SOMERVILLE NEW SCHOOL BUILDING PROJECT

SCHOOL BUILDING COMMITTEE

MEETING MINUTES

Virtual Meeting **Monday, September 28, 2026**

Via Zoom **4:30pm**

Members (15) – 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**

Guests Present:

Ralph Henry (CoS), Danielle Barry (SPS), Sean Burke (PMA), Lisa Pecora (PE), Dan Arons (PE), Bob Bell (PE), Emily Ercolano (PE)

- **Call to Order – 4:32pm**
  - The Chair called the meeting to order
  - Roll call attendance was held: Emily Grandstaff-Rice, Rich Raiche, Ruben Carmona, Courtney Gosselin, Ed Bean, Chris Ames, Eric Weisman, Kathleen Seward, Jesse Clingan, Suraj Rajbanshi, Courtney Koslow, Rich Heidebrecht

- **Meeting Minutes**
  - Approve meeting minutes from August 17, 2026.
    - Rich Raiche motions to approve as presented. Courtney Koslow seconds the motion.
    - Discussion: none.
    - VOTE (roll call): 12 yes, 0 no, 0 abstain, 3 not present
      - Yes: Emily Grandstaff-Rice, Rich Raiche, Ruben Carmona, Courtney Gosselin, Ed Bean, Chris Ames, Eric Weisman, Kathleen Seward, Jesse Clingan, Suraj Rajbanshi, Courtney Koslow, Rich Heidebrecht
      - No: none
      - Abstain: none
      - Not Present: Mayor Jake Wilson, Daniel Grayton, Andre Green

- **Review Schematic Design Schedule & Workplan**
  - PE provided an overview of the schematic design project timeline and workplan, showing where the project is at and what is ahead of us. PE highlighted the milestones within the project schedule; notably the SD submission in April of 2027.
  - PE noted that the PSR has been submitted to the MSBA. We will continue to further the design of the preferred option and narratives.
  - PE noted they will start the TEDI Modeling.
    - Committee member asked if going forward with TEDI, means that passive house is not an option? PE responded to satisfaction.
  - PE noted that the project team has it's Facilities Assessment Subcommittee meeting with the MSBA this upcoming Wednesday.

- The project team discussed upcoming meeting dates.

- **Community Engagement Update**
  - PE noted that we have been attending community events, with two ward meetings this week, with more ward meetings scheduled for the upcoming weeks.
  - We will soon be meeting with teachers to discuss educational needs.
  - City Planning Board asked to hold meetings with abutters which we will coordinate through the city.
  - The project team will be having additional meetings with first responders.
  - We will continue to meet with the mobility team to review traffic and transportation additional studies are in the works.
  - PE noted that we are planning to set up a community forum sometime in November.

- **New Business**
  - Review Reduced Parking Garage Option
    - PE presented a new design for a smaller garage with 50 parking spaces, which equates to $166,400 per spot based on the estimator.
    - Committee member asked if the City has had discussions with the abutting religious facility about potential easement or partial purchase. City noted they have had previous discussions and the church was not interested in selling their property but will reach out to see if there has been any movement to their position.
    - The chair asked if this reduced parking garage option would be considered an alternate. PE responded noting that a parking garage on this site carries major changes from site, to structure, to coordination of mechanical systems, etc. PE recommends having this a decision made rather than including as an alternate. The chair then agreed that the committee should consider coming to a decision about this in the near future.

  - Overview of Site Walk with City Arborists
    - PE provided an overview of the results of how the site walk went with the City's Arborist team.
    - The team came to an agreement that there are some trees that the City would like to save on the site at multiple areas of the site, while others were considered difficult to save due to site logistics and future construction. Additional trees will be added, which the landscape architect will create a plantings plan, and that will be shared with the City's Arborist team.
  - Design Updates
    - PE reviewed the preferred design option that they have been working on and provided some minor updates that they have done through evolution of design.
    - PE noted that they added a section to the building that denotes "future addition", which is an MSBA requirement to have enough space for a 10% growth in the future, so municipalities know they have space to future growth as necessary.
    - PE proposing a more detailed and expanded rooftop space above the Pre-K outdoor play space.
    - PE noted that they are creating a massing model which shows the massing of the building vs the abutting properties, and is done with 3D printers. This will help the design team and SBC to understand the mass and see if any changes are needed.
    - PE noted they are looking into mass timber, and are in the early planning stages to determine what makes the most sense for this project. PE noted that they will bring more information to the committee prior to asking for any decision.

- **Public Comment**
  - The Chair opened it up to the public for any comments.
    - There was no public comment.

- **Adjournment**
  - Vote to Adjourn
    - Courtney Koslow motions to adjourn. Rich Raiche seconds the motion.
    - VOTE (roll call): 12 yes, 0 no, 0 abstain, 3 not present
      - Yes: Emily Grandstaff-Rice, Rich Raiche, Ruben Carmona, Courtney Gosselin, Ed Bean, Chris Ames, Eric Weisman, Kathleen Seward, Jesse Clingan, Suraj Rajbanshi, Courtney Koslow, Rich Heidebrecht
      - No: none
      - Abstain: none
      - Not Present: Mayor Jake Wilson, Daniel Grayton, Andre Green

Minutes Signed by:

NAME: Nicholas Masse, PMA Consultants

DATE: 10/08/2026