

NOTES OF MEETING

<b>project</b>	<b>Driscoll School</b>	project no.	1823
<b>date</b>	1/24/19, 7:30 am	location	Brookline Town Hall
<b>re</b>	<b>School Building Committee #7</b> Schematic Design- design review, sustainability		
<b>present</b>	Neil Wishinsky, Co-Chair, Select Board Susan Wolf Dittkoff, Co-Chair, School Committee Karen Breslawski, Building Commission David Leschier, Advisory Committee (by phone) Nancy O'Connor, Parks and Recreation Commission Dan Deutsch, Community Representative Victor Kusmin, Community Representative Arjun Mande, Community Representative Lakia Rutherford, Community Representative/METCO Dr. Nicole Gittens, Deputy Superintendent of Schools for Teaching and Learning Mary Ellen Dunn, Deputy Superintendent of Schools for Administration and Finance Dr. Suzie Talukdar, School Principal Representative Ben Lummis, Project Manager, School Department Ray Masak, Project Manager, Building Department Daniel Bennett, Building Commissioner Heather Hamilton, alternate Select Board Jonathan Levi, JLA Carol Harris, JLA Philip Gray, JLA		
<b>Distribution:</b>	attendees; project file Sara Stoutland, Community Representative Val Frias, Community Representative/ Special Education Parent Advisory Council Mel Kleckner, Town Administrator Andrew Bott, Superintendent of Schools Ali Tali, Public Works, Engineering and Transportation		

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- 1) 1/15/19 SBC meeting minutes approved with the following revisions:



- Tennis courts are not excluded from the project.
- More cost effective to build out full basement now for potential future uses even if not used for parking.
- The amount of open space indicated in current design is to be maintained moving forward (not the amount of existing open space).

Timeline, Deliverables, Project Management. Ben Lummis summarizes meetings held with Superintendent staff, Parks & Rec, BEEP, RISE. A meeting with the transportation board to discuss parking will take place Jan. 28. A meeting with Parks & Rec and design team will take place Jan. 30.

Ben Lummis provided handouts of Brookline Articles 2 and 21 regarding Town sustainability approaches for reference and review:

- Article 2, documents the Advisory Committee's recommendation to approve Design Services for the Driscoll School with the condition that no funding be used for the design of non-emergency fossil fuel-operated building systems.
- Article 21, a resolution regarding the pursuit of Net Zero Energy in Brookline Schools.

Project Management: Ray Masak updates that an Owners Project Manager [OPM] search is underway with applications due today. A Committee of 7 has been formed. The OPM's tasks include a cost estimate and reconciliation with the Designer's cost estimate.

Select Board: Neil Wishinsky notified the Committee the Select board has been having discussions about Newbury College and implications to the proposed Override in May. This was discussion only and no decisions have been made.

- 2) Design Update - Programming: Philip Gray provided an overview of the 2 days of meetings with Driscoll Staff. Noted very few concerns since will be providing a new school that is a better facility and will feel less crowded than today.

Dr. Suzie Talukdar, Principal, summarized her faculty meeting afterwards. Faculty wanted to see how their feedback was being addressed and requested JLA's raw meeting notes. JLA forwarded meeting notes.

Design Update – Building Design: Jonathan Levi provided plan updates. The overall concept and shape remained the same with some room re-shuffling:

- Moved toilet rooms to a less prominent location.
- Moved MakerSpace, FabLab, and Science to a more prominent location.
- Removed earthwork outside Media center to have full views to the field and for Learning Common to have sweeping views to the park/field.

- Pre-K moved to 2<sup>nd</sup> floor north wing creating their own area with direct access to Westbourne Terrace and outdoor space. Superintendent Bott noted Pre-K and K were not together at Coolidge Corner School and prefers for K and 1<sup>st</sup> grade together (as shown).
- Toilet core location on west side allows for potential field use/community access during off hours.
- Parking- 25 spaces shown, final number still in reviews – votes required.
- Terracing on either side of the north wing from Westbourne Terrace down to the fields on the west and to Pre-K playground on east.
- Art stacked above MakerSpace and Fab Lab creating a specialized core.
- Project Area and a satellite Administration area on each floor.

