

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: 10/11/2023
 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
x	Emily Prenner* WG	School Committee		Mike Cox	DWMP
	Bill Humphrey	City Council	x	Aidan Place	DWMP
	Kathy Smith	Superintendent of Schools		Rachel Rincon	DWMP
	Josh Morse* WG	Commissioner of Public Buildings	x	Steve Brown	DWMP
x	Beth Herlihy* WG	Principal Countryside E.S.	x	Donna DiNisco	DiNisco
	Ayesha Farag*	Asst. Superintendent of Elementary		Jim Shuttleworth	DiNisco
	Maureen Lemieux*	Chief Financial Officer	x	Vivian Low	DiNisco
	Nick Read	Chief Procurement Officer		Anne Davis Woodacre	DiNisco
x	Tom Gloria	DRC			
x	Ellen Light	DRC		Amy Mackrell	DRC
	Tamika Olszewski	School Committee (Chair)		Ambrose Donavan	DRC
	Cove Davis*	School Committee	x	Andrea Kelley -CC Rep.	DRC
x	Stacy Klickstein*	Resident		Barney Heath -	DRC
	Liam Hurley* WG	Asst. Superintendent/ Chief Fin. &		Carol Schein	DRC
	Andreae Downs* WG	City Council	x	David Gillespie	DRC
x	David Kalis*	City Council	x	Rob Hnasko	DRC
x	Lori Zinner*	Resident	x	Jonathan Kantar	DRC
	Andrew Lee	Asst. City Solicitor	x	Peter Barrer	DRC
x	Stephanie Gilman WG	Dir. Planning, Project Mgt, &	x	SingNing Kuo	DRC
	David Stickney	Director of Facilities	x	Steve Siegel	DRC
x	Alex Valcarce WG	Deputy Commissioner	x	Adam Bernstein	DRC
	Adam Lipson	Resident		David Gane	DRC
	Maura Tynes WG	Director of Elementary Special Ed.		Christina Oliver	Resident
	David Gillespie			David Oliver	Resident
				Ima Jonsdottir	
			x	Jini Fairley	

* SBC Voting Member | WG Working Group

Item No.	Description	Action
1	<p>Call to Order: 6:11 pm meeting was called to order by A. Valcarce with 5 of 12 voting members in attendance.</p>	Record
2	<p>Project Schedule Milestones V. Low discuss briefly discuss the project schedule and Milestones.</p> <ul style="list-style-type: none"> • <u>October 25, 2023</u>: SBC Vote to Submit Schematic Design (SD) • <u>October 26, 2023</u>: Submit SD (Upon SBC Vote) <p>Meetings + Milestones</p> <ul style="list-style-type: none"> • <u>August 17, 2023</u>: Conversation Commission Prelim Meeting • <u>August 24, 2023</u>: Newton Historical Commission Meeting • <u>August 30, 2023</u>: Technology Review • <u>September 26, 2023</u>: Preliminary Tree Protection, Removal and Planting Plan Review by Marc Welch • <u>September 21, 2023</u>: Fire Prevention Review • <u>September 22, 2023</u>: Public Safety + Security Review • <u>September 28, 2023</u>: Preliminary Site Plan Review with Engineering & Jennifer Steel • <u>October 04, 2023</u>: DRT Meeting • <u>October 11, 2023</u>: Site Plan Approval Review Towards DRC Vote 	Record
3	<p>HVAC System Basis of Design Ground Source Heat Pump + VRF V.Low provides an update on HVAC System Basis of Design.</p> <p>Water-Cooled Variable Refrigerant Flow (VRF) System utilizing ground source (Geothermal) Wells</p> <ul style="list-style-type: none"> • Variable Refrigerant Volume water to air heat pump system • Capable of simultaneous heating/cooling with heat recovery • Indoor units will be ducted, complete with integral pump if required. • ECM fan motor and MERV-13 filters • New system saved over a million dollars over the basis of design (Previously a fan coil system) <p>Building Systems GSHP Conceptual Well Layout</p> <ul style="list-style-type: none"> • Approximately 76 wells – 8 circuits • Potential future PV canopy – footing locations to be coordinated with well locations. • Well field to be completed prior to completion of new school. • Construction of well field to be closely coordinated with site activities. • Alternatives well locations would impact use of existing playground and paved play areas. 	Record

