



Public Facilities Committee Report

City of Newton **In City Council**

Wednesday, October 21, 2020

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

Also Present: Councilors Humphrey and Bowman

Absent: Councilor Norton

City Staff Present: Chief Operating Officer Jonathan Yeo, Commissioner of the Public Works Department Jim McGonagle, CPA Program Manager Lara Kritzer, Associate City Engineer John Daghljan, and Director of Transportation for the Planning Department Nicole Freedman

#412-20 National Grid petition for grant of location in Pearl Street and Jackson Road

NATIONAL GRID petition for a grant of location to install and maintain gas main in Pearl Street, Jackson Road, Green Street and Washburn Street as follows. This work is to replace cast iron mains (Ward 1)

- 385' +/- of 8" plastic main in Pearl Street from the existing 4" plastic main at Jackson Road to the existing 4" plastic main at #235 Pearl Street
- 70' +/- of 8" plastic main in the intersection of Green Street, Washburn Street and Pearl Street
- 450' +/- 8" of plastic main in Jackson Road from Pearl Street to the existing 6" steel main at #149 Jackson Road

Action: **Public Facilities Approved 7-0**

Note: Mary Mulroney, National Grid Representative, presented the request to install and maintain gas mains in Pearl Street, Jackson Road, Green Street and Washburn Street. Ms. Mulroney explained that National Grid is requesting to install and maintain 385' +/- of 8" plastic main in Pearl Street from the existing 4" plastic main at Jackson Road to the existing 4" plastic main at #235 Pearl Street, 70' +/- of 8" plastic main in the intersection of Green Street, Washburn Street and Pearl Street and 450' +/- 8" of plastic main in Jackson Road from Pearl Street to the existing 6" steel main at #149 Jackson Road. This project is to replace old cast iron pipes.

Councilors asked the following question:

Q: Are there any leaks in the area?

A: Ms. Mulroney explained that there have been a few leaks that have been repaired and there is still one open leak on Pearl St. This work is to help eliminate the leaks by replacing the cast iron

pipes with plastic lined pipes. Ms. Mulroney noted that there was a gas main that was cut off on private property that was a major feed to the area and by doing that the gas pressure dropped in the system to remedy that National Grid is installing a new gas main. This work is also due to the new development in Kennedy Circle to ensure that there isn't a drop-in pressure when the development is occupied.

The public hearing was opened, with no member of the public wishing to speak the public hearing was closed.

Councilor Kalis motioned to approve which passed unanimously.

#413-20 Eversource petition for Grant of Location in Old England Road

EVERSOURCE ENERGY petitioning for a grant of location to install 269'± of conduit in an easterly direction from new pole #329/7 located 620'± west from Woodman Road (Ward 7).

Action: **Public Facilities Approved 7-0**

Note: Maureen Carroll, Eversource Representative, presented the request to install 269'± of conduit in an easterly direction from new pole #329/7 located 620'± west from Woodman Road. This work is to provide underground electric service to #45 Old England Road.

The public hearing was opened, with no member of the public wishing to speak the public hearing was closed.

Councilor Laredo motioned to approve which passed unanimously.

Chair's Note: *The following two items were discussed together.*

#414-20 Verizon petition for a Grant of Location on Old England Road

VERIZON petitioning for a grant of location to install approximately 286' of 4" conduit in a westerly direction from existing pole (P.5) to pole P.7 (Ward 7).

Action: **Public Facilities Approved Subject to Second Call 6-0-1 (Councilor Gentile abstaining)**

#415-20 Verizon petition for a Grant of Location on Old England Road

VERIZON petitioning for a grant of location to relocate and remove poles on Old England Road as follows. This petition is necessary to remove aerial cables for underground placement by customer request. (Ward 7)

- Relocate pole 30/P.5 15' +/- easterly from its existing location
- Relocate pole 30/P.7 25' +/- westerly from its existing location

Remove pole 30/P.6 on the northerly side of Old England Road

Action: **Public Facilities Approved Subject to Second Call 6-0-1 Call (Councilor Gentile abstaining)**

Note: Robert Forman, Verizon Representative, presented the request for two grants of location in Old England Road. The petitions include installing approximately 286' of 4" conduit in a westerly direction from existing pole (P.5) to pole P.7, relocating pole 30/P.5 15' +/- easterly from its existing location, relocating pole 30/P.7 25' +/- westerly from its existing location and removing pole 30/P.6 on the northerly side of Old England Road. Mr. Forman explained that this work is at the request of and will be paid for by the property owner at 45 Old England Road. This work is necessary to be able to replace above ground cables with underground service.

Committee members asked the following question:

Q: Will the pole be removed as soon as the cables are undergrounded?

A: Mr. Forman explained that the pole will be removed. The electric company will move to underground first and then the other cables that are on the pole. Verizon is the last cable that will be removed. If the petition is approved there will be a notice that goes to the other companies to inform them that they will need to remove their cables. Mr. Forman explained that Verizon does have a plan to remove as many of these double wood poles as possible.

The public hearing was opened.

Gian Luca Fiori, 65 Old England Road, questioned what the impact would be to the neighborhood? Mr. Fiori also explained that they have not lost power in the past and questioned if this change will make it more likely they will lose power in the future? Additionally, Mr. Fiori questioned if there will be a box on the new pole?

Mr. Forman explained that the goal is to have as minimal down time as possible. The other companies will also work to have minimal down time and they tend to preform this work at times that the service is being used less. Mr. Forman explained that this work will make the service more reliable because aerial wires tend to be damaged more often. On the eastern side of Old England Road, where pole 5 is the cables will dip down go underground and rise up and attach to pole 7. There should not be a large box on pole 7.

Bryan Gary, 81 Old Orchard Road, expressed his concern for the project and how it will affect the neighborhood. Mr. Gary noted that the neighborhood has not been made aware of the timeline of the project. Additionally, Mr. Gary explained that he has seen research that shows that underground wires can also be unreliable and damaged. This street is historic and there has been chip and seal work done to keep the aesthetic of the street. With the cheap and seal, what will be the effect on the road? Mr. Gary also questioned who would be paying for this work and would this cause additional fees for other neighbors? There is also a concern about the street light that is currently on one of the poles. Mr. Gary noted that there will be a large switch gear box on the property due to this project. Where the poles are going to be set has also been a concern of the neighborhood. Mr. Gary urged the Councilors to take into consideration that this is a historic street.

Mr. Forman explained that this is a reimbursable work request which means the customer requesting the work will pay the entire cost of the project. There will not be a raise in price of service for the neighbors. Mr. Forman explained that he believes this conduit will be installed in the shoulder of the road, not in the roadway. They will also repair any damage that is done during the project but there should be no damage done to the roadway. Additionally, Mr. Forman explained that once the petition is approved this project can take approximately two to four weeks and with the winter months coming the contractor would want to begin as soon as possible. The construction will be done by a Verizon approved contractor. The City of Newton will also have requirements for the contractor to follow. Mr. Forman noted that the switch gear box is not a part of the Verizon project and that Verizon will be setting the new poles. Verizon usually sets poles at the property line. The existing poles have been in place for 80 years and property lines have changed. But the placement of the poles will be decided on by the contractor, a representative from the electric company and the property owner. This petition is so the City can approve the project and the location of the poles.

John Daghljan, Associate City Engineer, explained the attached photos to show where the polls will be set.

John Renn, Project Manager, explained that they did have a surveyor to survey the property lines and have ensured that polls will be in front of 45 Old England Road. Mr. Renn explained that there are stakes on the property to show where the polls will be placed and stated that he would be willing to show the abutters exactly where the polls will be set. Mr. Renn also noted that he can produce a more accurate diagram of where the polls will be.

The public hearing was closed.

The Committee agreed on a condition to ensure that the poles will be set in the public way in front of the property at 45 Old England Road as intended and voting this item subject to second call so that a new diagram can be submitted. An updated plan, that was received after this meeting, is attached.

Councilor Laredo motioned to approve subject to second call which passed 6-0-1, Councilor Gentile abstaining.

#305-20 Request for a main drain extension at 21 Verndale Road

JEET SHAHANI, 21 Verndale Road, Newton, petitioning for a main drain extension and three manholes in VERNDALE ROAD from the property at #21 Verndale Road in a northerly direction a distance of 170'±.

PETITIONER TO PAY ENTIRE COST

Public Facilities Held on 08/10/2020

Action: Public Facilities Approved 7-0

Note: John Daghljan, Associate City Engineer, presented the request for a main drain extension and three manholes in Verndale Road from the property at #21 Verndale Road in a northerly direction a distance of 170'±. This item was held on 08/10/2020 so that the contractor could perform test borings and have a community meeting with the abutters. Mr. Daghljan explained that the test borings were completed, there was a confirmation from the contractor that there was no ledge, and the construction will take 2 to 3 days in the street. As part of the conditions, the contractor will stake out the sideline of the roadway and the easement so that it is clearly defined. Mr. Daghljan explained that they will receive a new set of plans that will address all of the changes.

Councilor at Large for Ward 8, David Kalis, explained that the community meeting went well, and the abutters were able to receive answers for their concerns. He noted that he will continue to work with the neighbors on this project to keep them informed.

Councilor Kalis motioned to approve which passed unanimously.

#379-20 Discussion with the Commissioner of DPW regarding water usage

PUBLIC FACILITIES COMMITTEE requesting a discussion with the Commissioner of the Public Works Department and the Director of Public Utilities regarding water usage fees, billing and patterns throughout the City regarding billing for water usage.

Action: Public Facilities Held 7-0

Note: Jim McGonagle, Commissioner of Public Works, explained that they have sent the attached notice to the City Council to explain the issues that the department has been having with their billing system regarding water usage. Commissioner McGonagle explained that there are 29,000 metered accounts throughout the City and this past winter the department received a significant number of estimated reads. When there is an estimated read all of estimates are computer generated by averaging the last four billing cycles. In most cases the reads have not changed but since residents are spending more time at home reads may vary. The department is sending a letter to all residents who have received an estimated bill on how to read their meter and instructing them to send the estimated read to the department. The meters and transponders were all replaced between 2010 and 2012 and the issue is the transponders. Commissioner McGonagle noted that to replace the transponders the department will not need to access the resident's home. The concern is with COVID the supplies will take longer than usual to replace and currently there are approximately 6,000 transponders that need to be replaced. The transponders are also under warranty, so there will not be any additionally cost to the City. He explained that the department should be able to replace 80 a day and are in discussion with the provider of these so that they will be able to provide assistance.

Committee Members asked the following questions:

Q: How is the department doing with the receipt of new transponders as they are being replaced and what is the cost in labor?

A: Commissioner McGonagle explained that the original company for the old meters was KP which was recently purchased by Mueller which has caused issues with receiving new transponders. The department has made it clear to Mueller that they need to assist the City with this project by providing additional labor. Mueller has committed to sending the City 950 units this month. The labor costs were already budgeted for in the City's enterprise fund so it will not be an additional cost to the City. Commissioner McGonagle explained that they will have to replace the meters in the future.

Q: If other transponders fail after the warranty has ended, what is the plan to replace them and does the warranty only cover the replacement of parts?

A: Commissioner McGonagle stated that the warranty only covers the parts. Additionally, Commissioner McGonagle explained that the department will be continuing monitoring the transponders.

Q: Is it time for the City to do an audit of the water system?

A: Commissioner McGonagle explained that the department has committed to perform an audit this past year and are working with an engineering firm to conduct the audit. As a part of the audit, the department is going to be investigating billing and is looking into creating a customer portal that other communities have been using. The department will be back to the committee with their findings.

Q: How does the City make up the cost of non-revenue water?