Comments included:

- Liked rooftop terraces – could there be planting beds? JL response: Yes, could have raised beds and could be student project areas.
- Liked Media Center being opened up, better for the community.
- Confirmed the new building not interfering with existing gym.
- Liked how program working with the levels.
- Suggested there be a stair/ramp down from the exterior 2<sup>nd</sup> floor entry from Westbourne Terrace down to the Field level.
- Suggested the stairs at ends of corridors be turned to the side so that there could be windows with unencumbered views out to fields.
- Some feedback from teachers noted that it may be difficult to manage multiple stairs.
- School garden – the ramp/terrace at the east side of the north wing from 2<sup>nd</sup> floor down to 1<sup>st</sup> may be great location for garden terraces.
- Learning Common – most of area will be lunch tables; will be a discussion during Furnishings. Will likely be 3 seating lunch.
- Could the Media Center be switched with the Learning Commons so that the front entry focuses on books not food? JL Response: locations are governed by the Service Areas and access.

Philip Gray noted from faculty discussions there is a desire for multipurpose space with some sound secure areas, like a reading room. Desire for flexibility to accommodate future needs.



- Central Admin location - Discussion of pros and cons to the Central Admin. on the 1<sup>st</sup> floor at the Washington St entry rather than the 2<sup>nd</sup> floor. Comments included:
  - Noted that students will be coming from all directions.
  - Since so open can see all floors, all connected.
  - Consider how the Satellite Admin on each floor could be used.
  - Main office location dictates main entrance.
  - David Lescohier likes Washington Street as the main entrance as it is impressive, Westbourne entrance more like a back yard.

Design Update – Operation Mode diagrams: Jonathan Levi presented diagrams that indicated how to section off and provide secure access during specific events at off hours. Options included:

- 1) Multi-purpose/ Performance; 2) Learning Commons/ Café; 3) Media Center/ Learning Commons; 4) Athletics; 5) Playfield/ Toilets

Comments included:

- Include options for: 6) extended day and after care; 7) music area

Design Update - Parking: School Committee voted on Jan. 22 for 25 parking spaces determining the teacher permit area as .4 miles. This is in line with Coolidge Corner and Baker, other schools are .5 miles. Transportation Board will vote on Monday Jan. 28. Comments included:

- More efficient and cost effective to build out full basement now regardless of parking count for flexibility of future use.
- Dan Bennett will talk with Planning Dept. regarding parking and permitting to get input from Town perspective.
- Not all teachers live in area and do not have access to public transportation.
- Need to accommodate for parking at community events.
- If provide 25 spaces then about 25 spaces less than what is on site now.
- More drop off spaces will be provided on Westbourne Terrace and may be used for afterschool and event parking.
- If no underground parking provided, how much surface parking could be provided between Bartlett Crescent passageway and the west wing? JL Responds: about 10-20 spaces.

3) Fossil Fuel Free School: Jonathan Levi summarized sustainability approach options that will be used in the development of the energy model and Life Cycle Cost analysis. All options outlined would include an electric source.

- Option 1: Displacement Ventilation System provided by Chilled/Hot Water Air Handling Units with Water-Cooled Heat Pump Plant and Cooling Towers
- Option 2: Air-Source Terminal VRF Heat Pump Units with Air-Source Heat Pump Air Handling Units for Ventilation
- Option 3: Displacement Ventilation System provided by Chilled/Hot Water Air Handling Units with Geothermal Heat Pump Plant

Driscoll site is large enough for geothermal. Net Zero is not achievable since need to generate own energy to meet requirements. The amount of PVs required to meet this requirement is more extensive than site provides.

Fossil Fuel Free requires not providing non-emergency fossil fuel-operated building systems.

Comments included:

- Neil Wishinsky questioned if other parts of town be available for additional PV array space.
- LEED Silver minimum will be provided
- Full Driscoll roof will be PV array.
- David Lescohier notes Fossil Fuel Free is essentially Net Zero ready.
- Emergency systems exempt from fossil fuel free requirements.
- Questioned if could put PV on walls? JL response: not efficient angle for PV installation.

4) Next Meeting: Friday, Feb. 8, 7:30am.

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END OF MEETING NOTES

Addressees believing these notes are in error or are inaccurate should contact the writer within five business days, otherwise these notes will be considered accurate.

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by Carol Harris, JLA

