



Public Facilities Committee Agenda

City of Newton In City Council

Wednesday, April 12, 2023

The Public Facilities Committee will hold this meeting as a virtual meeting on Wednesday, April 12, 2023 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/81908697366> or call 1-646-558-8656 and use the following Meeting ID: 819 0869 7366

Item Scheduled for Discussion:

#120-23

Appointment of David R. Gane to the Design Review Committee

PRESIDENT ALBRIGHT appointing David R. Gane, 83 Oakdale Road, Newton Center as a community representative of the Design Review Committee for the Countryside School Project for a term set to expire upon completion of the building project.

Public Hearing

#128-23

Request for a grant of location in Valentine Street

NATIONAL GRID petition for a grant of location to install and maintain gas main in Valentine Street as follows:

- 1905' \pm of 8" plastic main in Valentine Street from #85 Valentine Street to #240 Valentine Street to replace 1180' \pm of 8" cast iron and 25' \pm of 8" plastic main
- 40' \pm of 6" plastic main in the intersection of Howland Road and Valentine Street to replace 40' \pm of 6" cast iron main
- 40' \pm of 6" plastic main in the intersection of Bonad Road and Valentine Street to replace 40' \pm of 6" cast iron main
- 50' \pm 6" plastic main in the intersection of Wauwinet Rd to replace 40' \pm 6" cast iron and 10' \pm 6" plastic main
- 80' \pm 8" plastic main in the intersection of Bigelow Road and Valentine Street to replace 80' \pm of 6" cast iron main
- 435' \pm 6" plastic main in Ellis Road from Valentine Street to the existing 8", plastic main at #38 Ellis Road to replace 420' of 6" Cast Iron and 15' \pm 6" plastic gas main
- 80' \pm 8" plastic main in the intersection of Valentine Street and Oak Cliff Road to replace 40' of 8" Cast Iron and 40' \pm 6" cast iron main

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

#119-23 Discussion on the Sustainable Materials Management Division
DEPARTMENT OF PUBLIC WORKS requesting to provide an update to the Public Facilities Committee on the Sustainable Materials Management Division.

#122-23 Discussion on the Countryside School Project
HER HONOR THE MAYOR requesting for the Public Buildings Department to update the Public Facilities Committee on the Countryside School Project.

Referred to Public Facilities and Finance Committees

#126-23 Appropriate \$1.15 million for Franklin Elementary School
HER HONOR THE MAYOR requesting authorization to appropriate and expend one million one hundred and fifteen thousand dollars (\$1,150,000) and authorize a general obligation borrowing of an equal amount for the feasibility study at the Franklin 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.

Respectfully submitted,

Alison M. Leary, Chair

RECEIVED

CITY OF NEWTON

2023 MAR 22 AM 9:13

DOCKET REQUEST FORM

DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING.

To: Clerk of the City Council

Date: 03/21/2023

From (Docketer): Council President Susan Albright

Address: _____

Phone: _____

E-mail: _____

Additional sponsors: _____

1. Please docket the following item (it will be edited for length if necessary):

PRESIDENT ALBRIGHT appointing David R. Gane, 83 Oakdale Road, Newton Center as a community representative of the Design Review Committee for the Countryside School Project for a term of office to expire upon completion of the building project.

2. The purpose and intended outcome of this item is:

- Fact-finding & discussion
- Appropriation, transfer,
- Expenditure, or bond authorization
- Special permit, site plan approval,
- Zone change (public hearing required)

- Ordinance change
- Resolution
- License or renewal
- Appointment confirmation
- Other: _____

3. I recommend that this item be assigned to the following committees:

- | | | |
|---|--|--|
| <input type="checkbox"/> Programs & Services | <input type="checkbox"/> Finance | <input type="checkbox"/> Real Property |
| <input type="checkbox"/> Zoning & Planning | <input type="checkbox"/> Public Safety | <input type="checkbox"/> Special Committee |
| <input checked="" type="checkbox"/> Public Facilities | <input type="checkbox"/> Land Use | <input type="checkbox"/> No Opinion |

4. This item should be taken up in committee:

Immediately (Emergency only, please). Please state nature of emergency:

- As soon as possible, preferably within a month
- In due course, at discretion of Committee Chair
- When certain materials are made available, as noted in 7 & 8 on reverse
- Following public hearing

5. I estimate that consideration of this item will require approximately:

- One half hour or less
- More than one hour
- More than one meeting
- Up to one hour
- An entire meeting
- Extended deliberation by subcommittee

6. The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, especially relevant Department Heads):

City personnel

Citizens (include telephone numbers/email please)

7. The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion:

8. I have or intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. *

(*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Friday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councilors have a chance to review all relevant materials before a scheduled discussion.)

Please check the following:

- 9. I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.
- 10. I would like the Clerk's office to contact me to confirm that this item has been docketed. My daytime phone number is:
- 11. I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.

Thank you.

/s/Susan Albright

Signature of person docketing the item

[Please retain a copy for your own records]

Application Form

Profile

David R Gane
First Name Middle Initial Last Name

[Redacted]
Email Address

83 Oakdale Road
Home Address Suite or Apt

NEWTON CENTER MA 02459
City State Postal Code

What Ward do you live in?