A: Commissioner McGonagle explained that the main reason to have the water audit is to be able to decrease the amount of non-revenue water. This cost does come out of the enterprise fund.

Q: Are more of the transponders going to fail and are there are communities facing the same problem?

A: Commissioner McGonagle explained that he hopes that more will not fail but the department will not be able to tell right now if they will fail. The department is continuing to work with the provider of the equipment. Commissioner McGonagle explained he is unsure if other communities have had this issue.

Q: How will the department deal with choosing a manufacturer in the future?

A: Commissioner McGonagle explained that the department is restricted by Chapter 30b on what they can require from a manufacturer. The department can say that the manufacturer needs to

service the equipment in a timely manner and the department can put out an RFP so that the bids can be elevated instead of going with the lowest bidder. Commissioner McGonagle explained that the transponders did preform flawlessly over the first 8 years and that this problem is not the norm.

Commissioner McGonagle noted that he will be able to provide a monthly update on the project to the City Council.

Councilor Kelley motioned to hold which passed unanimously.

Referred to Public Facilities and Finance Committees

#86-20 Ordinance amendment to increase number of units eligible for 2nd meters

COUNCILOR NORTON proposing an ordinance amendment to Chapter 29, Section 24(c) to amend the number of residential dwelling units eligible for outdoor meters from no more than four dwelling units to no more than twenty dwelling units.

Public Facilities Held 7-0 on 09/23/20

Action: Public Facilities Held 7-0

Note: The Chair noted that there was an additional information that is needed before discussing this item. Councilor Laredo motioned to hold which passed unanimously.

Referred to Public Facilities and Finance Committees

#422-20 CPC Recommendation to allocate \$390,000 of CPA funding

COMMUNITY PRESERVATION COMMITTEE recommending the allocation of three hundred and ninety thousand dollars (\$390,000) in Community Preservation Act Recreation funding to complete the 100% design of the Commonwealth Avenue Carriage Redesign.

Action: Public Facilities Approved 7-0

Note: Lara Kritzer, CPA Program Manager and Nicole Freedman, Director of Transportation presented the request for recommending the allocation of \$390,000 in Community Preservation Act Recreation funding to complete the 100% design of the Commonwealth Avenue Carriage Redesign. Ms. Kritzer's presentation is attached to this report.

Ms. Freedman explained that their goal for the project is to create more green space on this section of the Carriageway. Most of the Carriageway is a quiet road that is used by bicyclist and pedestrians and the main line for cars is on the other side. The issue with this section of the Carriageway is that cars are incorporated onto the Carriageway so there is no area for the bikes and pedestrians. This project will correct that issue. The plans for the project are attached.

Ms. Freedman explained that this project is connected to the MassDOT project which is carrying a path over the Charles River Bridge as well as a Westin project that will create a two way bike

lane all the way to Natick. The Department of Conservation & Recreation also has several projects in the area.

Committee Members asked the following questions:

Q: In front of Lyons Field there is room for parking but there also is a bike lane, so how will vehicles be able to park in that area?

A: Ms. Freedman explained there will be parallel parking on the Lyons Field block. There will be approximately the same amount of parking spaces and this will be a protected bike lane. The Lyons Filed block of the Carriageway is the only section that has two way traffic for the safety of vehicles leaving Islington Road.

Q: How will the bike path be protected?

A: Ms. Freedman explained that there will be a grass buffer and the path may be on a different level than the street.

Q: Does the protected bike lane continue after the Charles River Bridge?

A: Ms. Freedman explained that there a gap which MassDOT is aware of. They do have time to investigate a solution.

Committee members thanked Ms. Freedman, Ms. Kritzer, and other city staff for their work on this project.

Councilor Laredo motioned to approve which passed unanimously.

#396-20 Request for updates on HVAC and ventilation at Newton Public Schools

The President of the Council, on behalf of the City Council, requesting an update to the Public Facilities Committee from Commissioner Morse on current work on HVAC and air quality in the Newton Public Schools at each meeting of the Public Facilities Committee this fall until work is complete.

Public Facilities Held 8-0 on 10/07/20

Action: **Public Facilities Held 7-0**

Note: Josh Morse, Commissioner of the Public Buildings Department, provided the committee with the attached written update. Councilor Laredo motioned to hold the item which passed unanimously.

The Committee adjourned 9:00 p.m.

Respectfully Submitted,

Alison M. Leary, Chair





Wellen Construction
Building homes that define you.



Wellen Co
Building homes t













Construction
that define you.

Valentini
Engineering



STOP

414& 415-20

LOT
CD
R



414 & 415-20





414-8415-20





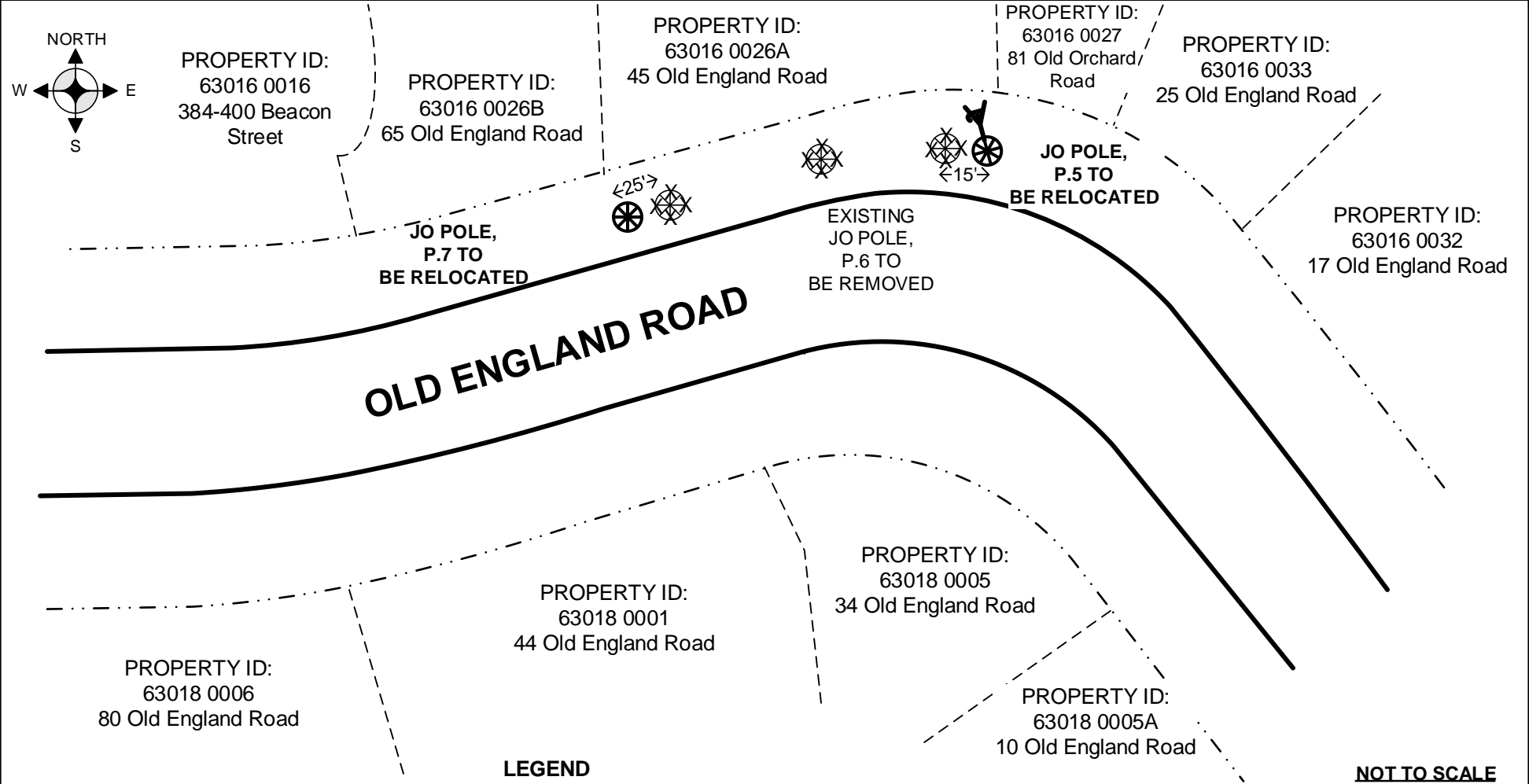


PETITION PLAN

MUNICIPALITY Newton
VERIZON NEW ENGLAND, INC AND
NSTAR ELECTRIC COMPANY D/B/A EVERSOURCE ENERGY

VZ. N.E. INC. NO. 4A0J8KE
DATE : September 29, 2020

SHOWING PROPOSED PLACEMENT OF TWO POLES AND ONE POLE REMOVAL ON OLD ENGLAND ROAD



NOT TO SCALE

--- PROPERTY LINE
— EDGE OF PAVEMENT
- - - EDGE OF ROADWAY

PROPOSED NEW JOINTLY OWNED POLE TO BE INSTALLED
 EXISTING JOINTLY OWNED POLE TO BE RELOCATED AND REMOVED
 PROPOSED NEW JOINTLY OWNED POLE WITH ANCHOR TO BE INSTALLED

