

# SOMERVILLE NEW SCHOOL BUILDING PROJECT

## SCHOOL BUILDING COMMITTEE

### MEETING MINUTES

**Virtual Meeting**

**Monday, March 23, 2026**

**Via Zoom**

**4:30pm**

**Members (16) – Present in bold:**

**Emily Grandstaff-Rice (Chair)**

**Jake Wilson, Mayor**

**Rich Raiche**

**Ruben Carmona**

**Courtney Gosselin**

**Ed Bean**

Chris Ames

**Daniel Grayton**

Eric Weisman

**Andre Green**

Kathleen Seward

**Jesse Clingan**

**Suraj Rajbanshi**

**Courtney Koslow**

**Rich Heidebrecht**

Hanna Bao

**Guests Present:**

**Ralph Henry (CoS)**

**Sean Burke (PMA)**

**Nick Masse (PMA)**

**Lisa Pecora (PE)**

**Dan Arons (PE)**

**Danielle Barry (SPS)**

- **Call to Order – 4:32pm**
  - The Chair called the meeting to order
  - Roll call attendance was had.
  
- **Meeting Minutes**
  - Approve meeting minutes from March 2, 2026.
    - Rich Raiche motions to approve as presented. Daniel Grayton seconds the motion.
    - Discussion: none.
    - VOTE (roll call): 11 yes, 0 no, 0 abstain, 5 not present
      - Yes: Emily Grandstaff-Rice, Mayor Jake Wilson, Rich Raiche, Ruben Carmona, Ed Bean, Daniel Grayton, Andre Green, Jesse Clingan, Suraj Rajbanshi, Courtney Koslow, Rich Heidebrecht
      - No:
      - Abstain:
      - Not Present: Chris Ames, Courtney Gosselin, Kathleen Seward, Hanna Bao, Eric Weisman
  
- **New Business**
  - Review Project Schedule & Workplan
    - PE did an overview of the project timeline and workplan, showing where the project is at and what is ahead of us. PE highlighted the milestones within the project schedule.
    - PE presented an initial schedule for PSR phase, which is the next phase of the MSBA process that the project will enter into.
    - City gave the committee a debrief of how the most recent School Committee went. School Committee reviewed the space summary, reviewed the educational program, and more content that is critical to PDP Submission.
    - Superintendent further explained the results of the most recent school committee meeting. Superintendent noted that his administration and staff are excited about the project.
  - Community Engagement Update
    - PE gave an overview of the most recent community engagement events that the project team participated in, as well as what is ahead for events that the project team will be attending to further inform the community of the project’s status and receive feedback.
  - Review Finalized Preliminary Options Evaluations
    - PE presented the respondents evaluations, and noted that the highest scoring options were Option 2B and Option 4. Both options scoring the highest were at 115 Sycamore St, and for the 925 student enrollment.  
PE presented what the evaluators considered as the most important criteria to them, which was: stakeholders, walkshed, green space, neighborhood, educational fit, disruption, environmental, and traffic.
    - Chair thanked those committee members who did complete their evaluations.
    - City asked if there was a lot of consensus for the criteria priority (high, medium, low), and PE said that they will get back to the City with that information to answer precisely.
    - Committee member noted that she liked the weighted average process.
  - Preliminary Budget
    - PMA presented some preliminary budget information for the options, as was completed by the 3<sup>rd</sup> party estimator for Perkins Eastman. On top of that, consultants have provided costs for hazardous materials, and contingencies to be accurate. PMA further noted that there are soft costs for OPM, design team, and furniture, fixtures, and equipment. These numbers are ballpark values, as there is no detail included within the design at this point, though this will give us a good point of reference.

- City noted that there is a correction that Option 0 has the enrollment set at 690 students. Though, the Chair has noted as to why that may be an option that may need to be taken off the table when the vote takes place.
  - Vote which Preliminary Options to Further Study in PSR Phase
    - PE presented a recommended motion for the committee to consider.
    - The motion was further explained by the Chair as to what the Committee may be voting on here, and a brief discussion took place for the specifics of the motion.
    - Motion to approve the PDP preliminary design option evaluations as presented during the meeting and to move forward with the following design options (Option 0, Option 1B, Option 2B, and Option 4) to be further studied in the next project phase, Preferred Schematic Report (PSR).
      - Courtney Koslow motions the above. Andre Green seconds the motion.
      - Discussion: There was a consensus amongst the committee to not further study Options 5A and 5B.
      - Committee member noted that 3A and 3B are also options that she'd believe could not be further studied. She would like only Options 2B and 4.
      - Committee member asked if the options that we choose to further study will they be more detailed into the design, in which the Chair responded and advised.
      - Committee member explained how he thought the community felt, which is in favor of the larger enrollment
      - Committee member also provided his opinion that he would be in favor of moving forward with 2B and 4 only.
      - City summarized the discussion to note what the MSBA process may result in from their review.
      - Committee member noted that he wasn't really in favor yet of the larger enrollment and needs further understanding in order to be favorable to larger enrollment.
      - VOTE (roll call): 10 yes, 2 no, 0 abstain, 4 not present
        - Yes: Emily Grandstaff-Rice, Mayor Jake Wilson, Rich Raiche, Ruben Carmona, Ed Bean, Andre Green, Jesse Clingan, Courtney Koslow, Courtney Gosselin, Suraj Rajbanshi
        - No: Daniel Grayton, Rich Heidebrecht
        - Abstain:
        - Not Present: Chris Ames, Kathleen Seward, Hanna Bao, Eric Weisman
  - Vote to Approve the PDP Submission and All Contents within
    - PE presented a recommended motion.
    - Chair noted that she is tabling the vote as the committee has not seen the full compiled PDP yet.
    - Committee member asking if not taking this vote will slow the process down. PE answered that no it will not, but it will be more important for the PSR date.
    - PE believes they can provide the committee with the compiled PDP by end of week, and vote on it on April 6<sup>th</sup> to approve.
- **Public Comment**
  - The Chair opened it up to the public to ask any questions or make any comments.
    - There were none.
- **Adjournment**
  - Vote to Adjourn
    - Rich Raiche motions to adjourn. Andre Greene seconds the motion.
    - VOTE (roll call): 12 yes, 0 no, 0 abstain, 4 not present

- Yes: Emily Grandstaff-Rice, Mayor Jake Wilson, Rich Raiche, Ruben Carmona, Courtney Gosselin, Ed Bean, Daniel Grayton, Andre Green, Jesse Clingan, Suraj Rajbanshi, Courtney Koslow, Rich Heidebrecht
- No:
- Abstain:
- Not Present: Chris Ames, Kathleen Seward, Hanna Bao, Eric Weisman

**Minutes Signed by:**

NAME: Nicholas Masse, PMA Consultants

DATE: 03/27/2026