



Newton - Franklin School

Meeting Date:	March 13, 2024, at 6:00 PM	Design Review Committee Meeting
Prepared by:	Aditya Modi – CHA	Zoom Conference Call

School Building Committee Members	Design Review Committee Members
<input type="checkbox"/> Jonathan Yeo <input type="checkbox"/> Mark Chitty <input type="checkbox"/> Ayesha Farag <input type="checkbox"/> Maureen Lemieux <input type="checkbox"/> Anping Shen <input type="checkbox"/> Paul Levy <input type="checkbox"/> Liam Hurley <input checked="" type="checkbox"/> Julia Malakie <input checked="" type="checkbox"/> Pam Wright <input type="checkbox"/> Aaron Goldman <input type="checkbox"/> Jessica Allen	<input checked="" type="checkbox"/> Peter Barrer <input checked="" type="checkbox"/> Ellen Light <input type="checkbox"/> Ambrose Donovan <input checked="" type="checkbox"/> David Gillespie <input checked="" type="checkbox"/> Thomas Gloria <input type="checkbox"/> Robert Hnasko <input checked="" type="checkbox"/> Jonathan Kantar <input checked="" type="checkbox"/> SingNing Kuo <input type="checkbox"/> Amy Mackrell <input checked="" type="checkbox"/> Carol Schein <input type="checkbox"/> Steve Siegel
DRC City Council & School Committee Member Reps.	DRC Project Community Reps- Franklin School
<input checked="" type="checkbox"/> Emily Prenner <input checked="" type="checkbox"/> Andrea Kelley	<input checked="" type="checkbox"/> Jessica Baccari <input checked="" type="checkbox"/> Michael Halle
DRC Committee Staff	General Public
<input checked="" type="checkbox"/> Joshua Morse <input type="checkbox"/> Barney Heath <input checked="" type="checkbox"/> Alex Valcarce <input checked="" type="checkbox"/> Stephanie Gilman <input checked="" type="checkbox"/> Jini Fairley	<input type="checkbox"/> Geoffrey Keenan <input type="checkbox"/> Monique Airasian <input checked="" type="checkbox"/> Rick Sheiber <input checked="" type="checkbox"/> Phil Grgurich <input checked="" type="checkbox"/> Lynn Y <input checked="" type="checkbox"/> Genevieve Morrison <input checked="" type="checkbox"/> Ima Jonsdottir <input checked="" type="checkbox"/> Ben Bayes <input checked="" type="checkbox"/> John Oliver <input checked="" type="checkbox"/> Steven Watchorn- RDA
CHA – Owner’s Project Manager	
<input checked="" type="checkbox"/> Tom Gatzunis <input checked="" type="checkbox"/> Amanda Sawyer <input checked="" type="checkbox"/> Aditya Modi Christina	
HMFH Architects and consultants	
<input checked="" type="checkbox"/> James Liebman <input checked="" type="checkbox"/> Melissa Greene <input checked="" type="checkbox"/> Lori Cowles <input checked="" type="checkbox"/> Jake Picariello <input checked="" type="checkbox"/> Josh Burgel- Lemon Brooke	

<input checked="" type="checkbox"/> Dominick Puniello- GGD <input checked="" type="checkbox"/> Todd Brayton <input checked="" type="checkbox"/> Shiyu Zeng -Lemon Brooke	
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Item	Description:	Action
1	Call of Order: 6:03	Record
2	<p>General Update</p> <ul style="list-style-type: none"> J. Liebmann introduced all the Design Team’s consultants that were present at the meeting. J. Liebmann mentioned that during today’s meeting we will discuss about mechanical system selection and the lifecycle cost analysis, the traffic study and then site design updates. In future meetings we will discuss about the building and massing. 	Record
3	<p>Mechanical System selection: Life Cycle Cost Analysis (LCCA)</p> <ul style="list-style-type: none"> D. Puniello started his presentation about the Mechanical Systems selection. He gave an overview on how the process was carried out. The life cycle analysis was done by performing an energy model using Equest with the proposed building designed as per HMFH. Local weather data, local utility rates, operating characteristics of the different HVAC systems and the Plan, building occupancy and usage were studied. Also, utility incentives and Federal credits were studied. HVAC systems have 3 options: <ul style="list-style-type: none"> Air-Source to Hydronic, Air source VRF, Geothermal Water-Source VRF Countryside project is using the Geothermal option. Payback for all the options range between 41-50 years. D. Puniello reviewed costs before rebates are applied. Geothermal has the highest incentive from Mass Save Incentives Program. After incentives, payback for geothermal comes down to 21 years. M. Halle asks are the costs assuming Flat electrical cost kilowatt/ hour? <ul style="list-style-type: none"> D. Puniello responds by saying this will be a blended rate and assumes inflation. M. Halle asks can you confirm that the city would not have to worry about replacement costs 20 years down the line by paying the upfront costs? <ul style="list-style-type: none"> D. Puniello agrees with it. Geothermal only option under EUI of 25, so can participate in Path 1 program. <ul style="list-style-type: none"> \$1.75/ sqft. Roughly \$115,000 savings Federal credits are asked about. <ul style="list-style-type: none"> Geothermal option only qualifies for federal tax credits. J. Kantar asks if there is any logical option for not selecting option 3? <ul style="list-style-type: none"> D. Puniello responds by saying ideally no, but some projects reject it because of upfront costs. 	Record