GENERAL NOTES

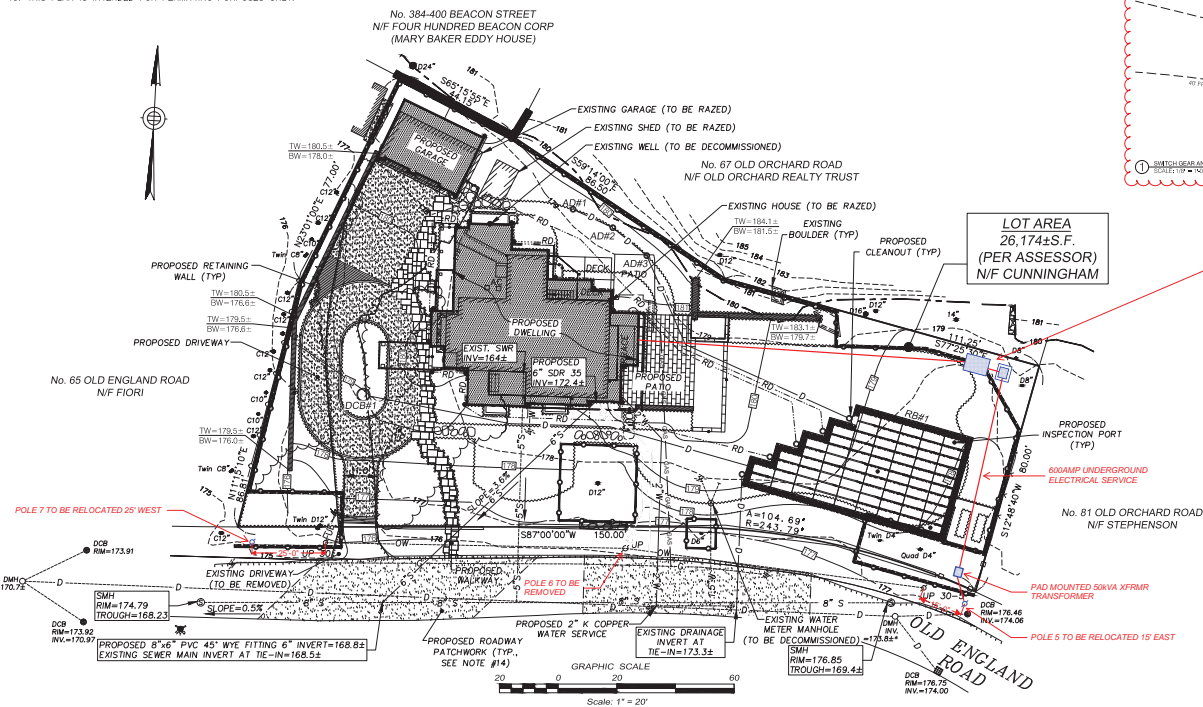
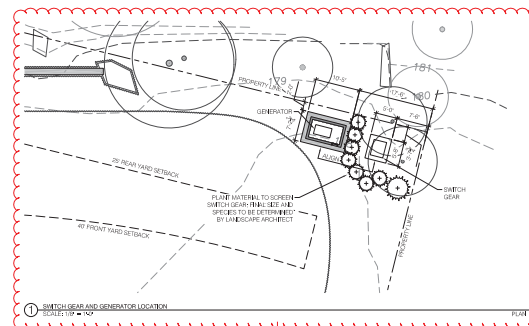
1. THIS PLAN SHALL NOT BE USED TO ESTABLISH PROPERTY LINES.
2. FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED IN BOOK 69937 PAGE 309 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
3. THIS PLAN REFERS TO THE CITY OF NEWTON PROPERTY ID 63016 0026A, MAP ID 0935W.
4. ZONING CLASSIFICATION: SINGLE RESIDENCE 1.
5. ALL ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. OF 1988.
6. THE PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM FIELD SURVEY WORK PERFORMED BY EVERETT M. BROOKS CO AND THE JILLSON COMPANY.
7. THE EXISTING BUILDING LOCATIONS AND ZONING INFORMATION SHOWN HEREON ARE BASED ON DATA PROVIDED BY THE EVERETT M. BROOKS COMPANY.
8. ANY EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE TOWN AND DIG SAFE MARKINGS AND SHALL BE CONSIDERED APPROXIMATE. FURTHERMORE, THE TOTAL EXTENT OF THE UNDERGROUND UTILITIES IS UNKNOWN.
9. THE EXISTING DRAINAGE SHOWN HEREON IS BASED ON THE CITY OF NEWTON DRAINAGE ATLAS AND SHALL BE CONSIDERED APPROXIMATE.
10. THE EXISTING SEWER INFORMATION SHOWN HEREON IS BASED ON A SKETCH PROVIDED BY THE CITY, REGARDING THE INSTALLATION PERFORMED BETWEEN 2/9/79 AND 3/14/79, AND SHALL BE CONSIDERED APPROXIMATE.
11. THE PROJECT SITE IS LOCATED IN 'ZONE X - OTHER AREAS' AS SHOWN ON FIRM FLOOD MAP NUMBER 2501700558E, EFFECTIVE ON 06/04/2010.
12. FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED LANDSCAPE DESIGN REFER TO THE LATEST PLANS PREPARED BY GREGORY LOMBARDI DESIGN.
13. FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED HOUSE, REFER TO THE LATEST PLANS PREPARED BY LDA ARCHITECT AND INTERIOR.
14. THE UTILITY TRENCHES AND ROADWAY WILL HAVE TO BE MILLED 25-FEET ON BOTH SIDES OF THE UTILITY TRENCHES (CURBLINE TO CURBLINE) AND PAVED WITH 1 1/2" OF TYPE 1 BITUMINOUS CONCRETE.
15. ALL EXISTING UTILITIES TO BE REMOVED AND/OR CUT AND CAPPED PER CITY OF NEWTON REQUIREMENTS.
16. THE PROPOSED DRIVEWAY WIDTH IS 11' AS REQUESTED BY THE CITY OF NEWTON HISTORICAL COMMISSION.
17. ALL TREES SHOWN HEREON SHALL REMAIN BE PROTECTED DURING CONSTRUCTION. SOME TREES WERE REMOVED IN 2018 UNDER THE AUTHORITY OF THE CITY OF NEWTON TREE WARDEN, AS APPROVED WITH 'RECORD OF ACTION ON APPLICATION FOR TREE PERMIT' WITH DATE OF ACTION 8/22/2018.
18. THE EXISTING CITY DRAIN LINE SHALL BE SCOPED TO DETERMINE ELEVATIONS AND INTEGRITY OF EXISTING INFRASTRUCTURE BEFORE AND AFTER CONSTRUCTION OF PROPOSED DRAINAGE INFRASTRUCTURE.
19. THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY.

EXISTING HOUSE ELEVATIONS

GARAGE SLAB (DETACHED)=178.2±
TOP OF FOUNDATION=172.2±/172.9±
FIRST FLOOR THRESHOLD=180.9±

PROPOSED HOUSE ELEVATIONS

GARAGE SLAB (DETACHED)=180.3±
TOP OF FOUNDATION (INTERIOR)=180.5±
REVERSE BRICK SHELF=181.5±
FIRST FLOOR=181.9±
HIGHEST ROOF RIDGE=210.2±



LEGEND

- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 10' CONTOUR
- S PROPOSED 6" SDR 35 PVC SEWER PIPE
- 8"S EXISTING 5" CLAY SEWER PIPE
- 8"S EXISTING 8" CLAY SEWER MAIN
- SMH EXISTING SEWER MANHOLE
- 2"W PROPOSED 2" K COPPER WATER SERVICE
- 1.5"W EXISTING 1.5" FERROUS WATER SERVICE
- WG EXISTING WATER GATE
- H EXISTING HYDRANT
- G PROPOSED GAS SERVICE
- G EXISTING GAS SERVICE
- D PROPOSED 6" PVC DRAINAGE PIPE
- D EXISTING DRAIN PIPE
- RD PROPOSED 6" PVC ROOF DRAIN PIPE
- * PROPOSED ROOF DRAIN DOWNSPOUT
- RB PROPOSED RECHARGE BASIN
- AD PROPOSED 18" AREA DRAIN
- DCB PROPOSED 48" DRAINAGE CATCHBASIN
- DCB EXISTING DRAINAGE CATCHBASIN
- * EXISTING ROUND DRAINAGE CATCHBASIN
- UE PROPOSED UNDERGROUND ELECTRIC
- UE EXISTING UNDERGROUND ELECTRIC
- OW PROPOSED OVERHEAD WIRES
- UP EXISTING UTILITY POLE
- LP EXISTING LIGHT POST
- AC EXISTING HVAC UNIT
- AC PROPOSED HVAC UNIT
- Dia EXISTING TREES (TYPE & DIAMETER)
- Dia EXISTING SHRUB LINE
- PROPOSED EDGE OF LAWN
- EXISTING POST & RAIL FENCE
- EXISTING CHAINLINK FENCE
- EXISTING WIRE FENCE
- EXISTING FIELD STONE WALL
- EXISTING PILE OF BOULDERS
- PROPOSED LIMIT OF WORK
- PROPOSED TREE PROTECTION FENCE

"No. 45 OLD ENGLAND ROAD SITE DEVELOPMENT PLAN"

LAND IN

NEWTON, MASS.

PREPARED FOR: JOHN AND DAPHNE CUNNINGHAM
228 GREENWOOD STREET
EVANSTON, IL 60201

SCALE: 1" = 20' DATE: 08 FEBRUARY 2019

PREPARED BY: THE JILLSON COMPANY, INC.
P.O. BOX 2135
FRAMINGHAM, MA 01703
(781) 400-5946
www.jillsoncompany.com

REV	DATE	REVISIONS
1	3/19/19	UPDATED PER NEWTON ENGINEERING REVIEW

SHEET 1 OF 3

JOB #2926

JOB #2926

414 & 415-20

City of Newton



DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE COMMISSIONER

1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

Ruthanne Fuller

Mayor

To: City Council

From: James McGonagle, Commissioner of Public Works

Subject: Estimated Reads

Date: October 15, 2020

The Utilities Division is sending out the attached letter to all residents/property owners that are receiving an estimated bill this billing cycle. The department is currently in the process of replacing transformers and antennas and updating the meter reading software to improve the number of actual reads that we receive.

Thank you,

Jim McGonagle
Commissioner
Department of Public Works
City of Newton, MA

James McGonagle
Commissioner

Telephone: (617) 796-1009 • Fax: (617) 796-1050 • jmcgonagle@newtonma.gov

**DEPARTMENT OF PUBLIC WORKS
UTILITIES DIVISION
OFFICE OF THE UTILITIES DIRECTOR
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449**

October 15, 2020

RE: Water Bill-Estimated Reads

Dear Resident or Property Owner,

You may have noticed that you have received an estimated water bill. Unfortunately, the City of Newton Department of Public Works has been experiencing difficulties with the transponders which send your water usage information to us. Thankfully, the water meters themselves are working properly.

Since the transponders have not been sending actual meter readings from your water meter, we are estimating your water consumption. All estimated bills are computer generated. The system takes four "like periods" and averages them all together. Like periods are the same timeframe (i.e. quarterly billing cycles) in the last 4 years.

The Water Division is in the process of correcting the Automatic Meter Reading System (AMR) in order to eliminate this issue. It is necessary for Water Division personnel to visit your property to check the transponder located on the exterior of your home to see if it is functioning properly and replace it, if necessary. You will receive notice when the Water Division personnel are scheduled to check your transponder.

In the interim, if you receive an estimated water bill check the read on the bill and compare it to the read on the meter. We bill by using the first four white dials on your meter. If the read on the meter is lower, then what you were estimated at please submit the read to our water billing department. They will adjust your water bill accordingly. Please see the below instructions.

Steps to read your water meter:

To locate your water meter, go to your basement and head to the front of your house (consider bringing a flashlight.) The water meter is connected to pipes that come in from the foundation. The meter is brass on the bottom, about the size of a coffee can (see photos on the back), with a black cover on top that flips open. Your meter serial number will be on the black cover. Lift the thin black cover and read all the numbers, just like the odometer in your car. This will be your water meter reading. **Take a photo of the meter serial number and the meter reading and forward to the City's billing office at waterbilling@newtonma.gov.**

(Over)



We apologize for any inconvenience this has caused, if you have any questions or concerns please feel free to contact me by email at tjerdee@newtonma.gov.

Sincerely,

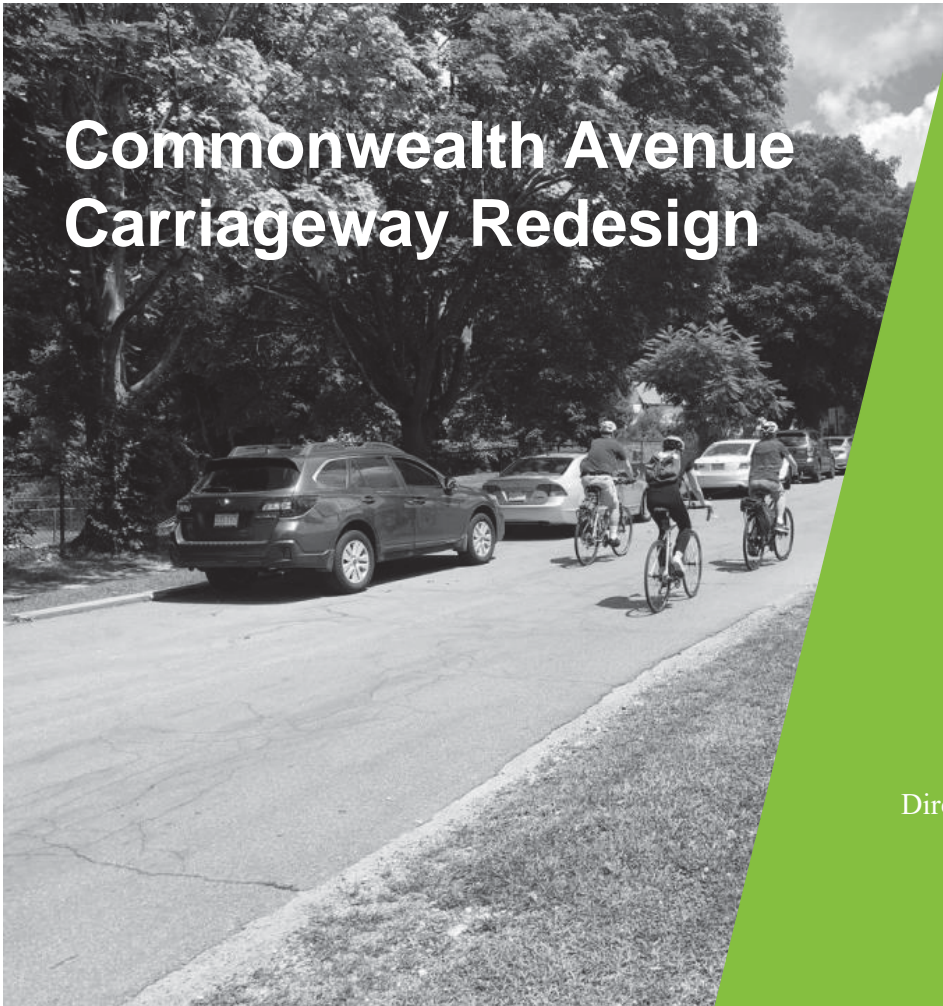
Theodore J. Jerdee
Utilities Director, City of Newton

