

City of Cambridge

**PUBLIC FACILITIES, ART AND
CELEBRATIONS COMMITTEE MEMBERS**

*Councillor Kathleen L. Born, Chair
Councillor Henrietta Davis
Councillor Michael A. Sullivan*

In City Council December 4, 2000

The Public Facilities, Art and Celebrations Committee held a public meeting on October 11, 2000, beginning at 9:10 a.m. in the Ackermann Room for the purpose of receiving an overview of municipal office space, needs and goals and an update on the City Hall and 57 Inman Street renovations.

Present at the meeting were Councillor Kathleen L. Born, Chair of the Committee, Councillor Henrietta Davis and City Clerk D. Margaret Drury. Also present were City Manager Robert W. Healy, Deputy City Manager Richard Rossi, Lisa Peterson, Assistant to the City Manager, Charles Sullivan, Executive Director of the Historical Commission, City Purchasing Agent Andrea Spears and David Dick, clerk of the works for the City Hall renovations.

Councillor Born convened the hearing and explained the purpose. She began with the topic of City Hall and 57 Inman Street renovations and invited an update from the City Manager and his staff.

Deputy City Manager Richard Rossi described the scope of the City Hall work. This is the second contract for City Hall work. The contracted work includes repointing the rest of the building, removing and refurbishing all the windows on the building, reconstructing the front entrance, fixing drainage problems, rebuilding the north east corner stairs, replacing tower slate, replacing all air conditioners, reconstructing window transoms, rebuilding the chimney, and re-landscaping the lawn. All work except the landscaping will be done by December, which is 4-6 weeks longer than expected because new blue stone had to be ordered for the terrace. Re-landscaping will begin in the spring.

Councillor Davis asked when air circulation in the building would return to normal. Mr. Rossi said that the windows will all be operable at the end of the project. Window re-installation starts this week. Air quality has been monitored throughout. Mr. Rossi said it has been very difficult to do construction in a building which is fully occupied. If there is going to be more major rehab in the building, he believes that the employees who work in the building should be moved.

Councillor Davis suggested looking at whether the front hedge should be replaced when the landscaping work is undertaken. She asked about the cost of the work. Mr. Rossi said that the total cost was \$2.3 million. The unanticipated extras were the cost of blue stone, the decision to replace all the air conditioners, refabrication of transoms (They thought the transoms were stored at DPW, many were missing). Instead of plastic weather stripping, they changed to bronze. Mr. Rossi said that the costs have all been paid for from the prior appropriation.

Mr. Rossi said that the workers are continuing to look at making the top windows in the Sullivan Chamber operable. David Dick noted that there is an old motorized fan circa 1913 that still works. The vent is above the chandelier. Councillor Born said that the workers should put everything back into its original condition.

Councillor Born then moved to the landscaping. Mr. Healy said that the contract calls for restoration of the premises to an "as was" state, basically the turf and grass.

Councillor Davis asked if there are the plans for the back of City Hall. There is erosion from the hill down to the well. Mr. Rossi said re-landscaping in the back is not part of the contract.

Councillor Born asked about the drainage. Mr. Dick said two retention basins are being constructed in the front lawn for roof runoff.

Councillor Born asked why not use this opportunity of the excavation on the front lawn to return to the original terracing. Mr. Rossi said this would not be the right contractor for that job. Councillor Born asked whether the planned placement of the retention basins would preclude future restoration of the original terracing.

Councillor Davis asked what are the City's overall storm water goals. Mr. Healy said that the 1999 storm water regulations do not allow direct connection of runoff to the seven pipes.

Councillor Davis again asked what are our goals and how is the City meeting them? How much runoff will be re-captured and what percentage does the number represent. Mr. Rossi said that he will arrange a report on this.

Mr. Healy said that it is very expensive to comply with new storm water regulations. This building is designed to be in compliance. Councillor Born asked where the runoff went before. Mr. Healy responded that runoff went into the print shop or onto the sidewalk. Charles Sullivan explained that the building was designed for runoff to drains within the walls.

By the 1970's the interior drains were all clogged and flooding was a regular occurrence. Councillor Davis said that when the building is cleaned up, there should be better looking disposal for cigarettes. It is time to end the plastic grout bucket.

Councillor Born inquired about the next phase. Mr. Rossi said that the next phase is the interior work at City Hall.

The architects, Perry Dean will tomorrow present recommendations regarding the common areas, including floor treatment, restoration of the wooden stairs, with carpet in the center, relocation of the model hung from the third floor ceiling, linoleum tile in the hall, a second means of egress -through Ms. Peterson's office, restoration of the second chamber on the second floor and reconstruction of offices on the fourth floor to replace lost space. Mr. Rossi estimated that it would cost \$1 million to relocate second floor offices to the fourth floor. He said that more space is already needed.