[X] Ward 6

[Redacted]
Primary Phone Alternate Phone

Meta Platforms Inc. Lead Risk and Compliance
Employer Job Title Strategy

Which Boards would you like to apply for?

Design Review Committee: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

Hi, I am interested in becoming a Countryside DRC member. I have been living in the Countryside neighborhood for 6 years now with my 2 daughters Noemie (5th) and Lucile (3rd) going to the school. My Son Alexandre will enter in Kindergarten in September 2024. We are attached to this community and as neighbor and parent, we want to make sure we can participate the best of my abilities to its development. Thank you for considering my application, David GANE 857 218 8658

Gane.David.ResumeLight.pdf
Upload a Resume

DAVID GANE, M.S.

Greater Boston | [REDACTED]

Experienced Risk & Compliance Professional | Resourceful Transformation Leader | Passionate People Developer
Improving organizational risk and compliance for global companies - through strategy, planning and execution.

PROFESSIONAL EXPERIENCE

META Inc. (Facebook) | Boston

Lead Risk and Compliance Strategy

April 2022 - Present

- Currently help define and execute on the Risk and Compliance Strategy for META's operations, including Health and Safety, Privacy, and vendor Partner audits.

Accenture Strategy and Consulting | Boston

Senior Manager - Risk and Compliance

December 2017 - April 2022

Lead large-scale initiatives to implement, coordinate, and run end-to-end strategic risk and compliance programs for global clients.

- Mitigated risks and supported the maintenance of the companies reputation and financial soundness in partnership with Chief Risk, Compliance, Legal, Information Security, and Audit Officers through governance, process, technology enablement
- Drove \$12 million in revenue and 170+ onshore and offshore resources
- Contributed to \$36 million in consulting fees, and directly generated \$9 million in sales through proposal development, client pitch, thought leadership, strengthening of the sales pipeline, and client relations
- Led Northeast I&D events team organizing monthly events for employees and sitting in I&D Committee
- Established the Boston Professionals of Color Consortium - BPCC in collaboration with Wayfair, HubSpot, Partners Healthcare Putnam Investments, TD Bank, Converse, and the Boston Chamber of Commerce

Manager - Risk and Compliance

September 2012 - November 2017

Consultant - Risk Management

September 2009 - August 2012

Analyst - Risk Management

November 2007 - August 2009

Société Générale Securities Services (SGSS) | France

Operational Risks Analyst

January 2005 - October 2007

- Performed cartography and assessment of risks, controls, and processes (RCSA)
- Monitored risk exposure through key risk indicators and operational issues / losses and reported to CRO
- Participated in the implementation of the GRC tool across four international subsidiaries

EDUCATION

Universite Paris Sorbonne | France
Master's degree in Banking, Finance, and Risk Management

Universite de Nantes | France
Bachelor's degree in Banking and Finance

COMMUNITY ENGAGEMENT

Life Coach, Back on My Feet 2017 - 2020
Mentor, Big Brothers Big Sisters of America 2021 - Present
Lead multiple Enterprise Resource

PROFESSIONAL SKILLS

Certifications: FRM Level 1, Ethics and Law in Data and Analytics Microsoft,
Collaboration (Mural, Slack, Asana, Trello), **BPM** (Mega, Visio, IgrafX), **Data Visualization** (Tableau, Qlik), **Languages** (French, English, German), **MS Office** (Excel, Word, PowerPoint Project)

PERSONAL INTERESTS

Coaching (Mixed Martial Arts, basketball, Softball), Football, Bass Guitar,
Innovation, Web3.0, Metaverse

**CITY OF NEWTON
MASSACHUSETTS**

PETITION for GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the City Council before it is sent to the Public Works Department for a preliminary review. The comments of the Public Works Commissioner will be part of the record submitted to the City Council. Upon filing with the City Council, the petition will be scheduled for a public hearing before the Public Facilities Committee of City Council. **The petitioner is responsible for insuring that the petition is complete, and all required materials are in order for review.** Attached please find the City Engineer's Standard Requirements for Plans and the Department of Public Works Permit Processing brochure.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to the City Council
2. Public Works Department conducts preliminary review and gives written comments to the applicant
3. Engineering Division files Petition Form with comments with the Clerk of the City Council
4. City Council schedules petition for a public hearing before the Public Facilities Committee of the City Council
5. Public Facilities Committee recommendations are forwarded to the City Council for a final decision

Questions may be directed to:

Lou Taverna, City Engineer, 617-796-1020
Cassidy Flynn, Clerk of the Public Facilities Committee 617-796-1213
Thomas Skehill

I. IDENTIFICATION (Please Type or Print Clearly)

Company Name NATIONALGRID

201 Rivermoor Street

Address _____

West Roxbury, MA 02132

Phone Number 617-894-3896

Fax Number _____

Mary Mulrone

Permit Representative

Contact Person _____

Title _____

Mary Mulrone

March 24, 2023

Signature _____

Date _____

Person filing application

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

II. DESCRIPTION OF PROJECT: to be completed by petitioner

Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

As part of the CIMNRPL Nationalgrid recommends the relay of:

Approximately 1880 feet of 8-inch, Cast Iron (1928/1913) and approximately 25 feet of 8-inch, Plastic (2001) with approximately 1905 feet of 8-inch, Plastic in Valentine St from #85 Valentine St to #240 Valentine St, Approximately 40 feet of 6-inch, Cast Iron (1932) with approximately 40 feet of 6-inch, Plastic in the intersection of Howland Rd and Valentine St, approximately x 40 feet of 6-inch, Cast Iron (1934) with approximately 40 feet of 6-inch, Plastic in the intersection of Bonad Rd and Valentine St, approximately 40 feet of 6-inch, Cast Iron (1924) and approximately 10 feet of 6-inch, Plastic (2001) with approximately 50 feet of 6-inch, Plastic in the intersection of Wauwinet Rd, approximately 80 feet of 6-inch, Cast Iron (1927) with approximately 80feet of 8-inch, Plastic in the intersection of Bigelow Rd and Valentine St, approximately 420 feet of 6-inch, Cast Iron (1928/1928) and approximately 15 feet of 6-inch, Plastic (2011) with approximately 435feet of 8-inch, Plastic in Ellis Rd from Valentine St to the existing 8-inch, Plastic at #38 Ellis Rd, approximately 40 feet of 8-inch, Cast Iron (1913) and 40 feet of 6-inch, Cast Iron (1928) with approximately 80 feet of 8-inch, Plastic in the intersection of Valentine St and Oak Cliff Rd.

A. Include or attach a sketch to provide a visual description of the project. If plans are attached, provide:

Title of Plan _____ Date of plan _____

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department March 27, 2023

Check One:

Minor Project Major Project Lateral

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

Certified Plot Plan Stamped Plans

DATE AND COMMENTS:

RECOMMENDATIONS

See attached memo.	
<i>John Daghljan, Associate City Engineer</i>	
<i>March 27, 2023</i>	

V. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

Commissioner, Public Works

Date

Questions for National grid #128-23 Request for a GOL at Valentine Street

Are the pipes leaking? If so what is the grade of the leaks? Have these pipes been repaired before? If so, why can't they be repaired again? Is re-lining an option? If not, why?

How was the decision to replace versus repair is made by National grid? Please be as specific as possible.

How many oil and gas customers are connected to the pipeline that is being replaced?

Are there new customers being hooked up? (expanded service?)

Have there been complaints of water intrusion or other problems?

What is the condition of each of the streets' surface? Have the streets been paved recently? (For DPW)

What is the plan for returning the street to its original condition or are there going to be long patches susceptible to degradation?

Have all the gate boxes been located and protected? Are they all operable and accessible?

Answers:

There are 4 grade 3 leaks within the scope of the project.

135	BIGELOW	RD	ESTABROOK	RD
30	ELLIS	RD	WAUWINET	RD
151	VALENTINE	ST	WAUWINET	RD
240	VALENTINE	ST	OAKCLIFF	RD

Also, this was a request from the City of Newton

We were notified on January 6, 2023 by the City of Newton of upcoming plans to pave Valentine St from Commonwealth Ave to Chestnut St in the Fall of 2023. There was no reports of water intrusion within the scope of this project.

PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS

City of Newton / City Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **City of Newton** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

As part of the CIMNRPL Nationalgrid recommends the relay of:

Approximately 1880 feet of 8-inch, Cast Iron (1928/1913) and approximately 25 feet of 8-inch, Plastic (2001) with approximately 1905 feet of 8-inch, Plastic in Valentine St from #85 Valentine St to #240 Valentine St,

Approximately 40 feet of 6-inch, Cast Iron (1932) with approximately 40 feet of 6-inch, Plastic in the intersection of Howland Rd and Valentine St,

approximately x 40 feet of 6-inch, Cast Iron (1934) with approximately 40 feet of 6-inch, Plastic in the intersection of Bonad Rd and Valentine St,

approximately 40 feet of 6-inch, Cast Iron (1924) and approximately 10 feet of 6-inch, Plastic (2001) with approximately 50 feet of 6-inch, Plastic in the intersection of Wauwinet Rd,

approximately 80 feet of 6-inch, Cast Iron (1927) with approximately 80feet of 8-inch, Plastic in the intersection of Bigelow Rd and Valentine St,

approximately 420 feet of 6-inch, Cast Iron (1928/1928) and approximately 15 feet of 6-inch, Plastic (2011) with approximately 435feet of 8-inch, Plastic in Ellis Rd from Valentine St to the existing 8-inch, Plastic at #38 Ellis Rd,

approximately 40 feet of 8-inch, Cast Iron (1913) and 40 feet of 6-inch, Cast Iron (1928) with approximately 80 feet of 8-inch, Plastic in the intersection of Valentine St and Oak Cliff Rd.