Cc; James McGonagle, Commissioner, Department of Public Works
Shawna Sullivan, Chief of Staff, Department of Public Works
Kathleen Zegarelli, Utilities Operation Technician
John Reilly, Assistant Utilities Superintendent
Douglas Valovcin, Deputy Utilities Director

Theodore J. Jerdee
Utilities Director

Telephone: (617) 796-1640 • Fax: (617) 796-1653 • tjerdee@newtonma.gov

Commonwealth Avenue Carriageway Redesign



Nicole Freedman
City of Newton
Director of Transportation Planning
Nfreedman@newtonma.gov
617-879-8148

Summary

- **Reconstruct Carriageway**
 - Lyons Field to E of Auburn Street/ Marriott Driveway
 - Eliminate excess roadway
 - Create separate space for people and bikes
 - Move vehicles to Commonwealth Ave
 - Enhance crossings
- **Links together trail network**
 - Connects to ongoing MassDOT, DCR and local trail projects
- **Leverages \$5+ million MassDOT funds**
 - MassDOT has committed \$5.9M to construction, FY25
- **Request \$390,000 for final design**

Partners

■ Riverside Greenway Working Group

Vision: create a seamless biking and walking connection between Newton, Weston, and Wellesley increasing access to greenspace, trails, and other recreation opportunities



■ Solomon Foundation

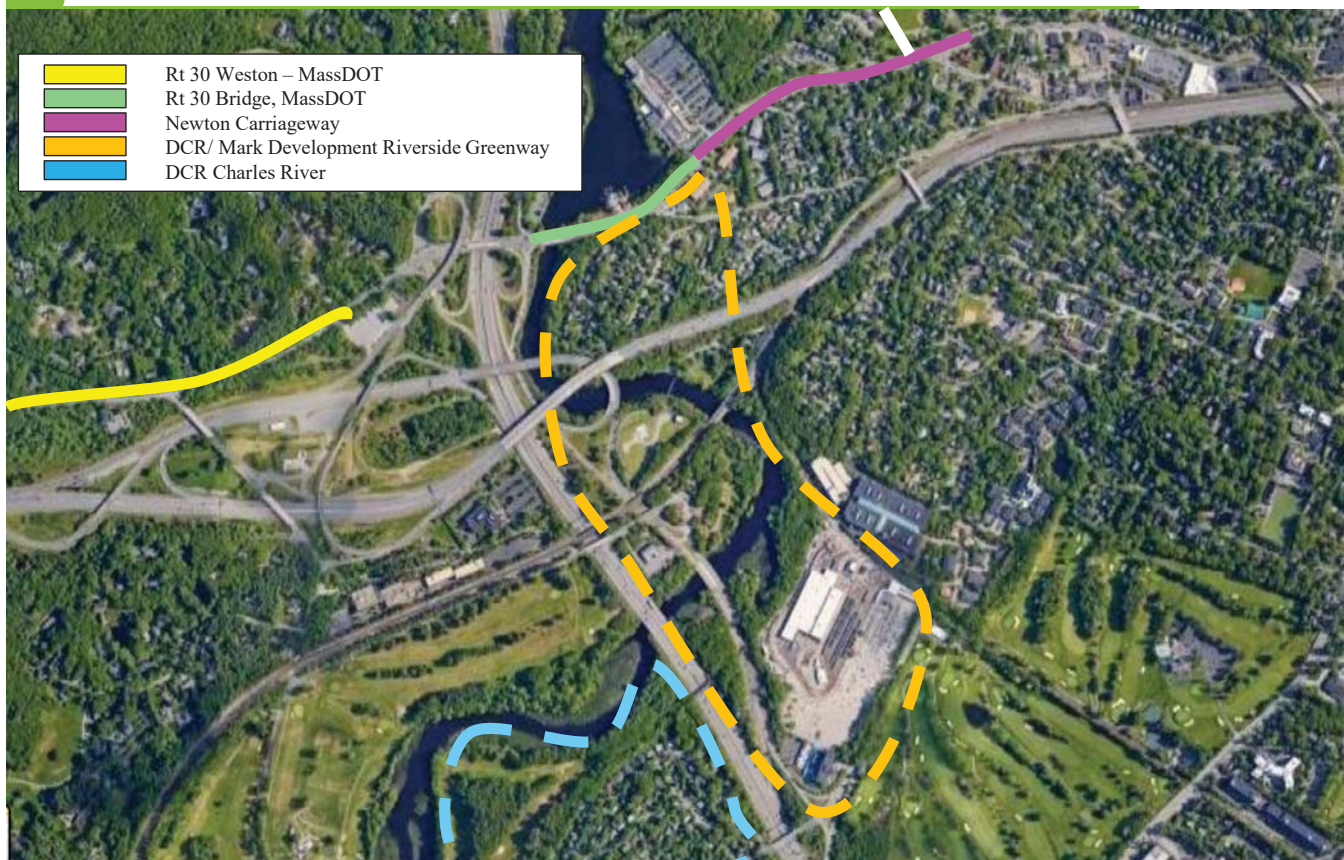
■ MassDOT

- Route 30 bridge project
- Weston Route 30 reconstruction
- Laselle boathouse bridge reconstruction

