



Public Facilities Committee Report

City of Newton In City Council

Wednesday, June 22, 2022

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

Absent: Councilors Gentile and Kalis

City Staff: Lou Taverna City Engineer, Josh Morse Commissioner of Public Buildings, Jim McGonagle Commissioner of Public Works, Lara Kritzer CPA Program Manager, and Nicole Freedman Director of Transportation Planning

#365-22 Request for a grant of location in Josselyn Place

NATIONAL GRID petition for a grant of location to install and maintain 85'± of 4" plastic main extending from the existing 4" bare steel main to serve two new duplex units at #16-18 Josselyn Place for the installation of (2) services 60'± of 2" plastic service to serve #16 Josselyn Place and #18 Josselyn Place

Action: Public Facilities Approved 4-0 (Councilors Danberg and Norton not voting)

Note: Mary Mulroney, National Grid representative presented the above request for a grant of location in Josselyn Place. The Chair noted that there are a set of questions that are sent to National Grid for each grant of location and the Q & A is attached to the report.

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

Councilor Crossley motioned to approve which passed 4-0 with Councilors Danberg and Norton not voting.

#366-22 Request for a grant of location in Westfield Road

NATIONAL GRID petition for a grant of location to install and maintain a 4" plastic gas main to be extended 40'± east to provide service to #39 Westfield Road

Action: Public Facilities Approved 4-0 (Councilors Kelley and Norton not voting)

Note: Mary Mulroney, National Grid Representative presented the above request for a grant of location in Westfield Road. The Chair explained the attached questions and answers from National Grid.

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

Councilor Crossley motioned to approve which passed unanimously.

#349-22 **Discussion regarding the maintenance of the gas turn-off valve covers**
PUBLIC FACILITIES COMMITTEE AND COUNCILORS LIPOF, BOWMAN, GREENBERG, AND WRIGHT requesting a discussion with the Gas utility, National Grid, the Fire Department and DPW regarding the maintenance of the gas turn-off valve covers (curb or gate boxes).

Action: **Public Facilities Held 5-0 (Councilor Kelley not voting)**

Note: Jim McGonagle, Commissioner of Public Works, Lou Taverna, City Engineer and Tammy Saporito, National Grid representative joined the committee to discuss the maintenance of the gas turn-off valve covers.

The below questions were submitted by Mothers Out Front.

Q: Who in the City is monitoring National Grid's management of Newton's unsafe gas turn-off valves?

A: Ms. Saporito explained that National Grid meets monthly with DPW and this communication helps to prevent paving over gate boxes. She explained that in Newton there have not been any gate boxes recently paved over. DPW does have a gas map but the exact valve locations are not marked because in case of an emergency National Grid employees would be the ones to turn the valves off. There was a follow up-question regarding the maintenance of the gate boxes. Ms. Saporito explained that they do have maintenance programs for the gate boxes.

Q: Can the City suggest that citizens use the 311 process to report bad valve caps? If we call in a bad cap, what would happen?

A: Ms. Saporito explained that for most cities or towns if a resident reports this issue to the City or directly to National Grid, then National Grid will go out and fix the bad valve caps. Commissioner McGonagle also noted that they do have a dedicated employee that deals with National Grid. He also noted that they will be using drones in the new paving program to help identify if a valve is paved over.

Q: The DPU requires gas companies to correct paved over gas valves within 9 months of discovery. This does not appear to be happening. How is NG identifying paved over valves to be raised? How is NG coordinating repairs with the City?

A: Commissioner McGonagle confirmed that there are new systems in place that will help with this issue, which includes the usage of drones.

Q: Are City contracts with paving companies written so that they do not pave over gas valves? Have contracts with City contractors been revised to notify the DPW that gate boxes are not paved over and that there is monitoring of gate boxes by the City in newly paved areas?

A: Commissioner McGonagle explained that this is written into the contracts. There are scenarios where equipment breaks down and this can occur but that is why with the drone footage the department will be able to tell if this has happened immediately.

Q: Has Newton asked National Grid to include in its permit application for pipeline replacement the pipeline leak grade information as well as pipeline material?

A: Mr. Taverna explained that the material is and they identify if there is a leak but not the grade of the leak. DPW does have a separate list of the leaks and the grade of the leaks throughout the City.

Q: Have Newton's first responders had National Grid's training for those who may arrive at a gas emergency before gas company personnel? If so, when? How often?

A: Ms. Saporito explained that National Grid is on scene during any emergency but they do also have an online training program for first responders. National Grid does have record of everyone who has taken the training in the City.

Q: Are permits for pipeline replacement being granted when other work has not been completed?