Date: March 24, 2023

By: *Mary Mulroney*
Mary Mulroney
Permit Representative

City of Newton / City Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **City of Newton** substantially as described in the petition date March 24, 2023 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

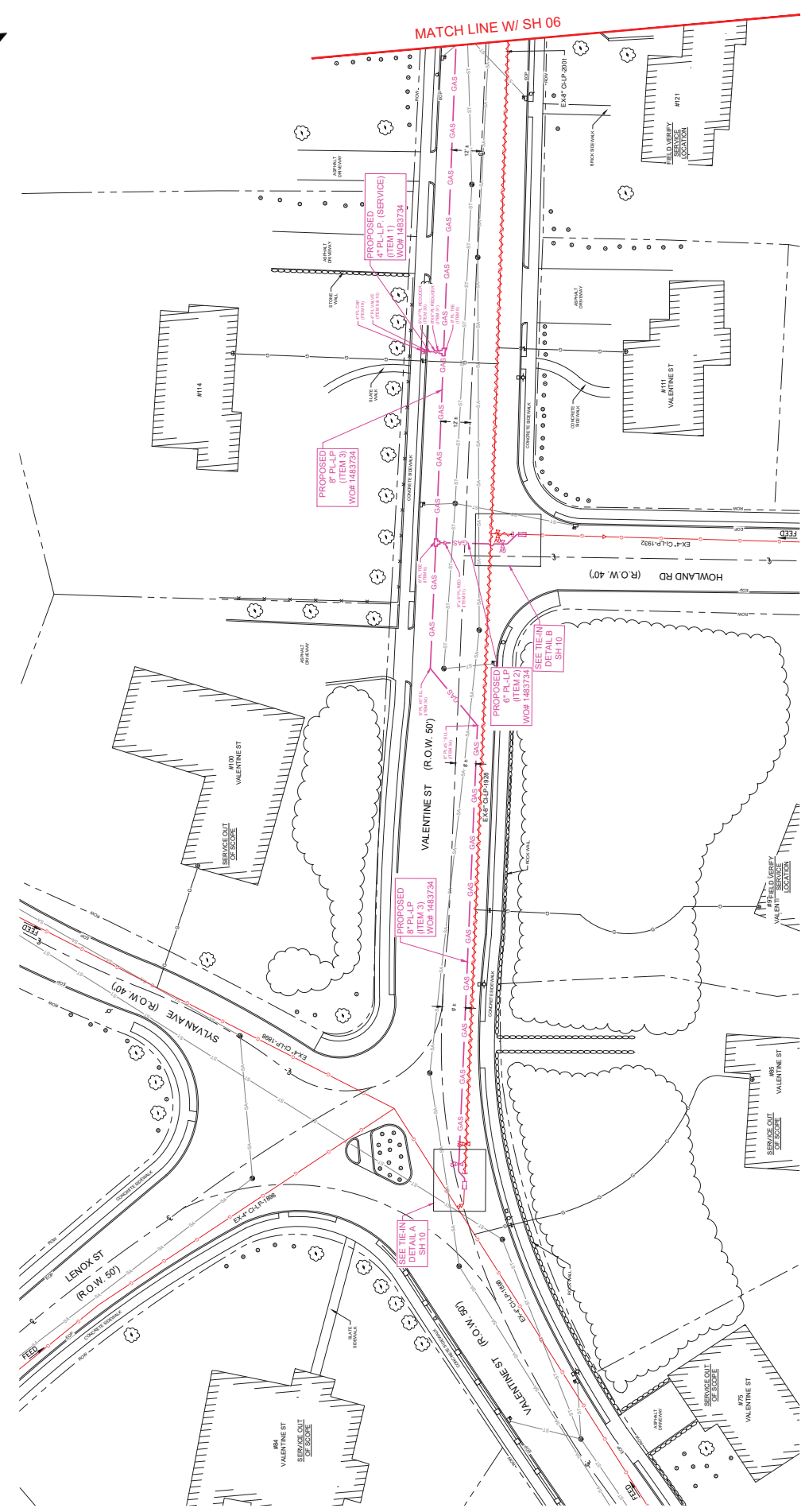
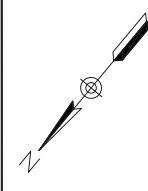
The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **City of Newton** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

WO # 1483734

By:
Title



ODORIZATION NOTE:
 Project is over 2500 feet in length. Please contact I&R prior to executing the project for supplemental odorization.
 INR06002 - Supplemental Odorization for New Piping

