Public Facilities Committee Budget Report

City of Newton
In City Council

Wednesday, April 27, 2022

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

Also Present: Councilors Albright, Downs, Malakie, Wright, Humphrey, and Greenberg

City staff present: Commissioner of Public Buildings Josh Morse, Chief Operating Officer Jonathan Yeo and Assistant Manager for Financial Planning and Analysists Perry Rosenfield

DEPARTMENT BUDGET & CIP DISCUSSIONS:
Public Buildings

Referred to Finance and Appropriate Committees

#213-22 **Submittal of the FY23 to FY27 Capital Improvement Plan**
HER HONOR THE MAYOR submitting the Fiscal Years 2023 to 2027 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter.

Referred to Finance and Appropriate Committees

#213-22(2) **Submittal of the FY23 Municipal/School Operating Budget**
HER HONOR THE MAYOR submitting in accordance with Section 5-1 of the City of Newton Charter the FY23 Municipal/School Operating Budget, passage of which shall be concurrent with the FY23-FY27 Capital Improvement Program (#213-22).
EFFECTIVE DATE OF SUBMISSION 04/19/22; LAST DATE TO PASS THE BUDGET 06/03/22

Referred to Finance and Appropriate Committees

#213-22(3) **Submittal of the FY23 – FY27 Supplemental Capital Improvement Plan**
HER HONOR THE MAYOR submitting the FY23 – FY27 Supplemental Capital Improvement Plan.

Public Buildings

Note: Josh Morse, Commissioner of Public Building's joined the committee for their discussion on the Public Building's Budget. Commissioner Morse provided the attached back-up which includes the Continuity of Operations Plan, the Master Capital Project Report, the under $75,000 project list and the Lessons Learned Database. In the operating budget, the utility line item has been increased due to the current cost of utilities. There has been the addition of a floating custodian position which is

needed to keep up with the additional facilities that need to be cleaned. There also has been the addition of $40,000 for pest control services to address the rodent issues within the City. Additionally, the utilities line item increased due to the West Newton Armory and the former Walker Center property that are now owned by the City. Jonathan Yeo, Chief Operating Officer also noted that there have been substantial overtime costs for the existing custodians and the floating custodian will help with this.

Commissioner Morse than outlined the projects in the attached Master Capital Project Report.

Newton Early Childhood Program

The project has stayed on budget and is scheduled to be completed in November 2022. The move day will be decided by the Newton Public Schools and the NECP staff.

Library Children's Room Expansion Project

This project is on time and on budget. The anticipated completion date is Summer 2022. The bulk of the work has been completed and they are now scheduling furniture deliverers. The goal is to finish this spring so that the room can be used by patrons and the library staff. Commissioner Morse thanked the staff for their cooperation on this project.

Lincoln-Eliot School Building Project

Commissioner Morse explained that they have begun the 5-58 process in which they will need to come before the City Council for review. There are some minor modifications that they will be looking at including the exterior ramps. Commissioner Morse thanked the community and Ward 1 councilors for their contributions to this project. They are on track to begin construction in Summer 2023 and open up in Summer 2025.

Horace Mann School Building Project (former Carr School)

Commissioner Morse explained that they are early in the conceptual design process. There are a number of options they will be looking at which includes what the additions may look like. These images are shown in the Master Capital Project Report. The total project budget is $15 million and the primary focus is right sizing classrooms, special education and support spaces. The addition will most likely include 6 classrooms and specials.

Countryside School Building Project

Commissioner Morse explained that they were accepted into the MSBA and are currently working through the Owner's Project Manager (OPM), selection process. The Designer Selection Committee has recommended Dore and Whitter Associates to serve as the OPM and Mayor Fuller has formally supported the recommendation. The next step is to meet with the MSBA OPM Selection Panel.

Franklin School Building Project

The Designer Selection Committee is currently deciding between two firms to recommend to the Mayor. Commissioner Morse explained that they will be looking at pre-feasibility planning and have established their building committee with direct abutters. There have also been certified letters with the project notifications to abutters and abutters to abutters.

Newton Center for Active Living (NewCal)

Commissioner Morse explained that they have presented the project to the Newton Historical Commission. They have now moved on from the landmarking process and have moved forward to the schematic design. The goal is to begin construction in the Summer of 2023 and complete construction by 2025.

Gath Pool Project

Commissioner Morse explained that this project is early in terms of feasibility and design. The Parks, Recreation and Culture Department is taking the lead on this project so that they can work with the community on programming needs. The total project is $6 million and they are still looking at a number of options for design. Commissioner Morse noted that this will be a great improvement to the Gath Pool.

Comprehensive Police HQ Facility Renovation and Upgrade Project

Commissioner Morse explained that there are a number of smaller projects that were scattered around the CIP and it made sense to bundle these projects together. He has also will be working with the Police staff to make sure this is the type of the project the department needs.

Commissioner Morse also provided the attached list of the additional ongoing or anticipated Capital Projects.

Q&A

Q: It was noted that other departments are increasing by 1 to 3 percent. Why is the Public Buildings Department receiving an increase of almost 6%?

A: Commissioner Morse explained that there has been a plumber position, but it was frozen during the pandemic. The position will be funded this year along with the additional custodian. The funding of the plumber will be beneficial for the City since they do not need to hire private contractors, which are more expensive. He also noted that the increase to City Hall maintenance is due to the floating custodian. The increase to the School Building Maintenance is the plumber. Additionally, the increase

in the administration line item is due to the normal step increases for employees. The utilities have also played a role in this increase.

Q: How much was spent in 2019 on the Horace Mann School Project? And what lessons have been learned through this project?

A: Commissioner Morse explained that they spent $20 million on this project between 2014 and 2019, with a majority of the funds being spent in 2014. There will be an additional $15 million spent on this project. In regard to lessons learned, Commissioner Morse explained that a lot of this comes down to the communication between the school staff and the Horace Mann parents. The initial meeting happened a few years ago and when it came time to make the move it was a new set of parents. There have been issues with right sizing classrooms during the transition which did cause them to make sacrifices in other areas and now they are trying to ensure that all spaces will work with the current programming needs.

Q: Regarding the Police Headquarters, will there be a need to do another substantial renovation in five years or will the renovations last for at least 15 years?

A: Commissioner Morse explained that this is a 15-to-20-year investment that the City will be making. The building needs to be updated so that those who work in the Police Department have an effective work space, while the larger capital project is being worked on. It was requested that this will be part of the presentation that is given to the Public Facilities Committee when this project is before the Council.

Q: Is there any further updates on the Underwood Project?

A: Commissioner Morse explained that there have been meetings with the principals at Underwood and Ward to understand their short-term needs, while working on longer term projects.

Q: How was the budget of $16.5 million for NewCal decided upon?

A: Commissioner Morse explained that this number was established earlier on in the project and this will need to be reassessed as it moves forwards.

Q: Will the Council see a site plan for the training facility for the Police Department?

A: Commissioner Morse explained that the Council will see plans but it is a little early in the project to see if it will trigger a 5-58.

Q: Have the projects budgeted for under $75,000 grown?

A: Commissioner Morse explained that they have started to add items to this list, which includes some projects that have energy components.

Q: What is in the Energy Stabilization fund, what has the fund been spent on and how many energy projects are there throughout the City?

A: Commissioner Morse explained that when the City receives rebates on projects, it goes right into the Energy Stabilization Fund. It was noted that this will be part of a larger conversation. After the conclusion of the meeting, Bill Ferguson, Co-Director of Sustainability explained that since 2010 the City has received $1,683,486 in Green Communities Grants.

Q: Why does moving dispatch to the Fire station need additional focus, if that was a part of the original design of the building?

A: Commissioner Morse explained that they are working with the administration to explore this idea. The fire station is constructed as a back-up but is not a mirror image of the current dispatch center. There will need to be some modifications to make the space more permanent. Commissioner Morse also noted that there will be further conversations with both the Police and Fire Chiefs.

Q: Can you elaborate on outcome 4 in regard to maintenance operations?

A: Commissioner Morse explained that preventative maintenance covers everything from routine heating inspections to anticipated maintenance projects. There is also reactive maintenance when equipment fails unexpectedly.

Q: At the Newton Police Headquarters the exterior light fixtures are now using LEDs, what is the status of the other lighting fixtures?

A: Commissioner Morse explained that most of the lights have been switched over to LEDs. There are some light fixtures, like at NECP and Newton North that have not been converted yet.

Q: For the headquarters garage, what are bathroom accessories?

A: Commissioner Morse explained that these are items like toilet paper and paper towel dispensers.

Q: Can more information be given about the plans to renovate Fire Stations 1 and 2?

A: Commissioner Morse explained that the current buildings are in average condition. In the past few years there has been $300,000 on life safety updates. The plan now is to spend an additional $500,000 between the two stations. For Fire Station 2, they plan to replace the window treatments and for Fire Station 1 there will be ventilation including exploring a heat pump system.

Q: Why is the proposed training facility at Police Headquarters considered a necessity?

A: Commissioner Morse explained that this project just began and there will be opportunities for the Council and public to get involved. There have been no funds spent yet on this project and that this is

also a part of project that is of looking at a number of other capital improvements. Mr. Yeo explained that currently the Police Headquarters has a very small training space and they are also using buildings that are about to be demolished or renovated.

Q: Will the current Lincoln-Eliot building be updated to use as swing space?

A: Commissioner Morse explained that they have been working on this for the past few years. There have been a number of updates made including all new windows. There is also a roof replacement in the future but they are not looking at any major renovation projects.

Q: Are there funds budgeted for preventative maintenance in the School Department?

A: Commissioner Morse explained that for maintenance work the custodians enter a work order, the order goes to school facilities and if it is approved it is usually assigned to the Public Buildings Department. Then it is determined if this work can be completed in house or if it needs to be assigned to contractors. If it done in house than the School Department only pays for the materials unless there are overtime costs which is paid out of Charter maintenance. If it is assigned to a contractor that is direct billed to the School Department. Commissioner Morse noted that a good portion of the Public Buildings budget is directed to Newton Public Schools.

Q: Why can't the Police Headquarters be expanded by using the airspace over the current parking area?

A: Commissioner Morse explained that they still need to do their feasibility study, which will allow the department to evaluate the existing conditions and what upgrades need to be completed.

Q: When the current gas contract is up, does the City have the opportunity to add additional solar panels?

A: Commissioner Morse noted that the plan has been to move away from the use of fossil fuels. There are many solar panel projects in the City and as time goes on it may become harder to find projects that are appropriate for power purchase agreements. The ultimate goal is to make the buildings as efficient as possible and using electric technology for heating and cooling.

Q: How many more solar panels and electric charging stations are planned to be built into 2023?

A: Commissioner Morse explained that he believes there are about 8 more locations for the solar panels. For the electric charging stations, they have been added to a number of solar panel projects.

Q: Who is managing the rodent control?

A: Commissioner Morse explained that he is leading the charge but there is a reporting system through 311 that goes to Health and Human Services.

Councilors thanked Commissioner Morse and his team for the work they have accomplished.

The Public Facilities Committee took a straw vote to accept the Public Building's proposed budget and of $6,030,189 and CIP which passed unanimously.

With that, all items are held until the Committee of the Whole deliberations.

The Committee adjourned at 8:55 p.m.

Respectfully submitted,

Alison Leary, Chair

Master Capital Project Report

April 14th, 2022

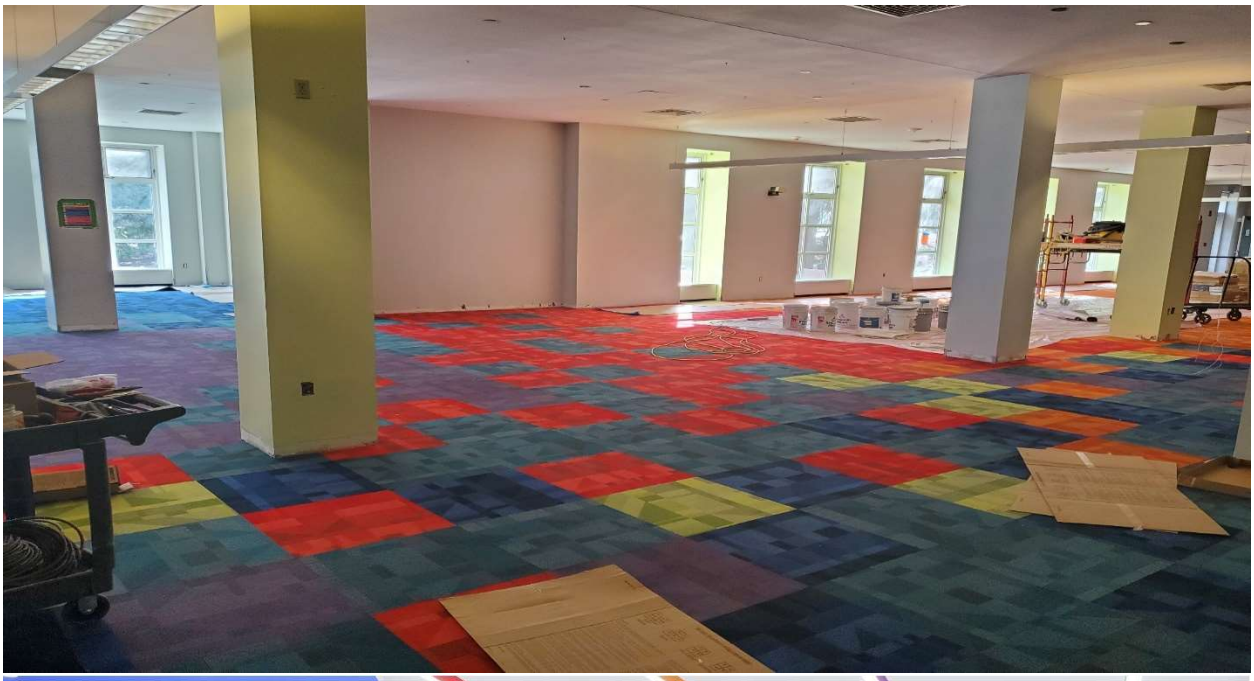
The Public Buildings Department finds itself in the busiest period of design and construction since the early 1950's when the city built many of the elementary schools still in use today in response to the "Baby Boom" following WWII.

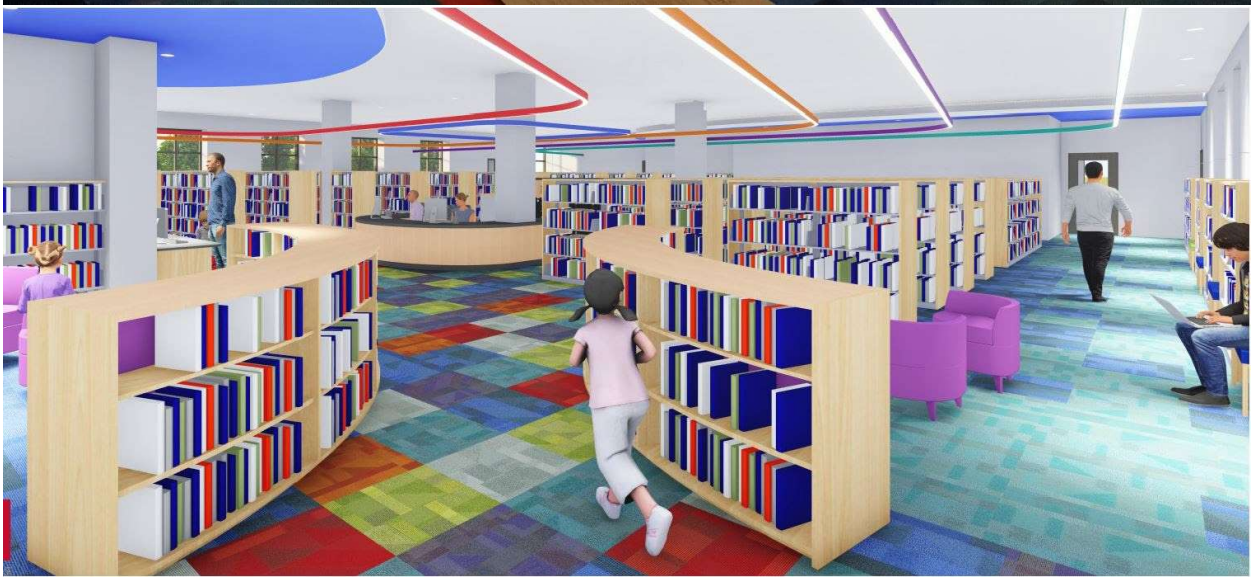
While Covid presented challenges, it also created opportunities. Remote meetings have significantly increased the public participation and has drastically increased our capacity as a department to simultaneously move forward on a significant number of capital building projects throughout Newton. Prior to the pandemic, our master project listserv had a few hundred email addresses. We now have more than 7,000 residents who have either joined our meetings or reached out for project updates. We are connecting with people that we never would have before. Meeting recordings mean that people who otherwise would never have the free time to attend a meeting, can now watch the presentation at their own leisure, and focus just on the information they want.