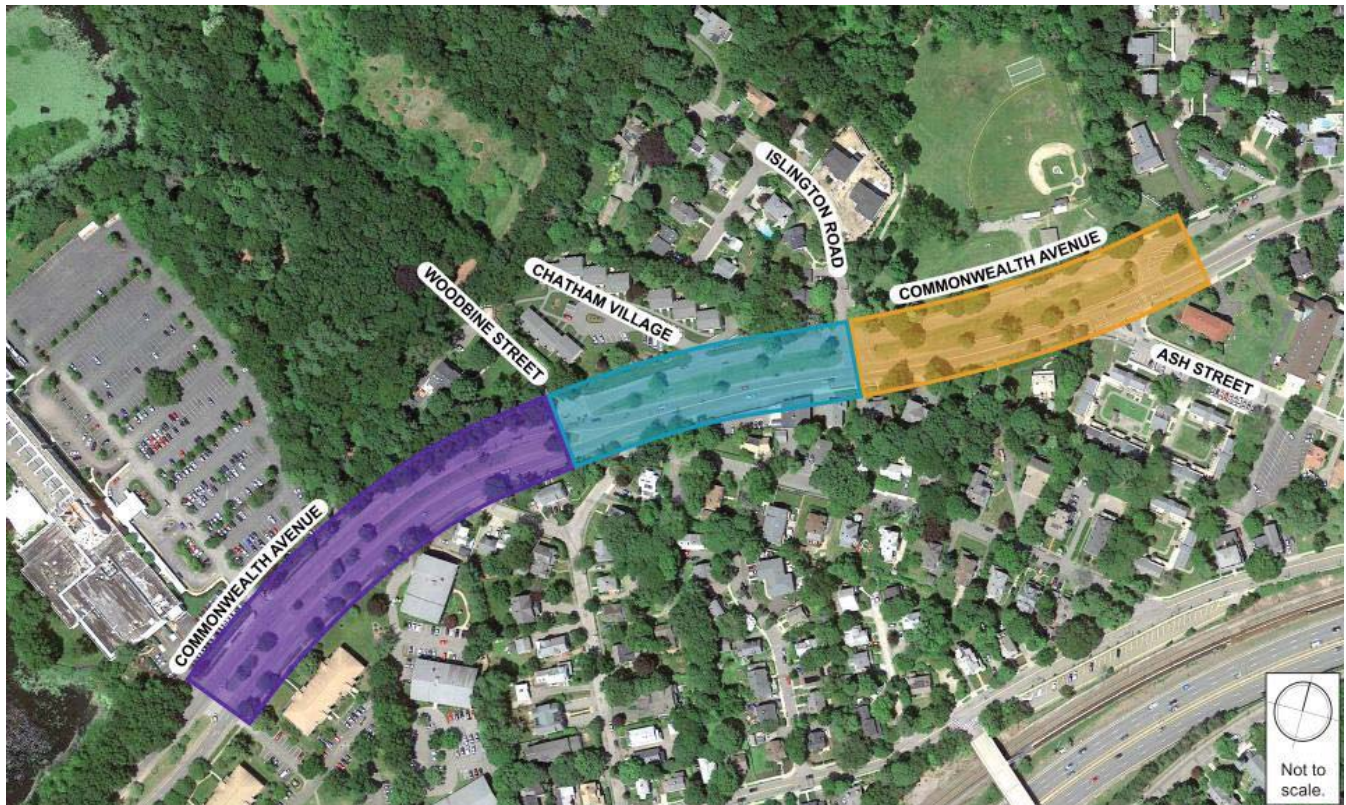
■ DCR



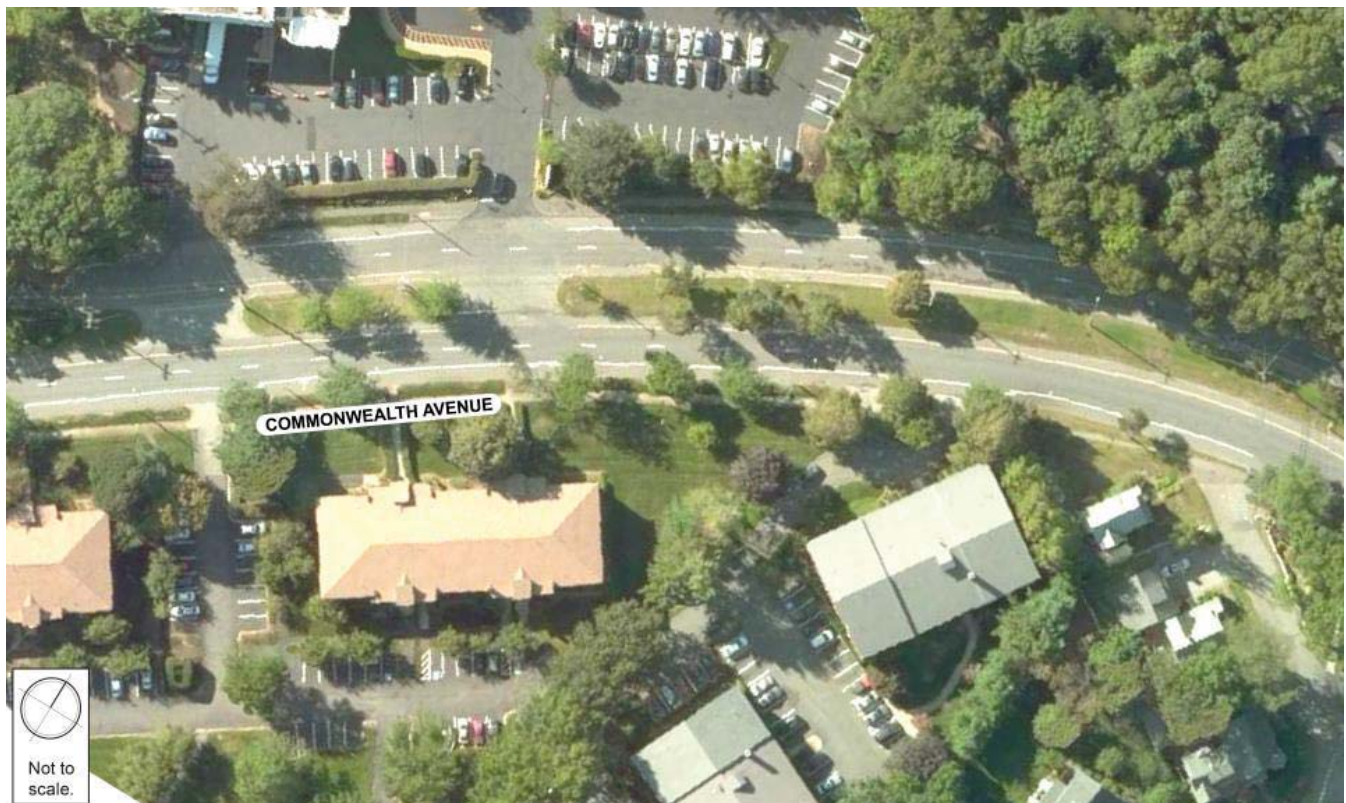
Related Projects



Project Area



Existing Conditions Marriott to Woodbine Street

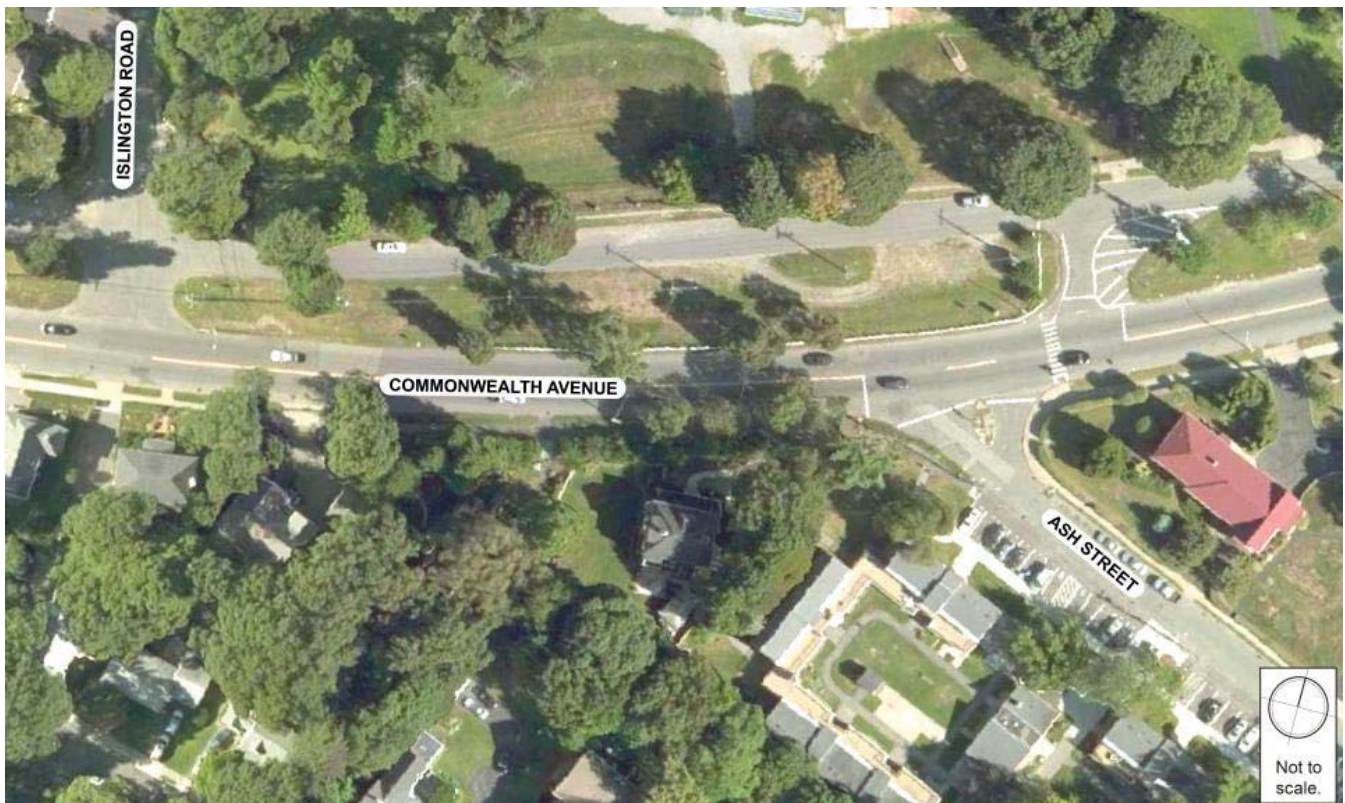


Existing Conditions Woodbine Street to Islington Road

422-20



Existing Conditions Islington Road to Ash Street



Concept Marriott to Woodbine Street

422-20

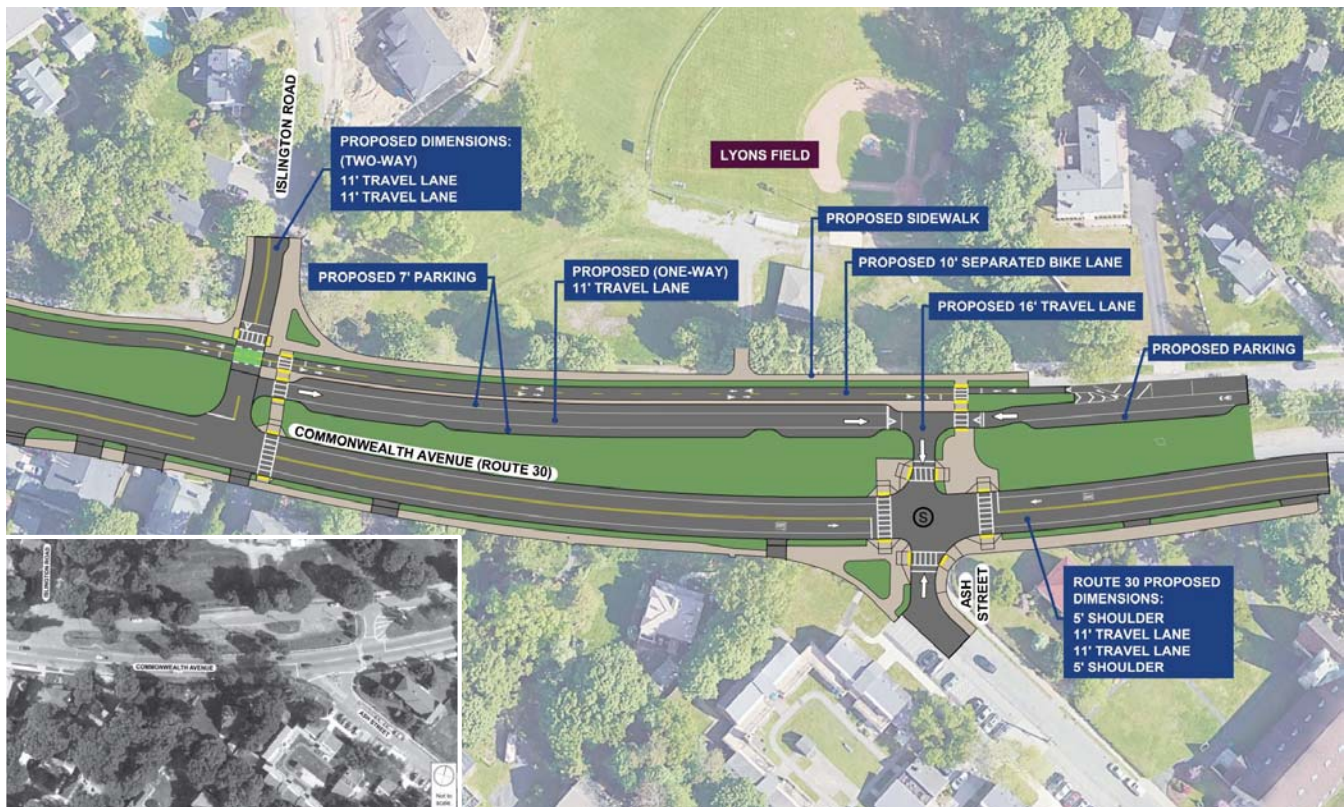


Concept Woodbine Street to Islington Road



Concept Islington Road to Ash Street

422-20



Existing Conditions Islington Road to Ash Street



Proposed Concept #1 Islington Road to Ash Street

422-20



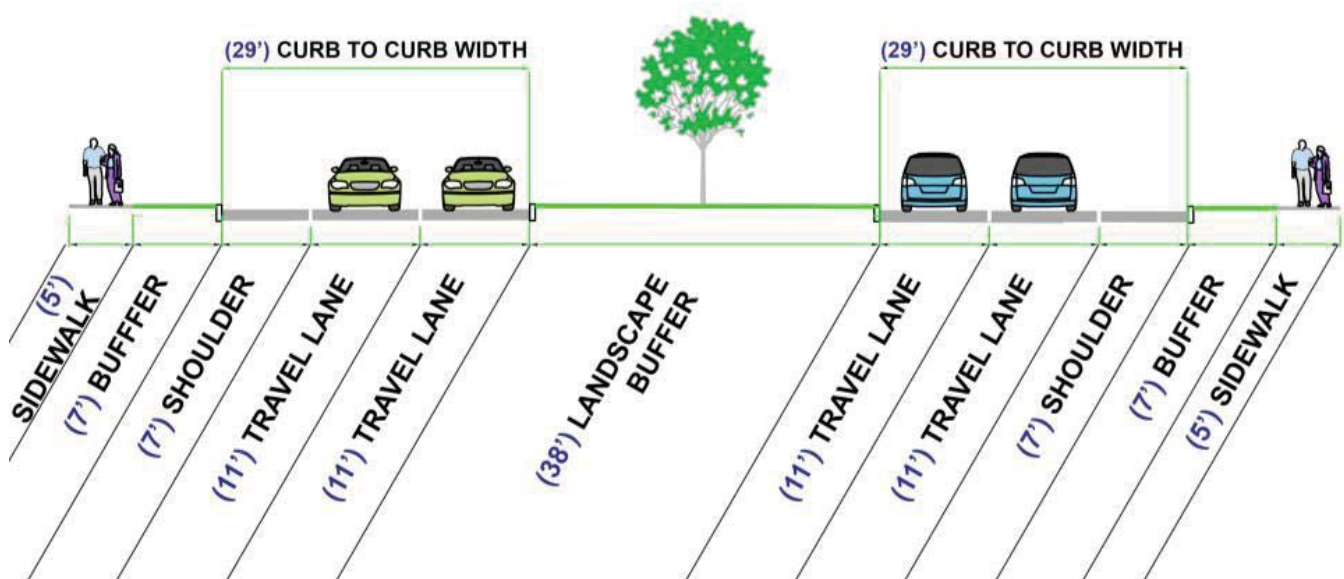
Timeline and Next Steps

■ Concept Design	Complete
■ 25% design	Fall 2020
■ Final Design	2023
■ Construction	2025

Questions?