A: Commissioner McGonagle explained that especially this time of year there could be multiple National Grid projects happening in the City. The Department of Public Utilities does not allow the City to deny a request while other work is happening.

Councilors made the following comments:

Councilors expressed the importance of continuing to look into these issues and noted that there are changes that need to be made at the state level so that the City can have more authority over gas leaks and other gas related issues.

The Chair allowed for the following public comments:

The following representatives from Mother's Out Front, 350 Mass and Newton residents joined committee to express concerns related to the number of gas leaks in the City. There were also safety concerns raised regarding paving over or damaged gate boxes. Additionally, there were questions raised why there were replacement projects done on streets that do not have leaks on them when there is still a number of leaks in the city. It was also questioned what conditions can be put on National Grid when they apply for permits.

Ellie Goldberg
Judy Borischek
Jan Sagilo
Letita Upton
Kathy Pillsbury
Julia LaGuette
Cindy Callaway
Philip Vergragt

Ms. Saporito explained that for the main replacement prioritization list they look at a number of different factors. This includes the age of the pipe, the condition of the pipe and the leaks in the area. She noted that she would need to know the addresses in question to be able to explain while those pipes were completed before other mains in the City. Areas of concerns can be sent to National Grid who can investigate these concerns further.

Commissioner McGonagle explained that regarding the conditions they can require National Grid to pave from curb to curb when the street is in the five-year moratorium. The City does work with National Grid to coordinate the road work.

The Chair noted that she would like to create a working group with councilors, citizen representatives, National Grid and DPW to dig deeper into these issues. The City has also submitted a Home-Rule petition regarding electrification to the State Legislature.

Councilor Laredo motioned to hold which passed 5-0 with Councilor Kelley not voting.

Referred to Public Facilities and Finance Committees

#369-22 **Appropriate \$49.3 million for the renovation/addition for 150 Jackson Road**
HER HONOR THE MAYOR requesting authorization to appropriate and expend forty-nine million three hundred thousand dollars (\$49,300,000) and authorize a general obligation borrowing of an equal amount for the renovation/addition to the 150 Jackson Road, the new home of the Lincoln Eliot Elementary School and authorization to apply any premium received upon the sale of the bonds or notes, less the cost of preparing, issuing, and marketing them, and any accrued interest received upon the delivery of the bonds or notes to the costs of the project and to reduce the amount authorized to be borrowed for the project by like amount.

Action: **Public Facilities Approved 5-0 (Councilor Kelley not voting)**

Note: Josh Morse, Commissioner of Public Buildings presented the request to appropriate \$49.3 million for the renovation/addition for Lincoln-Eliot Elementary at 150 Jackson Road.

Commissioner Morse explained that at the last Public Facilities meeting he gave an in-depth presentation regarding the 5-58 for the project. He also provided the attached cost breakdown for the project. The budget has increased due to the global market pressures and there has also been

rapid changes in construction cost in the past few years. This has caused speculative bids in the contracting world. He did note that the project has simplified and that they have support from the community on this project.

He also noted that he can come back to the committee in the fall to give updates.

Councilors thanked Commissioner Morse and his team for their work on this project.

Councilor Laredo motioned to approve which passed 5-0 with Councilor Kelley not voting.

Referred to Public Facilities and Finance Committees

#336-22 CPC Recommendation to appropriate \$133,002 in CPA funding

COMMUNITY PRESERVATION COMMITTEE recommending appropriation of one hundred thirty-three thousand and two dollars (\$133,002) in Community Preservation Act funding be appropriated from the Unrestricted Prior Year Funds to the control of the Planning & Development Department for the completion of the 100% design of the Commonwealth Avenue Carriageway Redesign project in Auburndale.

Zoning & Planning voted to recommit this item back to the City Council 7-0 (Councilor Leary not voting) on 06/13/22

Finance Held 6-0 on 06/27/22

Action: Public Facilities Approved 4-0-1 (Councilor Kelley not voting and Councilor Laredo abstaining)

Note: Lara Kritzer, CPA Program Manager, Jen Molinsky the Chair of the CPC and Nicole Freedman, Director of Planning Transportation presented the request to appropriate \$133,002 from CPA funding for the completion of the 100% design of the Commonwealth Avenue Carriageway Redesign project in Auburndale.

Ms. Molinsky presented the attached presentation.

Councilors asked the following question:

Q: Why is there a need for additional funding for the consultants?

A: Ms. Freedman explained that these funds will be going to Howard Stein Hudson who are also working on the MassDOT's bridge project. She explained that there was a need for a number of alternatives for the Ash Street intersection which did increase the costs. It was determined months ago that additional funding would be needed and at that time the CPC started their process to recommend the appropriation of these funds.