Newton Early Childhood Program Project

The Newton Early Childhood Program, NECP, project is going smooth. The total project budget is $13M, and our substantial completion date is in November of 2022, and we're on schedule and within budget. Our selective demolition is complete, and electrical, plumbing, and HVAC are all well underway. The foundation systems, lateral bracing, and structural work is wrapping up. With the arrival of spring, the project will accelerate rapidly with trades converging upon the building to transform these spaces to a fun, warm, welcoming facility for our youngest students and incredible NECP staff. Don't let the look from the outside fool you. We'll be working our way from the inside out, so the site will look raw until the early fall of 2022.

Library Children's Room Expansion Project

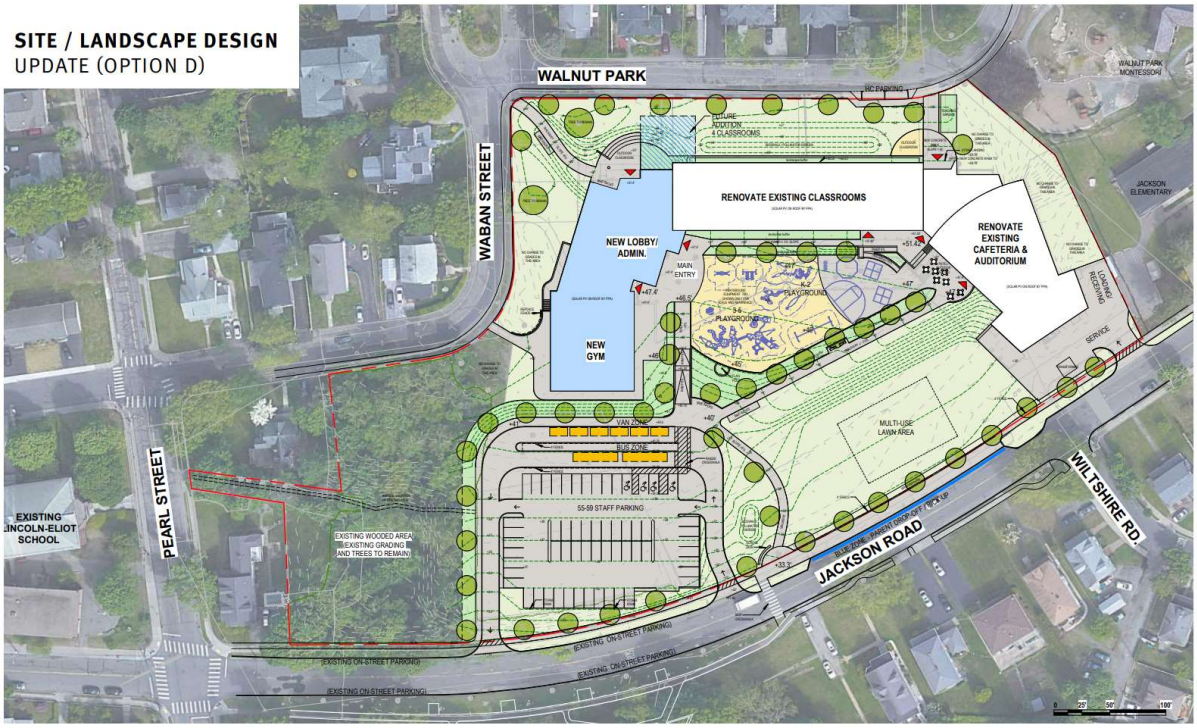




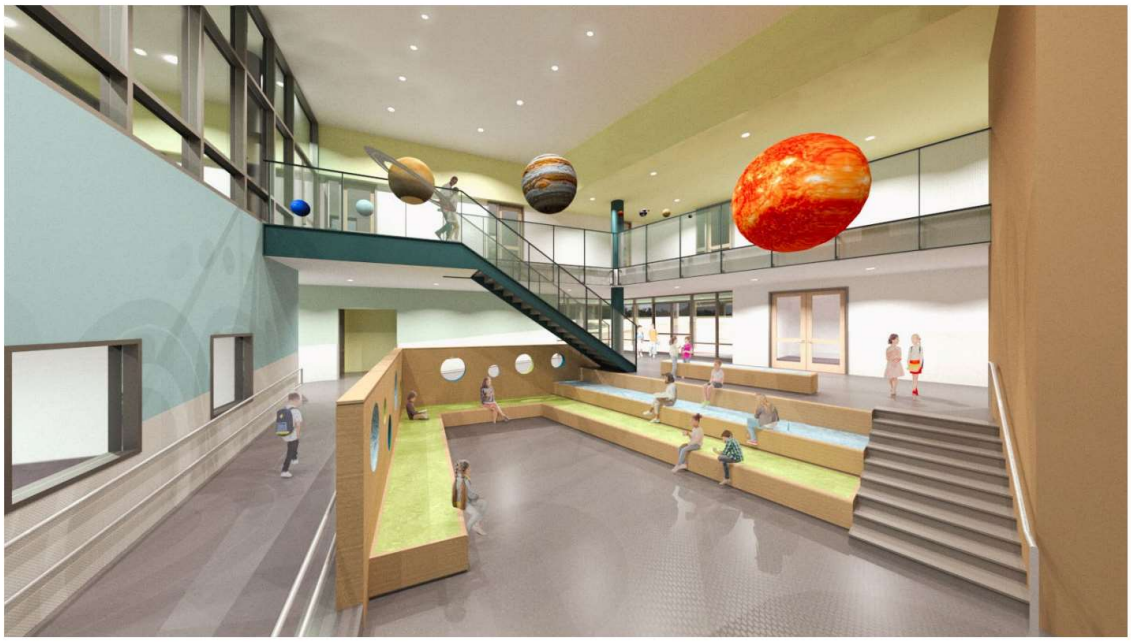
The Library Children's Room Expansion Project has been extremely smooth. The total project budget is $2M, and the anticipated completion date in the summer of 2022. The selective demolition is complete, new spaces have been framed out and finished. We've got a little work left on lighting and small finishes, and some additional trades work. The patrons and library staff have been extremely patient and understanding as we work hard to create something very special where young minds can stretch their wings and fly.

Lincoln-Eliot School Building Project

SITE / LANDSCAPE DESIGN
UPDATE (OPTION D)



LOBBY RENDERING
VIEW FROM FIRST FLOOR



The Lincoln-Eliot School Project has a total project budget of $40M, which will include an additional $3M for the renovation of the auditorium. Construction is slated to begin in the summer of 2023, and the anticipated completion date of August of 2025. We're well into schematic design and we've now begun the site plan review process. Community outreach, communication, and collaboration will continue, but the latest plans seem to have broad support throughout the neighborhood. The neighbors have been engaged, and they've helped refine and advance the plans. The building floor plans are coming along great with MSBA space guidelines and programmatic adjacencies high on our list of priorities. Traffic and off-site parking are still very much a work in progress, and like all our projects this will be an area that we continue to work on for the next few years. All abutters, and abutters to the abutters, have received certified letters with the project notification and all project communication information.

SITE / LANDSCAPE DESIGN - OPTION D
VIEW FROM PLAYGROUND

ARROWSTREET NEWTON, MA / LINCOLN-ELIOT ELEMENTARY SCHOOL SCHOOL COMMITTEE MEETING / 11 APRIL 2022 / 9

Horace Mann School Building Project

Option D.5 Exterior Massing Study

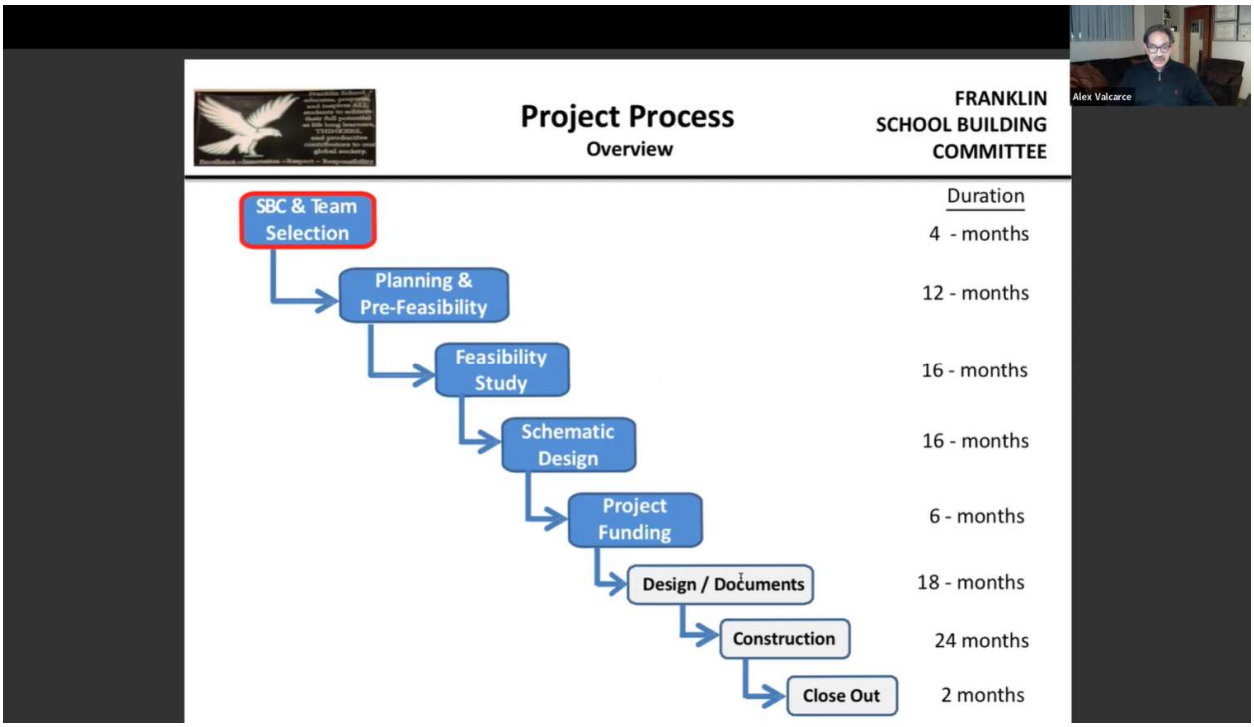
D.5 **Cafetorium Study**
Skylit Stair to Cafetorium Lobby

The Horace Mann School Building Project has a total project budget of $15M and has an anticipated completion date of August of 2026. We are hard at work moving through the feasibility phase of the project. The above images are just a few of the many options we've studied so far, and there will be many more options studied as we move forward. Our Horace Mann School Building Committee, HMSBC, has been established and is already hard at work reviewing options and providing feedback. The Horace Mann Staff have been engaged and will continue to be part of the team that helps make this project incredible. This project will align classroom sizes with MSBA guidelines, create breakout areas, special education spaces, support spaces, and will include a ~20KSF addition and interior space modifications and improvements. There will be site and landscaping modifications and improvements as well. All abutters, and abutters to the abutters, have received certified letters with the project notification and all project communication information.

Countryside School Building Project

The Countryside School Building Project has a total project budget of $55M and is slated to be completed by the summer of 2027. We were accepted into the MSBA pipeline a while back, and we're currently working through the Owner's Project Manager, OPM, selection process. The Designer Selection Committee recommended Dore and Whittier Associates to serve as the OPM, and Mayor Fuller has formally supported their recommendation. We now look towards the MSBA OPM Selection Panel scheduled for May 2nd where we anticipate authorization from MSBA to formally execute our OPM contract. This will then allow us to turn our attention towards bringing a project architectural firm onboard. That is a process that is led by MSBA, but we have representation on their Designer Selection Panel. Our Countryside School Building Committee has been assembled and already helping to organize the project and help with community outreach and engagement. The Countryside School Building Committee has been established for quite some time now, and we've held several meetings to date. All abutters, and abutters to the abutters, have received certified letters with the project notification and all project communication information.

Franklin School Building Project

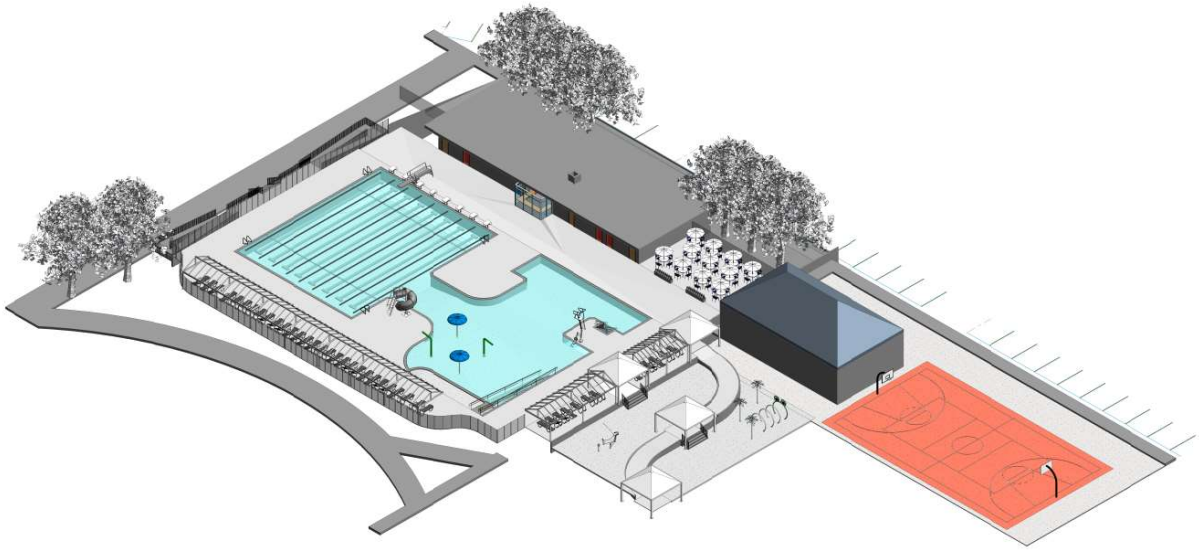


The Franklin School Building Project has a total project budget of $55M, and is slated to be completed in the summer of 2029, but opportunities might present themselves to accelerate this schedule. We've assembled the Franklin School Building Committee, FRSBC, and we've held several meetings to date. The Designer Selection Committee will be interviewing HMFH Architects and Dinisco Design on Tuesday, April 26th at 6:00pm. We have two great options for the Franklin School design team. Both firms have tons of experience working on large school building projects throughout the state, and they have both done great work on projects here in Newton. We hope that by June the design team will have been selected and brought onboard, and the prefeasibility and needs assessment phase of the project will then begin. All abutters, and abutters to the abutters, have received certified letters with the project notification and all project communication information.

