

ANGIER SCHOOL BUILDING COMMITTEE (ASBC) + DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING				MEETING MINUTES	
Newton Education Center, Room 210					
December 12, 2013					
6:00 PM					
<b>ATTENDEES:</b>					
NAME	ASSOC.	PRESENT	NAME	ASSOC.	PRESENT
Arthur Cohen	ASBC, DRC	Y	Peter Barrer	DRC	Y
Michael Cronin	NPS	---	Mark Chudy	DRC	---
Theresa Fitzpatrick	ASBC	---	Mitchell Fischman (Alderman)	DRC	---
Ruthanne Fuller (Alderman)	ASBC	Y	Robert Franchi	DRC	---
Leonard Gentile (Alderman)	ASBC	---	Jonathan Kantar	DRC	---
Adam Gilmore (NPB)	ASBC	---	Andrea Kelley	DRC	---
Sandra Guryan	ASBC, DRC	Y	Ellen Light	DRC	Y
Jennifer Hill	ASBC	---	Victor Vitols	DRC	---
Loreta Lamberti (Principal)	ASBC	---	Candace Havens	Planning Dir	---
Maureen Lemieux (CFO)	ASBC	---	Carol Chafetz	NPS	Y
Joshua Morse (NPB)	ASBC	---	David Fleishman	School Supt	---
Emily Prenner	ASBC, PTO	Y	Joseph Russo	Asst Supt	---
Nicholas Read	ASBC	---	Setti Warren	Mayor	---
John Rice (Alderman)	ASBC	---	Sal Salvucci	Alderman	---
Robert Rooney (COO)	ASBC Chair	---	Deb Crossley	Alderman	---
Steven Siegel	ASBC	Y			
Claire Sokoloff	ASBC	---	Jeffery Luxenberg	JLA	---
Alex Valcarce (NPB)	ASBC	Y	David Krawitz	JLA	Y
Jonathan Yeo	ASBC, DRC	---	Melissa Gagnon	JLA	Y
Ouida Young (Law Dept)	ASBC	---	Ken DiNisco	DDP	---
			Donna DiNisco	DDP	Y
Jonathan Rich	W.T. Rich	---	Leno Fillipi	DDP	Y
Steve Roman	W.T. Rich	Y	Jeff Oxsalida	DDP	---

Public Buildings called the meeting to order at 6:10 PM.

1. Approval of Minutes from the July 18, 2013 ASBC+DRC Joint Meeting

Due to lack of a quorum, approval of the July 18, 2013 meeting minutes was postponed and will be on the agenda for the next ASBC/DRC meeting scheduled for February 6, 2013.

The purpose of this meeting was to provide a 50% Design Development (DD) progress update presentation where DDP presented design refinements. It was noted that at this juncture, there is

no submittal to the MSBA required. Although, it was noted that DD cost estimates will be prepared in mid-January and at the next meeting on February 6 a vote will be required for the 100% DD package to be submitted to the MSBA. In addition to design, scope and budget will be evaluated/reviewed and presented at the next Committee meeting.

## 2. Design Development Update

DDP provided an update of the Design Development site plans including site, entry plaza and playgrounds, floor plans and building elevations. Items/areas discussed included the site plan with regard to materiality, trellis, seating, vegetation at the perimeter of the site, garden, entry plaza and playground areas; traffic management off Beacon Street; and height and form of plaza wall. Specifically, with regard to these items, the following design refinements were identified:

- a traffic island was added to manage traffic at the main entry off Beacon
- low vegetation was added along perimeter, adjacent to neighboring properties as a buffer from headlights
- the plaza concrete will be a combination of colored and plain concrete
- the hard surface at the back play area will be painted bituminous
- HP parking space was relocated at the back area, to create a direct path from the playground to the school
- outside seating area alongside the gym is adjacent to storage room and PE office
- at the OT/PT room, translucent glass is being used at the lower 1/3 of window area
- the existing and new paved areas at the front of the school are comparable in size
- music room has been refined and reoriented from a square to a larger rectangle
- a 2<sup>nd</sup> door was added from receiving area to the kitchen for more direct access
- views maintained from main office space down the corridor
- kindergarten toilet rooms reoriented to be back to back as an efficiency refinement