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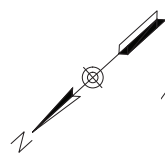
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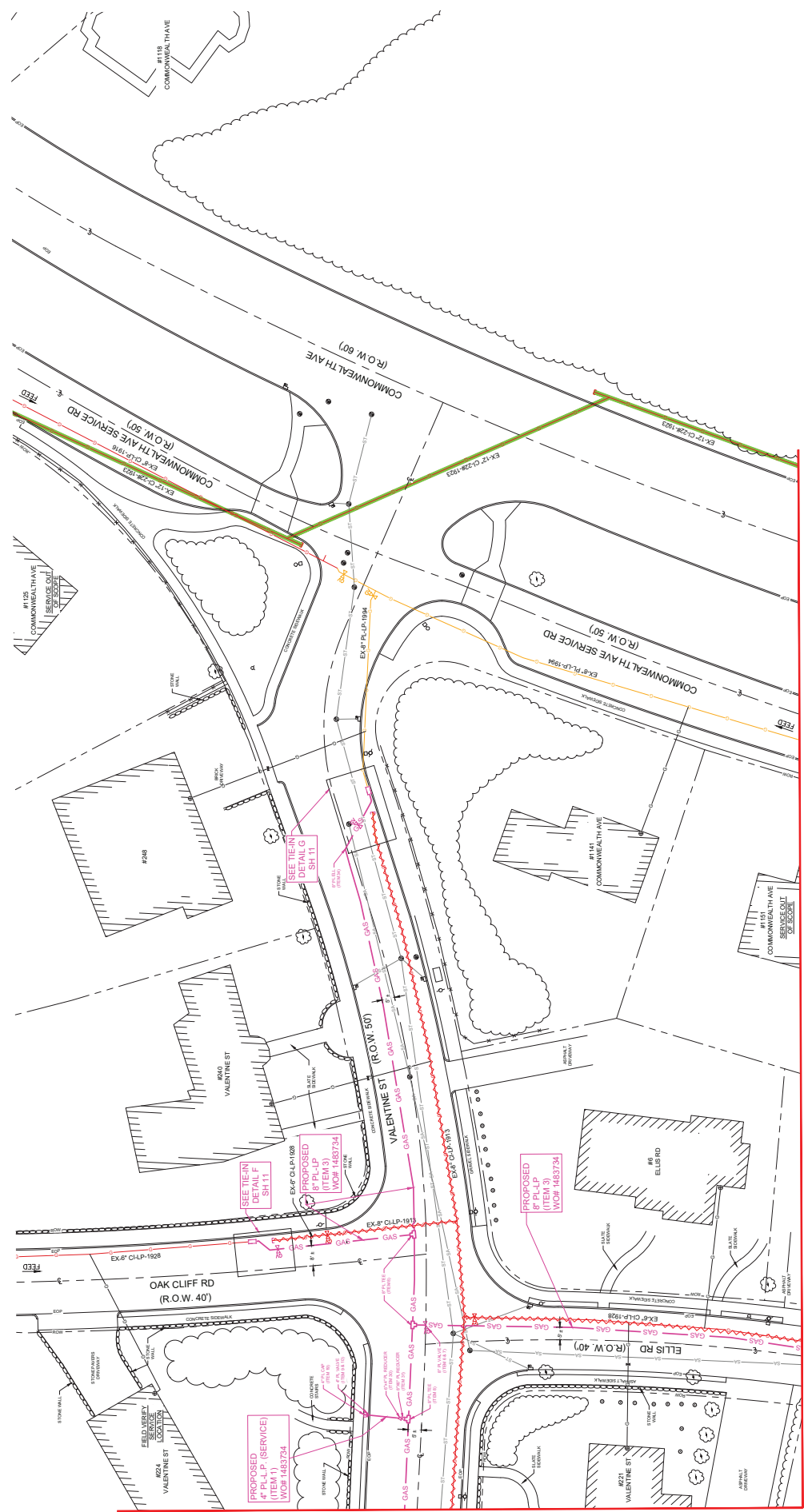
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MATCH LINE W/ SH 06

 45 DENVER ROAD WEST BOSTON, MA 02186 PHONE: (617) 552-7500 FAX: (617) 552-7501		BOSTON GAS COMPANY 476 N nationalgrid WALTHAM, MA 02451 			
66-245 VALENTINE ST GAS MAIN REPLACEMENT VALENTINE ST, HOWLAND RD, BOMAD RD, BIGLOW RD, ELLIS RD & OAK CLIFF RD, NEWTON, MA LAYOUT SHEET					
NO.	0	ISSUED FOR CONSTRUCTION	DATE	08/11/2023	DESCRIPTION
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ODORIZATION NOTE:
 Project is over 2500 feet in length. Please contact I&R prior to executing the project for supplemental odORIZATION.
 INR06.002 - Supplemental OdORIZATION for New Piping



MATCH LINE W/ SH 07

MATCH LINE W/ SH 09



BOSTON GAS COMPANY
 476 N
nationalgrid
 100 STATE STREET
 WALTHAM, MA 02451

IFC



NO.	DESCRIPTION	DATE	DESIGNED	CHECKED	DATE	DESIGNED FOR CONSTRUCTION	DATE
0	ISSUED FOR CONSTRUCTION						

PROJECT: 128-23 VALENTINE ST GAS MAIN REPLACEMENT
 VALENTINE ST, HOWLAND RD, BOND RD, BIGELOW RD, ELLIS RD & OAK CLIFF RD, NEWTON, MA
LAYOUT SHEET