Newton Center for Active Living Project

The Newton Center for Active Living, NewCAL, project has a total project budget of $16.65M and is still going strong. We selected the current Senior Center site in the summer of 2020, submitted our demolition review application for the current Senior Center building to the Newton Historical Commission in Fall of 2020. In the winter of 2021, we received overwhelming to unanimous support from the community, various members of the City Council, and several appointed committees and commissions to demolish the existing building and build a new facility. We then spent 6 months testing every add/reno and new construction option to make sure we were making the correct decision for Newton. In the summer of 2021, we announced the demolition of the existing building, and the plans for an all-new facility. Over the past 9 months, we have been hard at work on the schematic design documents for the new construction plans with the current focus being on sustainability, and site planning. We are also looking forward to working with the Newton Historical Commission on our historical mitigation plans, while also creating a new age-friendly, universally accessible, barrier free, inclusive, and welcoming facility. Our current design pays homage to the existing building and uses traditional building materials and design details. We have now started the first steps of the Site Plan Review process, with the goal of seeking Site Plan Approval in the late spring.

Gath Pool Project



The Gath Pool Project has a total project budget of $6.06M. We're currently working through the feasibility and programmatic phase. The Parks, Recreation, and Culture Department is taking the lead at this stage as we continue to work with the community and various project stakeholders to create an incredible family friendly pool facility and splash pad. At the same time, we're also making sure the plans support competitive and recreational lap swimmers. With a strong focus on accessibility, we will be completing interior improvements to the bathhouse. The Parks and Recreation Commission continue to help move this project along. We just started the early conversations with the Conservation Commission, and we're about to start working with the Design Review Committee to make this project the best possible version of itself. Simultaneously, the Parks, Recreation, and Culture Department is working with various entities to try and maximize public access to indoor pool facilities around Newton. Our goal is to complete the design and public process in time to start work in the fall of 2022, but there are several process steps that must occur to maintain that schedule. A sense of urgency exists as the current pool has significant leaks, and almost all the pool support systems have reached the end or their useful life.

Comprehensive Police HQ Facility Renovation and Upgrade Project

Who doesn't love a picture of Leo?

The Police HQ Facility Project has been kicked off with $500K to complete the needs assessment and feasibility design phases. This project will be a significant capital investment, but the exact amount will be determined once we further define the project scope. This work will complement the $1.4M currently being invested in the HVAC project and the communications and data system upgrades. This project will include ample collaboration with a very large number of officers throughout the Newton Police ranks. While the project has not been fully defined yet, we do know that it will include upgrades to various building systems, finishes, the envelope, interior programmatic and space improvements, site security and accessibility investments, and the creation of an on-site training space. We have partnered with Kaestel Boos Associates, a design firm with ample police facility design experience, to help move through the various phases of this project.

Additional Capital Projects Ongoing or Anticipated in FY23

- Craft Street Wash Bay
- Commonwealth Golf Course Maintenance Facility
- Boiler Replacement at Franklin School
- Boiler Replacement at Newton South High School
- Pellegrini Field House Project
- Fire Station #1 Ventilation Project
- Fire Station #2 Window Project
- Jackson Homestead Basement Project
- Ward/Underwood Parent Task Force Support
- Bigelow School Roof Replacement
- Peirce School Heating Project
- Library HVAC Project

Project Lessons Learned Update

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 passive 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.

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
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.	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 pondng of water.	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,	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.	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.
Perimeter radiation is rarely needed with the efficient envelope and window systems we specify.	Avoid low small roofs. These typically do not have easy access which means that they don't get quality maintenance.	The CMP needs to be reviewed with Police, Fire, and Traffic during draft stage.	Utilize the integrated design meetings to meet the energy target.	In cases where night work, or work that severely impacts the neighborhood, over communicate and use every means of communication possible.
Glazing systems are inherently less efficient and therefore no glazing should be specified that is not requested or needed.	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.	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.	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.	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.

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
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.	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. don't make landscape design to crazy $$$$$	Roof inspection and walkthroughs are critical prior to membrane installation.	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.	Joint meetings, when possible, are very useful and minimize design teams time, and thus costs. They also more effectively utilize everyone's time. The use of remote meetings, when allowed, can actually increase community participation, create more efficient meetings, and increase overall efficiency and productiveity by reducung hours of commuting and travel time.
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.	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.	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.	Review all narratives in great detail before they go to the cost estimators.	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.

Project Lessons Learned Update

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.

Project Lessons Learned Update

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 $$$$	Review the General Conditions and General Requirements carefully. The CM can bury a ton of money in this. Every position being carried needs to be value added, has to have realistic timelines, and their % time on the project needs to be on point. Make sure that the CM knows you will be watching to make sure we get every hour from every person we're paying for.
Occupancy sensors should shut the lights off when the space is not in use, but the lights should have to be manually turned on. Often times the lights turn on when they really aren't needed. (I think that this should apply to offices, classrooms and assembly areas but not to hallways and restrooms.)	Use manual equipment when possible and appropriate. It is more reliable and less expensive to maintain.	You can never communicate too much to the public. People will put up with major inconveniences if they know about them in advance, and no when it will end.	Be very careful when specifying proprietary components. This will add cost to the project.	The designer is required by contract to design to our budget. They need to expend their time and resources to redesign as needed to meet the mark.
Variable speed drives need to be tied into the refrigerant and hot water control valves. If an AHU is driven down, the valves, and then boilers/chillers should follow suit.	Epoxy floors in bathrooms, quarry tile in kitchens, and no wax floor products like linoleum in hallways and classrooms. Good value low maintenance surfaces can be a key in long term maintenance $$$$	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.

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
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 utilities' 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 stupid 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.

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
Kitchen hood exhaust fans should be variable speed. These not only use a ton of electricity, they also remove vast quantities of treated air. We should look into getting exhaust hoods with heat exchangers if they are available.	Crushed stone should never be placed at the perimeter of buildings. This leads to broken windows during landscaping	A city employee should be on site every day to provide adequate oversight for all major projects.	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.	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.
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.	North facing overhangs can be problematic for mildew and mold growth.	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.	Challenge structural engineers to think outside the box. Their solutions are often not only overdesigned, but they tend to be more complicated than necessary.	Encourage and mentor the youth on the job site. They are the future of the industry.
Flow restrictions in both duct and pipe should be minimized as much as possible. Avoid 90 degree bends when possible.	Porcelain tile stands up better than wood veneer. This should be at least 4 feet high in the hallways.	Trench boxes are not a suggestion. When required, they are not optional.	Market conditions and material costs need to be monitored when considering the escalation to bid number that you carry.	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.
Pump sizing should be reduced as much as possible as they use a great deal of electricity.	The broadcast of epoxy floors needs to be rough enough to prevent slipping, but not so rough that it can't be cleaned.	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.	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.	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!

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
There should be no lights without lighting controls. And a simple lighting control system that satisfies energy code.	Chilled water fountains are not necessary, waste electricity, and are more expensive to maintain. Filters are not necessary either.	Vibration monitoring and existing condition surveys are important depending on the project and proximity to other structures. Historically vibration motoring has saved the city in potential claims.	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 remind everyone what was agreed upon.	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.
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.	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 lightening roofs due to a heavy snow occurrence?	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.	Ensure the Design Review Committee is involved early and often. It also proves useful to invite them to working group meetings.	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 documents along with the technical specification are made a part of the IFB.

Project Lessons Learned Update

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 database 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. Find 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 placing them in the IFB for the Project.
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.	The IFB must clearly state the milestone date(s) that the Contractor is required to make and identify the consequenses of missed milestones. Construction is fluid and things happen, but the Baseline Schedule milestones must be clear as the basis of bidding and award.
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 deciding 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.	Should there be a sudden need to put an active project on hold for an extended period of time, it is critical that documents to date be printed and archived electronically. This will aid in understanding what obligations have been completed, where the project left off and should pick up from, and if there are issues or items that need to be revisided. Inevidably there will be an overwhelming desire to re-start quickly.

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
	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.	
	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.	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
	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.	
	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. If it is known that the project is going to happen in the winter, winter conditions should be mentioned in the specs to avoid unexpected change orders.	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.	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
	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.	
	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 focused 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.	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
		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.	
	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 Superintendent 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.	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
			Line of site at the main entry is important to efficient operations. Make sure that the administrative staff can easily see the main entrance.	
			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.	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
			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.	
			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.	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
			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.	
			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.	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
			Renovation that is performed to the same standard as new construction is significantly more expensive.	
			Make sure 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	
			Make sure all as built building plans, roof and equipment warrantees, and operation 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.	
			Make sure that the designers are applying AAB and ADA codes for accessibility whichever is stricter.	
			Do more in-house design for small projects which can save on architects fees.	
			Project design of materials and equipment should reflect anticipated maintenance in years following warranty period to allow the proper service to the equipment.	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
			The Sarnafil membrane 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	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
			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 Panel 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 superintendents as well as manufacturer during the roof installation.	
			Any roof design should 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 of the existing storm system.	

Project Lessons Learned Update

Energy	Maintenance	Construction	Design	Process
			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 placing them in the IFB for the Project.	
			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.	

Public Buildings Department Continuity of Operations Plan

This Continuity of Operations Plan (COOP) identifies mission-critical organizational functions which must continue when normal operations are, or may be disrupted, and provides a framework for the continued operation of these mission essential functions under all threats and conditions.

Department Mission Statement

To plan, construct, renovate, repair and maintain all public buildings and to provide safe, secure, accessible and sustainable facilities.

Summary Asset Portfolio

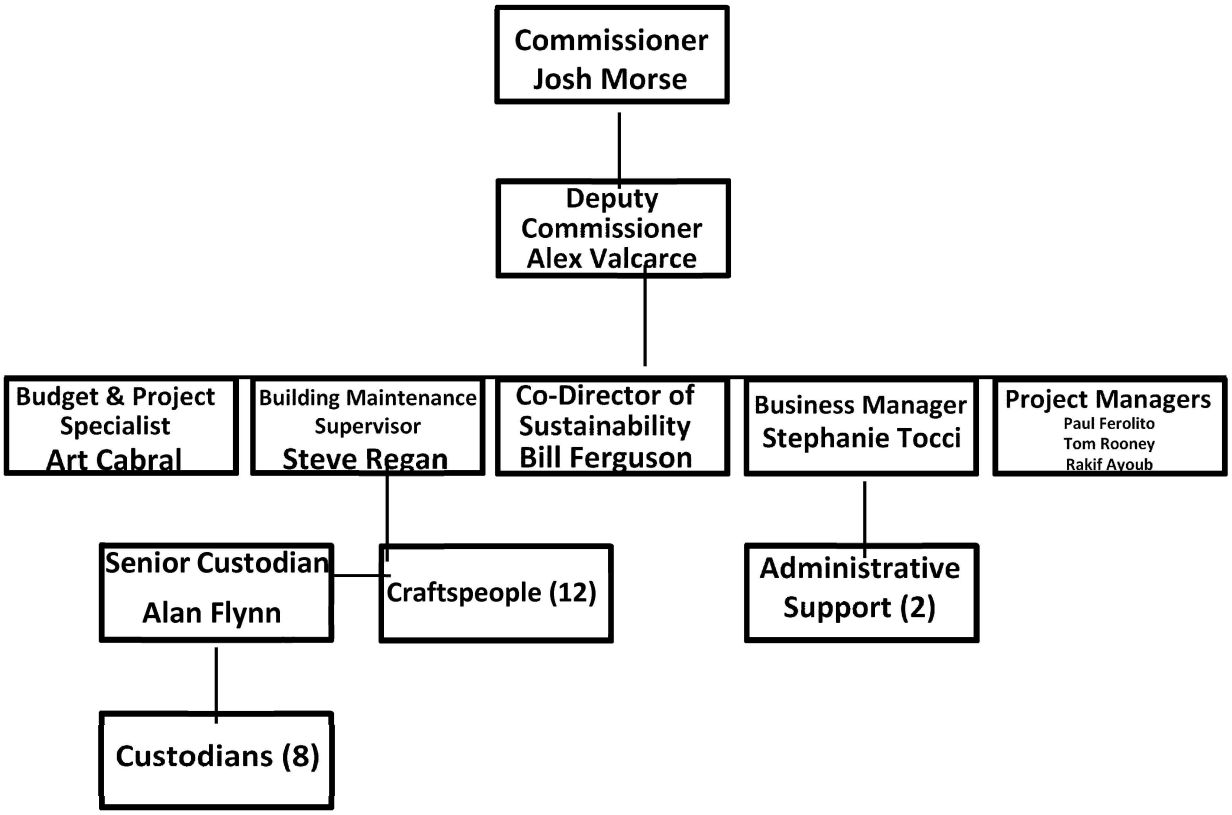
The Public Buildings Department is responsible for the care and maintenance of 84 municipal and school buildings in the City of Newton. These buildings total 2,966,136 square feet and are sited on 23,292,168 square feet, or 534.7 acres of municipal property. These properties make up almost 5% of the land mass of Newton. These buildings are staffed by 3,038 employees and receive over 20,000 visitors or users daily. These assets yield a net present value of approximately $4 billion dollars

Staffing Summary

The Public Buildings Department has 34 full-time employees and oversees thousands of contractual employees.

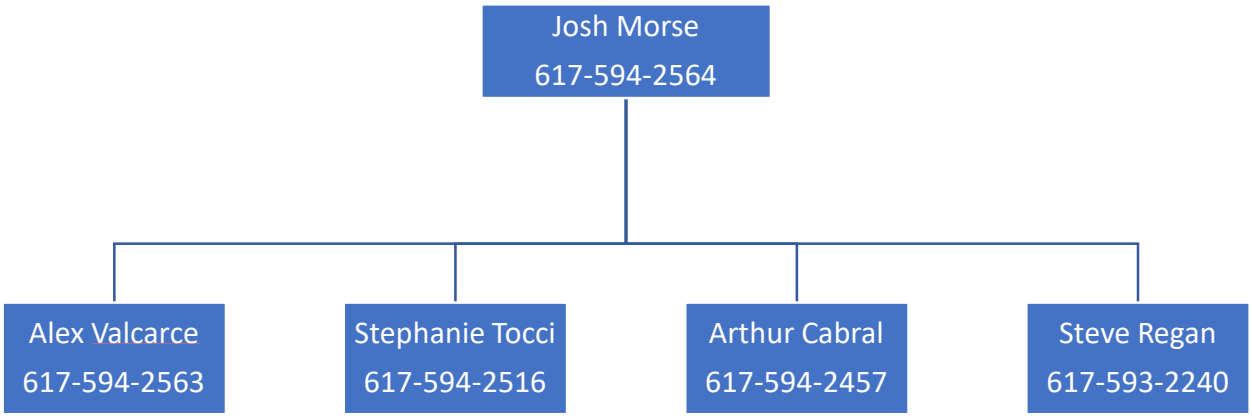
Public Buildings Department

Organization Chart



Public Buildings Department Core Functions

The Public Buildings Department has three primary functions. Capital projects and maintenance of school and municipal facilities, and the cleaning of municipal buildings. The following chart is the order in which communications shall occur if needs arise in any of these areas, as these employees are currently cross trained to a level that will allow them to respond to any issues related to the Department:



If none of the above personnel are available, the following is a contact list for the Public Buildings Department staff, with their titles. Needs should be directed by aligning the nature of the request with the title listed below.

