

## Angier Elementary School – Newton, MA

### Board of Aldermen and School Committee Joint Meeting

Monday, June 3, 2013

Newton City Hall Aldermanic Chambers

7:15 PM

### Agenda

1. **Project Status Update**
2. **Introduce Selected CM at Risk Firm**
3. **Fifty Percent Schematic Design and Site Review**
4. **HVAC Systems Discussion**
5. **Other Business**

## Angier Working Group Update

May 30, 2013

Submitted by Ald. Ruthanne Fuller, Alderman John Rice and Ald. Lenny Gentile

On April 3, 2013, the MSBA voted to accept the City's submitted preferred option and that the Angier project should move forward into the Schematic Design phase. Based on this approval, the design team has been refining the preferred design and is currently at 50% Schematic Design.

### Schematic Design Reviews & Building Systems Alternatives:

In developing the Schematic Design, the design team has met with various city departments, many groups in the school department and a number of committees including Parks & Recreation and the Newton Historical Commission. The design has also been reviewed with the Design Review Team, the Design Review Committee and the Angier School Building Committee.

The design team has also been working with the School Department, Public Buildings and the Angier Working Group on a key design component, cooling. The design team wanted to understand the programmatic needs of various parts of the building (e.g., administration, library, cafeteria, classrooms, gym) and to understand the costs associated with options for controlling indoor environment including air-conditioning and dehumidification systems. Attached is a summary of the analysis provided by the architects, DiNisco Design Partnership. The design team, Working Group and NPS fully support the HVAC plan contained in the 50% Schematic Design to allow for the best teaching and learning environments and building use flexibility.

### Selection of Construction Manager:

A few weeks ago, the Construction Manager selection committee unanimously selected W.T. Rich as the number one choice for the project after reviewing proposals and a day of interviews of with the five qualified respondents to the request for proposal. W.T. Rich is a Newton based firm with extensive experience in public school construction projects and other public projects under the CM-at-Risk process. The selection panel felt that the W.T. Rich team led by Jonathan Rich, Project Executive provides an excellent fit for the Angier School project. Having the CM on the team during the Schematic Design phase provides the City and the design team with valuable cost estimating input and constructability reviews as the building design and systems are evaluated.

### Calendar:

On May 29, 2013, the project team provided an update to the community in the third public forum held to date.

The project continues to move on schedule toward completion of schematic design by the end of the summer. The goal is to achieve MSBA, 5-58, Board of Alderman, and School Committee approval by the first week of October.

The following dates will be of particular interest to the Board:

June 3, 2013 – BOA/SC Schematic Design Update following the Board of Aldermen meeting

June 12, 2013 - ASBC/DRC vote on 50% Schematic Design

July 15, 2013 – BOA/SC Review of Draft 100% Schematic Design and draft cost estimates, value engineering list, and budget (7pm meeting in the library)

July 18, 2013 – ASBC/DRC Vote on Schematic Design Submittal to MSBA and 5-58 Site Plan Approval

August 8, 2013 – Submit Schematic Design to MSBA

August 12, 2013 BOA refers project for Site Plan Approval

September 11, 2013 – Public Facilities Site Plan Approval Hearing, hearing continued to 9/18 if MSBA comments are not in

September 18, 2013 – Public Facilities Site Plan Approval Hearing, review final MSBA comments and vote.

September 23, 2013 – Finance Committee vote on project funding

October 2, 2013 – MSBA Board vote

October 7, 2013 – Board of Alderman vote on 5-58 and full project funding.

<b>ANGIER ELEMENTARY SCHOOL – Newton, MA</b>	<b>MEETING MINUTES</b>
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<b>Angier School Building Committee (ASBC) + Design Review Committee (DRC) Joint Meeting</b>	
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]

31 May 2013

Joshua R. Morse  
Interim Public Building Commissioner  
Public Buildings Department  
52 Elliot Street  
Newton Highlands, MA 02461

Reference:   **Angier Elementary School**  
                  Newton, MA

Subject:       Air Conditioning Analysis

Dear Josh,

This letter responds to questions raised last week at the ASBC/DRC meeting concerning preferred HVAC systems for the classrooms on the 2nd and 3rd floors at the new Angier Elementary School.