- J. Morse confirms that the project will most likely move forward with the Geothermal option.
- D. Puniello explains that Geothermal is least prone to weather because the heat pump equipment is located indoors or enclosed.
- J. Liebmann discussed Geothermal option could have more risks and unknowns during construction, but that test pits/borings will be conducted prior to construction to reduce the risk and unknowns.
- J. Kantar asked how the Energy recovery system integrated to ground source heat pump?
 - D. Puniello responds by saying it will be a custom rooftop unit that would have a high efficiency energy recovery but then at its cooling and heating coil section, they would be piped to a heat pump and that heat pump section would be piped with ground source water that would be used to either absorb or reject the heat too. From there, there is pipe with refrigerant piping to the coil. There is a ground water to DX heat exchanger and that's providing your heating, cooling and it just be on a reversing valve whether you need heating or cooling.
- J. Kantar asked will it be able to heat and cool different systems simultaneously?
 - D. Puniello responded yes, all the options can do that.
- J. Baccari asked in terms of construction, this area has high water table, how will you encounter that and how will affect neighbors?
 - Different consultant will design it and use closed loop piping.
 - The water will not be drawn from aquifer, it will be drawn from 30-50 wells, 500-700ft deep by 1-1.5-inch piping.
- J. Baccari asked about noise from systems.
 - D. Puniello responds Geothermal is least noisy as no large condensing fans.
- T. Gloria asked option 3 has highest risk regarding installation. Can you give more context? Also, financial uncertainty of how much?
 - Option 1 &2 putting system on building, while option 3 putting it in ground and that is the uncertainty as there can be unsuitable things that can encountered in the ground.
 - Test pits will be done to mitigate this as much as possible.
 - Ledge, boulder is not a big problem.
 - The High volume of water is a bigger problem. The project team does not expect high water volume on this site. Contingency for dewatering will be considered. Dewatering cost \$50,000-100k.
- J. Kantar mentioned another risk is hitting large patch of rubble.
 - J. Morse responded borings can be done to mitigate that.
- P. Barrer mentions that Geothermal is a great option.
- T. Gatzunis mentioned that CHA recently drilled 300 wells on another project besides a well, were able to get through it easily and the system is working great.