Jay Bradley 617-438-0668 - Storekeeper
Alan Flynn 617-594-2507 – Supervisor of Custodians
Paul Ferolito 857-404-4220 – Project Manager
Tom Rooney 857-636-0906 – Project Manager
Bill Ferguson 857-404-4929 – Project Manager
Rafik Ayoub 857-404-4589 - – Project Manager
Jose Ramirez 617-645-5603 – Senior Custodian
Joe Bibbo 617-594-2467 - Carpenter
Tom Butler 617-594-2560 - Electrician
Elio Camilli 617-594-1718 - Electrician
Paulo Dragonetti 617-594-2566 - Plumber
Massimo Carrieri 617-594-2497 - Electrician
Rick Coviello 617-594-2536 - Plumber
John D'Agostino 857-636-3009 – HVAC Technician
Gino DiBona 617-594-2524 - Electrician
Lou Fernandes 857-636-3008 – HVAC Technician
Mike Antonellis 617-538-9814 - Carpenter
Mike Maguire 617-721-8420 - Plumber
Ken Rines 617-304-4344 - Painter

Building Maintenance and Work Order Software System

The Public Buildings Department receives maintenance and repair work order through a web-based platform called Schooldude. This platform is utilized for work order submission by every department in the City including Newton Public Schools. We receive thousands of work orders a year. These work orders are received by the Public Buildings Department staff and assigned to the appropriate staff tradesperson per the list above or assigned to the appropriate contractor per the list below. Please enter schooldude.com in your browser, selected “login” at the top right of the screen, select the “Schooldude” tab, enter your username, and password, and select “maintenance direct” on the dropdown menu. To ensure continuity of operations a generic username and password have been established to create, receive, and assign work orders as needed.

Username: PBDCOOP

Password: COOP1234

Contractual Facility Maintenance Resources

The following is a list of contacts for contractual services which the Public Buildings Department has contracts and/or a long-standing relationship with:

Contractor	Service	Contract #	Phone	Fax
Instant Alarm	**Security Alarm Monitoring**	**C224130**	**978-744-9070 x 0**	**978-745-8661**
Viscom Systems	**FOBS / Access Control / CCTV / Alarm Systems**		**671-864-1730**	**617-864-3676**
New England Surface Maintenance	**Asbestos Abatement**	**C213947**	**781-337-2117**	**781-337-5690**
J. Sallese & Sons	**Bathroom Partitions**	**C224125**	**781-246-3508**	**781-246-2402**
Your Electrical Solution	**Electrical**	**C203893**	**781-331-3500**	**781-331-3588**
Motion Elevator (Call directly)	**Elevators**	**C193685**	**617-506-8294**	
New England School Services	**Exterior Doors**	**C214040**	**617-776-4700**	**781-396-8088**

Johnson Controls	Fire Suppression Systems; Sprinklers, Extinguishers,	C224030	617-969-5900, Option #2	
Petroleum Management (Call directly, ask for Bob Wass)	Fuel Oil Tank Service	C213927	781-245-3305	781-245-1457
Door Systems (Call directly)	Garage Doors	C203881	508-875-3508	508-626-2052
Vanguard Construction (Call directly, ask for Jon Mousseau)	General Contracting	C213983	978-649-3111	978-957-5231
Homer Contracting (Call directly, ask for Mike Bouboulis)	General Contracting	C213984	781-648-3372	781-648-4915
NEL (Call directly, ask for Mike Galasso)	General Contracting	C213985	978-777-2085	978-777-2719
Wells Restoration	Epoxy Floors	C224043	617-909-0654	978-432-1226
Capital Carpet	Epoxy Floor	TBD	781-935-9430	781-935-5737
Hub Glass	Glass	C224041	617-523-5315	
Window Services, Inc.	Window System Repairs	C203813	508-429-2012	508-429-2214
PJ Kennedy	HVAC Repairs	C224056	617-265-5535	617-265-5126
Ambient temperature	HVAC Repairs	C224055	978-646-0660	978-646-0661
Associated Mechanical	Main Library Chiller Service	C213922	978-849-5200	978-849-5299

Associated Mechanical	**North High Chiller Service**		**781-937-8100**	**781-937-0235**
Enterprise Equipment	**Delta & Other Energy Management Systems**	**C214025**	**781-331-0900**	**781-337-2940**
Homer Contracting (Call directly, ask for Mike Bouboulis)	**Interior/Exterior Painting**	**C224103**	**781-648-3372**	**781-648-4915**
Chapman Waterproofing	**Masonry**	**C213987**	**617-288-3000 Ext 313**	
William Lowe & Sons (Call Directly, ask for Doug or Bill)	**Moving Services**	**C213971**	**617-242-8600**	**671-641-7611**
A-1 Exterminators (Call Directly, ask for Scott)	**Pests**	**NO CONTRACT - Purchase Orders Only**	**800-525-4825 (o) 781-424-3248 (c)**	**781-592-7641**
NB Kenny (BMS)	**Plumbing and Drains**	**C203880**	**978-849-5200**	**978-849-5299**
Capital Carpet	**Carpet & Resilient Flooring (tile)**	**C224064 C213999**	**781-935-9430**	**781-935-5737**
Pavillion Floors	**Carpet & Resilient Flooring (tile)**	**C224065 C214000**	**781-933-8500**	**781-932-8844**
JC Flooring	**Carpet**	**C224066**		
MassFloors	**Resilient Flooring (tile)**	**C213998**	**833-566-7776**	**888-635-6670**
Aqua Barriers	**Roof**	**C213986**	**508-520-1859**	**508-520-3407**
DC Welding	**Welding**	**C224029**	**978-957-2883**	**978-970-0272**
Viscom	**Tel/Data Systems**	**C224132**	**617-864-1730**	**617-864-3676**

Your Electrical Solution	**Fire Alarm Systems**	**C203893**	**781-331-3500**	**781-331-3588**
Scherbon Consolidated, Inc.	**Generator Service/Repairs**	**C224115**	**978-388-3132**	**978-388-4037**

The above list of contractors and associated contact information should only be used by Public Buildings Department. In emergency situations where communications with the Public Buildings Department is not possible, or no staff are available, this list can be used to deliver services as needed until the emergency event is stabilized.

Goods and Supplies

For the procurement of goods there are no existing contracts, but there are a handful of established working relationships with the following companies and individuals for the purpose of procuring cleaning goods, supplies, and materials:

- Casey EMI Cleaning Supplies: Cleaning and Facility Supplies: Mark at 617-620-1483
- Clean and Safe, Inc: Cleaning and Facility Supplies: Pat at 617-719-8250
- Supply Works: Cleaning and Facility Supplies: John at 617-438-6172
- WB Mason: Light industrial, building, facility supplies: Mary at 508-436-1827
- Kamco Commercial Building Products, Building, construction, facility supplies: 781-938-0909
- Donato Tool and Hardware: 617-969-1785
- Marjam Supply: Building, construction, facility supplies: 781-279-7900
- Standard Electric Supply: Needham: 781-449-7767, Waltham: 781-890-1050, Boston: 617-442-1000
- Ferguson Supply: Plumbing, HVAC, Facility Supplies: 617-630-0100
- F.W. Webb: Plumbing Supply: Watertown: 617-924-2840, Dedham: 781-329-6200, Boston: 617-227-2240
- Portland Plumbing Supply: 617-527-7040
- Republic Plumbing Supply: 781-790-8969
- Jomar Plumbing and Heating Supply: 781-329-4951
- Grainger: Light industrial, building, facility supplies: Grainger.com
- Johnstone Supply: HVAC Supply: 781-487-7777
- Home Depot: Light industrial, building, facility supplies: Homedepot.com, 617-926-0299
- Lowes: Light industrial, building, facility supplies: Lowes.com, 781-355-3780
- National Lumber: Light industrial and building supplies: 617-244-8020

If goods are needed, and not available through any of the above providers, please contact the Department staff for additional resources.

Disaster Relief and Industrial Cleaning Resources

For disaster relief, large-scale industrial cleanup, and services beyond the training, staffing, and resources of the custodial staff, the following is a list of area contractors who provide these services:

ARS Restoration
38 Crafts Street
Newton, MA 02458
Tel: 888-498-8356

Service Master by Gilmore Brothers
390 Lenox Street
Norwood, MA
Tel: 781-769-4800

Serv Pro
50 Sun Street, Suite 2
Waltham, MA 02453
Tel:781-861-0500

Trauma Services
391 Oakland Street
Mansfield, MA 02048
508-964-4900
888-648-7262 (Emergency Line)

Departmental Base of Operations Contingency Plan

The Public Buildings Department is currently located at 52 Elliot Street in Newton Highlands. Should this location cease to be a viable option for departmental functions, the following is a list of viable turnkey locations:

- Waban Branch Library, 1608 Beacon Street
- Auburndale Branch Library, 371 Auburn Street
- Nonantum Branch Library, 144 Bridge Street
- Newton Corner Branch Library, 124 Vernon Street
- 1294 Centre Street
- Newton City Hall, 1000 Commonwealth Avenue

Additional municipal buildings could be used as needed. Please refer to the list of municipal properties in this document should the aforementioned locations be determined to no longer be viable.

The Public Buildings Department can operate without a base location should the need arise. The Department is mobile by nature, and all critical plans, files, and documents have already been scanned and can be accessed remotely. Should the nature of the event make internet access impossible, we would need to access or relocate, building plans and files as appropriate.

School and Municipal Building Basic Information

Municipal (Non-School) Buildings							
#	Building	Year	Square Feet	Department	Use/Program	Address	Site Area (sf)
1	City Hall	1932	81,000	Public Buildings	Multiple city departments utilize City Hall for a wide variety of functions. Spaces are rented, and programs are held there frequently.	1000 Commonwealth Avenue	432,308
2	Main Library	1991	93,000	Library	Library, rentals, programs, etc.	330 Homer Street	200,635
3	Auburndale Branch Library	1927	4,830	Library	Auburndale Improvement Society operates the main floor as a community library. Friends of the Library use the basement for books donations and periodic book sales.	371 Auburn Street	18,926
4	Waban Branch Library	1929	6,378	Library	Waban Improvement Society operates the main floor as a community library. Public Buildings Department uses the basement as a wood shop.	1608 Beacon Street	45,833
5	Nonantum Branch Library	1957	7,364	Library	Ciociaro Social Club rents and operates out of the main floor.	144 Bridge Street	11,517
6	Newton Corner Library	1848	10,032	DPW		124 Vernon Street	239,818
7	1294 Centre Street	1927	6,050	Public Buildings	Park & Recreation Programs	1294 Centre Street	16,160
8	Senior Center	1938	9,850	Senior Services	Senior Services and Programs	345 Walnut Street	25,909
9	Crystal Lake Bath House	1931	9,581	Parks and Rec	Recreation Swimming Summer Only	16 Rogers Street	106,999

10	Hawthorne Field House	1950	5,752	Parks and Rec	After School and Summer Programs, leagues, rentals	17 Hawthorne Street	183,577
11	70 Crescent Street	1930	3,208	Parks and Rec	Rec Maintenance and currently in re-use process.	70 Crescent Street	98,088
12	Recreation Garage Crescent	1940	4,600	Parks and Rec	Rec Maintenance and currently in re-use process.	70 Crescent Street	Inc Abv
13	Lower Falls Community Center	1958	10,519	Parks and Rec	Daycare, After School and Summer Programs, leagues, rentals	545 Grove Street	371,358
14	Upper Falls Community Center	1955	13,418	Parks and Rec	Daycare, Summer Programs, leagues, rentals	45 Pettee Street	125,000
15	Albemarle Field House	1956	2,072	Parks and Rec	Senior Programs and Summer Camps	250 Albemarle Road	735,508
16	Forte Park Field House	1960	750	Parks and Rec	Bathrooms for the Field	229 California Street	262,102
17	Auburndale Cove Field House	1967	1,329	Parks and Rec	Ice Skating Warming Center and Rentals	West Pine Street	1,647,688
18	Burr Park Field House	1919	5,200	Parks and Rec	Daycare and Summer Programs	142 Park Street	223,000
19	Cabot Park Field House	1926	1,264	Parks and Rec	Daycare and Summer Programs	101 East Side Parkway	504,260
20	Lyons Field House	2013	1,050	Parks and Rec	Bathrooms for the Field	Lyons Field	Inc Abv
21	Newton Center Field House	1892	5,250	Parks and Rec	After School and Summer Programs, leagues, rentals	69 Tyler Terrace	779,790
22	Newton Center Metal Storage Building	1980	1,200	Parks and Rec	Untreated Storage	Tyler Terrace	Inc Abv
23	Bobby Braceland Field House	1965	800	Parks and Rec	Untreated Storage	98 Pennsylvania Avenue	381,980
24	Nahanton Park Field House	1996	2,090	Parks and Rec	Summer Programs	Nahanton Park	2,470,563
25	Gath Pool Facility	1965	10,350	Parks and Rec	Recreation Swimming Summer Only	256 Albemarle	Inc Abv
26	Quinobequin Pump Station Building	1980	4,596	DPW	Sewer Pump Station	136 Quinobequin	67,350
27	Elliot Street Pump Station Building	1990	1,500	DPW	Sewer Pump Station	391 Elliot Street	26,130
28	Elliot Street DPW Stable	1927	15,858	DPW	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room,	74 Elliot Street	480,443
29	Elliot Street DPW Garage	1959	10,500	DPW	Repair and Maintenance of fleet and equipment	70 Elliot Street	Inc Abv
30	Elliot Street Salt Shed	1994	7,800	DPW	Salt Storage	70 Elliot Street	Inc Abv

