

## NOTES OF MEETING

project	<b>Baldwin School Expansion Project</b>	Project #	1822
date	1/31/19	location	Town Hall School Committee Room
re	<b>Baldwin School Building Committee meeting #9</b> Design Update		
present	Bernard Greene - Co-Chair, Select Board Julie Schreiner-Oldham - Co-Chair, School Committee Melvin Kleckner - Town Administrator Mike Sandman - Advisory Committee Clara Batchelor - Parks and Recreation Commission Mary Weitzel - Community Representative Deborah Abner - Community Representative Blair Hines - Planning Board/Greater Baldwin Community Dr. Mary Brown - Senior Director for Teaching and Learning (former Baker School Principal) Casey Ngo-Miller - Interim Deputy Superintendent for Student Services Ben Lummis – Project Manager, School Department Ray Masak – Project Manager, Building Department Jonathan Levi – Daniel Bennett - Building Commissioner Nathan Peck - Building Commission Jonathan Levi - Jonathan Levi Architects (JLA) Philip Gray (JLA)		
distribution	attendees; project file Andrew Bott - Superintendent of Schools Suzanne Federspiel - School Committee Michelle Morrissey - Community Representative Rebecca Manor - SEPAC/School Parent Community Representative Mary Ellen Dunn - Deputy Superintendent of Administration and Finance		

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1. Minutes. 1/17/19 minutes approved unanimously.
  2. Owners Project Manager. Ray Masak noted that Brookline is in process of hiring an OPM to assist with project oversight, estimating, schedule, and hiring a Construction Manager (if appropriate).

3. RISE. Philip Gray met with RISE staff at Runkle on 1/25/19 to review current plans and program. Staff was supportive of design, and agreed that proposed decentralized distribution of RISE spaces looks appropriate.
4. Modes of Operation. Jonathan Levi presented diagrams to describe which areas of the building will be accessible for community use (including bathroom access) while simultaneously separating community access from the classroom areas (see attached). Modes include
  - Media / Library
  - Cafeteria
  - Music / Multi-Purpose
  - Gym

In all cases, safe emergency fire egress will be maintained throughout the building at all times. JLA to review if hallway to Gym can be moved to north side to provide more direct route from main entry.

It remains to be determined if there will be a separate mode for extended day, pending PSB decision on how much of the new building is to be used by the program.

5. Parking. Ben Lummis described discussion and vote from Transportation Board meeting on 1/28/19 which focused on Baldwin teacher parking. The board voted to approve up to 53 on street teacher parking permits, which means that the project will provide a minimum of 25 spaces on site. This corresponds to the count formally recommended by the SBC at the 1/17/19 meeting (see attached plan). The T Board also voted to require electric vehicle charging stations, covered bike racks, and staff showers. It was noted that the Brookline Fire Department will not allow parking in the on-site drop-off lane due to emergency vehicle access requirements.

The specific street locations corresponding to the permits will be determined at a later T Board meeting. In all cases, the on street teacher parking permits would not take up more that 40% of any street's currently available and legal on street parking.

Todd Kirrane from the transportation division of DPW will attend the next SBC meeting on 2/14/19. He will describe plans for other projects involving traffic in the area. The next T Board meeting involving the Baldwin project will be on 2/25/19.

#### Discussion



- Parking demand may reduce with the development of Brookline’s Traffic Demand Management program.
  - Coolidge Corner school is in discussions to lease spaces at nights and weekends to local business employees
  - Town meeting members will likely want to discuss environmental impact and cost
  - Can the garage be multi-purpose, if in the future parking not required?
  - A map indicating where teaching staff lives could help the discussion
6. Sustainability. MEP lifecycle analysis is in progress. Analysis will include capital costs and projected maintenance and energy costs for alternative HVAC systems. Engineers should assume operation from 7:30 to 3:00 pm and 8:00 pm to 10:00 pm. The study will include an analysis of geothermal viability on the site and air source heat pumps. All alternatives will assume photovoltaics on the roof, supplemented by “green” electricity from the grid. The amount of electricity required from the grid will vary, depending on the efficiency of each alternative.
- Article 2 and 21 were distributed (see attached) regarding fossil fuel free design and sustainable design strategies.
7. JL summarized the presentation to the joint meeting with the School Committee, Baldwin SBC, and Driscoll SBC on 1/22/19, which provided an overview on 21st century learning principals, evidence based teaching and learning, and Fossil Fuel Free design.

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 Philip Gray JLA  
encl Presentation Materials

