Lincoln-Eliot Elementary School and Newton Early Childhood Program

School Building Committee Presentation | December 13, 2018













Agenda

- >>> Approved Ed Program Space Summary
- >>> Site Options Review
 - Potential sites
 - Other alternate sites
- >>> Site Selection Criteria

Newton Early Childhood Program/ Programming and Enrollment

	Integrated Classrooms	STRIDE* Classroom	Related Services	Program Design Enrollment
Student capacity	192 - 224	18 - 27	100 - 125	310 - 376
Number of students per classroom (Maximum)	16	9	4 - 8	
Number of classrooms	12 - 14	2 - 3		14 - 17

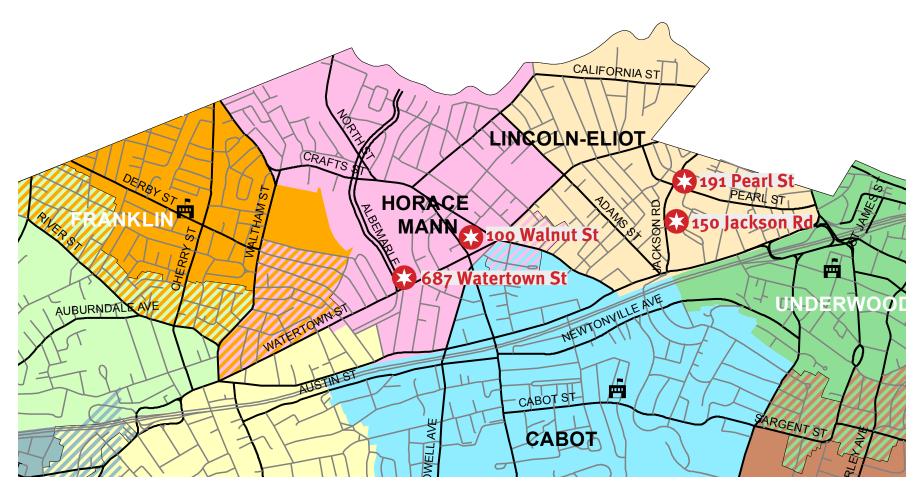
^{*}STRIDE = Structured Teaching through Research and Intensive Developmental Experiences/ Substantially Separate

>>> Space Summary Total Building Gross Floor Area = 38,500 GFA

Lincoln-Eliot Elementary School / Programming and Enrollment

	К	1	2	3	4	5	Program Design Enrollment
Student count	80	77	77	77	77	77	465
Number of students per classroom (Average)	20	21	21	21	21	21	
Number of classrooms	4	3 - 4	3 - 4	3 - 4	3 - 4	3 - 4	22

>>> Space Summary Total Building Gross Floor Area = 84,000 GFA



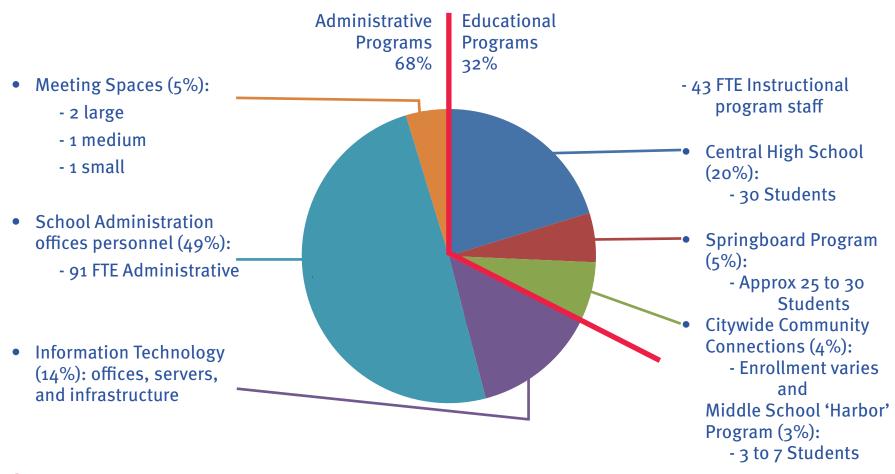
All buildings anticipated to require building systems, code, and general building upgrades

	150 Jackson Road	687 Watertown Street	100 Walnut Street	191 Pearl Street
Existing Program	NECP	Horace Mann Elementary School	Education Center	Lincoln-Eliot Elementary School
Site and Building specific considerations	 Gymnasium needed for Elem School program Elevator needed and other ADA upgrades 	 Cafeteria needed for Elem School program Elevator needed and other ADA upgrades 	 Cafeteria and Gymnasium needed for Elem School program All or multiple existing programs to be relocated: - Ed Programs (Central HS, CCC, MS Harbor) - Administration Offices - IT services and mainframe 	 Multi-level/ multiple stairs Poor layout Disjointed additions Lack of secure access Limited site/ parking/ bus queuing