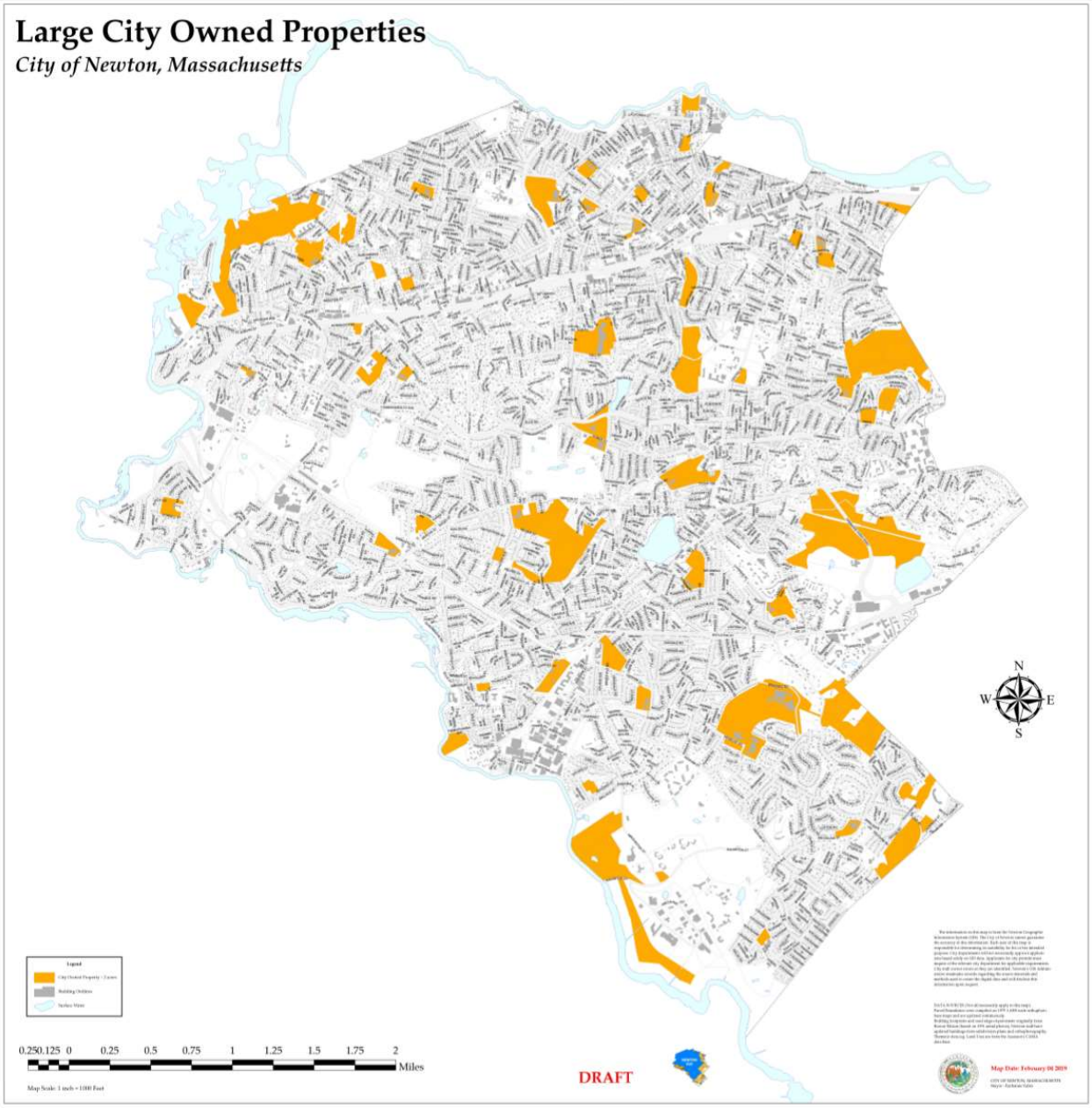
31	DPW Utilities Building	1935	21,664	DPW	Utilities Dept operations center, parts and equipment supply center.	60 Elliot Street	Inc Abv
32	Public Buildings	1968	7,640	Public Buildings	Public Buildings Operations Center	52 Elliot Street	52,557
33	Craft Street Stable-DPW OPS Center	1894	18,900	DPW	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room,	90 Craft Street	179,301
34	Craft Street Garage	1919	26,775	DPW	Repair and Maintenance of fleet and equipment. Traffic Division and Environmental Affairs Division.	110 Craft Street	Inc Abv
35	Craft Street Salt Shed	2013	6,305	DPW	Salt Storage	110 Craft Street	Inc Abv
36	Craft Street Storage Building	2013	3,570	DPW	Untreated Storage of street sweepers, trucks, etc.	110 Craft Street	Inc Abv
37	Craft Street Wash Building	1987	1,056	DPW	Wash bay used to wash fleet equipment	110 Craft Street	Inc Abv
38	Craft Street Sweeper Shed	1980	900	DPW	Sweeper brush storage	110 Craft Street	Inc Abv
39	Rumford Avenue Landfill Office	1950	400	DPW	Staff Office	Rumford Avenue	2,127,597
40	Manet Road Reservoir Gatehouse Building	1925	1,507	DPW	Reservoir Gatehouse	2 Manet Road Rear	372,379
41	Waban Hill Reservoir Gatehouse	1875	214	DPW/P&R	Reservoir Gatehouse	Ward Street	220,450
42	Fire Station #1	1965	14,808	Fire	Fire Station	241 Church Street	27,650
43	Fire Station #2	1964	24,700	Fire	Fire Station	1750 Commonwealth Avenue	24,275
44	Fire Station #3	2017	23,973	Fire	Fire Station	31 Willow Street	60,850
45	Fire Station #4	1955	14,780	Fire	Fire Station	195 Craft Street	30,838
46	Fire Station #7	1955	16,100	Fire	Fire Station	144 Elliot Street	60,352
47	Fire Station #10	2015	6,731	Fire	Fire Station	755 Dedham Street	42,500
48	Fire Headquarters	1928	6,130	Fire	Fire Prevention and Chief's Offices	1164 Centre Street	Inc Abv
49	Fire Wires Building	2015	4,036	Fire	Fire and Wires Division bays, storage, and offices.	755 Dedham Street Rear	Inc Abv
50	Manet Road Communications Building	2016	836	Police/Fire	Emergency Communications	2 Manet Road	Inc Abv
51	Ober Road Communications Building	2018	160	Police/Fire	Emergency Communications	Ober Road	10,545

52	Police Headquarters	1932	20,676	Police	All Police Functions except for Detectives Division and Community Services	1321 Washington Street	79,724
53	Police Garage	1959	7,548	Police	Police fleet maintenance and evidence secure storage.	1321 Washington Street Rear	Inc Abv
54	Police Annex	1925	4,528	Police	Detectives Division and Community Services	25 Chestnut Street	28,528
55	Jackson Homestead	1809	7,212	Newton History	Historical museum and archives	527 Washington Street	41,422
56	Kennard Estate	1907	15,715	Public Buildings	Parks and Recreation Headquarters	246 Dudley Road	2,091,035
57	Brigham House	1883	5,081	Public Buildings	Community Use	20 Hartford Street	28,622
58	Angino Farm	1855	5,028	Public Buildings	Newton Community Farm operate the farm under a 20 year license from the City	303 Nahanton Street	98,406
59	Angino Farm Barn	1886	2,888	Public Buildings	Newton Community Farm operate the farm under a 20 year license from the City	303 Nahanton Street Rear	Inc Abv
		Total	**607,052**			**Total**	**15,031,973**

Newton Public Schools Buildings							
#	**Building**	**Year**	**Square Feet**	**Department**	**Use/Program**	**Address**	**Site Area (sf)**
1	Angier School	2015	76,500	Newton Public Schools	Elementary School	1697 Beacon Street	291,730
2	Bowen School	1952	69,535	Newton Public Schools	Elementary School	280 Cypress Street	502,500
3	Burr School	1967	55,399	Newton Public Schools	Elementary School	171 Pine Street	376,730
4	Cabot School	1929	84,186	Newton Public Schools	Elementary School	229 Cabot Street	99,822
5	"New" Horace Mann School (former Carr School)	1936	53,532	Newton Public Schools	Elementary School	225 Nevada Street	340,560
6	Countryside School	1953	49,612	Newton Public Schools	Elementary School	191 Dedham Street	322,065
7	Franklin School	1939	62,746	Newton Public Schools	Elementary School	125 Derby Street	237,611
8	Lincoln-Eliot School	1939	51,074	Newton Public Schools	Elementary School	191 Pearl Street	162,069

9	**Future location of NECP** (former Horace-Mann School)	1965	40,600	Newton Public Schools	Elementary School	687 Watertown Street	69,433
10	Newton Early Education	1965	102,264	Public Buildings	Pre School	150 Jackson Road	248,844
11	Pierce School	1951	36,050	Newton Public Schools	Elementary School	170 Temple Street	160,122
12	Memorial-Spaulding	1954	68,775	Newton Public Schools	Elementary School	250 Brookline Street	243,333
13	Mason Rice	1959	43,000	Newton Public Schools	Elementary School	149 Pleasant Street	174,000
14	Underwood School	1924	43,300	Newton Public Schools	Elementary School	101 Vernon Street	43,856
15	Ward School	1928	38,000	Newton Public Schools	Elementary School	10 Dolphin Road	587,900
16	Williams School	1950	41,700	Newton Public Schools	Elementary School	141 Grove Street	134,887
17	Zervas School	2017	78,800	Newton Public Schools	Elementary School	30 Beethoven Avenue	283,916
18	Bigelow Middle School	1967	92,500	Newton Public Schools	Middle School	42 Vernon Street	122,350
19	Brown Middle School	1956	153,020	Newton Public Schools	Middle School	125 Meadowbrook Road	360,183
20	Day Middle School	1971	151,301	Newton Public Schools	Middle School	21 Minot Place	373,413
21	Oak Hill Middle School	1936	96,200	Newton Public Schools	Middle School	130 Wheeler Road	456,280
22	Education Center	1928	70,000	Newton Public Schools	Central Administration and Alt Ed Programs	100 Walnut Street	164,663
23	Newton North High School	2010	410,000	Newton Public Schools	High School	457 Walnut Street	1,045,658
24	Newton South High School	1959	389,550	Newton Public Schools	High School	140 Brandeis Road	1,458,270
		Total	**2,357,644**			**Total**	**8,260,195**

Map of Large City-Owned Properties



Municipal Building Asset Profiles

City Hall

1000 Commonwealth Avenue

Built in 1932, this is an 81,000 square foot civic building that is individually listed on the National Registry of Historic Places, and houses most of the City departments. Beyond normal municipal operations, City Hall is used for children's programs, art exhibits, open studios, festivals, musical performances, theatrical performances, public meetings, and a variety of other community and cultural programming.

Newton Free Library

330 Homer Street

Built in 1991, this is a 93,000 square foot public library. Beyond traditional library activities, the building is used for children's programs, art exhibits, open studios, musical performances, community educational events, public meetings, and a variety of other community and cultural programming.

Auburndale Branch Library

371 Auburn Street

Built in 1927, this is a 4,830 square foot building. Up until 2008, it was publicly staffed and operated as a branch library. Since 2009, it has operated as a volunteer run community library. The building is also frequently used for public meetings and a variety of interior community programs. The Friends of the Newton Library operate a book donation and sale shop out of the basement of the building.

Waban Branch Library

1608 Beacon Street

Built in 1929, this is a 6,378 square foot building. Up until 2008, it was publicly staffed and operated as a branch library. Since 2009, it has operated as a volunteer run community library. The building is also frequently used for public meetings and a variety of interior community programs. The Public Buildings Department uses the basement area as a wood shop and repair facility. The facility is also used as a polling center by the Newton Elections Department.

Nonantum Branch Library

114 Bridge Street

Built in 1957, this is a 7,364 square foot building. Up until 2008, it was publicly staffed and operated as a branch library. Since 2009, it has operated as a social club. The building is occasionally used for public meetings and a variety of interior community programs.

Newton Corner Library(Chaffin House)

124 Vernon Street

Built in 1848, this is a 10,032 square foot Greek Revival style building. This property was acquired by the City in 1930 for the purposes of conversion to a children's library. Up until 2008, it was publicly staffed and operated as a branch library. Since 2008, it

went through periods of vacancy, use as Parks and Recreation Headquarters, and its current use as the Newton Innovation Center. The building is also occasionally used for community meeting space.

1294 Centre Street

Built in 1927, this is a 6,050 square foot building that is individually listed on the National Registry of Historic Places. It was closed as a branch library in 1991, and was then used as the Health Department Headquarters until 2013 when they moved to City Hall. Since 2020, the building has been used by the Parks & Recreation Department. In 2018, minor investments were made to the roof, masonry, windows, and interior spaces so that the building can be reactivated for public use.

Senior Center

345 Walnut Street

Built in 1938, this is a 9,850 square foot Classical Revival building that is individually listed on the National Registry of Historic Places. Operating exclusively as a branch

library up until 1981, the “Senior Drop-In Center” then moved into the building. In 1991, the branch library was closed, and in 1993 the building was renovated into a Senior Center. It currently serves as the center for senior activities and programs for the City. It is also used frequently by people of all ages for a variety of programs, meetings, and events.

Crystal Lake Bathhouse

30 Rogers Street

Built in 1931, this is a 9,581 square foot seasonal building that provides restrooms and changing facilities for use of the Crystal Lake Public Beach for approximately two months during the summer.

Hawthorne Field House (Pelligrini)

17 Hawthorne Street

Built in 1950, this is a 5,752 square foot building that consists of a gym, bathrooms, kitchen, and storage. This facility provides space for after school and summer programs, basketball, volleyball, and pickleball recreational leagues, and support for the adjacent playground and fields.

70 Crescent Street (Former P&R HQ)

Built in 1930, this is a 3,208 square foot residential property that has was used for private purposes, a State Police Facility, and then ultimately acquired by the City and used as the Parks and Recreation Headquarters until 2011. Since then the property has been vacant with the exception of the basement, where Parks and Recreation Maintenance has a break room and restroom. This building has been surplused, and plans call for it to be demolished.

Parks and Recreation Maintenance Garage

70 Crescent Street (Rear)

Built in 1940, this is a 4,600 square foot block maintenance and storage building. It is currently used by the Parks and Recreation Maintenance Division for equipment storage and repair. This building has been surplused, and plans call for it to be demolished.

Lower Falls Community Center (Hamilton)

545 Grove Street

Built in 1958, this is a 10,519 square foot facility that was once part of the former Hamilton School. It is currently used for daycare, afterschool, and summer programs. The facility is heavily used for summer camps, rentals, volleyball, badminton, basketball, pickleball, dance, yoga, Pilates, Girl Scouts, catch ball, and other municipal activities. It contains a gym, kitchen, classrooms, and offices. The remainder of the physically attached former Hamilton School is owned and operated as the Hamilton Grove Apartments by the Newton Housing Authority.

Upper Falls Community Center (Emerson)

45 Pettee Street

Built in 1904, this is a 13,418 square foot facility that was once part of the former Emerson School. It is currently used for daycare, afterschool, senior activities and summer programs. The facility is heavily used for rentals, basketball leagues, and other municipal activities. It contains a gym, kitchen, classrooms, and offices. The remainder of the physically attached former Emerson School is owned and operated by the Falls Ridge Condo Association.

Albemarle Field House

250 Albemarle Road

Built in 1956, this is a 2,072 square foot facility used for senior programming and summer camps. The senior programming includes yoga, painting sessions, and other social activities. It also provides restrooms for the adjacent fields and is the source of electrical power for the field complex.

Forte Park Field House

233 California Street

Built in 1960, this is a 750 square foot building which houses restrooms, storage, and electrical power for the adjacent field.

Auburndale Cove Field House

West Pine Street

Built in 1967, this is a 1,329 square foot building which houses restrooms and storage for the adjacent field, but it's primarily used as a warming center when the cove is open for skating and for rentals during the warmer seasons.

Burr Park Field House

142 Park Street

Built in 1919, this is a 5,200 square foot building which is used as a daycare and learning center for preschoolers. This building is also used for a summer camp.

Cabot Park Field House

101 East Side Parkway

Built in 1926, this is a 1,264 square foot building which is used as a daycare facility and summer science programming.

Lyons Field House

Built in 2013, this is a 1,050 square foot building consisting of bathrooms and a concession stand to support the adjacent field.

Newton Centre Field House(Hut)(Jeanette Curtis West Recreation Center)

69 Tyler Terrace

Built in 1892, this is a 5,250 square foot building consisting of a small gym, restrooms, kitchen, storage, and small multipurpose rooms. It was built in 1892 as the Trinity Parish Church, but was acquired by the City in 1898 and moved to its current location. It is used for afterschool, summer programs, vacation camps, zumba, judo, karate, cricket, tap dance, yoga, rentals, and a variety of other programs.

Newton Centre Metal Storage Building

Built in 1980, this is a 1,200 square foot untreated metal storage building used by Parks and Recreation. This building is adjacent to Tyler Terrace across from the Mason Rice School Playground.

