


CABOT SCHOOL BUILDING COMMITTEE (CSBC) + DESIGN REVIEW COMMITTEE (DRC)				MEETING MINUTES	
Newton Ed Center Room 210			APPROVED 9/13/16		
August 23, 2016					
6:00PM					
ATTENDEES:					
NAME	ASSOC.	PRESENT	NAME	ASSOC.	PRESENT
Margaret Albright	CSBC	Y	Peter Barrer	DRC	---
Susan Albright	CSBC	Y	Arthur Cohen	DRC	Y
Eva Thompson	CSBC	---	William Eldredge	DRC	---
Diana Fisher Gomberg	CSBC	---	Robert A. Franchi	DRC	---
David Fleishman	CSBC	---	Tom Gloria	DRC	---
Ruthanne Fuller	CSBC	Y	James Freas	DRC	---
Liam Hurley	CSBC	Y	Jonathan Kantar	DRC	Y
Matt Hills	CSBC	---	Ellen S. Light	DRC	---
Maureen Lemieux	CSBC	---	Marc Resnick	DRC	---
Joshua Morse	CSBC	---	Scott Ross	DRC	---
Emily Norton	CSBC	Y	Steven Siegel	DRC	---
Cynthia Paris Jeffries	CSBC	---	Eve Tapper	DRC	---
Angela Pitter-Wright	CSBC	Y	Deb Crossley	DRC	N
Nicholas Read	CSBC	---	Katy Max Holmes	City Planning	N
Andrea Steenstrup	CSBC	Y			
Setti Warren	CSBC	---	Jeffery Luxenberg	NV5	Y
Karen Wasserman	CSBC	---	Tom Murphy	NV5	Y
Dori Zaleznik	CSBC	---	Melissa Gagnon	NV5	Y
Michael Cronin	NPS	Y	Donna DiNisco	DDP	Y
Julie Kirrane	NPS	---	Leno Filippi	DDP	Y
Ouida Young	ACS	Y	Craig DiCarlo	DDP	---
Alex Valcarce	NPB	Y	Jeff Oxalida	DDP	---

Alex Valcarce called the meeting to order at 6:10PM.

Alex introduced Liam Hurley as the new Assistant Superintendent and CFO for Newton Public Schools. Meeting attendees introduced themselves.

1. Approval of Meeting Minutes

Motion: A. Steenstrup moved to approve the meeting minutes from the June 2, 2016 Cabot SBC meeting. M. Albright seconded. The vote was unanimous in favor of approval.

2. **Project Update**

Design

L. Filippi (DDP) provided an overview of the building design and reviewed the design permutations that have been developed with the DRC over the past few months since the June 2 SBC meeting. There has been an ongoing study of window quantities and proportions with adjustments being made to be in line with existing window openings. Any adjustments made do not affect building program or function. Patterns and materials have also been studied and elements of the three additions have been refined to create a sense of unity against the existing building image. DDP noted that based on some comments received from Newton Historical Commission members and the DRC, it is important for all of the additions to have a similar vocabulary. The addition has masonry on the lower level with implied buttresses with masonry panel infill above. Glass at the corners helps to break down and dematerialize the corners of the gym as well as the library.

Stair Link and Building Access

DDP showed four stair/link study options which were presented to the DRC last week at the 8/17 meeting. A. Valcarce of NPB noted that the first option which DDP is pursuing, makes the most sense. The simple form allows for the end of the existing wall to be inside the new link. Having the connector/lobby between the existing 1929 building and the new gymnasium be glass helps to maintain the integrity of the existing building. Also, the glass connector will allow for community access to the gymnasium after hours and on weekends.

The courtyard on Bridges Street can be shared by the library and the art room. The service area is on Bridges and the main blue zone for drop off and pick up is around the corner on the north side of the building. Bus access on Cabot Street is another drop off area. A secondary blue zone on Eastside Parkway is being studied. There is also a van access point for 3 or 4 vans, off of Bridges Street.

Humpty Dumpty

There was discussion about Humpty Dumpty. The plan is to salvage the stone sculpture. Whether it will be relocated or replaced will be evaluated and determined. A. Steenstrup noted that it would be good to have a good quality photograph of Humpty Dumpty before demolition begins. The existing stair (upon which Humpty Dumpty currently sits on) will need to be reconfigured to meet code.

Floor Plans

DDP walked through the floor plans and identified areas where adjustments have been made. A lot of time was spent over the summer working with NPS to evaluate and reaffirm the building design. The plan is to submit the complete Schematic Design package to the MSBA at the end of September. Locations of some spaces have been modified. The general office is now located as close to the main entry (the original historic entry) as possible to view visitors and for visitor check in. It was noted that in inclement weather, the entrance at the north side blue zone can be used in lieu of the entrance off the plaza. Small group instruction classrooms are grouped with general classrooms. Per NPS, it was determined that this arrangement works best in terms of flexible use of the spaces. The toilet room layout was reviewed. Per floor, there are three stalls in each of the gang toilet rooms, unisex toilets as well as the single toilet rooms in the kindergarten classrooms. DDP noted that this layout is per Code.