	<p>Building Systems GSHP Test Well</p> <ul style="list-style-type: none"> • Test well drilled 10.11.2023. • Well observation to be completed over coming weeks. • Test well results will confirm the number of wells required at the new Countryside School. <p>J. Kantar request clarification on why the geothermal system is less expensive than a traditional system.</p> <p>V.Low explains what we had for a basis of design was a geothermal with the fan coils distribution system but switching to a VRF system saved this project over a million dollars.</p> <p>J. Kantar asks why is geothermal ground source heat pump system the basis of design?</p> <p>V.Low replies in working with the school, it was determined that it made sense to do the ground source. There are a series of incentives and potential refunds.</p>	
4	<p>Schematic Design</p> <p>V.Low updates on proposed schematic design updates.</p> <p>Proposed Site Plan</p> <ul style="list-style-type: none"> • Bus Drop off lane located along Dedham St. North • Parents drop off (Blue Zone) located along Dedham St. East • The staff Parking lot is located to the west. • Van drops off lane located at staff parking lot. • Softball practice field located as far to the southeast as possible to maximize play area. • Existing schools remain operating during construction. • Playground and equipment to be accessible (Universal Design) • Playground components include full court basketball (reduced size, wall ball zone, painted asphalt play areas • Outdoor Learning opportunities include raised garden beds, pollinator garden, outdoor classroom. <p>Playground Ramp Configuration</p> <ul style="list-style-type: none"> • School Department Preferred Approach • Two ramps at playground entrance • Ramp leading to staff parking, van drop off, and asphalt play area is beneath building overhang. • Two ramps allow for separation of up/down movement. <p>Backup Generator Location</p> <ul style="list-style-type: none"> • The previous generator location was within the existing building footprint. • The existing school will not be demolished until the new school is complete and occupied. • Requires temporary generator, at additional cost, to test new building systems and for building occupancy. 	Record

- Requires careful coordination to complete final building system testing and integration.
- Updated Generator location outside of existing building footprint
 - Allows for backup generator to be installed at permanent location.
 - Allows for final building systems testing and integration prior to building occupancy.

S. Siegal asks how tall is the generator and generator screening? I'm thinking about the entrance from the street. And what will it go to the view of the building.

V.Low replies with the generator is about nine and half feet tall and the screen is about ten and half from the grade to the top.

Proposed Floor Plans

- First Floor Plan Changes
 - Admin Office made it more efficient in terms of circulation.
 - Ramp access from the playground
 - Relocation of Generator
- Second Floor Plan- No changes
- Roof Plan
 - Adding Hydrant to roof to access water
 - Added Roof hatch

Stormwater Consideration + Updates

- Design to fully comply with the requirements of the Massachusetts Stormwater Regulations
- Stormwater management components
 - Bioretention areas
 - Shallow Infiltration basins
 - Porous asphalt parking lot + driveway
 - Permeable rubber plays surfaces.
 - Recharge structure
- No increase in peak rates of stormwater discharge off site

L.Zinner asks what is a below grade recharge station?

V.Low replies it's big basin that accepts water, then recharges it. Letting the water out of the underground through a filtration system, so the water doesn't flow out through pipes.

T. Gloria asks if there is anything for the xenobiotics that would then get locked in this filtration system?

V.Low states that Janet can explain this on the next meeting.

J. Kantar asks why couldn't you put the generator over at the right corner of the building on the opposite end of the building?

V.Low explains that the electric and mechanical room are close to the new generator location making it the most efficient location.

Proposed Site Utilities

	<ul style="list-style-type: none"> • New school to tie into utilities located along Dedham Street east • Existing gas line to be capped at street (there will no gas to the new school) • Existing stormwaters drain at northwest corner of site to be maintained • Hydrant flow test confirms adequate pressure for new fire protection system. • Hydrant locations confirmed by Newton Fire Department- 2 will be added <p>Vehicular Circulation & Parking Proposed</p> <ul style="list-style-type: none"> • Designated bus drops off with narrow fences median separation. • Bus drop along Dedham St North • Parents drop off along Dedham St East • Walnut/Dedham St intersection reconfigured for reduced length of pedestrian crossing. • Parallel parking along curbside remains narrow • Staff Parking along Dedham St East, Walnut St. and on Dedham St. North, west of the driveway • Service driveway at Dedham St East • 360 degree emergency vehicle access • Van lane used for ladder truck access to west end of building • Reviewed by Newton FD <p>I. Jonsdottir asks if there is separate or accessible parking for families. V.Low replies we do not have designated visitor parking, we are only providing parking for staff. Visitor parking will be along the sidewalk. I. Jonsdottir asks if there is accessible parking in the visitor parking zone. V.Low replies there are 2.</p>	
6	Next Meetings: ➤ To be determined at a later date.	Record
7	Adjourn: 7:23pm meeting ended.	Record

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.