

JOHN R. PIERCE SCHOOL – BROOKLINE, MA	MEETING MINUTES APPROVED 10.21.21
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PIERCE SCHOOL BUILDING COMMITTEE		September 9, 2021
Location:		Online Zoom Meeting
Time:		4:00 PM
Name	Assoc.	Present
Bernard Greene	Voting Member – Committee Co-Chair, Select Board	Y
Helen Charlupski	Voting Member – Committee Co-Chair, School Committee	Y
Melvin Kleckner	Voting Member – Town Administrator	Y
Andy Liu	Voting Member – School Committee	Y
Dr. Linus Guillory	Voting Member – Superintendent of Schools	N
Charlie Simmons	Voting Member – Director of Public Buildings	N
Daniel Bennett	Voting Member – Building Commissioner	Y
Lesley Ryan-Miller	Voting Member – Pierce School Principal	Y
Carol Levin	Voting Member – Advisory Finance Committee	Y
Steve Heikin	Voting Member – Planning Board	Y
Ken Kaplan	Voting Member – Building Commission	Y
Aaron Williams	Voting Member – Pierce School Parent	Y
Nurit Zuker	Voting Member – Pierce School Parent	Y
Nancy O’Connor	Voting Member – Parks and Recreation Commission	Y
Sam Rippin	Voting Member – Assistant Superintendent of School Administration & Finance	N
Jamie Yadoff	Voting Member – Pierce School Principal	Y
Melissa Goff	Non-Voting Member – Deputy Town Administrator	N
Michelle Herman	Non-Voting Member – Deputy Superintendent	N
Tony Guigli	Non-Voting Member – Building Department Project Manager	Y
Matt Gillis	Non-Voting Member – School Department Director of Operations	Y
Jim Rogers	LEFTFIELD	Y
Lynn Stapleton	LEFTFIELD	Y
Jen Carlson	LEFTFIELD	Y
Matt Casey	LEFTFIELD	Y
Will Spears	MDS Architects	Y
Amy Mackrell	MDS Architects	Y
Margaret Clarke	MDS Architects	Y
Vinicius Gorgati	Sasaki	Y
Carla Ceruzzi	Sasaki	Y
Kate Tooke	Sasaki	Y
Tamar Warburg	Sasaki	N

The meeting was called to order at 4:00 PM.

MDS presented an update on options that have been developed based on feedback received through previous meetings with the SBC and the Working Group.

Option 3 – S/Cube

In this option, the music rooms and multi-purpose room would be located on a street level. This option features entrances on Harvard and School Streets, with a main entrance on the floor above from the drop off circle. The

Cafeteria faces a public green space and the Pre-K classrooms are located off of a new courtyard. The loading drive will remain in its current location between the school and the library. The second floor would be the location for the K, 1 and 2 grade band, a two-story reading room, and tech lab facing an interior courtyard. The third floor would have the fab lab, art rooms, grades 3, 4, and 5, and 4th floor would house grades 6, 7, and 8. Massing has been stepped back on both School Street and Harvard Street.

Option 3 - S-H

This option includes the historic building. The design features a three story structure that shares similar floor plans for the ground level as 3 S/Cube. A glass passageway leads to grades K through 2 classrooms in the Historic Building, a reading room and tech lab facing an indoor courtyard leads to a two-story entrance hall visually connected to the cafeteria below and to the floor above. The third floor has two grade bands, grades 3, 4, and 5 which would be in the cube section of the layout and grades 6, 7, and 8 in a diagonal section bridging over to the Historic Building. Designs are in progress for the green space and MDS is working on how to accessibly connect to surrounding spaces. Massing would be lowered and broadened over the entire building due to the connection to and reuse of the Historic Building.

A member of the committee inquired how the indoor courtyard would be maintained. MDS explained that it would be a paved courtyard which would be an extension of the lab space utilizing hard scape and planters in addition to light maintenance grass and compared it to a plaza paved area. The gym, located on the second floor, could have a row of clearstory windows and screened which would both block light for the classrooms, bring natural light into the gym, and a visual connection to the courtyard.

A member of the committee asked if there were plans to have outdoor learning spaces in the raised area. MDS said this would be designed based on the option selected, but expressed that outdoor learning spaces were in all options being considered.

A member of the committee asked if the staircase down to Harvard street that currently exists would be included to maintain access through the site. Sasaki explained that this would not be an option for a number of options as there is too steep a grade change at that location to install an accessible path between spaces.

A member noted potential security concerns regarding street level access or potential unwanted access to the rooftop play area. Sasaki/MDS explained that because of the new lines of sight and the open space that security was not anticipated as an issue. It was suggested that a set of fences and gates similar to pocket parks in New York be considered to restrict access to spaces at night. The design team added that the green space located by the wedge building and the existing Wing C has been extended from 30' wide to 67' wide in this option.

Members discussed preferences between the schemes, with an emphasis placed on the ease of movement around the larger campus. School leadership also noted the importance of maximizing time for learning through shorter transitions between classrooms.

Concerns were expressed regarding the height of the construction and what impact it may have on the neighborhood, particularly along School Street with residences located directly across the street. MDS explained that as the building develops, more consideration will be given to façade articulations that could result in a nicer experience along School Street.

A committee member expressed concern regarding the traffic by Cyprus Street, and how the potential narrowing of School Street would affect traffic in the area. MDS explained that there has not been discussion with the Transportation Department yet but that will be coming.

A member asked if there would be mechanical structures on top of the four-story option. MDS commented there would be some air handlers on the roof. A follow up meeting with the MSBA is needed to determine if mechanical units can be enclosed within the building, though early conversations suggest that the MSBA will not allow it.

A member expressed concerns regarding embodied carbon across options, noting that even if a new building is more efficient, the disposal of existing building materials and operating costs over the life of the building need to be considered when comparing sustainability. Sasaki noted that sustainability of each option will be discussed at length in future meetings.

Leftfield noted that by the next SBC meeting there will be cost information to begin analyzing. Draft cost estimates from two firms are due on September 17th with a final estimate reconciled by the 24th.

The meeting adjourned at 5:30PM