4	<p>Traffic report/study.</p> <ul style="list-style-type: none"> • J. Liebmann gives an overview on the Traffic study and plan. He mentions that this is still an evolving design and not the final product. The project team is focusing on encouraging alternate methods of travel, such as walking and biking vs. vehicular modes. • J. Liebmann gives an overview of the existing conditions: <ul style="list-style-type: none"> ○ 71 cars in morning for drop off and 24 during afternoon. ○ Vans currently use blue zone too. • J. Liebmann explains about the Pedestrian and bike traffic study. <ul style="list-style-type: none"> ○ Current pedestrian and bicycle patterns are reviewed. ○ Designing for future for more bike use. • New Design: <ul style="list-style-type: none"> ○ Van dropoff in parking lot, separated from blue zone and bus drop off. ○ Sheltered bus loop for as many as 3 buses ○ Blue zone longer, one spot for ADA parking ○ Proposed new crosswalk designed on Cherry St entrance with ADA ramps and pedestrian crossing and school flashing beacon was discussed. ○ Cross walk on Derby proposed to be relocated slightly to the east. ○ A raised intersection proposed at intersection of Derby and Pershing. The team will continue to study this. • Consideration to make blue zone 80ft longer, but difficult to achieve because of space constraints. This is considered keeping in mind 414 students' enrollment which might be unlikely. • Better to make the area more pedestrian friendly than blue zone extension. • M. Halle mentions currently parents stop at kindergarten in the blue zone and that reduces the usage. New design will help mitigate that. • M. Halle mentions that at the location of the new proposed cross walk on Derby St, a cross walk was originally there. But it was shifted west as it was not MUTCD compliant. There was an independent study conducted which recommended using Pershing St crosswalk get more Queue space for vehicles and it could clear the blue zone and be out of it, so new vehicles could come in. <ul style="list-style-type: none"> ○ Agree with Josh's comments on not extending the blue zone. ○ Suggested Cherry St as a possible blue zone. Might not be popular with teachers. ○ Having any cross-walk-in middle of blue zone is not good. ○ Safer to separate bikes coming from Derby St by make the southern sidewalk of the Derby St a bike sidewalk and encourage more bike use. • I. Jonsdottir asks if the accessible drop off spot is part of the blue zone? <ul style="list-style-type: none"> ○ J. Liebmann responds yes. ○ Ima asks if that meant to be for a site entry wheelchair event? If somebody comes in a wheelchair van? Or can it be also for a rear entry wheelchair event? ○ J. Liebmann responds it can be used for both. • I. Jonsdottir asks if the parents can go into parking lot for accessible parking for drop off as option to blue zone? <ul style="list-style-type: none"> ○ J. Liebmann responds yes. 	Record
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5	<p>Site Design Update</p> <ul style="list-style-type: none"> • J. Burgel gives a brief overview of the plan. Educational, safe, and accessible for all. • Design goal is to keep spaces functional and maintainable. • Overall SketchUp model is shared showing overview of the site.. • J. Burgel reviews the crosswalk on Derby St connecting directly with the entrance for ADA too. <p>J. Burgel reviews Playground design ideas:</p> <ul style="list-style-type: none"> • Bigger area is active play area and smaller area is outdoor classroom. • Three options for play equipment. • I. Jonsdottir said the current options looks less accessible. Elliot has equipment which is more accessible. Are you looking into more options? <ul style="list-style-type: none"> ○ J. Burgel responds yes, will bring better options next time. • I. Jonsdottir mentions that less the children are separated the better. Making sure that they are not continuously separated. <ul style="list-style-type: none"> ○ J. Burgel mentions that is the goal. ○ I. Jonsdottir mentions mounds will be a challenge in option 3. • J. Burgel mentioned Working Group rejected some of these materials. The design being shared is in process and updates will be made to better fit the needs of the school and community. • M. Halle mentions that this will be a destination for all people of town with ADA challenges. • The area around playground will be covered with landscaping and a seating area at the edge in one portion. • Basketball court and playground visible from either to keep a watch. <p>J. Burgel reviews Fencing.</p> <ul style="list-style-type: none"> • 2 options for fencing <ul style="list-style-type: none"> ○ fencing the entire site with wood fence, ○ other option is to partially put wood fence and let the existing fence remain in other portions. ○ J. Morse mentions that we will be reaching out to abutters, and nothing is finalized on this. • The new fence will be closest to existing fence and if need to move it will be moved into the school side. • Backstop extended to third base to protect blue zone. • S. Kuo asked if the west edge fence is necessary as we have long fence there currently. <ul style="list-style-type: none"> ○ J. Burgel responded it is up to the neighbors. • J. Kantar mentions that car headlights are also a consideration from the parking lot in decision about the fence. 	Record
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	<p>J. Burgel reviews Lighting:</p> <ul style="list-style-type: none"> • Our goal is not to light Baseball and soccer field. • Parking lot has taller lights. • Full cutoffs on property line side • Another option is 8ft light. • J. Kantar says he is concerned about 8ft light shining in the eyes of drivers and pedestrians. <ul style="list-style-type: none"> ○ Don't do what was done at Xerves. ○ Signage lighting makes it difficult to read the signs ○ Josh responds that they can check Brookline high school as an example for 8ft lights • Mike Halle mentioned please use 2700k warm lighting • Prefabricated stone wall <p>J. Burgel reviews Seating</p> <ul style="list-style-type: none"> • J. Burgel recommends recycled timber cloudy grey color seats. 50% plastic and 50% recycled textile. Recommend it over wood. • Memorial medallian from existing benches will be incorporated into new benches. • Reduced benches but increased seating thru grass mounds • I. Jonsdottir asked about wheelchair seating. <ul style="list-style-type: none"> ○ Yes, Companion seating will be included with arm rests. <p>J. Burgel reviews other site components.</p> <ul style="list-style-type: none"> • Cherry St entrance- low grade stone wall. • Signage: free standing Franklin sign. <ul style="list-style-type: none"> ○ studying Bulletin board sign options ○ Signage at Cherry St entrance being studied. • J. Malakie asks if real grass at the fields. <ul style="list-style-type: none"> ○ J. Burgel responds it will be real grass with drainage. • J. Malakie asked if geothermal wells will be under field and parking? <ul style="list-style-type: none"> ○ J. Liebmann responds trying to fit it in parking but a lot of things to be considered. • J. Malakie asks about using swing space or ex school during construction. <ul style="list-style-type: none"> ○ J. Morse commented that the City/project team is weighing the options. • A. Kelly mentions that seating along the baseball field berm is difficult for some individuals to use as seating and should not be referred to as seating. 	
6	Adjourn Franklin School: 7:34pm	Record

Meeting Minutes prepared by CHA shall be deemed accurate as the record of matters discussed. Please provide corrections to CHA within three days of distribution.