Councilors made the following comments:

A councilor raised concerns regarding the fact the Council was not made aware that that there would be additional costs for the consultants. The Council should also receive a more detailed bill for the

consultants before this item comes before the finance committee. Additionally, it was noted overall that the work of consultants should be further investigated throughout the City.

There were a number of councilors that agreed that they expected the extra work that the Council asked for relating to the Ash Street intersection would cause an increase in cost.

Councilor Crossley motioned to approve which passed 4-0-1 with Councilor Kelley not voting and Councilor Laredo abstaining.

Respectfully Submitted,

Alison Leary, Chair

LOCATION: 16 -18 Josselyn PL, Newton 1456829

All Grants of Location for the City of Newton must answer the following in detail:

- A. Are there any leaks on this road? If yes, how many?
There are no leaks in this road. -NArabie

- B. If not, why is the gas main being extended or replaced?
The gas main is being extended to service two new duplex units at #16 and #18 Josselyn PL. - NArabie

- C. Is it in response to upcoming roadwork or new development?
Yes, it is in response to new development (new duplex units at #16 and #18 Josselyn PL). - NArabie

- D. Is capacity increasing? If yes, why?
Capacity is increasing due to the new development. -NArabie

Requested by the Commissioner: When NationalGrid engineers develop the GOL plans these standard questions be answered in a written format & submitted with the GOL package.

All Grants of Location for the City of Newton must answer the following in detail:

- A. Are there any leaks on this road? If yes, how many?

There are no known leaks on this road.

- B. If not, why is the gas main being extended or replaced?

The gas main is being extended in order to serve a new customer at #39 Westfield Rd.

- C. Is it in response to upcoming roadwork or new development?

No.

- D. Is capacity increasing? If yes, why?

No, the capacity is not increasing.

Requested by the Commissioner: When NationalGrid engineers develop the GOL plans these standard questions be answered in a written format & submitted with the GOL package.



RUTHANNE FULLER
MAYOR

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Office of the Mayor

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May 31, 2022

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I respectfully submit a docket item to your Honorable Council requesting authorization to appropriate and expend \$49.3 million (\$49,300,000) and authorize a general obligation borrowing of an equal amount for the renovation/addition to the 150 Jackson Road, the new home of the Lincoln Eliot Elementary School.

Further, I request that your Honorable Council authorize any premium received upon the sale of the bonds or notes, less the cost of preparing, issuing and marketing them, and any accrued interest received upon the delivery of the bonds or notes be applied to the costs of the project being financed by the bonds or notes and to reduce the amount authorized to be borrowed for the project by a like amount.

As you know, we have seen significant cost increases and supply chain issues. We expect that Josh Morse, Commissioner of Public Buildings, will update the potential cost of this project when he seeks site plan approval at the Public Facilities Committee.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

RECEIVED
2022 MAY 31 PM 5:24
CITY CLERK
NEWTON, MA, 02459



CITY OF NEWTON, MASSACHUSETTS
PUBLIC BUILDINGS DEPARTMENT
52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse
Building Commissioner

Telephone (617) 796-1600
Facsimile (617) 796-1601
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May 26, 2022

Ruthanne Fuller, Mayor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: Lincoln Eliot School

Dear Mayor Fuller:

The Public Buildings Department requests the balance of the funds needed to complete the above referenced project in the amount of \$49,337,000. Please see the project website page located at: <https://www.newtonma.gov/government/public-buildings/capital-projects-investing-now-for-newton-s-future/school-projects/lincoln-eliot>.

Sincerely,

Josh Morse
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer
Alex Valcarce, Deputy Buildings Commissioner