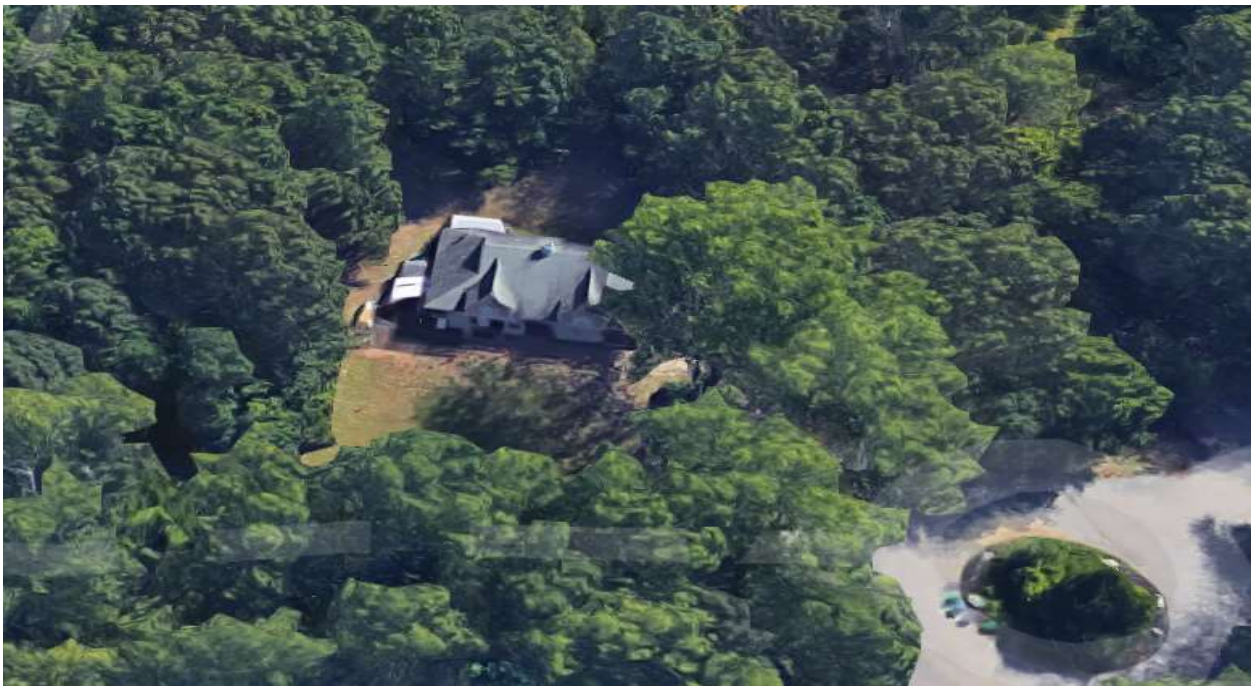
Bobby Braceland Field House

98 Pennsylvania Avenue

Built in 1965, this is an 800 square foot building consisting of restrooms and storage. The restrooms are no longer in use, and the building is actively used for park maintenance equipment.

Nahanton Park Field House

455 Nahanton Street



Built in 1996, this is a 2,090 square foot building consisting of restrooms, an office, and a multipurpose room. This building is used for summer programs, boat rentals, eagle scouts, preschool programs, and public meeting space.

Gath Pool Facility

256 Albemarle Road

Built in 1965, this is a 10,350 square foot facility which consists of restrooms, changing rooms, offices, storage, and a large pool support system area. This building is seasonal, and is used for approximately two months during the summer.

Quinobequin Pump Station Building

136 Quinobequin Road

Built in 1980, this is a 4,596 square foot sewer pump station building.

Elliot Street Pump Station Building

391 Elliot Street

Built in 1990, this is a 1,500 square foot sewer pump station building.

Elliot Street DPW Stable

74 Elliot Street

Built in 1927, this 15,858 square foot building is individually listed on the National Registry of Historic Places. . The Stable and Garage building was constructed at a time when the municipality was transitioning from the use of horses to the use of trucks. The design makes use of site grading to allow this transition to happen. The lower floor, with its wide bays opening to the south, was designed for use as a truck garage. The upper floor, accessed by ramps at the east and west, originally housed 26 horse stalls. It was

designed for conversion to a garage once the horses were no longer needed. Currently the stable has 71 employees assigned to it. This includes 8 members of the Forestry Division, and 63 members of the Highway Division.

Elliot Street DPW Garage

70 Elliot Street

Built in 1959, this is a 10,500 square foot garage consisting of four bays used for vehicle storage and staging, and two mechanics bays used for repair and maintenance.

Elliot Street Salt Shed

Elliot Street DPW Yard

Built in 1994, this is a 7,800 square foot wood framed open-air structure which houses a large amount of the road salt used by DPW.

Utilities Building

60 Elliot Street

Built in 1935 as a refuse incinerator building, this 21,664 square foot building was renovated in 1997 for the current use as the Utilities Division Facility. Added to the rear of the 1935 building, is a six garage bay metal prefab addition used for Utilities Division vehicle storage. The original building consists of parts storage on the first floor, a large break room, water meter storage room, and a small office on the second floor, and a handful of offices and a large conference room on the third floor. There are 66 employees assigned to this building, with only 6 of them routinely using office space scattered throughout the three floors. The other 60 Utility employees assigned to this building use it for timeclock and breakroom access.

Public Buildings Department

52 Elliot Street

This building is 7,640 square feet. The building is comprised of a 3,780 square foot concrete block garage built in 1968, a 1,700 square foot metal prefab garage added in 1976, and a 2,160 square foot wood framed modular section added in 1980. This facility has 25 employees assigned to it, 12 of which have assigned offices that are heavily

occupied. The other 13 employees are trades craftsmen who use the facility for work assignments and bathrooms.

Craft Street Stable

90 Craft Street

This is an 18,900 square foot building that was built in 1894. The Crafts Street City Stable is a two and a half story brick L-shaped structure with a steep hipped roof designed in the Colonial Revival Style by the architect William F. Goodwin. The building is the second of two stables constructed by the City of Newton in the mid-1890s to house the horses, wagons and other equipment owned by Newton's Highway Department. This building consists of three floors. The first floor is predominantly cold storage. The second floor is split between heated storage, offices, bathrooms, and a large breakroom. The attic is cold storage. This building is used by 7 beautification employees who work for the Parks and Recreation Department.

Craft Street Garage

110 Craft Street

This is a 21,000 square foot garage, with a 5,775 square foot attached building to the north. This structure was built in 1919, renovated 1936, and then again in 1986. This garage building consists of 15 bays for the repair and maintenance of the municipal fleet, which consists of approximately 350 vehicles and apparatus. Additionally, the garage contains a repair parts stockroom, as well as a central office. Connected to the north side of the garage in 1936, the Transportation and Environmental Division building contains a single garage bay, the sign shop, and office space, supporting 7 office staff and 14 field employees. The Fleet Division operates out of the garage, and consists of 2 office staff, and 12 fleet service employees.

Craft Street Salt Shed

Craft Street DPW Yard

Constructed in 2014, this facility is 6,305 square feet and houses road salt for the north side of the City. The building is a fabric membrane, stretched over a steel structure, with a v-block concrete foundation.

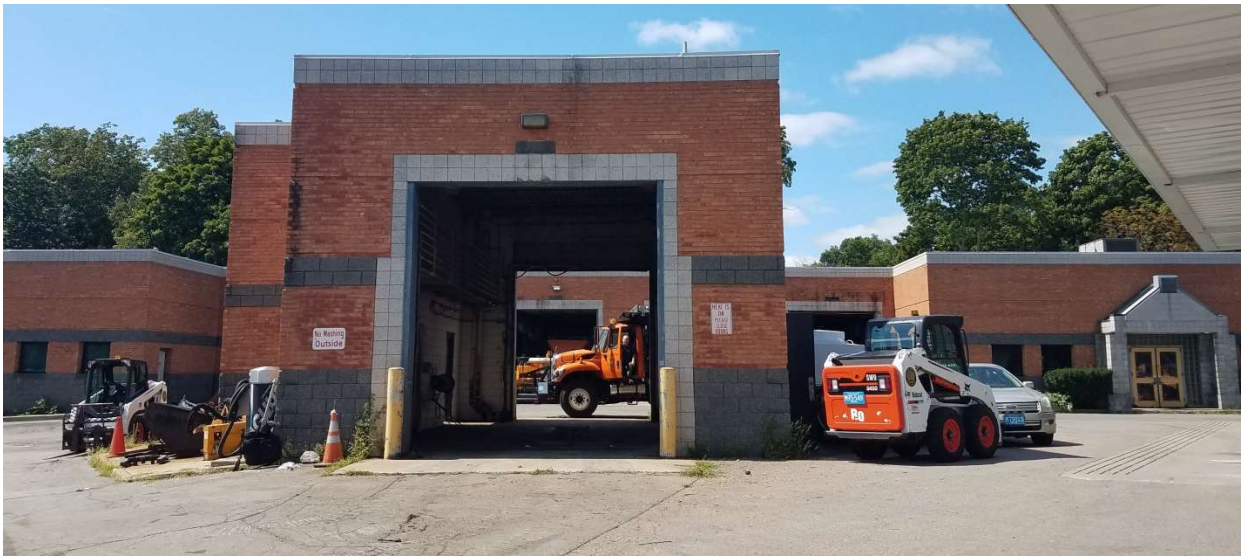
Craft Street Equipment Storage Shed

Craft Street DPW Yard

Constructed in 2014, this facility is 3,570 square feet and is used for equipment and vehicle storage. The building is a fabric membrane, stretched over a steel structure, with a v-block concrete foundation.

Craft Street Wash Building

Craft Street DPW Yard



Constructed in 1986, this building is 1,056 square feet and consists of a single wash bay, with a small room to the south which contains the support systems.

Craft Street Sweeper Shed

Craft Street DPW Yard

Constructed in the 1980's, this 900 square foot prefab metal storage building is used to house sweeper brushes and repair parts for the street sweepers.

Rumford Avenue Landfill Office

Built in 1950, this 400 square foot building is an office and warming area for the DPW employees who staff the recycling and processing center.

Manet Road Reservoir Gatehouse Building

2 Manet Road Rear

Built in 1925, this is a 1,507 square foot building which supports the Manet Road Reservoir.

Waban Hill Reservoir Gatehouse Building

Ward Street

Built in 1875, this is a 214 square foot Waban Hill Reservoir Gatehouse.

Fire Station #1

241 Church Street

Built in 1965, this is a 14,808 square foot fire station with 3 apparatus bays.

Fire Station #2

1750 Commonwealth Avenue

Built in 1964, this is a 24,700 square foot fire station with 4 apparatus bays.

Fire Station #3

31 Willow Street

Built in 2017, this is a 23,973 square foot fire station with 5 apparatus bays, training facilities, an emergency operations center, emergency communications equipment and tower, and the Newton fire museum.

Fire Station #4

195 Craft Street

Built in 1955 and renovated in 2010, this is a 14,780 square foot fire station with 4 apparatus bays, and a training room.

Fire Station #7

144 Elliot Street

Built in 1955 and renovated in 2012, this is a 16,100 square foot fire station with 3 apparatus bays fronting Elliot Street, and 3 mechanics bays down back. This building contains the Fire Mechanics Division which handles the light maintenance and repair of the fire apparatus and equipment.

Fire Station #10

755 Dedham Street

Built in 2015, this is a 6,731 square foot fire station with 2 apparatus bays. A confined space rescue training facility and drafting tank are located behind this facility.

Fire Headquarters

1164 Centre Street

Built in 1928 and renovated in 2017, this is a 6,130 square foot Fire Headquarters building which houses the Fire Prevention Division, Newton Fire central administration, and the Chief's Office.

Wires Division Building

755 Dedham Street Rear

Built in 2015, this is a 4,036 Fire and Wires Division building. It consists of 2 maintenance bays, wire spool storage, offices, a conference room, and a breakroom.

Manet Road Communications Building

2 Manet Road

Built in 2016, this 836 square foot prefab concrete building houses communications equipment.

Ober Road Communications Building

Ober Road

Built in 2018, this 160 square foot prefab wood framed shed houses communications equipment.

Police Headquarters

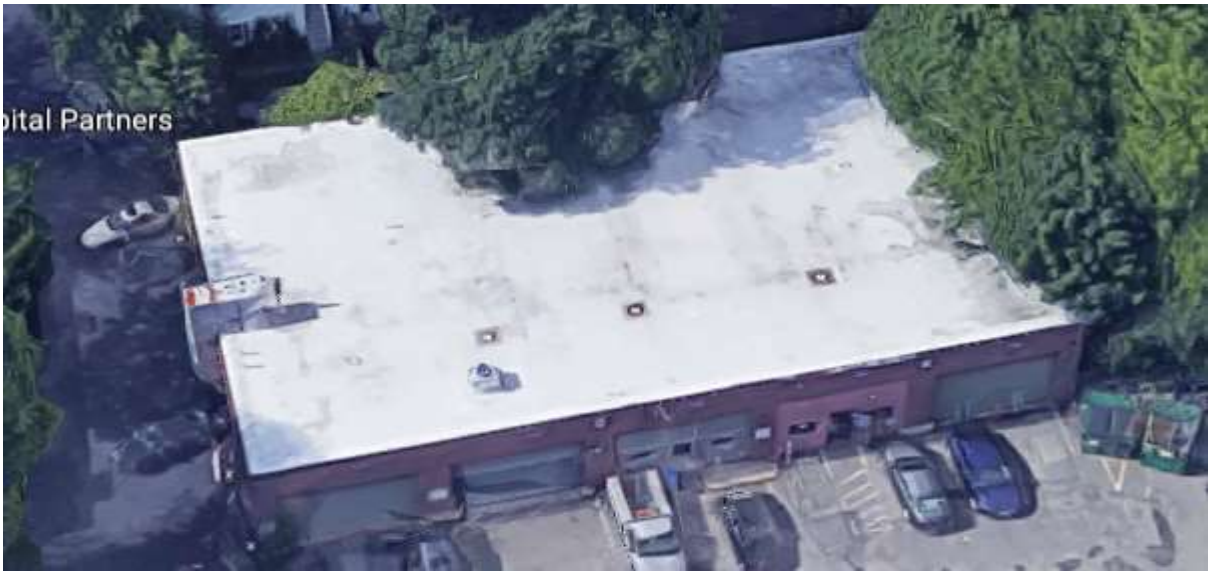
1321 Washington Street

Built in 1932, and renovated in 1993, this 20,676 square foot building houses Dispatch, Patrol, Detectives Bureau, Special Operations, Information Technology, Details, and the Chief's Office. Headquarters also houses the small training room, fingerprint lab, cell blocks, sally port, gym and locker rooms, firing range and armory, server room, and

museum displays. The building operates 24/7/365, with varying staff levels throughout the day and night.

Police Garage

1321 Washington Street Rear



Built in 1959, and partially renovated in 1993, this 7,548 square foot cinder block slab on grade building houses mechanical repairs, storage, property and evidence, and support services.

Police Annex

25 Chestnut Street

Built in 1925 as a branch library, this is a 4,528 square foot building. It was closed as a branch library in 1984, and is currently used as an annex to Police Headquarters. It houses the Detectives Division on the main floor, and Animal Control, Community Services, and a number of other police functions and offices in the basement.

Jackson Homestead

527 Washington Street

Built in 1809, this 7,212 square foot Federal Style field stoned foundation residential building is individually listed on the National Registry of Historic Places, as well as the National Park Service's National Underground Railroad Network to Freedom. This property was acquired by the City of Newton in 1949, and opened to the public in 1950 as the City Museum. In 2015, a large capital project renovated the archives sections of the building, made significant accessibility improvements to the entrance and main floor, and installed fire suppression and detection systems throughout the building. It houses museum staff and patrons.

Kennard Estate

246 Dudley Road

Built in 1907, this 15,715 square foot Shingle-style field stoned foundation residential property was acquired by the City in 1978. It currently houses the Parks and Recreation administrative and program offices.

Bringham House

20 Hartford Street

Built in 1883, this 5,081 square foot Queen Anne style residential property was acquired by the City in 1951 for use as a branch library. The building did not open to the public until after a renovation/addition in 1958. In 2001, the City leased the building for the purposes of a teen center and social services. The building was renovated in 2009.

