

ANGIER ELEMENTARY SCHOOL – Newton, MA	MEETING MINUTES
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Angier School Building Committee (ASBC) + Design Review Committee (DRC) Joint Meeting	
Date: July 18, 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	---
Michael Cronin	NPS	---	Mark Chudy	DRC	---
Theresa Fitzpatrick	ASBC	Y	Mitchell Fischman (Alderman)	DRC	Y
Ruthanne Fuller (Alderman)	ASBC	Y	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	Y	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	---
John Rice (Alderman)	ASBC	---	Setti Warren	Mayor	---
Robert Rooney (COO)	ASBC Chair	---	Sal Salvucci	Alderman	---
Steven Siegel	ASBC	---	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
Adam Gilmore (Public Bldgs)	ASBC	Y	Ken DiNisco	DDP	---
			Donna DiNisco	DDP	---
Jonathan Rich	W.T. Rich	---	Leno Fillipi	DDP	Y
Steve Roman	W.T. Rich	Y	Jeff Oxsalida	DDP	---

The meeting was called to order at 6:05 PM.

The Mayor’s office noted the ASBC needs to take a vote tonight to submit the cost estimates and Total Project Budget and Schematic Design package to the MSBA. It was noted the Project is on budget and is in line with what has been presented to the voters. It was noted the construction cost of \$26.2M is the maximum that local funding will support. Any proposed design changes which increase cost in one area will need to be offset by a commensurate decrease in another area to maintain budget. JLA prepared and

distributed a summary of the Schematic Design Budget and presented and reviewed the line item breakdown with the Committees.

Newton Public Schools noted the entire project design is based on an agreed upon educational program and that all program needs have been met and all programmatic elements are in the project. It was noted that all NPS educators are pleased with the design.

It was noted that the cost estimates will be sent to the MSBA on July 24, two weeks before the complete SD package is submitted on August 8. There will significant further evaluation of the building design during the Design Development phase.

1. Approval of Minutes from the June 12, 2013 ASBC+DRC Joint Meeting

MOTION: E. Prenner moved, seconded by T. Fitzpatrick, that the June 12, 2013 meeting minutes be approved. **The vote was unanimous.**

2. Schematic Design Update

DiNisco provided an update of the Schematic Design site plan, floor plans and building elevations. It was noted that the documents have been developed to a level of documentation so that the estimators would understand the design and assign appropriate values. DDP distributed the revised June 11, 2013 Memo which was distributed with the June 12 ASBC+DRC meeting minutes. It was noted whether items on the list have been incorporated into the SD set or whether further evaluation is needed. DDP noted that the general layout of the floor plans has not changed significantly. Some minor local plan revisions include: Increase in transparency at the main stair by using fire rated glass in lieu of a solid material; relocation of the recycling area from the front to the back of the cafeteria which will enhance the flow of student traffic; elimination of the glass wall between the kitchen and cafeteria (for security purposes, there are overhead grilles); simplification of the music room and decrease in size of the IT room.

Based on the July 15, 2013 Board of Aldermen meeting, the site plan has been further refined; updates were noted including the relocation of an existing tree at the turning radius from the entry driveway to the parking lot. The DRC noted that for clarity DDP needs to study tree clearances as they relate to circulation paths, specifically at the playground.

One ASBC member inquired about the size of the basketball court and clearances in the gymnasium. DDP noted the design conforms to high school standards, current clearances are 5' on the sides and 6'-7' at the ends. It was noted the consideration may want to be given to increase the clearance space from the end lines to the walls, which would result in a reduction in the court size. This would have no impact on cost or total gross floor area.

DDP presented the material elements of the elevations as they relate to the neighborhood context as well as the building massing. DDP provided an overview of the elevations as they relate to the floor plans. The DRC noted that going forward it would be helpful to have a floor plan with the corresponding elevation on the same slide. A member of the ASBC noted there appears to be a lot of windows. The DRC noted the existing building is brick and precast concrete and that stone is limited to the adjacent Church and a residence across Beacon Street. It was noted that natural stone may not be a necessary material element for the new building.

JLA reviewed the Schematic Design Value Engineering Summary and noted this VE list was reviewed by the design team, Public Buildings and Newton Public Schools. It was noted that the MSBA requires a VE list to be submitted with the SD package to better understand the path from the budget submitted at the FS phase

to the current SD phase. It was noted that some of the items have no impact to the design, such as the reduced General Conditions reflecting a shorter project schedule. It was explained that the MSBA has a participation threshold of \$275/SF.

JLA noted for budget purposes, the estimate includes jumbo brick wherever unit masonry is indicated on the drawings. JLA noted that Ground Faced CMU can be incorporated as well during Design Development as supports the aesthetic concepts.

MOTION: L. Gentile moved, seconded by J. Morse, to vote to approve to submit the VE list, including the use of jumbo brick, to the MSBA as presented today. **The vote was unanimous.**

3. Vote to Approve to Submit 100% Schematic Design Package and Budget to the MSBA

MOTION: R. Fuller moved, seconded by T. Fitzpatrick, to vote to approve to submit the 100% Schematic Design package to the MSBA with the Budget as presented at the meeting.

The vote was unanimous with (8) in favor and (0) opposed.

4. DRC to Vote to Approve to Submit Site Plan/Schematics to the BOA for Review Pursuant to 5-58 approval

The DRC will further review the Angier SD design at their scheduled July 31 meeting which is in advance of the August 12 Board of Aldermen meeting. The DRC noted that the approval will be based on a conditional letter of items pending to be resolved and/or further studied in the Design Development phase.

JLA noted a LEED scorecard will be submitted with the Schematic Design package and an energy model is complete.

5. Adjournment

MOTION: At 8:20PM, there being no further business to come before the meeting, R. Fuller moved, seconded by E. Prenner, that the meeting be adjourned. **The Committee vote was unanimous.**

Respectfully submitted,

Melissa Gagnon
Joslin, Lesser + Associates, Inc.

[End of 07/18/13 Meeting Minutes]