



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: 0228/24
 Time: 6:00 PM
 Prepared By: Andrea O'Toole

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
	Ana Nolin	Superintendent of Schools	✓	Andrea O'Toole	DWMP
✓	Josh Morse* WG	Commissioner of Public		Rachel Rincon	DWMP
✓	Beth Herlihy* WG	Principal Countryside E.S.	✓	Steve Brown	DWMP
	Ayesha Farag*	Asst. Superintendent of		Donna DiNisco	DiNisco
	Maureen Lemieux*	Chief Financial Officer		Jim Shuttleworth	DiNisco
	Nick Read	Chief Procurement Officer	✓	Vivian Low	DiNisco
✓	Jini Fairley	ADA Coordinator	✓	Anne Davis Woodacre	DiNisco
	Maura Tynes WG	Director of Elementary	✓	Amy Mackrell	DRC
	Tamika Olszewski	School Committee (Chair)		Ambrose Donavan	DRC
	Cove Davis*	School Committee	✓	Andrea Kelley -CC Rep.	DRC
	Liam Hurley* WG	Asst. Superintendent/		Barney Heath - Planning	DRC
✓	Andreae Downs* WG	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 WG	Dir. Planning, Project Mgt,	✓	Peter Barrer	DRC
	David Stickney	Director of Facilities	✓	SingNing Kuo	DRC
✓	Alex Valcarce WG	Deputy Commissioner	✓	Steve Siegel	DRC
✓	Mike Pierce Caplan	Resident	✓	Adam Bernstein	DRC Comm Rep
✓	Zachary Sarver	Resident	✓	Denista Daneva	DRC Comm Rep
	Lori Zinner*	Resident	✓	Ellen Light	DRC Co- Chair
✓	Barry Greenstein	School Committee	✓	Tom Gloria	DRC Co-Chair
	Kaitlyn Spiegel	Resident	✓	Lisa Reibstein	Resident
✓	Alan Rao	Resident	✓	Christopher Bossert	Resident
✓	Micah Eades	Resident	✓	Ima Jonsdottir	Resident

*Voting member

Item No.	Description	Action
1	Call to Order: 6:00	Record
2	<p>Sustainability Updates:</p> <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 SD the Energy Use Intensity (EUI) was at 24.9 (just under the Mass Save EUI Target of 25). At 50% DD it is now being modeled at 23.0 which carries a 37% reduction in energy and energy costs. ➤ Heating and Cooling Modeling at 50% DD shows that Thermal Energy Demand Intensity (TEDI) numbers are slightly under the stretch code thresholds and will continue to be refined. 	Record
3	<p>Site Plan Updates:</p> <ul style="list-style-type: none"> ➤ DiNisco slide review of the proposed site plan showing added landscaping, changes in location of lawn area/ seed mix. 	Record
4	<p>Playground Updates:</p> <ul style="list-style-type: none"> ➤ DiNisco slides are presented showing 3D Images of the proposed playground. ➤ The structure being presented is similar to the play structure at Lincoln Elliot Elementary School. There will be minor modifications to customize the structure to this specific location. ➤ Various fully accessible freestanding structures including a Gaga Ball pit will be added to the playground's resilient surface area. 	Record
5	<p>Building Design Updates:</p> <ul style="list-style-type: none"> ➤ DiNisco slides starts with the entrance street plaza are circles the building with various elevation views. Utility lines have been added to the presentation as requested by the Town. Brick patterning is now shown as wrapping around the building tying the design together. The back entrance ramp now has a sloping landscaped grade rather than a retaining wall. Bike racks have been added, and the rooftop screen has been moved back. 	Record
6	<p>Floorplans and Roof:</p> <ul style="list-style-type: none"> ➤ The 1st floor lobby rendering is show. The materials now include tile on the walls with a red oak shiplap and accent strips at eye level. Colors of 	Record