Vertical openings were added to bring natural light into the center of the building. There was an extensive discussion re: duct layout with respect to the vertical openings. There was concern that the current configuration of ductwork will not provide adequate light; a Committee member suggested the ductwork be left exposed and painted white in lieu of enclosing in sheetrock. It was suggested DDP provide an east/west cross section, vertical dimensions and a 3-D interior model to better understand and study the light/solar application and spatial relationships relative to the ductwork and adjacent spaces. A Committee member also suggested that the vertical shaft may be larger than needed and if so, toilet rooms flanking the shaft could be reconfigured to relocate the door away from adjacent classrooms. DDP will further study the items identified.

A Committee member expressed concern about the openness of the vertical opening for an elementary school, specifically with regard to safety. DDP will make arrangements for those interested to visit the Eliot school in Needham where there is a similar design.

In summary, items to be addressed/further developed, per comments noted are as follows:

- the City Planning Department will need to be involved with the definition of site signage
- the exterior space below the overhang needs to be further developed
- public/private access at the stair A (near the Library) need to be studied further
- vertical openings/ductwork/railings to be studied (visit to the Eliot ES)
- east/west cross section, vertical dimensions and a 3-D interior model to study the light/solar and energy applications and spatial relationships

- cafeteria seating arrangement and table shape to be studied to maximize # of seats
- graphic scale should be added to all drawings and a north arrow to plans

Although there have been some refinements to the interior, the majority of the refinements have been to the exterior. Materiality of exterior elevations was presented: brick cladding along with a combination of lighter materials including glass, metal panel and natural wood. DDP noted the intent is to create the illusion of a light/pavilion like impression at the ground floor. The interface of the exterior materials will continue to be studied and developed and all elements will continue to be further refined. There was discussion of Ipe siding material and glass proposed at the first floor exterior wall. DD noted that the Ipe material will require oiling every 3-4 years otherwise the natural wood will turn gray through the natural aging process without regular maintenance. A Committee member (PTO representative) noted as part of the Angier PTO school improvement program, the Ipe could be maintained as needed to retain its image as originally installed.

The DRC inquired about the thermal integrity of the exterior wall system with the proposed use of varied materials. The DRC expressed concern about the standard size brick at the base and the larger module above. There seemed to be consensus that the three thin vertical windows at the east elevation above the main entrance were out of place and should be studied further.

A member of the ASBC noted that as shown, the exterior sunshades could be a visual distraction. To determine need, it was noted that DDP needs to create a model from both a sun and energy standpoint. DDP is intending to develop this feature further to integrate into the building appearance once the scope of the sunshades has been determined. With regard to LEED and energy, the DRC noted the City residents may want to continue to advocate for sustainability. It was noted that an energy use target is valuable during the decision making process.

3. Project Schedule Status Update

Joslin + Lesser prepared and distributed an updated color coded Meeting and Milestone schedule, dated 12/12/13. It was noted that the DD drawings will be sent to the cost estimators early January and following reconciliation and review, the ASBC will need to vote at the next ASBC/DRC joint meeting on 02/06/13 to submit the 100% DD package to the MSBA. DD drawings will be issued to the DRC the same time as the drawings are sent to the estimators, with cost reconciliation estimate information to follow. This will provide more time for the DRC review.

4. Adjournment

**MOTION:** At 8:15PM, there being no further business to come before the meeting, [name] moved, seconded by [name], that the meeting be adjourned. **The Committee vote was unanimous.**

Respectfully submitted,

Melissa Gagnon  
Joslin, Lesser + Associates, Inc.

[End of 12/12/13 Meeting Minutes]