LINCOLN-ELIOT ELEMENTARY SCHOOL PROJECT COSTS

DATE: 5/31/2022

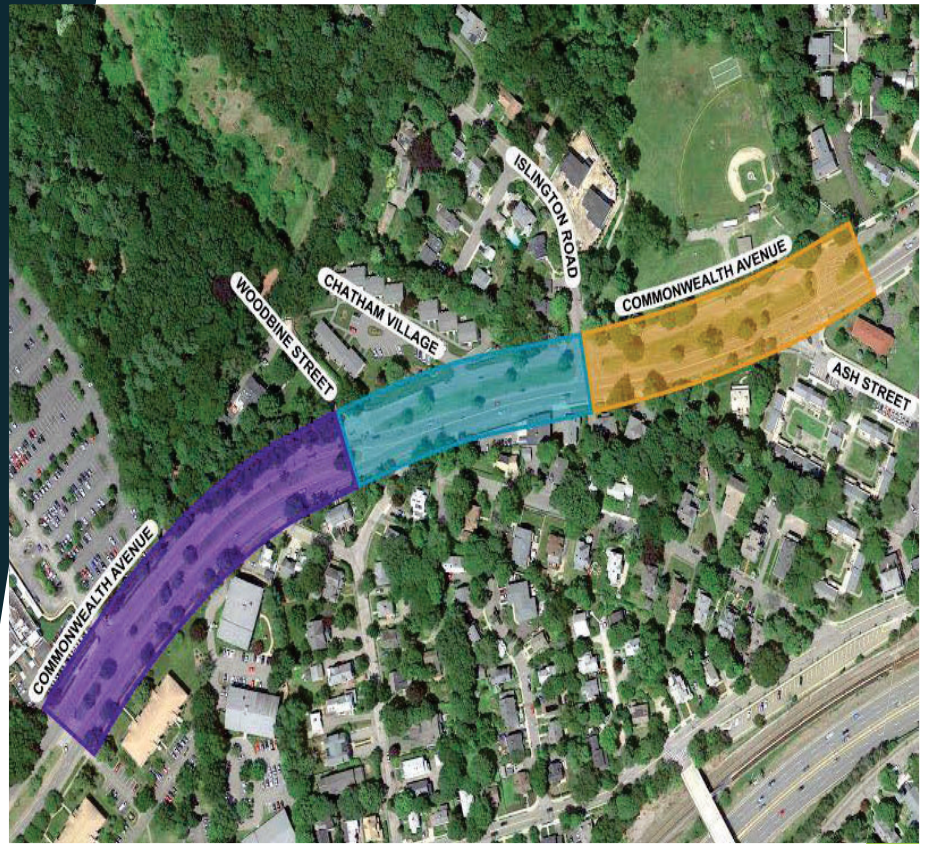
ACCOUNT NUMBER	CATEGORIES OF THE BUDGET	#18	ARPA Funding	New Request
58SB02	ARCHITECTURAL SERVICES	\$ 103,000.00		\$ 4,555,825.00
58SB01	OWNER'S PROJECT MANAGER	\$ 77,000.00		\$ 2,259,875.00
58SB03	SITE/ENVIRONMENTAL	\$ 133,000.00		\$ 110,000.00
58SB04	OTHER	\$ -		\$ 75,000.00
524070		\$ -	\$ 350,000.00	\$ -
58SB40	PROJECT CONTINGENCY	\$ -		\$ 1,000,000.00
582500	CONSTRUCTION	\$ -		\$ 37,500,000.00
58SB39	CONSTRUCTION CONTINGENCY	\$ -		\$ 2,236,300.00
585ITE	TECHNOLOGY	\$ -		\$ 800,000.00
585FFE	FF&E	\$ -		\$ 800,000.00
	TOTAL PROJECT EXPENDITURE BUDGET	\$ 313,000.00	\$ 350,000.00	\$ 49,337,000.00

Commonwealth Avenue Carriageway Redesign CPA Funding Recommendation

Community Preservation Committee
Presentation to Public Facilities Committee
June 22, 2022

Project Overview

- ▶ Initial CPA funding approved in Nov. 2020 for the 100% design to reconstruct the Carriageway from Lyons Field to the Marriott Hotel
- ▶ Project will link existing trail systems, create new pedestrian and bicycle lanes, add greenspace, and enhance existing roadway crossings and signals
- ▶ Design has been coordinated with MassDOT to take advantage of \$5.9 million in construction funding in FY23



Current Funding Request

Additional CPA funding is requested to cover the expense of unanticipated consultant work needed to create additional options and hold extra public meeting for the redesign of the Ash Street intersection.

The additional funding will allow the project to be completed on schedule for MassDOT to begin construction in Spring 2023.

Recommended CPA Project Funding

CPA Funding Accounts	Amount
Unrestricted Prior Year Funds	\$133,002
TOTAL CPA PROJECT FUNDS:	\$133,002

CPA Funding is recommended to be Recreation category funding.

Total CPA funding would be 8.6% of the overall project funding.

Proposed Budget

Funding Sources and Uses	Funding Amount
2022 CPA Recommended Funding	\$133,002
City of Newton and Solomon Funds	\$247,900
2020 CPA Recreation Funding	\$390,000
MassDOT Bicycle and Pedestrian Program (FY23 Construction)	\$5,900,000
Total Project Costs	\$6,670,902

Timeline

- ▶ Conceptual Design - Complete
- ▶ 25% Design - Complete
- ▶ 100% Final Design - In Progress and on time for FY23 Completion
- ▶ Construction - Spring 2023

Questions & Discussion

► Thank you!