



MEETING MINUTES

Project: Newton Countryside Elementary School
 Subject: School Building Committee Meeting
 Location: Zoom Conference Call
 Distribution: Attendees, Project File

Project No: 22-0123
 Meeting Date: 8/23/2023
 Time: 6:00 PM
 Prepared By: Aidan Place

Present	Name	Affiliation	Present	Name	Affiliation
	Jonathan Yeo* WG	Chief Operating Officer		Mike Burton	DWMP
	Ruthann Fuller	Mayor		Christina Dell Angelo	DWMP
✓	Emily Prenner* WG	School Committee		Mike Cox	DWMP
	Bill Humphrey	City Council	✓	Aidan Place	DWMP
	Kathy Smith	Superintendent of Schools		Rachel Rincon	DWMP
	Josh Morse* WG	Commissioner of Public Buildings	✓	Steve Brown	DWMP
✓	Beth Herlihy* WG	Principal Countryside E.S.	✓	Donna DiNisco	DiNisco
	Ayesha Farag*	Asst. Superintendent of Elementary		Jim Shuttleworth	DiNisco
	Maureen Lemieux*	Chief Financial Officer	✓	Vivian Low	DiNisco
	Nick Read	Chief Procurement Officer		Anne Davis Woodacre	DiNisco
✓	Tom Gloria	DRC			
	Ellen Light	DRC		Amy Mackrell	DRC
	Tamika Olszewski	School Committee (Chair)	✓	Ambrose Donavan	DRC
	Cove Davis*	School Committee		Andrea Kelley -CC Rep.	DRC
✓	Stacy Klickstein*	Resident		Barney Heath -	DRC
	Liam Hurley* WG	Asst. Superintendent/ Chief Fin. &	✓	Carol Schein	DRC
	Andreae Downs* WG	City Council		David Gillespie	DRC
	David Kalis*	City Council		Rob Hnasko	DRC
	Lori Zinner*	Resident		Jonathan Kantar	DRC
	Andrew Lee	Asst. City Solicitor	✓	Peter Barrer	DRC
✓	Stephanie Gilman WG	Dir. Planning, Project Mgt, &	✓	SingNing Kuo	DRC
	David Stickney	Director of Facilities		Steve Siegel	DRC
✓	Alex Valcarce WG	Deputy Commissioner		Adam Bernstein	DRC
	Adam Lipson	Resident		David Gane	DRC
	Maura Tynes WG	Director of Elementary Special Ed.			
✓	David Gillespie			Doug Murray	
			✓	Jini Fairley	

* SBC Voting Member | WG Working Group

Item No.	Description	Action
1	Call to Order: 6:06 pm meeting was called to order by A. Valcarce with 3 of 12 voting members in attendance.	Record
2	Project Overview & Timeline: <ul style="list-style-type: none"> ➤ V. Low discuss briefly the project schedule slide. 	Record
3	Site Plan & Playground Review: <ul style="list-style-type: none"> ➤ V. Low goes over the site plan. They are working on grading and storm water. They have moved the pollinator garden closer to the parking lot. They eliminated the ramp from the gym, the use of the ramp didn't seem worth the amount of volume. They consolidated the two stairs from the playground to the school into one set of stairs. The existing trees that are 6" and above in caliper will be considered for replacement. They submitted a preliminary planting concept to the conservation commission. She shows a preliminary plant palette in the slideshow. She goes over the stormwater considerations slide; they are looking at plant material that can survive in very wet dirt due to the runoff. They are doing very well on reducing the pervious pavement on the site than there is existing now. ➤ T. Gloria asks about the roof runoff, asks for justification of why the pipe runs though the field. V. Low responds says they are tying into the existing site that runs through the field already. ➤ D. Gillespie asks how deep the bioretention areas are. V. Low says the ground water is too high to install sub surface chambers. The swales are a couple of feet deep at the deepest point. 	Record
4	Building Floor Plan Updates: <ul style="list-style-type: none"> ➤ V. Low goes over the first-floor plan in the slideshow. They have changed where the platform is in the cafeteria. They also have proposed columns in the cafeteria that are shown in the slideshow. They eliminated the vestibule in the gym, as it won't be used every day. ➤ T. Gloria asks the door to the cafeteria, and the I and out flow of the cafeteria. V. Low responds saying the music room is to the north of the cafeteria. The doors allow the kids to where they would be sitting in the cafeteria. The gym can be used as a green room for performance and can use the side doors next to the gym to enter the café. ➤ S. Nig Kuo asks about the entrance to the back playground. Was wondering if they could see outside from the lobby instead of looking at the wall. V. Low says by placing the lunch bunch in the corner of the café 	Record

