



ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC) + DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING					MEETING MINUTES	
Newton Education Center, Room 210						
February 27, 2014						
6:00PM						
ATTENDEES:						
NAME	ZSBC	PRESENT	NAME	ASSOC.	PRESENT	
ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC)			OWNER'S PROJECT MANAGER			
Diana Beck	ZSBC	Y	Jeffery Luxenberg	JLA	Y	
Arthur Cohen	ZSBC	Y	David Krawitz	JLA	Y	
Deb Crossley (Alderman)	ZSBC	Y	Melissa Gagnon	JLA	Y	
Diana Fisher Gomberg	ZSBC	Y	Tom Murphy	JLA	---	
David Fleishman	ZSBC	---	ARCHITECT			
Ruthanne Fuller (Alderman)	ZSBC	Y	Dave Finney	DPC	Y	
Sandra Guryan	ZSBC Co-Chair	Y	Joe Drown	DPC	Y	
Maureen Lemieux (CFO)	ZSBC	---	Robert Bell	DPC	Y	
Joshua Morse (NPB)	ZSBC	Y	DESIGN REVIEW COMMITTEE (DRC)			
Chris Neal	ZSBC	---	Peter Barrer	DRC	Y	
Nicholas Read	ZSBC	---	Arthur Cohen	DRC	Y	
John Rice (Alderman)	ZSBC	Y	Andrew Copelotti	DRC	---	
Robert Rooney (COO)	ZSBC Co-Chair	Y	Deb Crossley	DRC	Y	
Margie Ross Decter	ZSBC	Y	William Eldredge	DRC	---	
Joseph Russo	ZSBC	---	Robert Franchi	DRC	---	
Bob Santry	ZSBC	Y	Candace Havens	DRC	---	
Steven Siegel	ZSBC	Y	Jonathan Kantar	DRC	Y	
Setti Warren, Mayor	ZSBC	---	Andrea Kelley	DRC	---	
OTHER SCHOOL/LOCAL PARTICIPANTS			Ellen Light	DRC	Y	
Carol Chafetz	NPS	Y	Marc Resnick	DRC	Y	
Mike Cronin	NPS	Y	Steven Siegel	DRC	Y	
Adam Gilmore	NPB	Y	Victor Vitols	DRC	---	
Ouida Young (Law Dept)	CITY	Y				
PUBLIC PARTICIPANTS						
Maxine Bridger, Upper Falls Area Council			Bruce Henderson, Public/Resident			
Mark Bridger, Upper Falls Area Council			Emma Henderson, Former student			
Karen Nacht, Public/Resident			Jonathan Yeo, Public			

S. Guryan called the meeting to order at 6:10PM.

1. Approval of ZSBC Meeting Minutes

MOTION: R. Fuller moved, seconded by S. Guryan, that the 02/06/14 meeting minutes be approved. It was noted that Diana Beck and Deb Crossely were at the 02/06/14 meeting.

Vote: 11 in favor/0 opposed/1 abstention, to approve the 02/06/14 minutes as amended.

2. Review Preliminary Program

Design Partnership of Cambridge (DPC) presented the prepared the Proposed Space Summary for Zervas, which was presented to the School Committee on 2/24/14. Relative to the Angier program and MSBA guidelines, differences in the Zervas program were highlighted and explained. It was noted that the proposed student enrollment would add approximately 150 students to the current enrollment for the new Zervas Elementary School which equates to 24 classrooms. NPS noted that the desired number of classrooms keeps a pure model of four (4) classrooms/grade. The after school classroom would be full size whereas at Angier it is half size. DPC explained that the sizes of core program areas such as Media Center and the Cafeteria are generated by the total number of students. It was reiterated that the Space Program is the basis for determining the needs for the new building. DPC presented the Proposed Classroom and Site Program slide as it relates to the gross differential from Angier with regard to classrooms, parking and playground/playfields.

3. Review Alternative Site Selection Matrix Criteria Ratings

Joslin Lesser + Associates, Inc. (JLA) presented the Alternative Site Selection map as well as the Alternative Site Selection Criteria Matrix. It was noted that the Design team, along with the OPM and the Working Group studied the viability of range of sites discussed at the last meeting with regard to a relative criteria. It was indicated that it would not be prudent to expend time on sites that have been deemed to be not available or are not reasonable.

