

DRISCOLL ELEMENTARY SCHOOL – BROOKLINE, MA	MEETING MINUTES Approved June 25, 2020
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DRISCOLL SCHOOL BUILDING ADVISORY COMMITTEE	APRIL 16, 2020
Location:	Online GoToMeeting
Time:	7:30 AM

Name	Assoc.	Present
Susan Wolf Ditkoff	Town of Brookline, Co-Chair SBS, PSB	Y
Heather Hamilton	Town of Brookline, Co-Chair SBC, TOB Board of Selectmen	Y
Karen Breslawski	Building Commission	Y
Ken Kaplan	Town of Brookline, Building Commission	N
David Leschier	Advisory Committee	Y
Ali Tali	Transportation Board	N
Nancy O'Connor	Parks and Recreation Commission	Y
Dan Deutsch	Community Representative	Y
Victor Kusmin	Community Representative	Y
Linda Monach	Community Representative / Special Education Parent Advisory Council	Y
Arjun Mande	Community Representative	Y
Lakia Rutherford	Parent Representative / METCO	N
Sara Stoutland	Community Representative	N
Mel Kleckner	Town Administrator	N
Dr. Nicole Gittens	Deputy Superintendent of Schools for Teaching and Learning	N
Ben Lummis	Superintendent of Schools	Y
Matt Gillis	Director of Operations	Y
MaryEllen Normen	Deputy Superintendent for Administration and Finance	Y
Dr. Suzie Talukdar	Driscoll School Principal	Y
Helen Charlupski	School Committee	Y
Rob Mullin	Project Manager, Public Schools of Brookline	Y
Tony Guigli	Project Manager, Town of Brookline	Y
Dan Bennett	Building Commissioner	Y
Jim Rogers	LeftField	Y
Lynn Stapleton	LeftField	Y
Jen Carlson	LeftField	Y
Jonathan Levi	Jonathan Levi Architects	Y
Philip Gray	Jonathan Levi Architects	Y
Carol Harris	Jonathan Levi Architects	Y
Eduardo Vivanco	Jonathan Levi Architects	Y
Lisa Ross	Vidaris	Y
Walt Kincaid	Gilbane Building Company	Y
Lynda Callahan	Gilbane Building Company	Y
Werner Lohe	Conservation Commission, Climate Action Committee	Y
Kathleen Scanlon	Community Member	Y
Christi Electris	Community Member	Y
Diane Sokal	Community Member	Y

The meeting was called to order at 7:30 AM.

Leftfield reviewed the process for selecting the Construction Manager at Risk firm. There were seven firms that submitted qualifications that were reviewed by the Selection Committee, five of those seven were invited to submit proposals. The five proposals were reviewed by the Selection Committee and all five firms were interviewed on March 10, 2020. The Selection Committee met on March 12, 2020 to rank the firms and Gilbane Building Company was ranked highest and offered the project. Currently, the team is reviewing the contract and expects to have it executed in May 2020.

Gilbane introduced themselves. Walt Kincaid will be the Project Executive and Lynda Callahan will be the Project Manager – a slide of their organizational chart was presented to show other team members that will be involved throughout the project. Gilbane noted that they have successfully worked with Jonathan Levi Architects and Leftfield on other projects, adding that they are comfortable working in tight neighborhood sites and have a long history working in the Greater Boston area. They are currently working on another school right now that has Net Zero Energy goals and includes a geothermal well field.

Schedule was reviewed and Gilbane noted that the school would be opening the beginning of January 2023. The new school would take 2 years to build and the construction process starts with enabling work on site at the end of this year. In spring 2021, the building superstructure will start with foundations and be followed with steel erection. The team anticipates that the building will be enclosed by the end of 2021. Gilbane has met with the Project Team to review schedule and has set March 1, 2021 as the start date for foundations and will be developing the schedule back from there to ensure they are able to make that date. Gilbane noted that this schedule is typical for a school of this size and complexity.