ENGINEER: DCS/COMPANIES, INC. DATE: 08/17/2023
 DESIGNED: M. MAC GUTHRIE
 DIVER SIZE: 27\"/>

PHASE OR OF 15	08
DRAWING NO.	C-005
SHEET NO.	08



SHORE CARYLYN A
240 VALENTINE ST
NEWTON, MA 02465

HALL-ARBER MADELEINE I
ARBER GARY M
37 WHITTIER RD
NEWTON, MA 02460

TUBRIDY KAREN L TR
KAREN L TUBRIDY TRUST
41 OAK CLIFF RD
NEWTONVILLE, MA 02460

DUPERE NELSON & SALLY
35 OAK CLIFF RD
NEWTON, MA 02460

PATEL PINKU PANKAJ
SAHNI SHIBANI
248 VALENTINE ST
WEST NEWTON, MA 02465

BRICKMAN ETHLYNNE M
1125 COMMONWEALTH AVE
NEWTON, MA 02459

SAMUELS HOWARD R & AYAKO
34 WHITTIER RD
NEWTONVILLE, MA 02460

PARKER STEPHEN & SIRIMON
40 WHITTIER RD
NEWTON, MA 02460

SORKIN BORIS E & BELLA A
SORKIN LILYA B
75 VALENTINE ST
NEWTON, MA 02465

LEE SAI DOW & WENDY &
85 VALENTINE STREET
WEST NEWTON, MA 02465

WEINER JUDITH L TR
THE JUDITH L WEINER TRUST
97 VALENTINE ST
WEST NEWTON, MA 02465

HONG ALISON MEYER
HONG MICHAEL L
84 VALENTINE ST
NEWTON, MA 02465

BROWN ERIC L
102 LENOX ST
WEST NEWTON, MA 02465

COWIN WILLIAM I & COWIN
144 BIGELOW RD
WEST NEWTON, MA 02465

SHAHBAZIAN AMIR &
164 BIGELOW RD
WEST NEWTON, MA 02465

ROSENBLATT BARTON A
WEINER HELANE R ET AL TRS
216 VALENTINE ST
NEWTON, MA 02465

PREGIBON DANIEL C
SUH SU KYUNG
224 VALENTINE ST
NEWTON, MA 02465

OJA CAROL J
24 OAK CLIFF RD
NEWTON, MA 02460

LUO TIANJIN
WU XUFENG
30 OAK CLIFF RD
NEWTONVILLE, MA 02460

ROEBUCK R ELIZABETH TR
R ELIZABETH ROEBUCK TRUST
36 OAK CLIFF RD
NEWTON, MA 02460

SODDER ARNOLD N
HINGORANI VANDANA G
44 OAKCLIFF RD
NEWTON, MA 02460

POKROSS DAVID R JR
GILL LAURIE S
100 VALENTINE ST
WEST NEWTON, MA 02465

LONG KYM S
150 VALENTINE ST
NEWTON, MA 02465

LEE JEFFREY H & BORAMI
138 VALENTINE ST
WEST NEWTON, MA 02465

SOMMERFELD JOSHUA &
JOSHUA W SOMMERFELD TRUST
174 VALENTINE ST
NEWTON, MA 02465

CHAIKOF MELISSA K TR
MELISSA K CHAIKOF 2010
165 BIGELOW RD
NEWTON, MA 02465

ROCHMAN GUY M & DEBORAH L
126 VALENTINE ST
WEST NEWTON, MA 02465

KUECHEN JOERG
114 VALENTINE ST
NEWTON, MA 02465

COENRAETS CHRISTOPHE
MIDY FRANCOISE M
111 VALENTINE ST
NEWTON, MA 02465

MELNICK GARY J & MARY H
121 VALENTINE ST
WEST NEWTON, MA 02465

STEINBERG KEVIN
BARMAZEL MICHELLE
129 VALENTINE ST
NEWTON, MA 02465

CHERNOFF PAUL A &
3 WAUWINET RD
WEST NEWTON, MA 02465

SCHUMACHER EVAN & SUZANNE
9 WAUWINET RD
NEWTON, MA 02465

ZENZEN WENDY
DALY KEVIN
151 VALENTINE ST
NEWTON, MA 02465

HERMAN SUSAN L TR
SUSAN L HERMAN TRUST
155 VALENTINE ST
NEWTON, MA 02465

PORTER LOIS H
167 VALENTINE ST
WEST NEWTON, MA 02465

KALISH SUSAN C TR
BASIL REALTY TRUST
177 VALENTINE ST
NEWTON, MA 02465

BAYAT HOSSEIN
ZAMANI LEILA
185 VALENTINE ST
NEWTON, MA 02465

LEIBHOLZ DANIEL L
FLOYD SHANNON C
191 VALENTINE ST
WEST NEWTON, MA 02465

LEIBNER HELEN
201 VALENTINE ST
WEST NEWTON, MA 02465

TANASIJEVIC MILENKO &
205 VALENTINE ST
WEST NEWTON, MA 02465

JAMPEL JAMES M TR
215 VALENTINE STREET
215 VALENTINE ST
NEWTON, MA 02465

GINSBURG JULIE E TR
JULIE E GINSBURG 2021
221 VALENTINE ST
WEST NEWTON, MA 02465

RUBIN AUDREY
18 WAUWINET RD
NEWTON, MA 02465

NIERENBERG NATALIE
6 ELLIS RD
WEST NEWTON, MA 02465

LOUIE STEPHEN & CONNIE
STEPHEN WAI YING LOUIE
1141 COMMONWEALTH AVE
NEWTON, MA 02465



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#122-23

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March 28, 2023

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

Honorable City Councilors:

I respectfully submit this docket item to the Honorable Council requesting the opportunity for the Public Buildings Department to present an update to the Public Facilities Committee regarding the Countryside School Project.

