Energy	Maintenance	Construction	Design	Process
			AED devices should be hard wired into the building fire alarm panel. This will ensure that dispatch is notified when an AED is used.	
			Equipment must be specified and installed in new buildings to ensure police and fire radios work.	
			Whenever traffic improvements are made around a project, we must be sensitive to the ripple effect it has on the broader community.	
			Do not assume other departments who review the plans, understand what they're looking at. If they don't fully understand the plans, they will likely require something different during construction, thereby leading to a change order.	
			Do everything you can to verify all existing conditions. If there are items that are either unknown, or if plans do not match actual conditions, expect significant change orders.	
			CMU is much more durable than drywall, but it does not need to be carried up to the ceiling. Use durable wall products where wear is expected. Above that, drywall is perfectly acceptable.	

Energy	Maintenance	Construction	Design	Process
			Be very sensitive to acoustics in the cafeteria and gym. If not designed correctly, these spaces become very problematic.	
			When specifying floor tile, thin mudset is perfectly acceptable. Thick just costs more with little to no added value for our applications.	
			If the project calls for irrigation, consider both rain water harvesting, as well as irrigation wells, to help reduce long term costs.	
			Exterior emergency generators should be sited in locations that minimize the impact to abutters. They are loud when operating.	
			Skylights should be avoided. They leak over time, and are a hazard when navigating roofs in the winter.	
			The landscaping design should be carefully analyzed. There are often ways to achieve a similar outcome for a fraction of the cost.	
			Security cameras are great, but if there is no light in the area they are covering, they are useless.	
			Renovation that is performed to the same standard as new construction is significantly more expensive.	

Energy	Maintenance	Construction	Design	Process
			<p>Make sure the the correct scope of work is assigned to the correct trade. Many trades can perform a variety of work elements, but their costs can vary</p>	
			<p>Make sure all as built building plans, roof and equipment warranties, and operaton and maintenance manuals are put in the Public Buildings file at the end of the project. It seems that this should be done by our Project Managers.</p>	
			<p>Make sure that the designers are applying AAB and ADA codes for accessibility whichever is stricter.</p>	
			<p>Do more in-house design for small projects which can save on architcts fees.</p>	
			<p>Project design of materials and equipment should reflect anticipated maintenance in years following warranty period to allow the proper service to the equioment.</p>	

Energy	Maintenance	Construction	Design	Process
			<p>roofing system, as manufactured by Sika, that has been used on the past 5 Major Projects has not held up well as we have experienced over 35 leaks at the various Projects since the original installations. As stated in an earlier Lessons Learned note, installation oversight is not a strong suit of this company. Working with Sika on inspections prior to Solar Panel Installations and on Post Installation has been a challenge. They no longer do Pre-Solar Installation Inspections which can be problematic after these installations are completed.. An alternative system should be designed to determine if the City can switch to a roofing system that is not as problematic as the</p>	

Energy	Maintenance	Construction	Design	Process
			<p>Roofing Systems should be designed to withstand the type of foot traffic / potential additional equipment installations. Membrane roofing while much less expensive than built up systems, do not stand up well to heavy foot traffic and Solar Poanel installation. Additional walkway pads should ne mandatory. Stronger verbiage should be in the specifications outlining the apparent lack of oversight by both the GC/CM site superintendants as well as manufacturer during the roof installation.</p>	
			<p>incorporate the collection of all water to an onsite water treatment system from the roof, whether an interior or exterior roof drainage system is being used. The idea is to keep the water flowing and not standing. Avoiding direct tie in to an existing storm water street system should be discouraged due to the potential over charging</p>	

Energy	Maintenance	Construction	Design	Process
			<p>and Specifications should be reviewed by multiple members of the Design Team including not limited to the Architect, OPM, various City Departments/Agencies and most importantly the Public Buildings Department to ensure their accuracy and completeness prior to being sent for review by the DRC and more importantly before placing them in the IFB for the Project.</p>	
			<p>.A minimum of a Two year contractor warranty on all workmanship and materials/equipment should be made mandatory in the project specification. Extended warranties/service on equipment such as HVAC and Elevators with the time line stated in the specifications, such service to be routine monthly maintenance and in the case of an elevator, the first State Re-inspection, a year after the initial State Inspection.</p>	