	<p>the Understory theme are being pulled into the lighting and art elements. The cafeteria will have some unique lighting and acoustic paneling in the lofted area to prevent sound transfer to the library above. These areas will continue to be refined.</p> <ul style="list-style-type: none"> ➤ The second floor is presented as the Canopy themed level in greens, brown and blues. The library is taking shape with large windows, visibility to the hallways, natural wood accents/bookcases, and multiple areas for students and teachers to interact. ➤ The Third floor is a study of the Sky theme, incorporating many tones of blue, white, and warm woods. Exciting light and acoustical options are being explored to add to the theme. 	
7	<p>Meetings and Milestones:</p> <p>Scheduled</p> <ul style="list-style-type: none"> ➤ February 29, 2024, ConCom NOI Hearing for Intermittent Stream ➤ March 26th, 2024, Submit NOI to ConCom ➤ March 27th, 2024, DRC Meeting ➤ March 28th, 2024, DD Submission to MSBA <p>Upcoming</p> <ul style="list-style-type: none"> ➤ Library, Art, Music Review ➤ Public Safety and Security Review 	Record
8	<p>DCR Comments:</p> <ul style="list-style-type: none"> ➤ P. Barrer – Thrilled with the project. Can you explain again why you are looking at alternate water source heat pump in the mechanical room? Is that a cost item or an energy item? <ul style="list-style-type: none"> ➤ V. Low – It is a cost item and is still being explored. ➤ P. Barrer – It looks like the domestic water is being heated with electric resistance. Can it be run off the GSHP? <ul style="list-style-type: none"> ➤ V. Low -We are having conversations about what we can carry on the back up generator. We can add domestic water to that formula for consideration. ➤ P. Barrer –Do we have a Commissioning Agent on board? <ul style="list-style-type: none"> ➤ A. Valcarce – We do. RFI Engineering has come on board over the last few weeks. We are getting them on board and we are working to get them up to speed. ➤ P. Barrer –When do we get to see the DD documents? <ul style="list-style-type: none"> ➤ A. Valcarce – We are going to upload to the SBC and DRC before the documents go to the MSBA. The target is the week of March 18th. ➤ D. Danvea – Can you show us where the afterschool program would live? Is that space bigger than the existing space? 	Record

- V. Low – The afterschool program is in the cafeteria. There is a dedicated room for storage for the afterschool program. There is direct access to the cafeteria from outside and to the main the lobby for parent pickup. The cafeteria is large enough in size to accommodate this program and materials.
- J. Kantar – Is the building going to be Net Zero? Are you able to reorganize some items on the roof to help accomplish this goal.
 - V. Low – We hope to have that information for you at the next meeting or so. We are passing information along to the solar team to see how much energy can be generated.
- J. Kantar – Has there been any consideration of solar battery backup system? It might be a good idea to reduce peak loads and utilize the rebates available.
 - V. Low – At this point the site cannot accommodate the large footprint of a battery-operated generator due to the floodplain. The technology is also not quite caught up with the needs of the project. The goal is to get to Net Zero and the building will be at least Net Zero ready. If the City continues with the PPA system, they will get the project there with that equipment.
- J. Kantar – The building has lots of overhangs. Has the construction been figured out to reduce thermal bridging?
 - V. Low – Yes, we have been spending a lot of time on this. We are working with a project that is slightly ahead of us and sharing information to help with detailing.
- J. Kantar – I would encourage looking at 2 ERU’s instead of one to reduce the size and move them forward on the roof to make more area for solar panels.
- S. Siegel – There is a strong banner at both the front and back of the building. What is the reasoning for that? Is there a preference to where the visitors will come in?
 - V. Low – They are both considered to be main access points leading to a shared lobby. Staff and students that need an accessible drop-off point will be coming in the back entrance. The goal is to make both locations feel welcoming.
 - E. Prenner – The entrance that goes to the parking lot and playground is the entrance that will be used by students arriving via van. It is important for them to be interacting with peers during this time.
 - A. Valcarce – The 2 entrances also allows for flexibility in managing the flow of people during pick up and drop off times.
 - B. Herlihy – We currently utilize multiple entrances, and this will maintain that.
- Alan Rao – Would like to have documents in hand to review the project. The building is way beyond the red line and needs to be pushed back.

The corner should not be used for gathering due to visibility and danger.

