



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: 03/27/24
 Time: 6:00 PM
 Prepared By: Andrea O'Toole

| Present | Name | Affiliation | Present | Name | Affiliation |
|---------|------------------|------------------------|---------|-----------------------|---------------|
| ✓ | Jonathan Yeo* | Chief Operating | | Mike Burton | DWMP |
| | Ruthann Fuller | Mayor | | Christina Dell Angelo | DWMP |
| ✓ | Emily Penner* | School Committee | | Mike Cox | DWMP |
| | Ana Nolin | Superintendent of | ✓ | Andrea O'Toole | DWMP |
| ✓ | Josh Morse* WG | Commissioner of | | Rachel Rincon | DWMP |
| ✓ | Beth Herlihy* WG | Principal Countryside | ✓ | Steve Brown | DWMP |
| | Ayesha Farag* | Asst. Superintendent | | Donna DiNisco | DiNisco |
| | Maureen | Chief Financial | | Jim Shuttleworth | DiNisco |
| | Nick Read | Chief Procurement | ✓ | Vivian Low | DiNisco |
| | Jini Fairley | ADA Coordinator | ✓ | Anne Davis Woodacre | DiNisco |
| | Maura Tynes WG | Director of | ✓ | Amy Mackrell | DRC |
| | Tamika Olszewski | School Committee | | Ambrose Donavan | DRC |
| | Liam Hurley* WG | Asst. Superintendent/ | | Barney Heath - | DRC |
| ✓ | Andreae Downs* | City Council | ✓ | Carol Schein | DRC |
| ✓ | David Kalis* | City Council | ✓ | David Gillespie | DRC |
| | Bill Humphrey | City Council | | Rob Hnasko | DRC |
| | Andrew Lee | Asst. City Solicitor | ✓ | Jonathan Kantar | DRC |
| ✓ | Stephanie Gilman | Dir. Planning, Project | ✓ | Peter Barrer | DRC |
| | David Stickney | Director of Facilities | | SingNing Kuo | DRC |
| | Alex Valcarce WG | Deputy Commissioner | ✓ | Steve Siegel | DRC |
| | Mike Pierce | Resident | ✓ | Adam Bernstein | DRC Comm |
| | Zachary Sarver | Resident | ✓ | Denitsa Daneva | DRC Comm |
| | Lori Zinner* | Resident | ✓ | Ellen Light | DRC Co- Chair |
| ✓ | Barry Greenstein | School Committee | ✓ | Tom Gloria | DRC Co-Chair |
| | Kaitlyn Spiegel | Resident | ✓ | Stacy Klickstein | School |
| | Alan Rao | Resident | | Christopher Bossert | Resident |
| | Micah Eades | Resident | | Ima Jonsdottir | Resident |

*Voting member

| Item No. | Description | Action |
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| 1 | Call to Order: 6:00 | Record |
| 2 | Sustainability Updates: <ul style="list-style-type: none"> ➤ DiNisco review of the building envelopes high performance standards, lighting system, HVAC system, and possible HVAC alternates to be explored through DD. ➤ Building Systems have been further refined from Schematic Design (SD). At 50% DD the Energy Use Intensity (EUI) was at 23 (just under the Mass Save EUI Target of 25). At 100% DD it is now being modeled at .24.7 which carries a 37% reduction in energy and energy costs. ➤ Heating and Cooling Modeling at 100% DD shows that Thermal Energy Demand Intensity (TEDI) numbers are still under the stretch code thresholds. | Record |
| 3 | Site Plan Updates: <ul style="list-style-type: none"> ➤ DiNisco slide review of the proposed lighting and site plan showing exterior fixture samples, and landscaping. ➤ Photometric review showing the foot candle projections. | Record |
| 4 | Building Design Updates: <ul style="list-style-type: none"> ➤ Slides of the East Elevation Alternatives 1-3 are reviewed in response to comments from other meetings. The goal has been to reduce the feel of opacity and to lighten up the mechanical room façade by using alternative materials and window options. ➤ The east stairwell (A) was also reviewed. Materials have been altered but glazing has not been added. | Record |
| 6 | Proposed Floorplans, Roof and Solar: <ul style="list-style-type: none"> ➤ The administrative area has been further refined through meetings with the principal, administrative and nursing staff. ➤ The library has been reconfigured to provide a more effective flow through the space. ➤ The ERV on the roof has been moved back slightly which makes it less visible from the street. ➤ Solect Solar is studying the roof design and will be providing solar generation information in the next couple of weeks. | Record |

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| 7 | <p>Interiors:</p> <ul style="list-style-type: none"> ➤ Inspiration continues to come from existing murals. Durable and colorful finishes as well as functional creative lighting options are being selected. | Record |
| 8. | <p>Schedule:</p> <ul style="list-style-type: none"> ➤ Dore & Whittier review of an updated project timeline outlining Modules 3-8. At the time of this meeting the project is in Module 6 and the current timeline has final completion December of 2027. | Record |
| 9. | <p>Design Development Submission: Motion</p> <ul style="list-style-type: none"> ➤ “The vote this evening is to authorize the Owners Project Manager Dore & Whittier Management Partners to submit the Design Development Submission on behalf of the City of Newton to the Mass school Building Authority.” <p>A motion to approve the Design Development Submission to the MSBA as submitted was made by A. Downs and seconded by E. Penner. Discussion: None. Roll Call Vote: B. Herlihy – Yes – S. Kilckstein – Yes – D. Kalis – Yes – E. Light – Yes – J. Yeo – Yes – J. Morse – Yes – A. Downs – Yes – E. Prenner – Yes – B. Greenstein – Yes – S. Gillman for L. Hurley – Yes. Abstention: None. Motion passes 10-0-0.</p> | Record |
| 10. | <p>DCR Comments:</p> <ul style="list-style-type: none"> ➤ D. Kalis- What is the white wall along the East Elevation? Is this area cordoned off so kids can’t get to it? <ul style="list-style-type: none"> -V. Low notes that it is the wall that is screening the generator. There are no gates but there are bollards in front of the transformer located off the service drive. The generator is tucked behind a wall off the end of the access drive. ➤ D. Kalis – Will the path to Andrews Street be maintained? <ul style="list-style-type: none"> - B. Herlihy – The city clears that path of snow. ➤ J. Kantar- How much glass is going to get closed off once people have started putting down shades? Do we have any data from other schools on how many shades are left in the down position? <ul style="list-style-type: none"> V. Low – We do not know what the other schools are doing as far as leaving shades down. The main orientation for the classrooms is North/South so the classrooms on the North do not have direct sunlight. | Record |