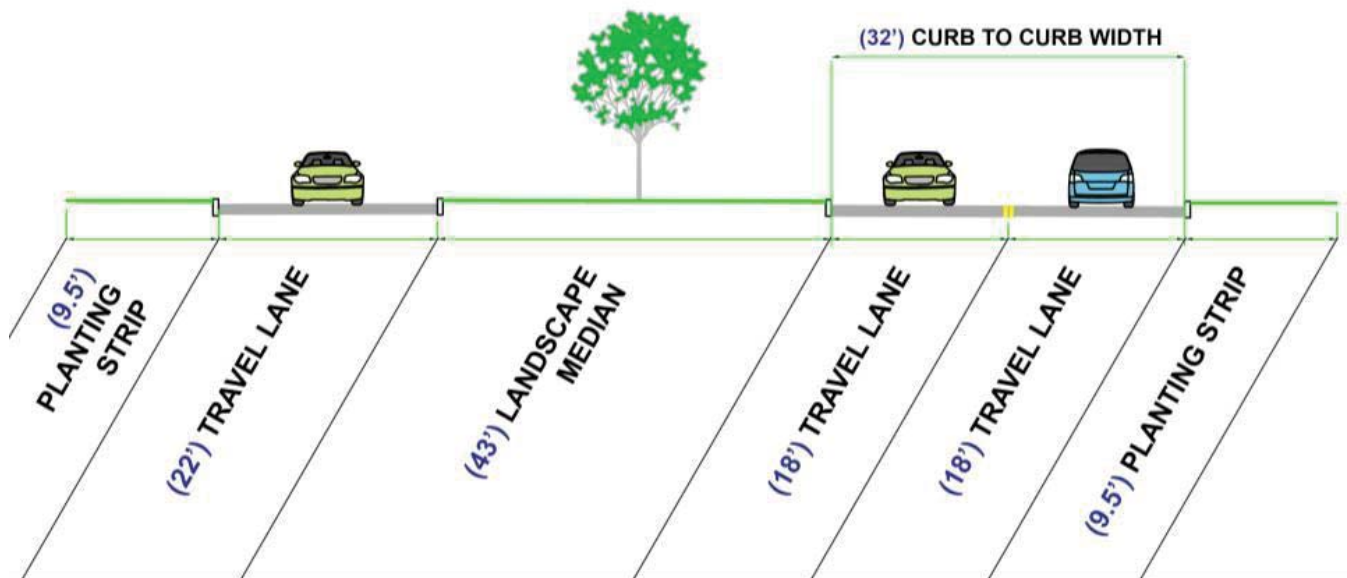
Nicole Freedman
City of Newton
Director of Transportation Planning
Nfreedman@newtonma.gov
617-879-8148