Thank you for your consideration of this matter.

Sincerely,

Mayor Ruthanne Fuller

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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
TDD/tty # (617) 796-1608

April 6th, 2023

Although many members of the Public Facilities Committee have closely followed the Countryside School Building Project, and you've all likely seen our frequent project updates, I thought that a simple recap of the work we've done to date would be helpful in advance of our presentation on April 12th.

The Countryside School Project started in April of 2021 with an invitation from the MSBA to the Eligibility Phase of the grant program. In December of 2021 the MSBA invited the Project to partner in the development of a Feasibility Study and the [Countryside School Building Committee](#), CSBC was formed. Over the past 15 months and 50 meetings, we have completed a significant amount of work. We started with a big push to make the school community and neighborhood aware of the project through direct certified mailing, social media, email, and through a variety of Newton Public Schools communication streams.

We have met monthly with the CSBC, Design Review Committee, DRC, and community monthly since the project began. Our meetings have been well attended, and everyone has an equal seat at the virtual table which has fostered a healthy, productive, and efficient dialog that has allowed us to move swiftly through the feasibility phase.

We met early and often with the Countryside School staff for both project updates and productive [staff visioning sessions](#) where the educators helped shape the future for the Countryside School Project.

We updated and established our [educational program](#) to help us fully understand what the Countryside School Project must deliver, and in January we submitted the [Preliminary Design Program](#) to the MSBA.

We established our [design enrollment and space summary](#) based on current and projected Countryside student enrollment and the Massachusetts School Building Authority, MSBA, space guidelines. This helped us determine the size of the building and land area needed to support the Countryside School Project.

We then started our [site search process](#) by establishing the criteria for the evaluation of the various sites. The criteria were not surprisingly very similar to the criteria we've used over the past decade on a variety of school projects. We then evaluated close to 150 sites throughout Newton. Out of those sites, there were only a small handful within

the Countryside School district, which were all either parks or sites currently used for other municipal purposes, and which were also on the very outer edges of the district and cost prohibitive to redevelop. Therefore, the recommendation was that the current Countryside School site remain the site for the school project.

While all the work above was being completed, our project team has been hard at work analyzing and evaluating the [existing conditions](#) of the current Countryside School site. This included borings, test pits, wetlands and site surveys, and much more.

With the adjacent wetlands, brook, and existing floodplain, we looked hard at the water table, stormwater, and site to ensure that we were as informed as possible with regards to the siting of the new facility. We received a report from Horsley Witten, an incredible civil engineering firm that specializes in working in and around flood plains. They have proven and explained that the Countryside site is undeniably viable, and that the proposed siting and elevation of the new building will sit above the 500-year flood plain. They also explained that we will at a minimum maintain as much flood storage capacity as exists today, and possibly increase the flood storage capacity in the end. Through the use of porous asphalt, bioswales, rain gardens, and other stormwater mitigation efforts, we will have a very positive impact on the site and the neighborhood. To hear directly from the professionals at Horsley Witten, please click [here](#), and to read their summary report you can click [here](#).

With the current site identified as the preferred location for the Countryside School Project, and understanding that we had a very viable site, we began to evaluate various conceptual site options.

Using the same approach used for every large project, we established a [criteria matrix to help evaluate various site concepts](#).

The existing building sits well below the floodplain, and building code requirements do not allow it to remain there. This means that we either must elevate the entire existing building, renovate, and add to it, or we must build a new facility on another portion of the site. The concept of elevating the existing building has been evaluated, and it is not only technically impractical and cost prohibitive, but also yields a vastly inferior finished product.

Of the various new construction options, it became clear quickly that the best option was to build on the northeast portion of the site. Not only does this option elevate the building above the 500-year floodplain, but it allows for an optimal building configuration, site layout, and it affords the possibility of keeping the Countryside School students in the current building while the new school is constructed.

On April 4th, the [CSBC and DRC straw voted unanimously](#) to recommend option 6A as the preferred site concept for the Countryside School Project. This vote was a straw vote to ensure that we had an opportunity to present an update to the Public Facilities

Committee prior to the formal and official vote of the CSBC on [April 25th](#) to submit the Preferred Schematic Report to the MSBA.

In the coming months we will continue to work with the CSBC, DRC, and Community to study, refine, and advance our site plan with the goal of seeking site plan approval of the City Council in the fall.

We are still on track to start construction in the summer of 2025, and complete construction in the summer of 2027. The exact schedule may change as we continue to work with the MSBA and the various stakeholders.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Morse", is positioned below the word "Sincerely,".

Josh Morse
Public Buildings Commissioner



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#126-23

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rfuller@newtonma.gov

March 28, 2023

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

Honorable City Councilors:

I respectfully submit this docket item to the Honorable Council requesting bond authorization of \$1.15 million for the important next step for the Franklin Elementary School, the feasibility study. With the voter's approval of the debt exclusion for the Franklin project on March 14, these funds are now needed to allow the Public Buildings Department and the Franklin community to proceed with the next stage of the project.