150 Jackson Road

Built in 1965, this 102,264 square foot building was the former Aquinas Junior College. The convent and chapel make up 26,264 square feet, while the other 76,500 square feet are the academic spaces. The City acquired this property in 2015, and replaced the windows in 2016. It is currently occupied by the Newton Early Childhood Program, also known as the Preschool Program, and they are using the first and second floors of the academic core. The convent and chapel are vacant. The auditorium and cafeteria are periodically used for programming and rentals.

Angino Farm

303 Nahanton Street

Built in 1855, this 5,028 square foot residential property was acquired by the City in 2004 and it has been occupied by the Angino Farmer since 2006.

Angino Farm Barn

303 Nahanton Street Rear

Built in 1886, this 2,888 square foot barn was acquired by the City in 2004 and was renovated in 2008. It contains a community kitchen, large multipurpose room, restrooms, and storage.

Municipal Building Generator Inventory

Address	KW	Fuel	Make	Model	MFR Date	ATS	Whole Bldg	Partial Areas
1000 Commonwealth Ave	250	Diesel	CUMMINGS	250DFAC	N/A	YES	YES	
1317 Washington Street	250	Diesel	CAT	3306	N/A	YES	YES	
1164 Centre Street	230	Diesel	KOHLER	230REOZjE	3/14/2017	YES	YES	
241 Church Street	40	Diesel	KOHLER	40REOZjC	8/20/2015	YES	YES	
1750 Commonwealth Avenue	30	Diesel	ONAN	30EC-3R8	N/A	YES	YES	
195 Crafts Street	125	Diesel	GENERAC	11114590200	8/3/2009	YES	YES	
144 Elliot Street	155	Diesel	KOHLER	150REOZJE	Jun-11	YES	YES	
755 Dedham Street	100	Diesel	BLUE STAR	JD100-01	May-15	YES	YES	
r755 Dedham Street	100	Propane	BLUE STAR	JD100-01	May-15	YES	YES	
Manet Road	40	NG	KOHLER	KSS AFNA 0200S	2016	YES	YES	
330 Homer Street	515	NG	CUMMINGS	HC534D	3/20/1990	YES	YES	
110 Crafts Street	30	NG	SUPERIOR	30RA31	N/A	YES		
70 Elliot Street	60	NG	KATOLIGHT	D60FGP4	N/A	YES	YES	
80 Elliot Street			**NO GENERATOR AT**	**THIS TIME - ONE IS ON**	**ON ORDER**			
60 Elliot Street	60	NG	KATOLIGHT	D60FGP4	N/A	YES	YES	
52 Elliot Street	15	NG	ONAN	15HC4R8	N/A	Manual	NO	**INOPERATIVE**

School Building Generator Inventory

SCHOOL	Address	KW	Fuel	Make	Model	MFR Date	ATS
Angier School	1697 Beacon Street	100	Diesel	Cummings/Onan	DSGAA-1501767	Feb-15	250A
Bowen School	280 Cypress Street	170	Diesel	Cummings/Onan	6BT5.9-G6	Mar-00	400A
Burr School	171 Pine Street	30	Nat Gas	Kohler	30REZG	Jul-13	200A
Cabot School	**229 Cabot Street**	**SCHOOL**	**UNDER**	**CONSTRUCTION**	**GENERATOR INFO**		
Countrvside School	191 Deham Street	150	Diesel	Caterpillar	D150PI	Oct-04	400A
Carr School	225 Nevada Street	50	Diesel	MTU	DS00050065PAK0574	Jan-14	225A
Franklin School	125 Derby Street	125	oresel	Cummines/Onan	125DGEA		600A
Horace-Mann S,;;hool	687 Watertown Street	30	Nat Gas	Onan	30EC-4R/1039M	UNK	100A
Lincoln-Eliot School	191 Pearl Street	45	Nat Gas	Onan	45.0EM/ISR	UNK	200A
Peirce School	170 Temple Street	125	Diesel	Cateroillar	D1256	Jan-10	400A
Memorial-Spaulding	250 Brookline Street	150	Diesel	Caterpillar	D150PI		400A
Mason Rice	149 Pleasant Street	50	Nat Gas	Onan	50KA4R8/12L	UNK	IOOA
Underwood School	101 Vernon Street	18	Nat Gas	Onan	15JC5DR/5311L	UNK	60A
Ward School	10 Dophin Road	100	Diesel	Onan	100DGBD		400A
Williams School	141 Grove Street	200	Diesel	Kohler	150ROZT	Jun-01	400A
Zervas School	30 Beethovan Ave	80	Diesel	Cummings	DSFAE-1652544544	16-Dec	250A
Bigelow Middle School	42 Vernon Street	45	Nat Gas	Kohler	45REZG	Jul-13	200A
Brown Middle School	125 Meadowbrook Rd.	250	Diesel	Cateroillar	SR-4	Jan-93	800A
Day Middle School	21 Minot Place	105	Nat Gas	M.arathon	362CS1J606		200A
Oak Hill Middle School	130 Wheeler Road	300	Diesel	Kohler	300ROZD71	Oct-96	400A
Education Center	100 Walnut Street	150	Diesel	Kohler	150REOZJF	Mav-12	600A
Newton North High School	457 Walnut Street	1000	Diesel	Kohler	SR4B-GD	Jun-08	
Newton South High School (All areas ex	140 Brandeis Road	900	Diesel	Kohler	5M4038	Dec-02	1200A
Newton South High School (Fld Hse)	140 Brandeis Road	400	Diesel	Kohler	400RE02D	Dec-02	100A

School Building Window System Inventory

Types and year of installation of Windows in school buildings — 10/6/2016

Source: Arthur Cabral, Newton Public Buildings Department

SCHOOL	SINGLE PANE	EST % TOTAL	YEAR INSTALLED	THERMO PANE	EST % TOTAL	YEAR INSTALLED	OTHER TYPE	EST % TOTAL	YEAR INSTALLED
ELEMENTARY SCHOOLS									
ANGIER				X	100	2015			
BOWEN				X	100	1995			
BURR				X	100	2011			
CABOT	X	25	1959	X	75	1982			
CARR				X	100	2014			
COUNTRYSIDE				X	100	1990			
FRANKLIN				X	100	1989			
LINCOLN-ELIOT	X	35	1965	X	65	1989 / 1974			
HORACE MANN				X	100	2011			
MASON-RICE				X	100	2007			
MEMORIAL-SPAULDING				X	100	2001			
PEIRCE				X	100	2006			
UNDERWOOD				X	100	1989			
WARD	X		1934	X	100	1986			
WILLIAMS				X	100	1993			
ZERVAS	UNDER CONSTRUCTION								
MIDDLE SCHOOLS									
BIGELOW MIDDLE SCHOOL				X	100	1993			
BROWN MIDDLE SCHOOL				X	100	2008-09			
FA DAY MIDDLE SCHOOL	X	25	1971	X	75	1996/2012			
OAK HILL MIDDLE SCHOOL				X	100	1996			
HIGH SCHOOLS									
NORTH HIGH				X	100	2010			
SOUTH HIGH				X	100	2003			
ED CENTER				X	100	1993			

School Building Roof Inventory

Types and year of installation of roofing systems at school buildings — 10/6/2016

Source: Arthur Cabral, Newton Public Buildings Department

SCHOOL	TOTAL ROOF SQUARE FOOTAGE	SLATE	SF	YEAR INSTALLED	ASPHALT SHINGLE	SF	YEAR INSTALLED	HOT APPLIED BUR	SF	YEAR INSTALLED	COLD APPLIED BUR (TREMCO)	SF	YEAR INSTALLED	RUBBER	SF	YEAR INSTALLED	SANARFIL	SF	YEAR INSTALLED	EDPM	SF	YEAR INSTALLED
ELEMENTARY SCHOOLS																						
ANGIER	24750																X	24750	2015			
BOWEN	27225							X	18000	1993 & 2011										X	9225	2000
BURR	28500							X	28500	1999												
CABOT	18050	X	14000	1936										X	4050	1992						
CARR	19000	X	15000	1936																X	4000	2013
COUNTRYSIDE	45775													X	45775	2006 / 2011						
FRANKLIN	28150	X	9000	1936	X	7000	1993	X	9000	1986				X	3150	2008						
LINCOLN-ELIOT	14345	X		1936				X														
HORACE MANN	20000							X	20000	1986												
MASON-RICE	23200																X	23200	1987			
MEMORIAL-SPAULDING	41200							X	35000	1995/2002										X	6200	2002
PEIRCE	26200										X	26200	2003									
UNDERWOOD	18020							X	18020	1993												
WARD	24350	X	14350	1934										X	10000	1986						
WILLIAMS	14225							X	12000	1993				X	2225	2000						
ZERVAS	UNDER CONSTRUCTION																					
MIDDLE SCHOOLS																						
BIGELOW MIDDLE SCHOOL	52100							X	22100	1993										X	30000	1990
BROWN MIDDLE SCHOOL	86360							X	81500	1990				X	5000	1999						
FA DAY MIDDLE SCHOOL	12980							X	12980	1973/1990							X	3000	2012			
OAK HILL MIDDLE SCHOOL	59710	X	12500	1936	X	47210	1996															
HIGH SCHOOLS																						
NORTH HIGH	100000																X	100000	2010			
SOUTH HIGH	65200							X	31500	1994/1996	X	26200	2003/2004/2007				X	7500	1995			
EDUCATION CENTER	25000							X	25000	1990												

School Building Boiler Inventory

NEWTON PUBLIC SCHOOLS						
School	**Make**	**Type**	**Year Installed**	**Fuel Type**	**Condition**	**DDC**
Angier	Lochinvar	Condensing	2015	Gas	Excellent	Full
Angier	Lochinvar	Condensing	2015	Gas	Excellent	Full
Bigelow	Lochinvar	Condensing	2019	Gas	Excellent	Partial
Bigelow	Lochinvar	Condensing	2019	Gas	Excellent	Partial
Bigelow	Lochinvar	Condensing	2019	Gas	Excellent	Partial
Bowen	H.B. Smith	CI Sectional	2005	Gas	Good	None
Bowen	H.B. Smith	CI Sectional	2012	Gas	Good	None
Brown	H.B. Smith	CI Sectional	1996	Gas	Fair	Partial
Brown	H.B. Smith	CI Sectional	1996	Oil	Failed	Partial
Burr	H.B. Smith	CI Sectional	2020	Gas	Excellent	Partial
Burr	H.B. Smith	CI Sectional	2020	Gas	Excellent	Partial
Cabot	Cleaver Brooks	Condensing	2018	Gas	Excellent	Full
Cabot	Cleaver Brooks	Condensing	2018	Gas	Excellent	Full
Countryside	H.B. Smith	CI Sectional	2007	Gas	Fair	Partial
Countryside	H.B. Smith	CI Sectional	1985	Gas	Fair	Partial
Ed Center	H.B. Smith	CI Sectional	1976	Gas	Poor	Partial
Ed Center	H.B. Smith	CI Sectional	1976	Gas	Failed	Partial
F.A. Day	Lochinvar	Condensing	2020	Gas	Excellent	Partial
F.A. Day	Lochinvar	Condensing	2020	Gas	Excellent	Partial
F.A. Day	Lochinvar	Condensing	2020	Gas	Excellent	Partial
Franklin	H.B. Smith	CI Sectional	1983	Gas	Fair	Partial
Franklin	H.B. Smith		1983	Gas	Removed	Partial
Horace-Mann	Camus	Condensing	2012	Gas	Good	Full
Horace-Mann	Camus	Condensing	2012	Gas	Good	Full
Lincoln Elliot	H.B. Smith	CI Sectional	2018	Gas	Good	Partial
Lincoln Elliot	H.B. Smith	CI Sectional	2013	Gas	Good	Partial
Mason Rice	Lochinvar	Condensing	2013	Gas	Good	None

Mason Rice	Lochinvar	Condensing	2013	Gas	Good	None
Memorial Spaulding	H.B. Smith	CI Sectional	2006	Gas	Poor	None
Memorial Spaulding	H.B. Smith	CI Sectional	1950	Gas	Poor	None
NECP	Cleaver Brooks	Tube	1965	Oil	Poor	None
NECP	Cleaver Brooks	Tube	1965	Oil	Failed	None
Oak Hill	Burnham	CI Sectional	2008	Gas	Good	Full
Oak Hill	Burnham	CI Sectional	1997	Gas	Good	Full
Pierce	H.B. Smith	CI Sectional	1951	Oil	Poor	Partial
Pierce	H.B. Smith	CI Sectional	1951	Oil	Failed	Partial
Underwood	H.B. Smith	CI Sectional	2009	Gas	Good	Partial
Underwood	Burnham	CI Sectional	2003	Gas	Good	Partial
Ward	H.B. Smith	CI Sectional	2005	Gas	Fair	None
Ward	H.B. Smith	CI Sectional	(+/- 1979?)	Gas	Failed	None
Williams	H.B. Smith	CI Sectional	2012	Gas	Good	None
Williams	H.B. Smith	CI Sectional	2012	Gas	Good	None
Zervas	Lochinvar	Condensing	2017	Gas	Excellent	Full
Zervas	Lochinvar	Condensing	2017	Gas	Excellent	Full
North	Fulton	Condensing	2010	Gas	Good	Full
North	Fulton	Condensing	2010	Gas	Good	Full
North	Fulton	Condensing	2010	Gas	Good	Full
North	Fulton	Condensing	2010	Gas	Good	Full
North	Fulton	Condensing	2010	Gas	Good	Full
South	Burnham	CI Sectional	2004	Gas	Fair	Full
South	Burnham	CI Sectional	2004	Gas	Fair	Full
South	Weil-McLain	CI Sectional	2004	Gas	Failed	Full
South	Hydro-Therm	Tube	2004	Gas	Fair	Full

687 Watertown Street	H.B. Smith	2006	GAS	Gas	Fair	None
687 Watertown Street	H.B. Smith	1970	GAS	Emergency Only	>10	None

School Building Domestic Water Source Inventory

School	Bathroom Sinks	Classroom Sinks	Classroom Sink/Ftn Combo	Drinking Fountains	Kitchen 3 Bay/HW	Total	Custodial Slop Sinks
Angier	29	35	0	16	9	89	5
Bowen	23	31	0	8	1	63	4
Burr	21	21	21	7	2	72	3
Carr	17	4	10	10	3	44	4
Cabot	22	24	1	5	2	54	4
Countryside	21	25	0	5	4	55	3
Franklin	25	9	0	5	1	40	5
Horace Mann	17	3	16	5	2	43	2
Lincoln-Eliot	25	10	7	9	1	52	3
Mason-Rice	20	24	0	8	4	56	2
Mem-Spaulding	35	30	0	7	4	76	4
Pierce	16	13	0	6	1	36	3
Underwood	19	19	0	8	3	49	3
Ward	14	17	0	6	4	41	5
Williams	20	15	0	6	2	43	2
Zervas	X	X	X	X	X	0	x
Bigelow	26	32	0	14	5	77	6
Brown	48	48	0	13	5	114	8
Day	35	66	0	10	6	117	6
Oak Hill	33	54	0	7	5	99	4
North High	120	142	0	24	10	296	9
South High	78	123	0	45	8	254	20
Ed Center	8	8	0	2	1	19	4
Total	672	753	55	226	83	1789	109