	<p>they didn't want to put all four windows at the lunch bunch. But may be an opportunity for a small window to allow people to see through.</p> <ul style="list-style-type: none"> ➤ T. Gloria if they could move the inner doors forward reducing the size of the vestibule but allowing to see outside through the exterior doors. V. Low says they can look at it and review it. D. DiNisco says they will continue to look at it. ➤ A. Valcarce says suggesting just a better line of sight through that entry so its not so pinched off. ➤ S. Brown says the addition of the columns adds some insight as to where the structure is going and its all-great feedback. ➤ V. Low talks about the second floor says there is really no change to it. The third floor they are still looking at stair A. They haven't landed on HVAC equipment yet. They will have some roof screens, as some of the equipment will have high decibel output. Says the areas in grey are the remaining areas for solar panels. The highest roof is over the academic wing, the next highest roof is over the media center wing. ➤ S. Ning Kuo asks about having a fence for the mechanical systems. V. Low says they do have plans for screens for some of the units. Says they are typically 10 feet tall and sit at above 2 feet above the roof. They can look at moving it around, want to maximize the roof area for solar panels as well. ➤ D. Gillespie asks about the elevation at the top stair. V. Low says the roof of the stairs is likely going to be about 9 feet above the highest point. Will not be as high as some of the mechanical equipment. Gillespie asks if they can move the stair more inward. V. Low says they have been looking and considered moving it to a different location but didn't make much sense. It makes sense for stair A to go to the roof in terms of safety and access to the equipment. 	
5	<p>Massing & Elevation Studies:</p> <ul style="list-style-type: none"> ➤ V. Low shows stair A in a 3D view in 4 different options in the slideshow. Goes over each of the four options. She talks about making the stair "A" a beautiful feature and incorporating it into the design of the building. ➤ V. Low shows Option 1A - view of the front plaza, Option 1A - view from the south, Option 1A - approach from the south, Option 1A - view from the playground slides. ➤ S. Gilman says she really likes where the design is going. ➤ E. Prenner also agrees and finds it visually interesting and likes the design. ➤ V. Low says this is a process and a lot goes into the design. She shows a view from the Dedham St. North. ➤ P. Barrer asks to tie in both stairwell designs to match on a visual level. V. Low says yes that makes sense. 	

	<ul style="list-style-type: none"> ➤ V. Low shows another view along Dedham St. North. Shows Option 1B – Vire from the front plaza slide, Option 1B – view from the south. ➤ S. Nig Kuo asks about the loading dock wall to become flush with the rest of the building. V. Low says this is still under development and still looking at ways to treat this wall to not look like a utilitarian wall. ➤ V. Low shows a slide of options for translucent glazing which are Kalwall and Channel Glass. They will price out the options and report back to them. She then shows a slide for screening materials, shows some with different patterns. They are thinking about a mix of brick/block and a metal screening for the loading dock area. ➤ S. Ning Kuo says it looks good. ➤ D. Gillespie says putting material in front of material can be expensive. Also, he would worry about durability, and wants to place it in spots where it won't be destroyed. A. Valcarce agrees. 	
6	<p>Interior Space Studies:</p> <ul style="list-style-type: none"> ➤ V. Low shows some interior materials of the lobby view from the Dedham Street entry. Shows a design of the platform area in the cafeteria. They want to bring some natural daylight to the vestibule area. Each floor could have a defining color to identify that floor. Shows a picture of the media center, they are looking at developing all wood bookshelves in the library area. ➤ C. Shein asks about looking at a quicker way for a child with a wheelchair getting in and out of school from the back by the playground. V. Low says they considered returning the ramp. They brought the ramp closer into the school. C. Shein says it seems like a long distance. ➤ S. Ning Kuo says she's worried about kids going around to the parking lot and to the ramp. Asks if they can do the ramp by the asphalt play area. V. Low says the issue is that takes away the possibility of the kids playing wall ball in that area. V. Low says they will look at it. ➤ C. Schein says looks like there was a decision made to not buffer the softball field from the street. V. Low says they originally had trees there but there has been grading down there and it would be tight, they will take a look at adding a few trees there. ➤ S. Brown asks how far away the foul line is from Dedham Street. V. Low says about 50 feet from the street. Says there will be a fence behind the dugout. ➤ S. Gilman says where the driveway comes off Dedham East, wondering if they want to move it west, also the walkway to the plaza moves left. V. Low says they will take a look at it as well. 	