DPC provided explanation of a few particular sites which initially appeared to be the most viable of the options listed: Existing Zervas site (A), Cold Spring Park (B) and the Elliot Street site (H). It was noted that as the matrix indicates, site options B and H are not reasonable to pursue for the new School. Per the City, Cold Spring Park (B) is not available for school use per Article 97. Per collaboration with the City (DPW/NPB), the design team has determined that the Elliot Street site would not work for the new school for reasons including: current DPW and Parks/Rec operations would need to relocate (the net available site area would not be large enough for the Zervas program), industrial/commercial adjacency, increased busing and potential traffic issues as the site relates to Route 9. Backup analysis for the DPW site will be packaged and distributed to the City, as requested.

It was noted that none of the alternative sites are viable or reasonable according to the criteria evaluation and therefore the existing Zervas site is the preferred location to build the new Zervas School.

4. Review Preliminary Test Fit Plans

DPC presented five (5) test fits for the existing site (option A): A1.1, A1.2, A1.2c, A.1.3 and A1.4. The options presented a range of concepts including 2 and 3 story options configured on the site

as a box plan, elbow plan or a pinwheel. For all options, it was noted that the required educational building program fits although it was noted that all options are short for exterior program. It was also noted that classrooms are oriented north/south in all options.

Public Input

A member of the ZSBC noted that if area for the total site program is not adequate, play space for students would take precedence over parking spaces. A comment was made that if the building were located more in the north/west portion of the site, more play space would be available. With regard to option A1.2c, a member of the DRC noted that the adjacency of the buses between the school and the neighboring homes could be problematic and it was suggested that building mass be moved to not be so close to the adjacent properties. A suggestion was made to flip the footprint which would relieve pressure on the neighborhood and the classrooms would be adjacent to the wetlands for view. A comment was also made that although option A1.2c is more consolidated and maximizes site/play area to the west/adjacent to wetlands, the adjacent properties could offer a significant improvement to the site design and provide more flexibility on the site. A comment was made as to whether a solution for parking under the building could be explored.

With regards to the question of student enrollment at the new Zervas, S. Guryan explained that the Zervas project was selected to address increasing capacity in the City and that four classrooms per grade is desired for flexibility and that three classrooms per grade would not have an impact on the current capacity issues. The intent is that the new Zervas will add 150 students to the current Zervas school.

5. Construction Delivery Method Presentation

JLA prepared a Comparison of Construction Delivery Methods. The relative merits were presented in detail including advantages and disadvantages of the following construction delivery methods: Design-Bid-Build (MGL Chapter 149) and Construction Manager at Risk (MGL Chapter 149A). It was noted that the Angier project is a good model for Zervas and NPS noted that they have been impressed with what CMR has brought forward to the Angier project. The City also noted that the more complex the design, CMR is more beneficial. Following a brief review and discussion, the ZSBC reached the following consensus that the CM at Risk delivery method would be beneficial for a project of this complexity:

Consensus: (10) ZSBC members were in favor with (1) abstention (due to lack of understanding) to authorize the City to recommend CM at Risk delivery method to the Mayor.

6. Recommended Site Selection

Following additional discussion comparing the sites presented on the Criteria Matrix as well as the existing site options, the ZSBC made the following motion:

MOTION: R. Fuller moved, seconded by S. Siegel, that given the Criteria Matrix presented, the best site for the new Zervas school is the existing site.

Vote: 10 in favor/0 opposed/0 abstentions, to recommend the existing Zervas site as the preferred location for the new Zervas school.

7. Upcoming Meetings

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| ▪ TBD | ZSBC+DRC Joint Meeting | 6:00PM | TBD |
| ▪ TBD | Zervas ES Community Forum | TBD | Zervas ES |
| ▪ 3/14/14 | Tour Precedent School Projects | TBD | TBD |

8. Adjournment

At 8:07PM, there being no further business to come before the meeting, S. Guryan adjourned the meeting.

Respectfully submitted,

Melissa Gagnon
Joslin, Lesser + Associates, Inc.

[End of 02/27/14 Meeting Minutes]