Thank you for your consideration of this matter.

Sincerely,

Mayor Ruthanne Fuller

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Feasibility Funding Request Scope Narrative

To better understand the feasibility funding request, this document provides a summary of the professional services these resources will help provide. The funding amount and services provided are not unique to a specific project, nor are they unique to Newton. You will see very similar requests and near identical scope in any community starting the feasibility phase of any large capital building project.

Owners Project Manager, OPM:

- Reviewing and assessing the documentation of existing conditions at the Franklin Elementary School and the corresponding educational programs;
- Ensuring that the educational programs are fully understood, updated as necessary, and incorporated into the process;
- Reviewing and assessing the alternative conceptual designs, their constructability, and developing cost estimates for each of the design solutions;
- Identifying community concerns that may impact study options;
- Identifying land takings, if any, that would be required for any or all design options;
- Collaborating with the Designer to develop a detailed comprehensive Project Schedule that incorporates the City of Newton's approval process, to achieve specified start and completion milestones. The Project Schedule anticipates a construction start in 2025.
- Developing a design that is of high quality, efficient, cost effective, and conforms to the educational programs and the Massachusetts High Performance Green Schools Guidelines (MA-CHPS Guidelines) and LEED for Schools at a minimum, and complies with all applicable regulatory requirements including the Massachusetts Stretch Code which has been adopted by the City of Newton. In addition, design teams are directed to the City of Newton – Building Design and Construction Sustainability Guidelines Attachment G for additional requirements.
- Evaluating creative energy efficiency solutions and innovative alternative sustainable design solutions, including but not limited to active/passive solar, geothermal, etc., and identifying alternate funding sources, first costs and paybacks.
- Developing accurate and complete cost estimates, including life cycle cost analysis of operating the School as it relates to future operational budgets.
- Assisting the Owner in determining appropriateness of CM-at-Risk Delivery Method for the Project.
- Assisting the Owner in evaluating Iterative Whole Building Energy modeling at the inception and completion of each phase.
- Engaging with all stakeholders from project outset and ensure a collaborative approach is maintained throughout the design process, including involvement from multiple Owner entities

- Permitting and Approvals Assistance - assist the Owner and coordinate with the Designer in identifying other approvals required by any governing agency and coordinating submittal materials for such approvals.
- Information Management – assistance in communicating Project details with the public; and development and maintenance of Project Web Site.
- LEED AP Services – assist the Owner and coordinate with the Designer as required for submittals, documentation and LEED On-Line for certification of the Project.
- Structural Peer Review – coordinate the structural peer review in accordance with the requirements of the Massachusetts State Building Code.
- Construction Phase Testing – coordinate materials testing in accordance with the requirements of the Massachusetts State Building Code; and other materials and systems tests as may be identified or required by the Owner.
- Assist the Owner with procuring the services of a Hazardous Materials Consultant, Traffic Engineer, Geotechnical Engineering, Commissioning Agent, Surveyor and any other consultant or consulting services as may be required for this project.
- Act on behalf of the Owner in all matters of program and Project management, designer selection, design review, construction manager or contractor procurement, construction phase and Project closeout services.

Designer, commonly referred to as architect or architectural firm:

The designer is the architect or record, and they provide the professional design services including but not limited to:

- Civil Engineering
- Landscape Architecture
- Structural Engineering
- Fire Protection Engineering
- Plumbing Engineering
- HVAC Engineering
- Electrical Engineering
- Data/Communications
- Environmental Permitting
- Geotechnical Engineering
- Hazardous Materials
- Cost Estimating
- Geo-environmental
- Specification Services
- Acoustical Engineering
- Sustainable Design, Green Design, Renewable Energy Services
- Code Consultant
- Accessibility Services

- Traffic, Transportation, and Parking Services
- FF&E Services
- Site Survey Services
- Security Services

Environmental and Site Testing:

The environmental and site testing funds are used to perform the hazardous material tests and inspection throughout the building and site. This includes but is not limited to testing and/or documenting asbestos and lead containing materials. This also includes the oil tank removal process and associate soil testing, and/or general soil testing across the site. It is important to fully understand the scope and scale of these elements early in the design process, as it impacts project cost and the scope of work. These resources will also provide the funds needed to perform borings and test pits throughout the site to understand the subsurface conditions, as well as a geothermal analysis.

Other:

The “Other” portion of the feasibility funds provides the resources needed to help support the various elements of the feasibility phase mentioned above. This can be anything from obtaining contractual services to open up building walls to test for hazardous materials, to additional professional services not carried with the scope of work assumed for the OPM or Designer but that are critical to advancing the project design through the feasibility phase.

FEASIBILITY STUDY BUDGET

OPM	\$311,000	24.88%
Designer	\$650,000	52.00%
Environmental / Site Testing	\$225,000	18.00%
Other	\$64,000	5.12%
TOTAL	\$1,250,000	100.00%
Less Approved ARPA Funding	(\$100,000)	
TOTAL DOCKET REQUEST	\$1,150,000	