

ANGIER ELEMENTARY SCHOOL – Newton, MA	MEETING MINUTES
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Angier School Building Committee (ASBC) + Design Review Committee (DRC) Joint Meeting	
Date: May 23, 2013	Location: Newton Education Center, Room 210
Time: 6:00 PM	



Attendees:

Name	Assoc.	Present	Name	Assoc.	Present
Arthur Cohen	ASBC, DRC	Y	Peter Barrer	DRC	Y
Michael Cronin	NPS	Y	Mark Chudy	DRC	---
Theresa Fitzpatrick	ASBC	Y	Mitchell Fischman (Alderman)	DRC	Y
Ruthanne Fuller (Alderman)	ASBC	---	Robert Franchi	DRC	---
Jennifer Hill	ASBC	---	Jonathan Kantar	DRC	Y
Leonard Gentile (Alderman)	ASBC	Y	Andrea Kelley	DRC	---
Sandra Guryan	ASBC, DRC	Y	Ellen Light	DRC	Y
Loreta Lamberti (Principal)	ASBC	Y	Victor Vitols	DRC	---
Maureen Lemieux (CFO)	ASBC	---	Candace Havens	Planning Dir	---
Joshua Morse (Public Bldgs)	ASBC	Y	Carol Chafetz	NPS	Y
Nicholas Read	ASBC	---	David Fleishman	Superintendent	---
Emily Prenner	ASBC, PTO	Y	Joseph Russo	Asst Super	Y
John Rice (Alderman)	ASBC	Y	Setti Warren	Mayor	---
Robert Rooney (COO)	ASBC Chair	Y	Sal Salvucci	Alderman	---
Steven Siegel	ASBC	Y	Deb Crossley	Alderman	Y
Claire Sokoloff	ASBC	Y			
Jonathan Yeo	ASBC, DRC	Y	Jeffery Luxenberg	JLA	Y
Ouida Young (Law Dept)	ASBC	Y	David Krawitz	JLA	Y
Alex Valcarce (Public Bldgs)	ASBC	Y	Melissa Gagnon	JLA	Y
			Ken DiNisco	DDP	Y
Jonathan Rich	W.T. Rich	Y	Donna DiNisco	DDP	---
Tom Burns	W.T. Rich	Y	Leno Fillipi	DDP	Y
			Jeff Oxsalida	DDP	---

The meeting was called to order at 6:10 PM.

1. Opening Remarks

The Mayor’s Office and Newton Public Schools provided introductory remarks with regard to the process over the past year in working with the MSBA, the many departments within the City of Newton, the project management and design teams and the many departments within Newton Public Schools. It was noted that the project is currently at 50% Schematic Design which is representative of smart positive thinking on a great project. The Deputy Superintendent/Chief Administrative Officer of the Newton

Public Schools introduced WT Rich (CM), Joslin Lesser + Associates (OPM), DiNisco Design (Designer), the Angier School Building Committee and Design Review Committee. JLA provided an overview of project milestones since the last ASBC+DRC meeting in January 2013 including the following: MSBA approved the Preferred Schematic Option and voted for the project to proceed to SD, Project Team held successful/productive meetings with the MBTA, Parks and Recreation, Historic Commission, Fire Department, Police Department, Public Buildings, Engineering, Planning, DRT, DRC, Working Group, Newton Public Schools, Principals from 15 Elementary Schools and the Angier School Staff. It was noted that subsequent to the ASBC+DRC voting to utilize the Construction Management at Risk Delivery Method, the City appointed a Prequalification and Selection Committee which unanimously determined the top ranked CM firm of W.T. Rich.

2. Approval of Minutes from the January 31, 2013 ASBC+DRC Joint Meeting

MOTION: J. Yeo moved, seconded by E. Prenner that the January 31, 2013 meeting minutes be approved. **The vote was unanimous.**

3. Introduce Top Ranked CM at Risk Firm

JLA provided an overview of the CM at Risk selection process and noted of an excellent pool of (5) prequalified candidates who submitted proposals and were interviewed, W.T. Rich was the firm best fit for this project at this time. It was noted in addition to the estimate provided by DDP, W.T. Rich will provide an independent cost estimate which will aid in forming the basis for the project budget. It was noted that subsequent to Project Scope and Budget approval at the end of the Schematic Design phase, (3) additional estimates will be provided during Design Development, 60% and 90% Construction Documents phases. W.T. Rich will assist with prequalification of trade contractors, phasing and planning logistics, and oversee construction. It was noted that the Mayor authorized the award of the contract and the Legal department has contracts for execution.