Building	Asset Type	Asset Name	Recommendation	Cost
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
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
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
B034-Auburndale Cove Fieldhouse	Flooring	Carpet	Remove and replace carpet(100sf).	$ 677
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
Forte Park	Mechanical		Install manual damper in ventilation fans to prevent transfer of cold air and moisture into building.	$ 895
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
B033-Albermarle Fieldhouse	Lintels group	Lintels Summary	Clean and repaint steel lintels.	$ 1,033
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
B018-Waban Library	Painting group	Painting group 1	Scrape, prepare surface and paint woodwork at gable ends(150sf).	$ 1,228
B035-Cabot Park Fieldhouse	Int. Wall group	Interior Walls	Repair and patch scattered areas of interior wall damage (10%=200sf).	$ 1,243
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
B033-Albermarle Fieldhouse	Ext receptacles group	Ext receptacles group 1	Add Exterior GFI electrical power receptacles at front and rear entrance (2ea).	$ 1,243
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
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
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
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
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
B040-Forte Park (Allison)	Element group	Element group 1	Repair ornamental portion of columns, prepare surfaces, and repaint (2 EA).	$ 1,270
B042-Upper Falls Fieldhouse	Door group	Door group 1	Replace single hung door and add security door grill (1 EA).	$ 1,270
B040-Forte Park (Allison)	Other element group	Ramp	Repair exterior concrete ramp apron (100sf).	$ 1,316
B015 - Elliot St. Operations Center	Canopy group	Canopy group 1	Scrape, prepare surface and repaint wood trim (30sf).	$ 1,409
B031-Emmerson Community Center	Fan group	Fan group 1	Clean ventilation fan blades and lubricate fan bearings.	$ 1,422
B042-Upper Falls Fieldhouse	Wall group	Wall group 1	Repair damaged areas of exterior concrete wall as required (10%=100sf).	$ 1,433
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
DPW Utilites			CO2/NOX ventilation	$ 1,500

B036-Nahanton Park Fieldhouse	Painting group	Painting group 1	Scrape, caulk, prepare surface and repaint exterior soffit and trim (250lf).	$ 1,693
B022-Pelligrini Park Field House	Accessibility Item	Signage	Install tactile and Braille room and exit signage mounted adjacent to latch side door.	$ 1,700
B011 - Newton Corner Library	Fan group	Ceiling Fans	Install exhaust fan in 2nd floor bathroom at 75 CFM per fixture.	$ 1,708
B041-Newton Ctr. Metal Storage Building	Door group	Door group 1	Repair and repaint overhead door (1ea).	$ 1,733
B006-Fire Station #1, Newton Corner	Heating pumps group	Heating pumps group 5 - Domestic pump 1	Replace domestic heat pump.	$ 1,785
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
B034-Auburndale Cove Fieldhouse	Int. Wall group	Int. Wall group 1	Clean, point, and paint interior CMU walls (20%=300sf).	$ 1,836
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
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
B001-City Hall	Fuel Compressor group	Compressor group 1	Remove non-functioning pneumatic compressor unit.	$ 2,000
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
B036-Nahanton Park Fieldhouse	Ceiling group	Ceiling group 1	Replace damaged or stained acoustical ceiling tile (20%=200sf).	$ 2,175
B035-Cabot Park Fieldhouse	Flooring	Concrete Flooring	Clean and perform minor repairs on concrete flooring (260sf).	$ 2,224
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
B015 - Elliot St. Operations Center	Door group	Doors	Replace weather stripping at pairs of loft doors (2ea).	$ 2,233
B022-Pelligrini Park Field House	Fan group	Fan group 2 - kitchen fan	Replace kitchen exhaust fan with a new fan unit.	$ 2,430
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
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
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
B018-Waban Library	Egress Lighting	Egress Lighting 1	Add egress lighting fixtures (2) units to toilets.	$ 2,465
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
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
B017- Newton Free Library	Ext receptacles group	Exterior Receptacles	Install (~4) all-weather GFI receptacles at or near exterior doorways.	$ 2,487
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
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
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

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
B036-Nahanton Park Fieldhouse	Other element group	Entry Pad	Repair crack in concrete entry pad at door threshold (30sf).	$ 2,566
B041-Newton Ctr. Metal Storage Building	Wall group	Wall group 2	Repair damaged areas of concrete foundation wall (400sf).	$ 2,586
Forte Park	Electrical		Add egress lighting to Men's and Women's toilets.	$ 2,638
B022-Pelligrini Park Field House	Sink group	Sink Group 2 - Janitor's Sink	Replace janitor's sink.	$ 2,638
B009-Police Headquarters Garage	Specialties group	Bathroom Accessories	Install new bath accessories in bathrooms (2ea).	$ 2,640
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
B020-Auburndale Library	Fan group	Fan group 1 - 1st floor janitor closet	Install 75 CFM fan to exhaust air per code requirements.	$ 2,663
B035-Cabot Park Fieldhouse	Ceiling group	Concrete Ceiling	Repair damaged areas of concrete ceiling (40%=100sf).	$ 2,733
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
B035-Cabot Park Fieldhouse	Lintels group	Lintels group 1	Repair deteriorated lintels at exterior brick masonry walls as required (50lf).	$ 2,849
B042-Upper Falls Fieldhouse	Ceiling group	Ceiling group 1	Scrape, repair, prepare surface and repaint concrete ceiling (500sf)	$ 2,892
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
B029-Crafts Street Garage	Sanitary sump pump group	Sanitary sump pump group 1	Replace sump pump.	$ 2,930
B033-Albermarle Fieldhouse	Egress Lighting	Egress Lighting	Replace battery back-up packs in egress lights (2 ea) which failed when tested.	$ 3,103
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
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
B010-Police Annex	Ext receptacles group	Ext receptacles group 1	Add 5 all-weather GFI receptacles along the perimeter of the structure.	$ 3,109
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
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
B022-Pelligrini Park Field House	Ext receptacles group	Exterior Receptacles	Install exterior GFI sockets at exterior doors (Est. 5).	$ 3,109
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
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
B026-Burr Park Field House	Stair	Stair 1	Install new code-compliant hand railings to basement (35lf).	$ 3,130
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
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
B018-Waban Library	Fan group	Fan group 5 - Janitors closet	Provide 75 CFM exhaust fan and ductwork and vent to outside.	$ 3,163
B042-Upper Falls Fieldhouse	Int. Door group	Int. Door group 1	Repair minor damage on interior hollow metal doors and repaint (3ea).	$ 3,263
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
B012-Gath Pool	Accessibility Item	Signage	Install tactile and Braille room and exit signage adjacent to latch side of doors.	$ 3,400

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
B036-Nahanton Park Fieldhouse	Element group	Cupola	Repair minor damage on cupola and refinish (1ea).	$ 3,465
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
B026-Burr Park Field House	Egress Lighting	Egress Lighting	Add (6) egress lighting and lit EXIT signs at exits.	$ 3,730
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
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
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
B019 - Nonantum Library	Door group	Double Hung Exterior Doors	Repair, refinish pair of wood doors as required (1ea).	$ 4,163
B003-Newton Senior Center	Painting group	Painting group 1	Scrape, prepare surface of wood work for painting (50%=1000sf).	$ 4,276
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
B020-Auburndale Library	Lintels group	Lintels group 1	Scrape, prepare surface and repaint exposed areas of steel lintels(50lf).	$ 4,349
B013 - Kennard Estate	Ext receptacles group	Ext receptacles group 1	Install all-weather GFI receptacles along the perimeter of the structure (7ea).	$ 4,352
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
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
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
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
B024-Jeanette Curtis West Rec Ctr (The Hut)	Ceiling group	Plaster and Lathe	Patch, repair, paint plaster ceiling in basement (500sf).	$ 4,581
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
B027-Public Buildings Department	Flooring	VCT Flooring	Remove and replace VCT flooring (500sf).	$ 4,857
B019 - Nonantum Library	Egress Lighting	Egress Lighting 1	Add egress lighting fixtures (2) units to toilets.	$ 4,860
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
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
B020-Auburndale Library	Ext receptacles group	Ext receptacles group 1	Add (4) exterior all-weather electrical GFI receptacles.	$ 4,930
B027-Public Buildings Department	Wall group	CMU Exterior Walls	Clean and repaint exterior CMU wall (40%=800sf).	$ 4,974
B029-Crafts Street Garage	Window group	Window group 2 (store front)	Install and/or repair storefront rubber glazing seals(140sf).	$ 5,010

B033-Albermarle Fieldhouse	Sink group	Sink group 1 - Janitor's Sink	Replace/fix janitor's sink.	$ 5,044
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
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
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
B036-Nahanton Park Fieldhouse	Sink group	Water Fountain at Entry	Replace missing water fountain near entry.	$ 5,428
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
B027-Public Buildings Department	Stair	Stair 1	Remove carpet at wood stairs between office and garage and replace with rubber treads (3r).	$ 6,056
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
B013 - Kennard Estate	Int receptacles group	Int receptacles group 1	Add additional electrical duplex receptacles (~10 locations).	$ 6,217
B029-Crafts Street Garage	Ext receptacles group	Ext receptacles group 1	Install (10) all-weather GFI receptacles at or near exterior doorways.	$ 6,217
B030-Elliot Street Yard Garage	Ext receptacles group	Ext receptacles group 1	Add 1 duplex receptacle per exterior door. (est. 10 receptacles)	$ 6,217
B031-Emmerson Community Center	Int. Wall group	Brick Masonry Walls	Repair damaged areas of interior brick masonry wall as required (5%=900sf).	$ 6,344
B022-Pelligrini Park Field House	Lintels group	Lintels	Clean and repaint lintels at exterior doors(4ea).	$ 6,465
B022-Pelligrini Park Field House	Ceiling group	Plaster and Lathe	Repair plaster and lath ceiling in boiler room (300sf).	$ 6,698
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
B019 - Nonantum Library	Ext receptacles group	Ext receptacles group 1	Install (4) all-weather GFI receptacles around the exterior of the building.	$ 6,930
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
B018-Waban Library	Element group	Window Grates	Remove areaway grates, clean out areaways, paint grates and reinstall grates (100sf).	$ 7,163
B029-Crafts Street Garage	Stair	Stair group 2	Add handrail to interior metal stair on the wall side(50lf)	$ 7,182
B019 - Nonantum Library	Door group	Single Hung Exterior Doors	Repair single hung wood doors as required and replace thresholds, door hardware(2ea).	$ 7,185
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
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
B010-Police Annex	Door group	Single Hung Doors	Repair (minor) single hung doors and hardware (3ea).	$ 7,299
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
B029-Crafts Street Garage	Roof beam group	Roof beam group 3	Repaint steel in wash bay	$ 7,390
B001 - City Hall	Flooring	Ist Floor Ladies Room	Re-finish flooring	$ 7,500
B017 - Main Library	Doors	Loading Dock	Replace exterior doors	$ 7,500

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
B027-Public Buildings Department	Egress Lighting	Egress Lighting 1	Add (6) egress and EXIT signs per code to office and garage bay.	$ 7,915
Newton Corner Library			Remove abandoned oil tanks and piping through wall and seal penetrations.	$ 8,148
B031-Emmerson Community Center	Lintels group	Lintels group 1	Repair/reset lintels in areas with bulging brick as required (20%=60lf).	$ 8,170
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
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
B013 - Kennard Estate	Roof beam group	Roof beam group 1	Install collar ties at roof rafters- low attic under.(150sf)	$ 8,546
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
B007-Fire Station #2, West Newton	Door group	Single Hung Doors	Replace exterior single hung doors with panic hardware (3ea).	$ 8,613
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
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
B031-Emmerson Community Center	Int receptacles group	Int receptacles group 1	Add additional GFI receptacles to classroom space.	$ 8,980
B031-Emmerson Community Center	Ext receptacles group	Ext receptacles group 1	Add GFI receptacles to exterior of building near each entrance.	$ 8,980
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
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
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
B034-Auburndale Cove Fieldhouse	Door group	Exterior Doors	Replace exterior FRP doors that have corroded metal frames with new (3ea).	$ 10,080
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
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
B034-Auburndale Cove Fieldhouse	Int. Door group	Int. Door group 1	Remove and replace doors and hardware(5ea).	$ 10,867
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
B031-Emmerson Community Center	Flooring	Resilient VCT Flooring	Repair/replace areas of VCT flooring that are damaged and worn (20%=1200sf).	$ 11,658

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
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
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
B031-Emmerson Community Center	Stair	Stair 1	Scrape, prepare surface and repaint stair treads with non skid epoxy paint (32r).	$ 13,684
B041-Newton Ctr. Metal Storage Building	Painting group	Painting group 1	Repaint exterior metal wall with a rust inhibiting paint (3200sf).	$ 13,684
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
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
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
B022-Pelligrini Park Field House	Flooring	Resilient VCT	Remove and replace vct floor in office/restroom areas(1400sf)	$ 14,153
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
B017 - Main Library	Walkway	Main Entrance Brickwork	Remove existing brickwork and replace with concrete	$ 15,000.00
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
B013 - Kennard Estate	Dom. water piping/insulation group	Dom. water piping/insulation group 1	Provide insulation on all domestic water piping.	$ 15,405
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
B021-Crystal Lake Bathhouse	Ext. lighting group	Ext. lighting group 1	Add exterior lighting (10 wall pack units) to improve safety & security.	$ 15,517
B019 - Nonantum Library	Int. Door group	Int. Door group 1	Repair, refinish interior doors (50% =9ea).	$ 15,593
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
B027-Public Buildings Department	Fire/Smoke Alarm System	Fire/Smoke Alarm System 1	Update smoke alarm and strobes to ADA-compliant units.	$ 16,063
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
B031-Emmerson Community Center	Ceiling group	Acoustical Tile Ceilings	Repair acoustical ceilings (20%=2400sf)	$ 16,316

B005-Crafts St DPW Operating Ctr (Stable)	Egress Lighting	Egress Lighting 1	Replace battery packs in all Egress lighting units.	$ 16,677
B022-Pelligrini Park Field House	Fire/Smoke Alarm System	Fire Alarm System	Upgrade audible fire alarm and strobe to ADA compliance.	$ 16,727
B007-Fire Station #2, West Newton	Stair	Stair 1	Install new treads on stairs from 1rst floor to attic (35r).	$ 17,219
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
B026-Burr Park Field House	Oil tank group	Oil tank group 1	Remove and properly dispose of two abandonned oil tanks.	$ 18,000
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
B015 - Elliot St. Operations Center	Fan group	Bathroom Exhaust Fans	Provide fan at 75 CFM per toilet/urinal.	$ 20,160
B031-Emmerson Community Center	Wiring group	Wiring group 1	Support communications cables by cable tray system and properly secured per code.	$ 20,663
Pelligrini pk fieldhouse	finishes		Renovate kitchen cabinets and plumbing, venting, etc. (300sf, 30lf cabinets)•Install grab bars at toilet (1ea).	$ 21,071
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
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
B030-Elliot Street Yard Garage	Sprinkler group	Sprinkler group 1	Reconnect disconnected sprinkler pipe serving office space.	$ 21,672
Fire Station #1	Stairs		Make minor repairs to stairs (45r).	$ 22,139
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
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
B007-Fire Station #2, West Newton	Other element group	Rear Door Entry Ramp	Install 3x3 entry pads at rear doors(3ea).	$ 23,291
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
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
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
B013 - Kennard Estate	Conduit group	Conduit group 1	Tie back flexible conduit to meet electrical codes and replace rigid conduit.	$ 27,576
B001 - City Hall	Flooring	Boiler Room Floor	Clean out debris from boiler room and stop water infiltration from below	$ 30,000
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
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
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
Elliot Street Salt Shed	Structural	Walls	Repair/replace rotted and broken structural wall and roof supports	$ 35,000
B027 - Public Buildings Department	Exterior Walls	Exterior of building	Repair and paint exterior wood trim, block walls, windows and frames	$ 35,000

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
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
B024 - Jeanette Curtis West Rec Ctr (Hut)	Exterior Walls	Exterior of building	Repair, replace and paint exterior cedar shingles, trim/fill in gap between wood siding and fieldstone foundation	$ 50,000
B030 - Elliot Street Garage	Roof	Roof	Install new roofing system over existing like at Police Garage	$ 72,000
				$ 1,784,813

Grand Total $ 1,784,813