

MEETING MINUTES



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

Project No: 22-0123
 Meeting Date: 06/26/24
 Time: 6:00 PM
 Prepared By: Andrea O'Toole

Present	Name	Affiliation	Present	Name	Affiliation
	Jonathan Yeo*	Chief Operating		Mike Burton	DWMP
	Ruthanne Fuller	Mayor		Christina Dell Angelo	DWMP
	Emily Penner*	School Committee		Mike Cox	DWMP
	Anna Nolin	Superintendent of	✓	Andrea O'Toole	DWMP
✓	Josh Morse* WG	Commissioner of Public Buildings		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		Christina Oliver	Resident
✓	Andrea Kelley	School Committee			

*Voting member

Item No.	Description	Action
	Call to Order: 6:05pm	Record
1	<p>Energy Code</p> <ul style="list-style-type: none"> ➤ The project is being designed to the following energy codes -780 CMR: Massachusetts State Building Code 10th Edition and 225 CMR 23: Massachusetts Commercial Stretch Energy Code. Since Newton is an Opt-In City DiNisco is also designing to the specialized code based on the 2021 International Conservation Code (IECC). ➤ This building will have 10% of parking reserved for EV parking spaces and be solar ready. ➤ This will be an all-electric building which follows pathway No. 1 under 225 CMR 23 Appendix CC: Municipal Opt-In Specialized Code. 	Record
2.	<p>MSBA Green School’s Program</p> <ul style="list-style-type: none"> ➤ MSBA’s pre-requisites are listed below. The project meets 5 points out of the possible 7 available: <ul style="list-style-type: none"> • LEED Silver – Minimum • MR Building Product Disclosure & Optimization – Materials Ingredients • IEQ – Low Emitting Materials • IEQ – Indoor Air Quality Assessment • Minimum energy efficiency requirements described in MA DOER “Opt-In Specialized Code” Standards. ➤ Countryside also meets the MSBA’s project minimum requirements to receive an additional reimbursement of 3% of estimated basis if Total Facilities Grant and an additional 1% by achieving 5 points on the LEED scorecard. 	Record
3.	<p>LEED Scorecard</p> <ul style="list-style-type: none"> ➤ The project currently has 63 credits in the “yes” column. This will be reviewed again by Thornton Tomassetti (TT) at 60% to make sure these numbers are correct and if any of the “maybe” points can move to yes. ➤ The project is currently trending toward LEED Gold status. 	Record
4.	Embodied Carbon	

	<ul style="list-style-type: none"> ➤ The Design team is working on strengthening language with TT in regard to EPD’s for specification sections. 	
5.	<p>Building Systems</p> <ul style="list-style-type: none"> ➤ Demand control ventilation is being studied and will be broken up into 3 or 4 zones per floor depending on occupancy. ➤ Building Envelope – New energy code requires mitigating heat transfer. DiNisco is designing to this code by using continuous insulation where possible, thermally broken girts, thermally broken masonry ties, thermally broken relieving angles, 3” cavity spray foam insulation, 4” continuous rigid insulation, and triple glazed windows. 	
6.	<p>Questions</p> <ul style="list-style-type: none"> ➤ P. Barrer – What is the fuel for the emergency generator? <ul style="list-style-type: none"> • V. Low - The generator is diesel which, when combined with the geothermal heat pumps, makes the project eligible for a large Mass Save incentive. ➤ D. Gillespie – Have you considered a passive house design? Are there any additional incentives using this route? <ul style="list-style-type: none"> • V. Low – We can ask our sustainability consultants and follow up. ➤ A. Downes – What is the current building using for energy. <ul style="list-style-type: none"> • J. Morse- Electricity \$100,017/yr. Gas \$82,000/yr. ➤ P. Barrer – Will the average of the H/C zones be monitored or each individual space? <ul style="list-style-type: none"> • V. Low – In the smaller spaces the average will be taken. In the larger space of one zone calls for service they will all receive it. ➤ P. Barrer – When will the DRC see the 90% drawings? <ul style="list-style-type: none"> • A. Valcarce – Beginning of October 2024 for approval end of November 2024. ➤ P. Barrer – Please make Cx Agent comments available as well. <ul style="list-style-type: none"> • A. Valcarce – We will post everything via Teams for review. ➤ J. Kantar – Are we on track to be net zero? <ul style="list-style-type: none"> • V. Low – We are still waiting on information from Solect. We do know that there is not enough solar on the roof to get to net zero. The building and site will be solar ready. ➤ J. Kantar – Why do we only have 5 out of 7 LEED points? Are they material? <ul style="list-style-type: none"> • V. Low – Yes, they are materials. We can follow up with the specifics on how to get the additional 3 credits. 	

	<ul style="list-style-type: none"> ➤ J. Kantar – What is the efficiency of the ERV requirement? Please be aware of shoulder seasons when a location might be heavily populated and system might not kick on. <ul style="list-style-type: none"> • V. Low – We can get that information with you. We will make sure to look at monitoring. ➤ J. Kantar – Have you looked at other insulation types, so you don’t use so much foam? You might want to look at timber fiber. (Go Lab, Maddison ME) <ul style="list-style-type: none"> • V. Low – We are looking into mineral wool and can explore timber fiber. ➤ J. Kantar – Is there a protocol for lower door testing, and when does that happen in the construction process. Can it be done with a mockup of a typical room earlier in construction? <ul style="list-style-type: none"> • V. Low – We can look at the mockup and test at that time. • S. Brow – This is typically done by the Cx close to the end of construction. We can look at how the specification is written and see if the Cx has a way to address any issues before the end of the project. 	
7.	<p>Meetings and Milestones: 60% Cost Estimate Upload – 7/24/24 60% DD Draft Submission Review 8/22/24 60% DD Submission to MSBA 8/29/24 90% DD Submission to MSBA 11/1/2024 Bidding Begins 12/4/2024 Construction Contract Award 1/31/2025</p> <p>Upcoming Meetings: DRC Meetings 7/24, 8/28 Traffic and Engineering Playground Follow Up Kitchen Follow Up</p>	Record
8.	DRC/SC Adjourn: 7:10	Record

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.