Gilbane reviewed their preliminary logistics plan noting where pedestrian traffic could be expected throughout the phases of the project. There will be a double gate at the Washington Street side of the site to allow vehicular traffic into the site, and they noted the importance of including temporary playground space throughout the project.

A member asked if the area near the gym could be used as temporary playground space. Gilbane noted that they were reviewing access needed around the building with the Fire Department before they are able to finalize temporary playground spaces. Co-chair Susan Wolf Ditkoff noted the need to tighten up the construction fence when phasing allows in order to maximize play space. She added that there will be 650 students playing outside and the temporary play space should allow that.

Gilbane provided a COVID-19 update, noting that money may need to be allocated at the start of construction depending on how the situation continues to unfold. The conversation is ongoing as the situation continues to progress and change.

Gilbane noted that there is a Community Forum scheduled for May 6, 2020 adding that the Project Team is preparing for that meeting currently. Gilbane expressed their excitement to be working with Brookline on the Driscoll School Project.

Architect Jonathan Levi (JLA) noted his excitement to have Gilbane on the team, adding the JLA team has worked with Project Manager Lynda Callahan and Assistant Project Manager Derek Ullman on the Dearborn School in Boston previously.

Lisa Ross from Vidaris, JLA's sustainability consultant, provided a LEED update. She explained that the project is compliant with LEED Silver requirements. She explained that the site is sustainable with much of the open space designed to be planted, with limited surface parking. Light colored roofing is beneficial to the environment in that it does not take on as much heat as a darker roof. The team is working to design a photovoltaic array for the roof that will provide 20% of the building's power. The design for storm water management on site will address storm history while looking forward over the course of the building's life. Water efficiency for both indoor and outdoor use is being considered with water for fundamental uses only, she added that the project will not be using landscaping that requires irrigation.

The team is also considering the embodied energy of the building by reviewing the manufacturing process when selecting building materials. To reduce the embodied energy of the building, the team is selecting materials that take less energy to create. For instance, concrete uses the most energy to create, followed by steel. The design team is considering wood framing for the building as an alternative to steel as engineered wood has less embodied energy. The use of timber has been discussed with the Fire Department and they have noted that engineered mass timber is safer under extreme heat conditions. The wood is self-protecting during a fire. The Project Team needs to understand the cost impact of mass timber versus traditional steel.

The design team has ensured proper ventilation within the building, is reviewing acoustics of classrooms, and conducting daylighting studies through computer modeling all in an effort to create spaces that are better for learning while maximizing energy efficiency.

Matt Gillis noted that the School Department will be incorporating sustainable energy systems into the curriculum and using the building as an educational tool. He requested that the specification includes providing sustainable curriculum documentation to school. Driscoll principal Dr. Suzie Talukdar and others on the committee noted that they agree and would add that the systems should be revealed when possible to encourage learning and student interaction.

JLA noted that there will also be a screen in the school that will display how the unseen systems of the building are functioning. The screen design can be customized to show water use, energy use, heating/cooling, solar photovoltaic contribution and can include other information to engage the students and community.

Werner Lohe expressed support of the idea of examining mass timber as an alternative to steel. He added that with any cutting-edge idea, it can become a learning tool. He added that even incorporating exposed timber in prominent areas can be important to showcase wood as the way of the future.

A member of the community requested that the LEED scorecard be included periodically as an update going forward so that the community can track sustainability throughout the design process.

JLA noted that the design of the building's security system is an ongoing discussion with the Police, Fire, School and Building Departments. Going forward, the design team has been asked to be selective about the security specific information that is shared publicly.

The 50% Design Development drawings will be issued tomorrow for JLA's estimator CHA, and Gilbane's estimating department to begin pricing. Conducting a cost estimate this early in the design process will give the project important information early on that will allow the project to closely track budget.

