


ZERVAS SCHOOL BUILDING COMMITTEE (ZSBC) & DESIGN REVIEW COMMITTEE (DRC) JOINT MEETING					MEETING MINUTES	
Newton Ed Center, Room 210			APPROVED, 7/31/14			
June 26, 2014						
6:00 PM						
ATTENDEES:						
NAME	ZSBC	PRESENT	NAME	ASSOC.	PRESENT	
Diana Beck	ZSBC	Y	OWNER'S PROJECT MANAGER			
Arthur Cohen	ZSBC, DRC	Y	Jeffery Luxenberg	JLA	---	
Deb Crossley (Alderman)	ZSBC, DRC	Y	David Krawitz	JLA	Y	
Diana Fisher Gomberg	ZSBC	Y	Melissa Gagnon	JLA	Y	
David Fleishman	ZSBC	---	ARCHITECT			
Ruthanne Fuller (Alderman)	ZSBC	Y	Dave Finney	DPC	Y	
Sandra Guryan	ZSBC, DRC	Y	Joe Drown	DPC	Y	
Maureen Lemieux (CFO)	ZSBC	---	Robert Bell	DPC	---	
Joshua Morse (NPB)	ZSBC, DRC	Y				
Chris Neal	ZSBC	---	DESIGN REVIEW COMMITTEE (DRC)			
Nicholas Read	ZSBC	---	Peter Barrer	DRC	---	
John Rice (Alderman)	ZSBC	Y	William Eldredge	DRC	---	
Margie Ross Decter	ZSBC	---	Robert Franchi	DRC	---	
Joseph Russo	ZSBC	---	Tom Gloria	DRC	Y	
Steven Siegel	ZSBC, DRC	Y	Candace Havens	DRC	Y	
Anne Snelling Lee	ZSBC	Y	Jonathan Kantar	DRC	Y	
Setti Warren, Mayor	ZSBC	---	Andrea Kelley	DRC	---	
Dori Zaleznik	ZSBC	Y	Ellen Light	DRC	---	
			Marc Resnick	DRC	Y	
OTHER SCHOOL/LOCAL PARTICIPANTS			Eve Tapper	DRC	---	
Carol Chafetz	NPS	Y	Caroline Wilson	DRC	Y	
Mike Cronin	NPS	Y				
Ouida Young (Law Dept)	CITY	Y				

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

1. Feasibility Study Report

Architectural Presentation

It was noted that substantial work has taken place in recent weeks to clarify the Feasibility Study and bring design work forward. The purpose of this meeting is to review the Feasibility Study and schematics that have come out of the study. Parking, traffic, circulation and green space are areas that will continue to be studied and worked out in the next phase of Schematic Design. It was noted that DPC has produced a Feasibility Study Report which can be made available is anyone would like to review.

JLA provided an overview of the Feasibility Study parameters which include general site layout, building program, building configuration, budget and schedule. It was noted that the team is in the process of selecting a Construction Manager. The two candidates include: Shawmut Design and Construction and WT Rich Company. It was noted that during Schematic Design, a detailed cost estimate will be prepared. An overview was also provided on the Preliminary Master Newton Public Schools Schedules with regard to the Carr, Angier, Zervas and Cabot projects. The plan to maximize the cost effectiveness and for Angier, Zervas and Cabot to progress in sequence with no gaps, all using Carr as swing space. Site plan approval for Zervas will be in early Fall 2014 and from that point, the project will move into Design Development.

DPC walked through the site plan, in response to issues raised at previous meetings specifically with regard to traffic (bus/parent drop-off and pick-up) and play space. The plan presented is not completely developed in terms of the 3rd property acquisition. It was noted that the Finance Committee voted 5/0/1 yesterday in favor of the acquisitions, although the full BOA has not yet voted. The additional space allows the site program to be achieved. Site elements were identified: bus loop, parent drop-off, service area and a walking promenade leading to a large plaza gathering space. The site is pedestrian oriented with a garden area. The revised orientation is essentially comprised of a south facing 3 story classroom wing with a 1 ½ story wing with core facilities (cafetorium, music, gym). The plan is efficient and compact with only one main entrance.

Sustainability

It was reiterated that the 3-story classroom wing is energy efficient with less roof and perimeter to heat. DPC noted that classrooms are oriented north/south for the greatest solar orientation. There is a desire to look at the wetlands to create an outdoor learning environment as well as a connection to the pathways. The team will continue to look at the energy model including life cycle analysis of systems. The intent is for the school to be LEED certified, at a Silver status or greater.

ZSBC+DRC and Public Comments

Comments/suggestions were made primarily with regard to whether there is adequate parking and green space and whether the traffic and drop-off areas are taking up too much space:

Parking

Comments were made with regard to the parking loop and parking spaces on the corner of Beacon and Beethoven relative to achievable play space. It was noted that the amount of parking in front appears to short change the amount of play area. It was suggested that satellite parking be considered at Richardson Field and/or Cold Spring Park. The Zervas ES Principal noted that as an advocate for the school staff, offsite parking would be difficult. There was consensus that the loop needs to be further studied in terms of how it will work and whether it will work.

It was noted that during SD, it will be determined whether there will be 80 parking spaces on site or whether there will be a trade-off for additional green space. A member of the BOA noted that in the event the 3rd property is not acquired, there will need to be some creativity to achieve the desired parking.

Play Fields

Comments were made as to whether the fenced in play field was an adequate size and whether the fields should be larger. It was noted that it would be desirable to have green/play spaces be contiguous. A “T” shape plan was suggested which could maximize the fields. It was noted that the new plan has approximately 10K more SF of play space vs. the existing.

Building Site Orientation

Large elevations facing wetlands vs. the neighborhood is an improvement as well as the single entry. The pedestrian/bike path off of Beethoven feels safe and neighborhood like. It was also noted that the site/building configuration does not have an impact on energy use. The following comments were made:

- Pedestrian access from Beacon needs to be studied
- Shift the building north which would expand play space to the south
- Expand blue zone
- Design should be user friendly for the community with benches, etc.

2. Vote to Move Forward to Schematic Design

MOTION: S. Siegel moved, seconded by D. Fisher Gomberg, to approve the Project to move forward to the Schematic Design phase of more detailed design. **Vote: 10 in favor/0 opposed/0 abstentions.**

3. Upcoming Meetings

Subsequent to this meeting, the following meeting was scheduled:

07/31/14 ZSBC+DRC Joint Meeting Newton Ed Center, Room 210 6:30PM

4. Adjournment

At 7:50PM, there being no further business to come before the meeting, S. Guryan called the meeting to be adjourned.

Respectfully submitted,

Melissa Gagnon
Joslin, Lesser + Associates, Inc.

[End of 06/26/14 Meeting Minutes]