W.T. Rich provided a brief presentation. Key points noted: Ensuring the project stays within budget, avoiding costly change orders, 100% track record of GMP being at or below budget and strong commitment to Building Information Management (will convert 2D design drawings to 3D). The Project Manager provided an overview of the project schedule from June 2014 through September 2016 and noted early packages would be recommended (demo, retaining wall and foundations). The presentation included an overview of safety, mitigation and logistics planning. It was noted that communication within the neighborhood is key. The PM will serve as the liaison to the neighborhood. JLA noted it is not uncommon to have neighborhood meetings every other month. Alderman Rice suggested neighborhood meetings be combined with the Waban Council meetings. A meeting schedule will be established when construction commences.

JLA noted W.T. Rich proposed an alternative schedule which will be reviewed with the City. It is anticipated that mini GMPs issued for the early packages in April/May 2014 would be rolled into the main GMP which would most likely be issued in Fall 2014.

4. 50% Schematic Design Site Review

DDP provided an update of the design including site, floor plans, massing progression, context, design precedents, vernacular materials and building systems. It was noted the building design is being looked at holistically, similar to a pavilion in the park. The program is organized vertically allowing the first floor to be accessible after hours for community use. Since the last rendition, the kindergarten and first grade classrooms switched positions allowing the building mass to scale back 8 to 10 feet from the adjacent residence. No additional SF was added by increasing the size of the main corridor.

The DRC inquired about the appropriateness of the contemporary sweeping curve at the elevation facing Beacon Street. DDP noted the curve is a spatial gesture to integrate the boulevard with the building. DDP will look into this design further. The ASBC questioned the distribution of toilet rooms throughout, specifically capacity at the west end of the building in comparison to the east end.

DDP will be moving forward to detail the character of the building. DDP presented a montage of images including literal historical elements from the Waban neighborhood to assist in developing the character and language of the new building. It was noted that there is a rich diversity and a rustic elegance in the vernaculars throughout the Waban neighborhood to which the new building will need to appeal to.

DDP provided a building systems overview. It was noted that an integrated design meeting transpired to address sustainable design. Metrics were provided indicating the trend increase for air conditioning in classrooms in schools since 1992. There was discussion regarding the estimated annual operating costs of an air conditioning system in the new school building. When the differential operating costs are calculated for the building to include or not to include AC, the School Committee noted the baseline for the new building should be AC throughout. The cost differential would be determined as a cost savings to scale back to AC in just the administrative and health suites and additional spaces which require cooling such as SPED rooms and IT rooms. The Mayor's office indicated at a minimum, the alternative HVAC system should be displacement ventilation.

The DRC noted environmental control is not only beneficial for the occupants but also extends the life of the building. Newton Public Schools noted that current program and SPED needs may require increased usage of the school facility throughout the year. Alderman Gentile noted colleagues want information and requested anticipated costs for full vs partial AC be documented prior to the June 3 BOA/SC joint meeting. JLA will work with W.T. Rich, DDP and the Public Buildings Department to calculate estimates of annual operational costs for the various scenarios. Newton Public Schools noted the project is based on MSBA standards and equity across the District will be achieved as the needs are addressed for the Angier as well as for future plans for other schools in Newton. It was also noted that as a priority of Newton Public Schools, restroom capacity will be addressed.

5. Other Business

In tandem with the Angier project, Alderman Rice noted the City needs to explore a solution to address pedestrian and vehicular traffic on Collins Road.

The DRC noted an energy budget should be established to determine the amount of energy being consumed per SF.

6. Adjournment

MOTION: At 8:25PM, there being no further business to come before the meeting, the meeting was adjourned. **The vote was unanimous.**

Respectfully submitted,

Melissa Gagnon
Joslin, Lesser + Associates, Inc.

[End of 05/23/13 Meeting Minutes]