	<ul style="list-style-type: none"> ➤ S. Ning Kuo asks if they propose bumping out the corner of the sidewalk on the residential side. V. Low says that's in a effort to provide crosswalk and safety for the kids crossing the street. ➤ T. Gloria asks what size vehicles they expect to pull into that area and will be any issues will vehicles not being able to turn around. V. Low says they would be backing up into the spot. They will be doing turning radius studies to make sure it works for everyone. A. Valcarce says the biggest vehicle is a 40-foot box truck and will be looking at it in more detail as they go along with the process. They have some meetings coming up with fire prevention to go over their access. 	
7	<p>Building Systems Review:</p> <ul style="list-style-type: none"> ➤ V. Low talks about the building systems. Their engineers are working on life cycle cost analysis on 8 different options. Which are: <ul style="list-style-type: none"> ○ Air source VRF outdoor condensing units ○ Air source heat pump with electric boiler backup – VAV w/reheat ○ Air source heat pump with electric boiler backup – ERV w/chilled beams ○ Air source heat pump with electric boiler backup – ERV w/ fan coil units ○ Ground source heat pump – VAV with reheat ○ Ground source heat pump – ERV w/chilled beams ○ Ground source heat pump – ERV w/fan coil units ○ Ground source heat pump – ERV w/water source VRF fan coil units ➤ P. Barrer asks if they can take into account the available incentives with ground source. V. Low says they will be including all sorts of factors in their life cycle cost analysis, including the incentives for ground source. Says the largest incentives rely on a Energy Usage Index (EUI) of 25 or less. If they can hit that EUI target MassSave will reimburse \$2.00/sf. D. DiNisco says it's worth asking MassSave if they can get both incentives of they have a VRF in conjunction with ground source. 	
8	<p>Public Comment:</p> <ul style="list-style-type: none"> ➤ None. 	Record
9	<p>Next Meetings:</p> <ul style="list-style-type: none"> ➤ To be determined at a later date. 	Record
10	<p>Adjourn: 7:08 pm A motion to adjourn was made by A. Valcarce. Discussion: None.</p>	Record

Project: Newton Countryside Elementary School
Meeting: School Building Committee
Meeting - 8/23/23
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Sincerely,

DORE + WHITTIER

Aidan Place

Assistant Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.

DESIGN REVIEW COMMITTEE	SIGN IN
Meeting Date:	23 August 2023
Place/Room:	Remote Meeting Via Zoom

Name	Initial	Organization	E-Mail
DESIGN REVIEW COMMITTEE			
Peter Barrer (partial) _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Co-Chair	pbarrer@gmail.com
Ellen Light _____ vm	<input type="checkbox"/>	Design Review Committee Co-Chair	elslight@rcn.com
Ambrose Donovan _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	AJD@mcphailgeo.com
David Gillespie _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	davidgillespie74@outlook.com
Thomas Gloria _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	tgloria@fas.harvard.edu
Robert Hnasko _____ vm	<input type="checkbox"/>	Design Review Committee Member	hnasko@gmail.com
Jonathan Kantar _____ vm	<input type="checkbox"/>	Design Review Committee Member	jonathan@sagebuilders.com
SigNing Kuo _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	singning.kuo@gmail.com
Amy Mackrell _____ vm	<input type="checkbox"/>	Design Review Committee Member	amackrell@mds-bos.com
Carol Schein _____ vm	<input checked="" type="checkbox"/>	Design Review Committee Member	cschein@rcn.com
Steve Siegel _____ vm	<input type="checkbox"/>	Design Review Committee Member	spsiegel10@gmail.com
_____ vm	<input type="checkbox"/>	Design Review Committee Member	_____
City Council & School Committee Reps.			
Emily Prenner _____	<input checked="" type="checkbox"/>	School Committee Representative	prennere@newton.k12.ma.us
Andrea Kelley _____	<input type="checkbox"/>	City Council Representative	akelley@newtonma.gov
Project Community Reps.			
Adam Bernstein vm Countryside	<input type="checkbox"/>	Resident	Adam.bernstein@gmail.com
_____ vm Countryside	<input type="checkbox"/>	Resident	_____
Maria Leo _____ vm-le	<input type="checkbox"/>	DRC Community Member – Lincoln Eliot	leofm@rcn.com
John Mulligan (partial) _____ vm-le	<input type="checkbox"/>	DRC Community Member – Lincoln Eliot	john@mulliganphoto.com
Committee Staff			
Josh Morse _____	<input type="checkbox"/>	DRC – Public Buildings Department	jmorse@newtonma.gov
Barney Heath _____	<input type="checkbox"/>	DRC – Planning Department	bheath@newtonma.gov

DESIGN REVIEW COMMITTEE

SIGN IN

Meeting Date:

23 August 2023

Place/Room:

Remote Meeting Via Zoom

Name	Initial	Organization	E-Mail
Alex Valcarce	<input checked="" type="checkbox"/>	Public Buildings Department	avalcarce@newtonma.gov
Rafik Ayoub	<input type="checkbox"/>	Public Building Department	rayoub@newtonma.gov
Stephanie Gilman	<input checked="" type="checkbox"/>	Public Schools Department	gilmans@newton.k12.ma.us
Jini Fairly	<input checked="" type="checkbox"/>	NewCAL WG/ ADA Coordinator	jfairley@netonma.gov
Beth Herlihy	<input checked="" type="checkbox"/>	NPS Countryside Principal	
Jonathan Yeo	<input type="checkbox"/>	COO, Co-Chair LESBC	jyeo@newtonma.gov
Guests			
Donna DiNicso	<input checked="" type="checkbox"/>	DDP	
Vivian Low	<input checked="" type="checkbox"/>	DDP	
Anne Davis Woodacre	<input type="checkbox"/>	DDP	
Steve Brown	<input checked="" type="checkbox"/>	D&W	
Aidan Place	<input checked="" type="checkbox"/>	D&W	
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
Lori Zinner	<input type="checkbox"/>	CSBC	
David Kalis	<input type="checkbox"/>	City Councilor, CSBC	
Andreae Downs	<input type="checkbox"/>	City Councilor CSBC	
Stacy Klickstein	<input type="checkbox"/>	CSBC	
	<input type="checkbox"/>		
Refer to attached Zoom list of all participants	<input type="checkbox"/>		
	<input type="checkbox"/>		

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Alex Valcarce	Public Buildi stocci@newtonma.gov	8/23/2023 17:47	8/23/2023 19:14	88
Stephanie Gilman	# NPS (she# her)	8/23/2023 17:52	8/23/2023 17:56	5
Donna DiNisco		8/23/2023 17:55	8/23/2023 17:56	1
Donna DiNisco		8/23/2023 17:56	8/23/2023 19:14	79
Stephanie Gilman	# NPS (she# her)	8/23/2023 17:56	8/23/2023 19:14	79
Newton		8/23/2023 17:58	8/23/2023 17:58	1
DiNisco Design		8/23/2023 17:58	8/23/2023 17:58	1
Newton		8/23/2023 17:58	8/23/2023 18:16	18
Emily Prenner		8/23/2023 17:58	8/23/2023 18:00	2
Vivian Low	(DiNisco Design)	8/23/2023 17:58	8/23/2023 19:14	76
Ambrose Donovan		8/23/2023 17:59	8/23/2023 18:00	1
Beth Herlihy		8/23/2023 18:00	8/23/2023 18:00	1
Beth Herlihy		8/23/2023 18:00	8/23/2023 19:14	75
Emily Prenner		8/23/2023 18:00	8/23/2023 19:14	75
Ambrose Donovan		8/23/2023 18:00	8/23/2023 19:14	75
SingNing Kuo		8/23/2023 18:00	8/23/2023 18:01	1
SingNing Kuo		8/23/2023 18:01	8/23/2023 19:14	74
David Gillespie		8/23/2023 18:01	8/23/2023 18:01	1
Dore + Whittier Architects		8/23/2023 18:01	8/23/2023 18:01	1
Stacy Klickstein		8/23/2023 18:01	8/23/2023 18:01	1
David Gillespie		8/23/2023 18:01	8/23/2023 19:14	73
Stacy Klickstein		8/23/2023 18:01	8/23/2023 19:14	73
Aidan Place	(Dore + Whittier Architects)	8/23/2023 18:01	8/23/2023 19:14	73
Tom Gloria		8/23/2023 18:02	8/23/2023 18:02	1
Tom Gloria		8/23/2023 18:02	8/23/2023 19:14	73
Carol Schein		8/23/2023 18:02	8/23/2023 18:02	1
Carol Schein		8/23/2023 18:02	8/23/2023 19:14	72
Steve B		8/23/2023 18:05	8/23/2023 18:05	1
Steve B		8/23/2023 18:05	8/23/2023 18:17	12
Jini Fairley		8/23/2023 18:07	8/23/2023 18:08	1
Jini Fairley		8/23/2023 18:08	8/23/2023 19:14	67
Peter Barrer		8/23/2023 18:32	8/23/2023 18:33	1
Peter Barrer		8/23/2023 18:33	8/23/2023 19:14	42
Steve B		8/23/2023 18:35	8/23/2023 19:14	40
Steve B		8/23/2023 18:17	8/23/2023 18:35	18