Existing Conditions Marriott to Woodbine Street

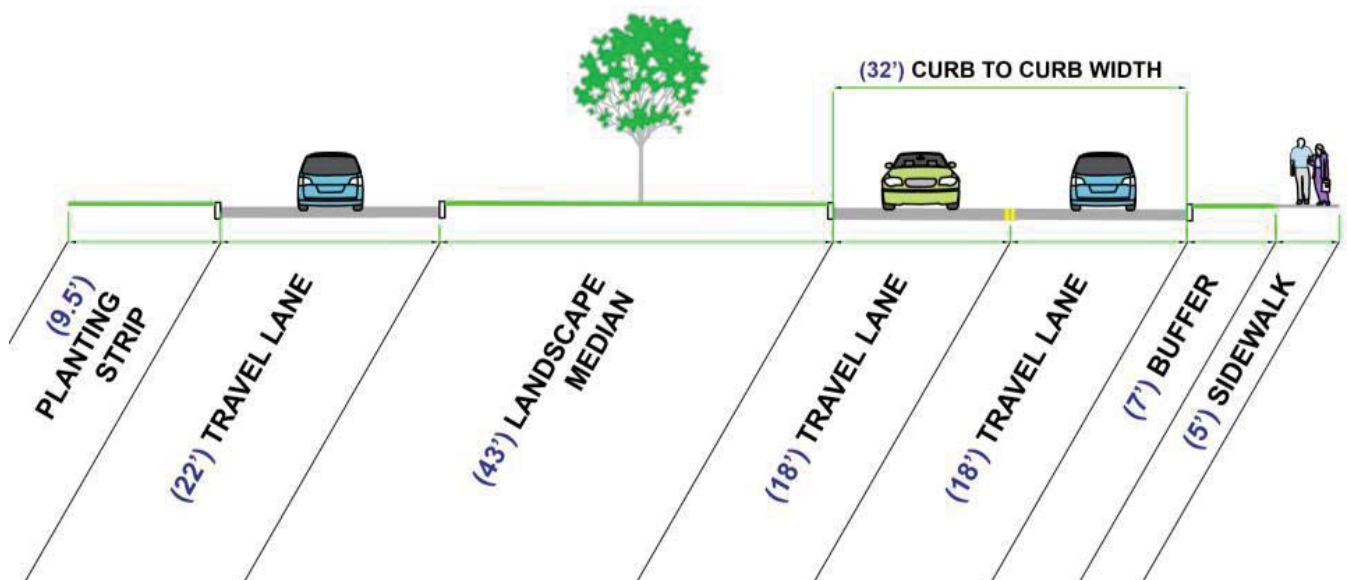


Existing Conditions Woodbine Street to Islington Road

422-20

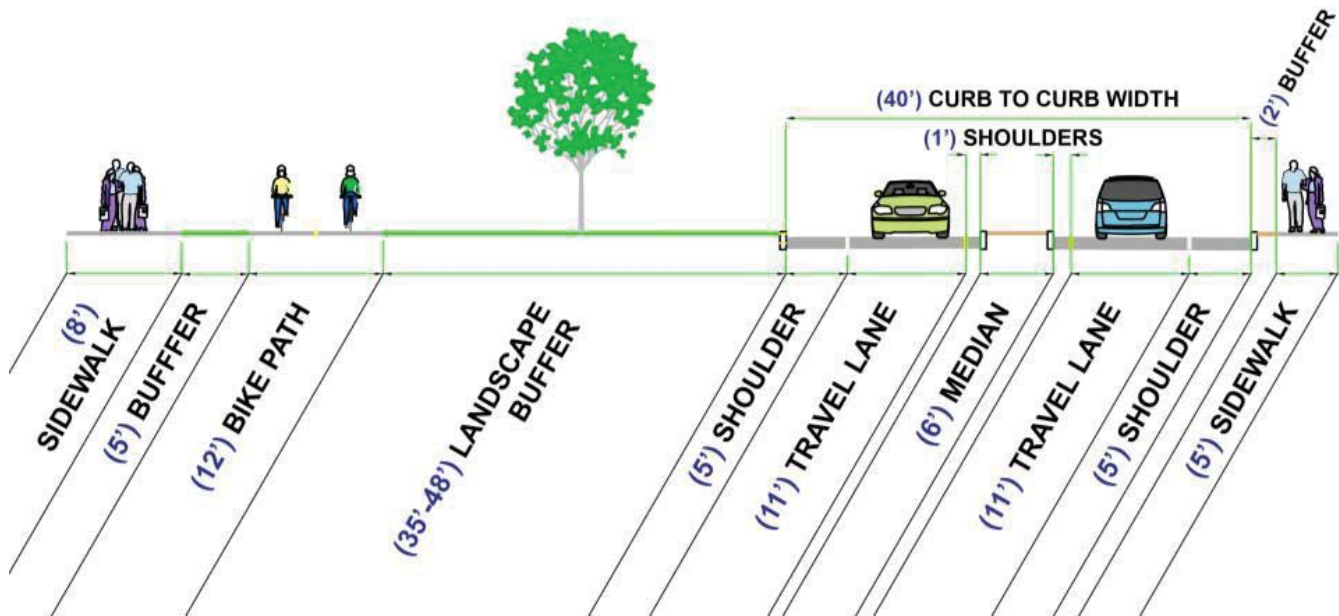


Existing Conditions Islington Road to Ash Street

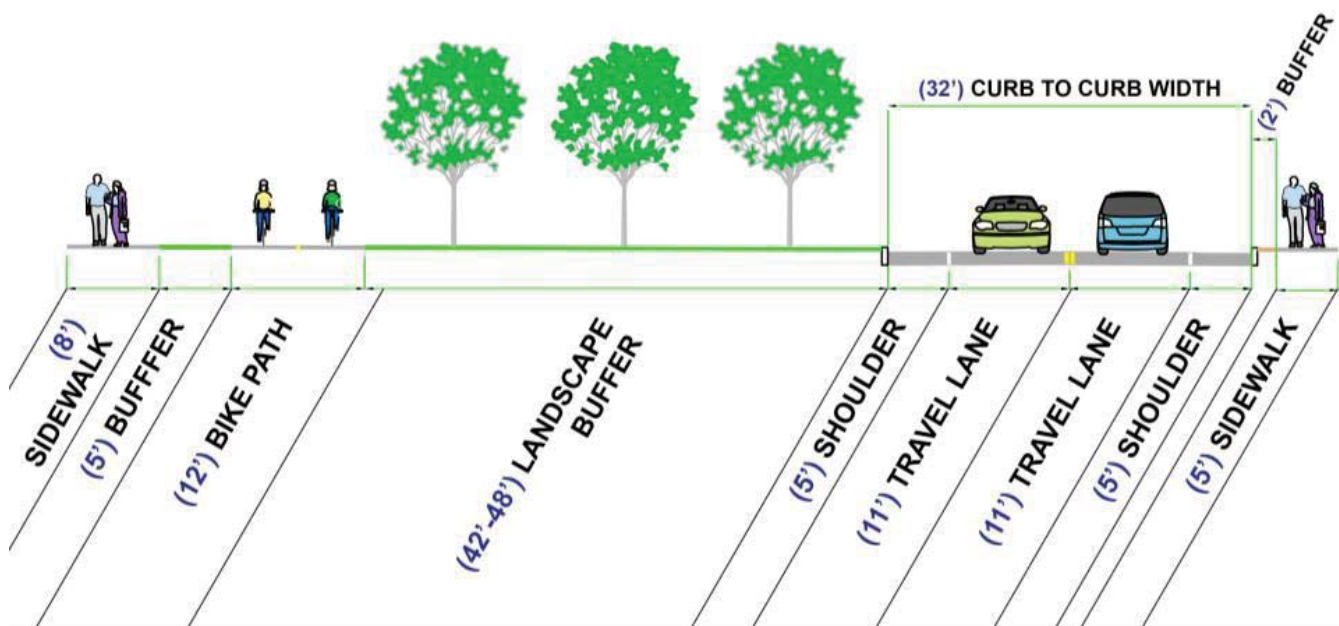


Proposed Concept Marriott to Woodbine Street

422-20

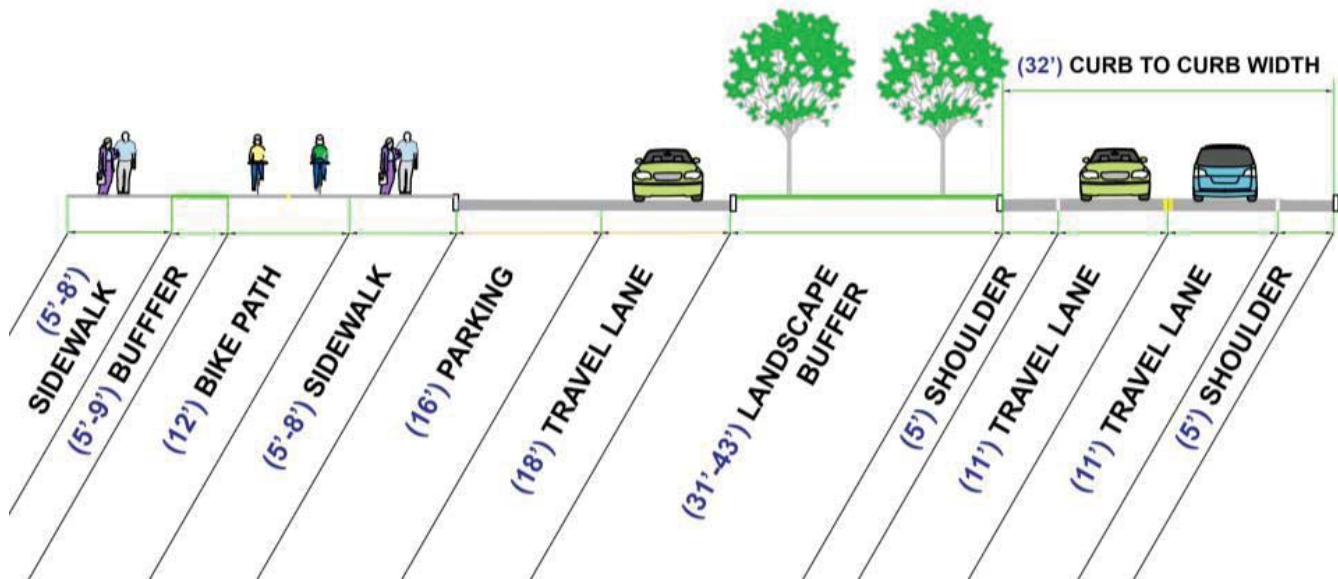


Proposed Concept Woodbine Street to Islington Road



Proposed Concept #1 Islington Road to Ash Street

422-20



Proposed Concept Marriott to Woodbine Street

422-20

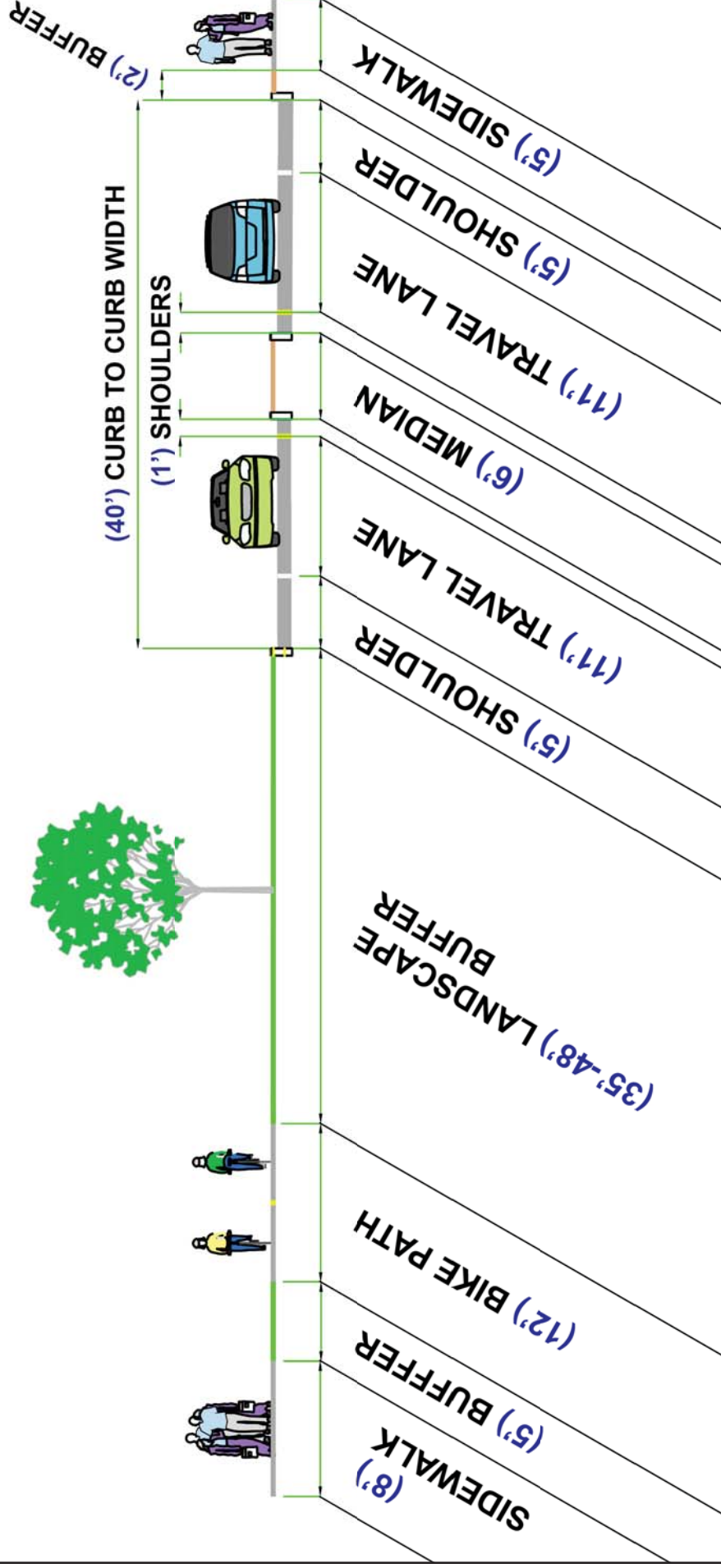
Engineers + Planners



Proposed Concept Marriott to Woodbine Street

422-20

Engineers + Planners



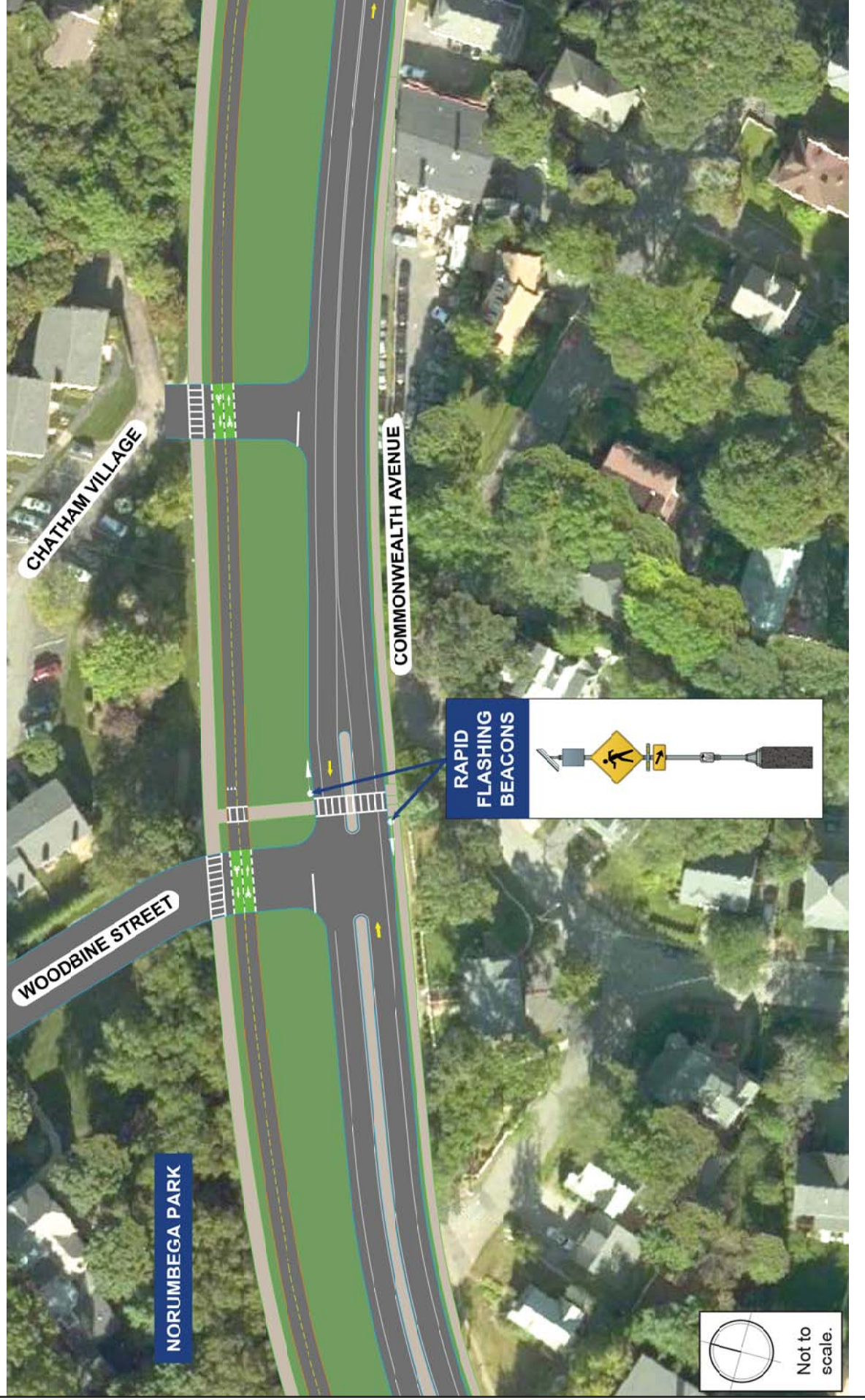
HOWARD STEIN HUDSON

Proposed Concept

422-20

Woodbine Street to Islington Road

Engineers + Planners

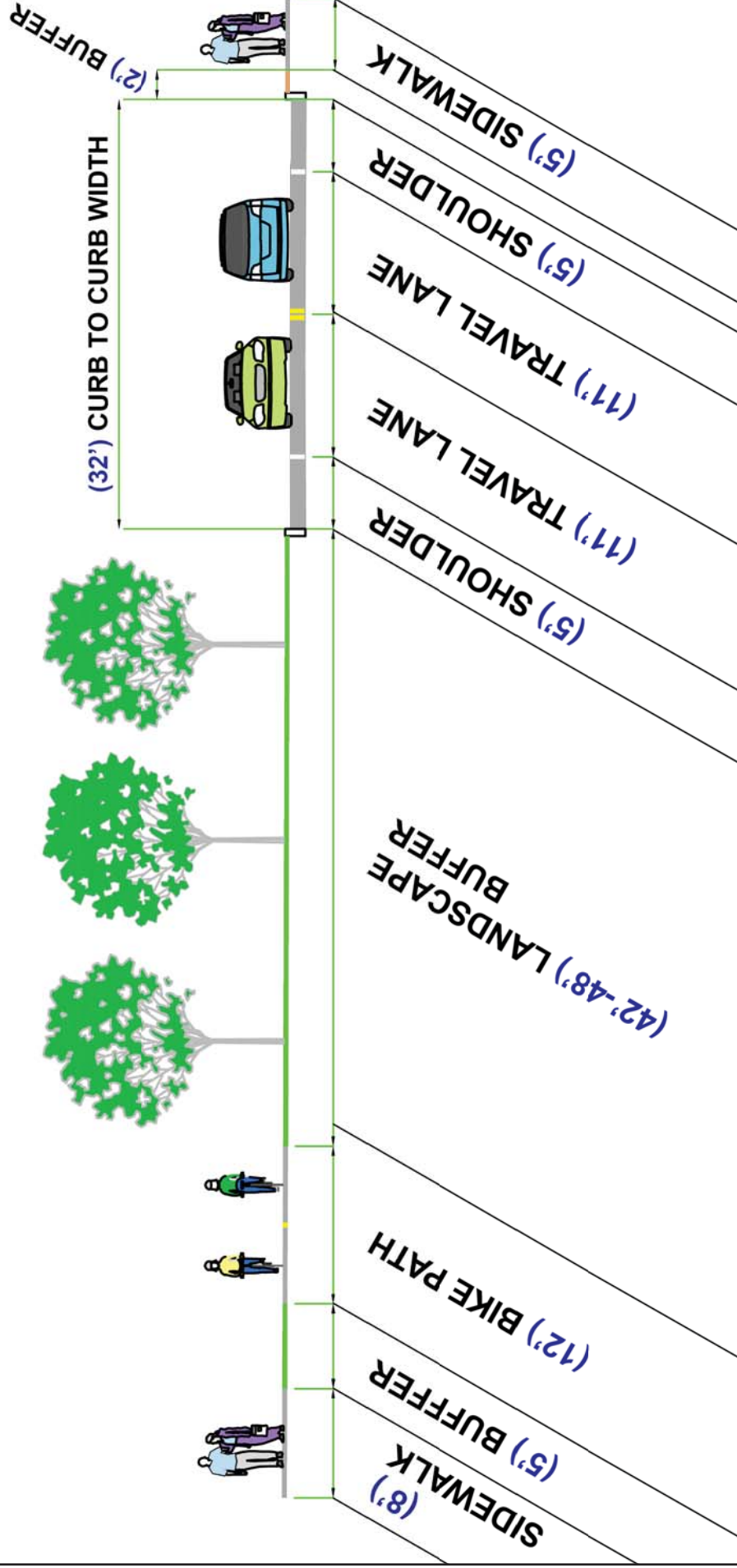


Proposed Concept

Woodbine Street to Islington Road

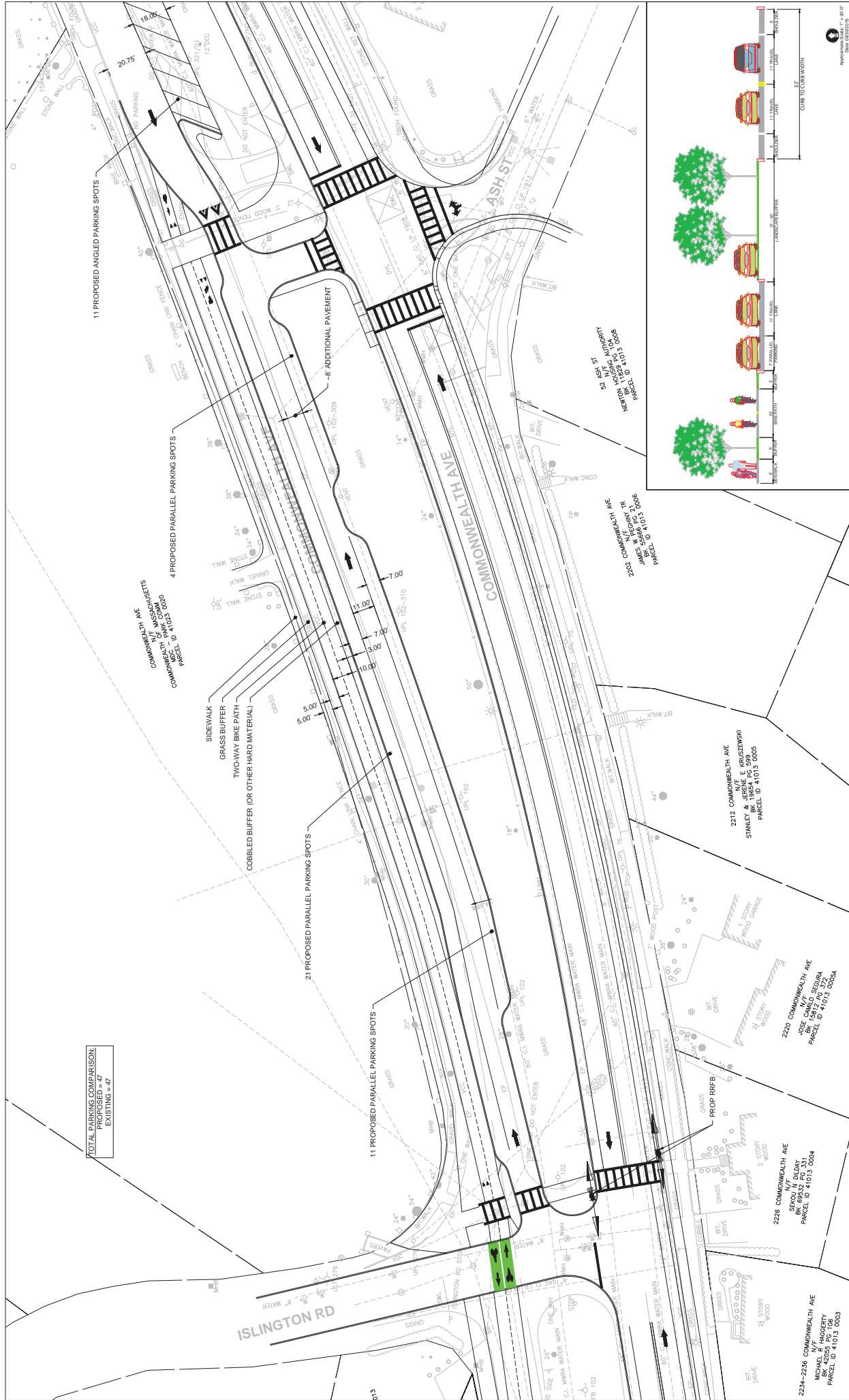
422-20

Engineers + Planners



HOWARD STEIN HUDSON

Figure 1. CONCEPT: RETAIN PARALLEL PARKING, SEPARATED BICYCLE & PED FACILITIES, RECONSTRUCT INTERSECTION AT ASH STREET





Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Telephone (617) 796-1600
Facsimile (617) 796-1601
TDD/tty # (617) 796-1608

October 21, 2020

Re: School HVAC Project Update

As previously reported, Newton Public Schools spent the summer making sure the HVAC systems in the school buildings were all operable, clean, and functional. At the request of the superintendent in September, the City of Newton Public Buildings Department was asked to help Newton Public Schools perform a targeted and aggressive service and maintenance initiative of all ventilation equipment throughout the district with a focus on maximizing air flow and fresh air introduction capacity. Our current estimate to complete this project is \$1,500,000. As of this update, invoiced costs are \$1,100,000.

Over the past two weeks, the City of Newton and Newton Public Schools have completed the following steps to address the ventilation systems in our school facilities:

1. Fully Executed (11) contracts to those contractors who have performed work in the various schools.
2. Substantially completed the service and maintenance of ventilation equipment at all School Buildings except Newton North and Bigelow Middle School
3. Started the service and maintenance of the ventilation equipment at Bigelow Middle School the week of 10/5
4. Started the service and maintenance of the ventilation equipment at Angier, Cabot and Zervas Schools the week of 10/12
5. Started and/or completed the service and maintenance of all exhaust fans at all schools except NECP and North High. New Exhaust fans, motors, bearings, shafts, fan blades etc have been ordered for several Exhaust Fans at Newton South, Brown, Oak Hill, Williams, and Pierce. This work will continue daily until every exhaust fan at every school is complete. Our goal is to have all of the service and maintenance work completed by October 30 and required new equipment installed by November 16.
6. Crowley Engineering has completed their existing conditions walkthrough and review of Zervas, Peirce, Countryside, Williams, Mason Rice, Franklin, Burr, Horace Mann, Lincoln Eliot, and NECP. The Ed Center is substantially completed.
7. Ventilation System Service, Maintenance, and Adjustment Phase: Substantially Complete in all schools except North
8. Engineering Analysis and Walk-Through Phase: 50% Complete
9. Air Flow Testing and Balancing Phase: Started last week

Over the next week, the following will occur:

1. Exhaust Fan service and maintenance will begin at North High and NECP.
2. CA Crowley will continue their existing conditions walkthrough and review of the ventilation systems at the Ed Center and will go to Underwood,
3. Wednesday, 10/21, our Air testing and Balancing firms will be starting their work at Williams and Lincoln-Eliot.
4. Corporate Mechanical will start the ventilation service and maintenance work at North High
5. The Air Balancing firms will continue their work outlined in the schedule below.