### **MSBA Reimbursement**

It is the City of Newton's sole decision to air condition or dehumidify the school. Either option is eligible for full reimbursement by MSBA.

### **Project Budget**

The feasibility study that was submitted and approved by MSBA includes a fully air-conditioned school.

### **Three HVAC Options**

OPTION 1 (Base)	1 <sup>st</sup> Floor 2 <sup>nd</sup> & 3 <sup>rd</sup> Floors	- Full A/C except utility spaces - Ventilation air with perimeter radiation (heat)
OPTION 2 (Dehumidification)	1 <sup>st</sup> Floor 2 <sup>nd</sup> & 3 <sup>rd</sup> Floors	- Full A/C except utility spaces - Dehumidified ventilation air with perimeter radiation (heat)
OPTION 3 (A/C)	1 <sup>st</sup> Floor 2 <sup>nd</sup> & 3 <sup>rd</sup> Floors	- Full A/C except utility spaces - Full A/C except utility spaces

### **Discussion of Options**

All three options provide full A/C on the first floor. Each individual space has independent (automatic) controls, which allow for heating or cooling based upon occupancy, heat/gain or loss and time-of-use.

OPTION 1 - 2<sup>nd</sup> & 3<sup>rd</sup> Floors - (Base) provides ventilation air to each space with automatic controls to raise or lower perimeter radiation (heat).

OPTION 2 - 2<sup>nd</sup> & 3<sup>rd</sup> Floors - (Dehumidification) provides ventilation and dehumidified air to each space with automatic controls to raise or lower perimeter radiation (heat). From a comfort point-of-view, dehumidified air is limited to an equivalent temperature drop of approximately 6°F. If the set temperature in classrooms is 74°F, then reasonable comfort limit is 80°F outdoor temperature.

OPTION 3 - 2<sup>nd</sup> & 3<sup>rd</sup> Floors - (A/C) provides the same measure of controls and zoning as OPTION 2, with the exception that ventilation air is fully air-conditioned regardless of exterior temperature, or solar exposure.

### **Evaluation**

	OPTION 1	OPTION 2	OPTION 3
Satisfies - partial program	–	X	
- 100% program including summer use	–	–	X
Provides for special education students' needs	–	–	X
Improves Indoor Air Quality - partially	–	X	
- 100%	–	–	X
Responds to solar exposure - partially	–	X	
- 100%	–	–	X
Extends building longevity - partially	–	X	
- 100%	–	–	X
Reduces operational costs for other summer programs in City schools	–	–	X
Best learning environment	–	–	X



**Construction & Operating Costs**

	OPTION 1 <sup>(a)</sup> HVAC	OPTION 2 <sup>(a)</sup> HVAC w/Dehumidification	OPTION 3 <sup>(a)</sup> HVAC w/ A/C
1. Capital Costs	\$ 2,225,000	\$ 2,475,000	\$ 2,625,000
2. Utility Costs	\$ 70,000/yr	\$ 80,000/yr	\$ 85,000/yr <sup>(b)</sup>
3. Maintenance Costs	\$ 3,000/yr	\$ 3,500/yr	\$ 7,000/yr

<sup>(a)</sup> These costs are for comparative purposes only. A full life cycle cost analysis follows in the next phase, Design Development.

<sup>(b)</sup> Operating costs for A/C includes a 9-week summer program for 1<sup>st</sup> and 2<sup>nd</sup> floors.

**Recommendations**

Based upon extensive discussions with City officials and public meetings, plus the detailed evaluation of each system, DiNisco Design finds that the benefits of a full air-conditioning HVAC system provides substantive educational and facility benefits at a reasonable cost. DiNisco Design's own experience in other communities since 2001 shows that nine of eleven schools have full air-conditioning<sup>(d)</sup>.

<sup>(d)</sup> Gyms did not have programs that required A/C.

We trust that this report is helpful as the City discusses this important design issue, not only for the Angier School but for future new buildings or major renovations.

Sincerely,



Kenneth F. DiNisco  
DiNISCO DESIGN

KFD/os

cc: Sandra Guryan  
Alex Valcarce  
David Krawitz  
Leno Filippi