Mr. Rossi continued that their preliminary look at the cost of central air conditioning has shown that it would be extremely expensive. The problem would be building big chillers on top of 831 Mass Ave. The total cost would be more than \$2 million for central air conditioning.

Councillor Davis asked the issues related to Americans with Disabilities Act (ADA). Mr. Rossi said anything done must be in compliance with ADA. Mr. Sullivan said that the building is substantially in compliance with ADA. There is a slight nonconformity with the ramp at the "well" at the back entrance from the street. Councillor Davis asked about the accessibility of the route from the street to the ramp at the back door. Does there need to be a sidewalk, is the grade okay? Mr. Healy said the grade from Inman Street is fine.

Councillor Born asked who the architects perceive as the client and who will make decisions on the architects' recommendations. Mr. Rossi responded that he, Lisa Peterson and Charles Sullivan will decide.

Councillor Born asked Mr. Rossi how he envisions the role of the City Council. Mr. Rossi said that he would like to know that the City Council is supporting the project. The City Council represents the taxpayers. Councillor Born suggested that Perry Dean make a presentation to the City Council after a plan has been formulated. She emphasized the importance of keeping the City Council informed.

Councillor Davis said that she wants to know what the second phase will cost. She has concerns about ensuring that the Council is kept informed. She also wants to know that employees who work in the building will be informed as well. Mr. Rossi said that they will know the cost soon. Depending on what the choices are, the costs could be from \$1-4 million. It is really too early to say. He expects it to be part of the recommendation for next year's capital budget, the FY02 budget. Councillor Davis said that she does not believe it is worth spending \$2 million for air conditioning.

Ms. Peterson then reported on the work to be done at 57 Inman Street. The City has recently contracted with David Perry Architects. They are developing the remediation plan and overseeing the remediation process. The basement and first floor probably need to be gutted. The second phase will consist of assessing the HVAC system and reprogramming the building to see if it can be more efficiently utilized. Mr. Rossi said that the work also includes making the handicapped entrance customer friendly. He said that there are major ADA issues with that building. He stated that he has met with the relocated employees and will continue to do so.

Ms. Peterson said that realistically it will be two years until employees move back in. She said that they do not know the cost yet, but they are looking at \$5-8 million. Councillor Born suggested a broader look at the programming needs of these buildings. It may be that a different combination of departments would be more efficient. Ms. Peterson said that the plan is for flexible office space. The only area that is specially configured is the first floor counter area and even that could serve many other program needs.

There were questions about the new committee to develop a facilities master plan. Mr. Rossi noted that time must be allowed for development of such a plan and a capital appropriation will be needed to hire a consultant and city staff will have to work with the consultant. Right now the city does not have staff available for the project management, but he expects more staff availability in a few months.

Councillor Davis said that she sees a municipal master plan as a project that stands on its own, with a capital appropriation and a consultant. This committee will continue to be involved with public facilities issues related to facilities utilization until such a plan exists. Mr. Healy said he believes that the city actually has many elements of a master plan even now. He also noted that the development of e-business will impact planning views of the best co-locations of city offices.

Councillor Davis said that some customer services must be located near City Hall. Mr. Rossi said that an important goal should be getting DPW out of its present neighborhood. Councillor Davis asked about plans to move the Election Commission. Mr. Rossi said that rehab on their new space at 51 Inman Street is almost finished.

Councillor Born asked whether it makes sense to do a master plan, in light of the need to rehab 57 Inman Street and City Hall within the next two years. Mr. Rossi said that he believes a master plan is a good idea, as long as it is a long range project and does not stop work on 57 Inman and City Hall.

Councillor Davis asked if the City will look at "green building" standards, and Mr. Healy and Mr. Rossi answered in the affirmative. Councillor Davis said that among these standards are movable floors and walls so that the layout can be revised to meet changing program needs.

Councillor Davis and Councillor Born agreed that they would like to see temporary improvements to the front hall and staircase at City Hall. Councillor Davis stated that she would like display case in public view for awards that the City wins.

Councillor Born thanked all those present for their attendance. The meeting was adjourned at 10:50 a.m.

For the Committee,

A handwritten signature in black ink that reads "Kathleen L. Born". The signature is written in a cursive style with a small flourish at the end.

Councillor Kathleen L. Born

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Committee Report #2

Committee Report from Councillor
Kathleen L. Born, Chair of the
Public Facilities, Art and
Celebrations Committee for a
meeting held on October 25, 2000
to receive an overview of
municipal office space, needs and
goals and an update on the City
Hall and 57 Inman Street
renovations.

In City Council December 4, 2000

Report Accepted

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