Under the direction of Crowley Engineering the air flow testing and balancing firms will confirm air flow rates and fresh air introduction are in line with applicable codes, and these reports will be made public as they become available. Contractors have been documenting all work performed in detail, with the aid of a 62-point unit ventilator service and maintenance checklist. All data will also be made available as it comes in. To complete this work, every school in the district has an assigned City and/or School project manager, and we are in direct contact with the principals and custodians. As the existing conditions reports from Crowley Engineering become available, these will also be made public and will be a valuable resource now and in the future.

Below is a tentative schedule from Crowley Engineering for their existing conditions site visits, analysis, and reports. Additionally, their schedule shows the project schedule for the air flow testing and balancing firms. This work will also occur 7 days per week.

BEc.a.crowley.
ENGINEERING, INC.

845 COUNTY STREET, SUITE 6
NEWTON, MA 02459
TEL: (508) 884-5094
FAX: (508) 884-5099
WWW.CROWLEYENG.COM

Proposed Project Schedule City of Newton - School Ventilation Improvements

October 20, 2020
Progress

School	Oct 1-2	Oct 5-9	Oct 13-16	Oct 19-23	Oct 26-30	Nov 2-6	Nov 9-13	Nov 16-20
Angler School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Bowen School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Burr School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Cabot School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Horace Mann School (aka Carr)								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Countryside School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Franklin School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Lincoln-Eliot School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
NECP								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Pierce School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Memorial Spaulding School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Mason Rice School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Underwood School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Ward School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Williams School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Zervas School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Bigelow Middle School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Brown Middle School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Day Middle School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Oak Hill Middle School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Education Center								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Newton North High School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
Newton South High School								
Engineer's Evaluation								
Testing & Balancing								
Corrective Work (if required)								
	Oct 1-2	Oct 5-9	Oct 13-16	Oct 19-23	Oct 26-30	Nov 2-6	Nov 9-13	Nov 16-20

The above efforts have been a coordinated effort of over a thousand City, School, and contractual employees. In addition to the efforts of Crowley Engineering, the following contractors have been working Sunday – Saturday, 12-16 hours a day in some cases, for the past four weeks to complete this initiative:

- Associated Mechanical Services
- Cox Engineering Service Co.
- Fraser Engineering
- General Air Conditioning & Heating, Inc.
- Harold Brothers
- Mighty Duct
- NB Kenney Company
- Boston Mechanical Services
- Patrick J. Kennedy & Sons Inc
- Bay State Air
- Corporate Mechanical
- Enterprise Equipment
- R.P. O'Connell, Inc

Our Air Testing and Balancing firms have begun their testing work now that the HVAC contractors have started to complete their service and maintenance on the equipment.

Air Flow Testing and Balancing Firms

E.L. Barret
Tekon Technical Consultants
Leonhardt
ATAB
Thomas Young
THB Company
Precision Testing and Air Balancing

Our efforts thus far have shown promising and noticeable results thus far, and we look forward to having Crowley Engineering and the independent air testing and balancing firms confirm the success of this project.

Additional information can be found at <https://www.newton.k12.ma.us/Page/3731> where we have now posted thousands of pages of service and maintenance data showing our work to date throughout the district.

Again, we would like to thank the principals, teachers, and custodians as they have all been extremely supportive and accommodating of our efforts.

Sincerely,



Josh Morse
Public Buildings Commissioner