JLA reviewed the design process they have made over the past month, including a meeting with school principals in Town to review the design and discuss how project spaces will be used. The 50% DD drawings show three enclosed breakout rooms and an open breakout space located on the 2nd floor and a breakout balcony at the 3rd floor. This design is still evolving as potential uses continue to be discussed.

JLA explained that there will be gang toilets on the 1st floor to primarily serve the cafeteria, the 3rd and 4th floor include grouped toilets at the center as well to maximize plumbing efficiency. The 2nd floor has dedicated toilets for Pre-K and Kindergarten classrooms, while classrooms for grades 1 and 2 have dedicated toilets off the corridor with each toilet servicing two classrooms.

A member of the committee noted that if all materials are light in color and effect is too monochromatic, it becomes difficult for students/faculty with low vision to navigate. She added that adding some contrasting colors for doorways and as directional cues. Dr. Talukdar noted she will share additional feedback around contrasting, particularly as it relates to stairways as well. It was noted that the topic came up during a Design Subcommittee workshop and that the District's vision specialist will be providing feedback as well.

JLA provided an update on the landscape design, noting that the Park and Playground Design Review Committee has been meeting to discuss this in depth. Overall, the project will be increasing the amount of usable green space on site.

A member of the committee asked Gilbane about what trends that are being seen in construction. Gilbane explained that they are part of a larger discussion in the construction community during the ongoing crisis. It is hard to track what will happen given all of the current variables. JLA added that no one is sure where we stand or how this will affect pricing across the market yet. There could be a mix of pricing that goes up because of supply chain issues and pricing that comes down due to availability of labor. The team will continue to update the community as more information becomes known.

A member of the committee asked how the building will be heated before the geothermal wells are installed which will need to occur after the new building is occupied and the existing building is demolished. JLA explained that there is an electric boiler that will be included in the project as a backup and for temporary use during construction.

Nancy O'Connor made a motion to approve meeting minutes from the January 23, 2020, February 28, 2020, and March 19, 2020 School Building Advisory Committee meetings. Karen Breslawski seconded the motion. Thirteen members of the committee voted in favor of approving the meeting minutes with one abstention. The meeting minutes were approved 13 – 0 – 1.

Leftfield provided a project update noting that the Project went before the Transportation Board and were approved for a total of 116 parking spaces derived through a combination of on site parking and parking permits. Currently the design has 36 parking spaces on site which would mean 80 parking permits would be provided for neighborhoods spaces. The school is currently planning to have 140 teachers and staff, and will be able to provide parking for 80%.

Leftfield noted that McPhail would be mobilizing to the site this weekend and are anticipated to start installation of a test geothermal well on Monday. Work on the well is expected to continue through the week. The well will be tested after installation to determine the exact number of wells needed on site.

Leftfield explained that the Planning Board process has kicked off and JLA has sent in the application. Tony Guigli is working to get the first Planning Board meeting to occur digitally in May. It was added that if the first meeting cannot occur until June, the Project Team will need to look at schedule impacts.

The Community Forum introduction of Gilbane is scheduled for May 6, 2020. Gilbane will introduce their team and will cover a number of issues including logistics throughout the project, schedule, safety, and communication. The Project Team has been working closely with Gilbane to bring them up to speed on all of the topics that are of high importance to the community. The second half of the meeting will be reserved for community questions and comments.

Upcoming Meetings and Milestones –

- April 18 – April 25, 2020 – Test Geothermal Well Installation
- May 4, 2020 – Driscoll School Design Subcommittee – 5:30 PM – 8:30 PM
- May 6, 2020 – Gilbane Introduction & Community Forum – 7:00 PM – 9:00 PM
- May 11, 2020 – Park and Playground Design Review Committee - 7:00 PM – 9:00 PM
- May 21, 2020 – School Building Advisory Committee Meeting – 7:30 AM – 9:00 AM

The meeting was adjourned at 9:00 AM.