- J. Kantar - It seems like there is a slight creep of energy use based on the updated energy models. What is causing that? Is anyone concerned about high tight the numbers are running to requirements?
 - V. Low – We don't anticipate energy usage changing much from this point.
- J. Kantar are there any energy checks 1 year out?
 - V. Low -Yes but performance will not impact the initial MassSave incentives for design. If the project exceeds the EUI limit it would not receive the additional reimbursement.
- P. Barrer – I am not as concerned about energy usage as long as we have a commissioning agent on board. Have there been any embodied carbon reviews?
 - V. Low – We did not do an in-depth review of the structural alternative. But we did discuss mass timber has higher costs and is challenging for public procurement.
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- J. Kantar – I was recently at a building that used CLT wood structure. I would challenge your engineers to pencil out an alternate structure and use an embodied carbon measurement tool to record some data.
- P. Barrer – Has the Commissioning Agent been contracted?
 - V. Low – Yes RFS is in the process of reviewing the 100% Design Development drawings.
- P. Barrer – Can you consolidate the mechanicals/vents on the roof to allow maximum interrupted solar array?
 - V. Low – We are looking into that. The challenge is the vent piping at 1/8” per foot may limit some ability to consolidate.
- P. Barrer – Are you going to provide an HVAC capped connection to the first-floor mechanical room for future expansion?
 - V. Low – Yes, we will do that.
- P. Barrer – Will there be acoustical treatment for the heat pumps located above the library?
 - V. Low – Yes, we are having our acoustical engineer take a closer look at that to make sure there is no sound transmission through to the library.
- P. Barrer – VAV boxes are not notes in each classroom.
 - V. Low the engineer said this item is carried via a note on the plans. We will make sure it is added graphicly to all classrooms during the next design phase.

- P. Barrer – Please explain the intent of 20% propylene glycol carried in the Ground Source Heat Pumps.
 - V. Low there will be water in the condenser units on the roof so we will need propylene glycol for that. The smaller number of wells being used also calls for it.
- P Barrer – There is a statement in the spec that there is no dishwasher in the kitchen.
 - V. Low – There is a ware washer shown in the drawings.
- D. Gillespie – Glass is at such a premium today that I would look again into not using it in the mechanical space as well as the large stairwell.
- T. Gloria – East Elevation looks good but needs further refinement and alternate considerations on use of glass. On the North Elevation has there been any review of light spilling out of the upper floors towards the neighbors?
 - V. Low – We can review further but anticipate low usage during the evening hours.
 - A. Valcarce – We can make sure that any nighttime usage can be scheduled for spaces facing that courtyard.
- T. Gloria – The LCA a hard number baseline percentage is not appropriate in this case. I would recommend the language to be changed from a hard requirement to a “should” or “as practical” to mitigate uncertainty. If using hard requirements reporting would also need to be specified.
- E. Light – Adding to the steel vs. wood considerations the duct work in schools is very large, J. Kantar did the project that you referenced earlier have the same size duct work that you would find in a school?
 - J. Kantar – I am not sure, but I suspect they might have had singular unit systems.
 - J. Morse - Wood frame bidders are very hard to bring to a project. The municipal world has very little wood frame construction.
- C. Schein – I cannot find the noted plantable concrete system on the plans.
 - V. Low – That might be a carryover. (Follow up Note: We have reviewed with our civil engineer and confirmed this system at the drainage system next to the pollinator garden.)

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| | <ul style="list-style-type: none"> ➤ C. Shein – What is the rationale behind the siting of the pollinator garden? <ul style="list-style-type: none"> - A. Valcarce – It was the location selected by the Conservation Commission. ➤ C. Schein – The plan has the seating logs placed in ground cover, and it should be lawn and the tree that is in the small corner near the gym might be an issue as far as trash collecting. <ul style="list-style-type: none"> - V. Low- You are correct, the seating is shown in lawn area, and we will consider shrubs where the tree is shown next to the ramp. | |
| 11. | <p>Meetings and Milestones:</p> <p>Scheduled</p> <ul style="list-style-type: none"> ➤ March 28th, 2024, DD Submission to MSBA ➤ April 11, Con Com, NOI Hearing for School Project ➤ April 24 DRC Meeting <p>Upcoming</p> <ul style="list-style-type: none"> ➤ Public Safety ➤ Traffic and Engineering ➤ Playground Follow Up ➤ Kitchen Follow Up ➤ CD Packages for Review at 60% and 90% | Record |
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Sincerely,
DORE + WHITTIER
 Andrea O’Toole
 Assistant Project Manager
 Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please submit within 48 hours for incorporation into these minutes.