Quiet Room

A parent advocate inquired about the dimensions of the quiet rooms, in relation to the size of similar rooms at the Milestones School in Waltham, which had been referenced to her by NPS and which are larger and allow a student and staff person to be in the room together. M. Cronin noted that a lot of time was spent studying and designing this program area at Angier, Zervas and at Cabot. M. Albright noted that the new Superintendent for Special Education may want to weigh in on this subject.

DDP provided a summary of some scope clarifications that were involved in the cost estimate reconciliation process. Three design options were shown for the library roof. One option showed the sloped metal roof on top of the library pared back to a double level roof screen to hide the RTUs. Another option showed a pyramidal shaped sloped metal roof screen which has a more residential feel. The third option was a gabled roof with glass which the committee disapproved of. The areas of study are different tiers of metal enclosure to visually and acoustically address the rooftop HVAC unit, which will be studied further. DDP also noted that materials in lower impact areas have been changed to materials of lower cost. Also, granite curbing was reduced around play fields and as well as some landscape elements throughout. A. Valcarce noted that the Schematic Design drawings will be refined during Design Development, based on input and costs.

Budget

T. Murphy of NV5 provided an update of the overall budget. It was noted that the base project budget is at \$46,965,800. The original theory was that the project would cost \$45M and with an estimated \$10M reimbursement from the State, the local share would be \$35M. Based on the current estimate, the total project budget is \$49M and with \$14.2M as an estimate of MSBA contribution, the local share of \$35M would stay the same. It was noted that contingencies (construction and City Council) are a percentage of the overall construction costs and whereas the construction costs increased from the original budget, the contingency numbers went up.

R. Fuller noted that for the joint Council/School Committee meeting, any costs that are beyond the \$49M should be able to be spoken to. A. Valcarce noted that the only additional costs are related to the culvert. NV5 explained that any costs related to Parks and Recreation are in the Off-Site Improvements budget line. Of the \$2.6M in off-site costs, \$1M was for the acquisition of the Potter property and \$1.1M is for busing.

3. School Building Committee / Design Review Committee comments

Members of the SBC (A. Steenstrup and S. Albright) inquired about the lack of windows on the north elevation and expressed that the north side should feel more welcoming given that it is the primary blue zone. DDP explained that the first floor will have lots of glass and will be very engaging for students as the windows look into the cafeteria. With the exception of glazing at the stairwell, there is very little glazing at the upper floors at this particular elevation in an effort to be considerate to the adjacent residential neighbors. Additionally, this north wall is one of the teaching walls in the classrooms and windows present a conflict with the teaching functions.

J. Kantar (DRC) inquired about exposure and glazing in relation to furniture layout, particularly in the art room and the library and asked about solar heat gain in the winter. DDP noted that 8% of the floor area is required for natural light.

E. Norton noted that it would be nice if there was an opportunity to have historical information about the Cabot School in the lobby and would not be disappointed if there was a portrait of the original Humpty Dumpty in the new school, as a memory from the old school. E. Norton offered to follow up with Newton Historic about obtaining information. It was noted that if there is any information, a display area could be incorporated into the design. Jen Abbott noted that the 5th grade class of 2015 worked on a project with Newton Historic and may some be able to provide some information. R. Fuller noted that the glass link may not be the best place for a museum. DDP noted that if the gym is used for community use, the lobby in the link may be good for the wall along the gym to have historical display. Further study of this concept will be needed.

The question was asked about plans for solar energy. A. Valcarce noted that the building is being designed for future PV panels.

M. Albright asked about the treatment of the north side of the old building where the 1958 addition was connected. DDP noted that the existing masonry would be restored. The precise composition of that location may develop as plans are further defined.

A. Steenstrup noted that it is nice that the main entrance is where the existing entrance is and that the drop off/pick up blue zone area is on the more mundane side of the building.

4. **Other Business**

NV5 prepared and distributed a schedule of upcoming meetings and milestones. TM reviewed the schedule and highlighted the following meetings:

- 08/25 Newton Historic Commission
- 09/06 Update to City Council and School Committee
- 09/13 SBC and DRC joint meeting (vote to submit SD package to MSBA on 9/29)
- 09/22 SBC and DRC joint meeting (only needed if committee is unable to vote on 9/13)
- 11/09 MSBA Board vote

A. Steenstrup noted that 9/22 is back to school night at Newton North so that night may be problematic for a committee meeting.

R. Fuller noted that David Fleishman and Mayor Warren may want to attend the MSBA Board meeting on 11/09. M. Albright will talk to State representatives as well.

5. **Meeting Adjournment**

The meeting was adjourned at 8:05PM.

Respectfully submitted,

Melissa Gagnon
NV5

[End of 08/23/16 Meeting Minutes]