- T. Gloria - We have had several meetings as it pertains to the various jurisdictions and restrictions of the building site. There have been several layers of approval within the DRC and SBC. Public traffic and sidewalk aspects are beyond the projects preview.
- Alan Rao -Feels that elevations that we are using are illusions to fool the public. The tower is an eyesore, and the building looks like a prison. The tall stair is redundant and needs to be pushed back. The building is also intimidating the neighbors and destroying the character of the neighborhood.
 - T. Gloria - The architects have shown several views this evening that present the project accurately.
- Alan Rao -The temporary fences will not protect anyone. Where does the bike lane go? There are bike racks, but the site does not support a bike lane. The current design is going to be very costly per square foot. You are blocking our sun.
 - T. Gloria - A shadowing survey has been done and any shadowing on residential properties has been mitigated.
- Alan Rao - The third stairway is 5 floors high. It should be moved to the other side of the building to be more effective and get rid of redundancies.
 - V. Low - The building is 3 stories high and goes up to 4 floors high at the exterior stairwell to allow access to the roof. If we were to move the staircase, we would take away from program space which is already limited.
 - A. Valcarce- You are implying that we are being disingenuous, sneaky, tricky, and lying. All the perspectives are shown from pedestrian views at various elevations. There are some that are higher, but we try to show them at eye level to show what will be seen. The intent is to show what's going on at multiple angles and elevations. We have already reduced the building through redesign. The further the building is pushed back onto the site, the more the site would have to be filled or the higher you need to build the building of the ground. We will review your comments tonight and take them into account. The building location is already set.
- Z. Sarver - What does "full court reduced" size mean regarding the basketball court?
 - A. Valcarce- It is a full basketball court sized down to the appropriate size for the elementary school age group.
- Z. Sarver -A little concerned with how much light we are going to get in the late afternoon. Is there a dawn and dusk shadow study?

	<ul style="list-style-type: none"> ➤ A. Valcarce – Yes, a shadow study has been done for various timeframes throughout the year. They can be shared and posted to the website. ➤ Ima Jonsdottier – Is the Gaga Ball pit accessible? <ul style="list-style-type: none"> ➤ A. Valcarce – Yes ➤ Ima Jonsdottier – Will all the single use bathrooms be accessible and be able to accommodate a changing table? <ul style="list-style-type: none"> ➤ A. Valcarce – Yes, we are making the space ready by adding blocking in the walls in the single use bathrooms. ➤ Christopher Bossert – Has there been a traffic study done? The corner has a propensity for accidents. <ul style="list-style-type: none"> ➤ T. Gloria – Yes, a study was done, but it is not the purview of the DRC. ➤ V. Low – The report is on the project website. It was uploaded during feasibility. We are working with Pare and the City's engineering group. They have been involved with the discussion on how to make the intersection safer. We are going to remove the island to narrow the intersection and provide more sidewalks. (Link sent in the meeting chat by D&W) ➤ Christopher Bossert – We are worried about the drainage of the playing fields. Are they going to be usable during the wet seasons? <ul style="list-style-type: none"> ➤ A. Valcarce – The wetlands buffer has been mapped out. The field will be set up for drainage of flood and storm water. It will be improved, but because of the site location if there is sufficient flooding it might flood. Flood storage during construction has been studied by Horsley- Witten and it is not an issue. 	
9.	<p>Next Steps:</p> <ul style="list-style-type: none"> ➤ The process of DD which will be concluding next month. We will be looking for the SBC to vote on submitting the DD documents to the MSBA at next month's meeting. The team will work on detailed design for the rest of 2024 and the project will go out to bid January of 2025. Construction will be starting that spring and will continue for the next couple of years. ➤ The project will be 149 CG bid. When the documents get to 90% (November 2024) they will be posted for the DRC to review. The DRC will then recommend to the Building Commissioner so the project can go out to bid. ➤ March 27th the SBC will need a quorum to vote on the project to go to the MSBA. There is a School Committee Budget Hearing that night starting at 5:30 pm. Members will attempt to jump over to the Countryside meeting to provide a vote. 	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.