100 Walnut Street / Newton, MA



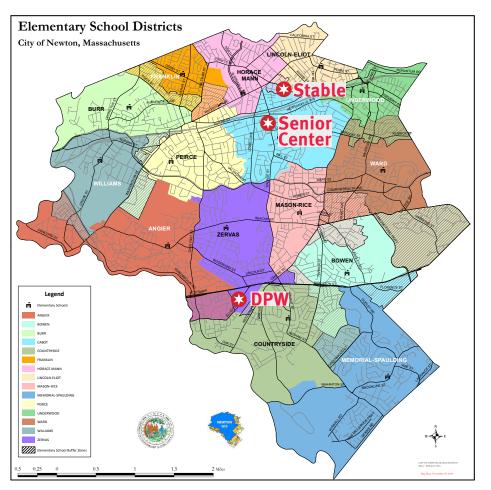
Education Center (100 Walnut Street) / Existing Building Program Approximate 74,000 SF (including Annex)



191 Pearl Street / Newton, MA



Site Selection / Other Alternate Sites



Site Selection / Other Alternate Sites

All sites:

- Would require building replacement and/ or significant additions or alterations to meet educational program
- All sites are outside of the Lincoln-Eliot District

	74 Elliot Street	74 Elliot Street 345 Walnut Street			
Existing Program	DPW Operations Center	Senior Center	Stable		
Site and Building specific considerations	 Relocate and/or consolidate DPW Operations Environmental clean up of site 	• Historic Building (former Branch Library)	 Relocate and/or consolidate DWP Operations Historic Building Small site Environmental clean up of site 		

Preliminary SITE Options/ Criteria Evaluation Matrix

Costs: 0, \$, \$\$, \$\$\$, \$\$\$\$, \$\$\$\$

Potential Alterna	ntives										
		Within the Linc	oln-Eliot District			Outside of the Lincoln-Eliot District					
150 Jackson Road (Existing NECP, former Aquanis College) 191 Pearl Street (Existing Lincoln-Eliot)			687 Watertown Street (Existing Horace Mann) 100 Walnut Street (Existing Education Center)			cation Center)					
Co-located Lincoln- Eliot Elem and NECP	Lincoln-Eliot Elementary School	NECP	Co-located Lincoln- Eliot Elem and NECP Elementary School NECP			Lincoln-Eliot Elementary School	NECP	Co-located Lincoln- Eliot Elem and NECP	Lincoln-Eliot Elementary School	NECP	
Unfavorable	Favorable	Not practical	Unable to m	eet program	Unfavorable	Unfavorable	Favorable	Unfavorable	Unfavorable	Not practical	
\$\$\$	\$\$	\$\$	\$\$\$\$	\$\$\$\$	\$\$\$	\$\$\$	\$	\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$	

Site Selection / Site Criteria

● Favorable	Unfavorable	Costs: 0, \$, \$\$, \$\$\$, \$	\$\$\$, \$\$\$\$\$									
* Note: All design options will meet current building codes.	Potential Alterna	Potential Alternatives										
			Within the Linc	oln-Eliot District			Outside of the Lincoln-Eliot District					
Site Criteria	150 Jackson Ro	oad (Existing NECP, College)	former Aquanis	191 Pearl Street (Existing Lincoln-Eliot)			687 Watertown Horace	Street (Existing Mann)	100 Walnut Street (Existing Education Center)			
	Co-located Lincoln- Eliot Elem and NECP	Lincoln-Eliot Elementary School	NECP	Co-located Lincoln- Eliot Elem and NECP	Lincoln-Eliot Elementary School	NECP	Lincoln-Eliot Elementary School	NECP	Co-located Lincoln- Eliot Elem and NECP	Lincoln-Eliot Elementary School	NECP	
Ranking:	Unfavorable	Favorable	Not practical	Unable to m	eet program	Unfavorable	Unfavorable	Favorable	Unfavorable	Unfavorable	Not practical	
Associated Costs:	\$\$\$	\$\$	\$\$	\$\$\$\$	\$\$\$\$	\$\$\$	\$\$\$	\$	\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$	
General, Building and Site Facts												
1 Projected student enrollment	775 - 840	465	310 - 375	775 - 840	465	310 - 375	465	310 - 375	775 - 840	465	310 - 375	
2 Classroom Count	38 - 41	24	14-17	38 - 41	24	14-17	24	14-17	38 - 41	24	14-17	
3 Approx. targeted educational program (Total Building Gross Floor Area)	122,500 GFA	84,000 GFA	38,500 GFA	122,500 GFA	84,000 GFA	38,500 GFA	84,000 GFA	38,500 GFA	122,500 GFA	84,000 GFA	38,500 GFA	
4 Approximate Gross Square Feet (from assessor database)	122,500 0171	99,500 GSF	30,300 0.71	122,500 0171	51.000 GSF	30,300 0.71	41,00			000 GSF (incl. ann		
5 Approximate size of site (from assessor database)		5.7 acres		approx 1.3 acres			1.6 acres		3.8 acres		,	
6												
Site												
1 Maximizes efficient use of site	0	•	0	0	0	0	0	•	0	•	•	
2 Provides safe pedestrian circulation and access, promotes walk-ability	0	•	•	0	•	•	0	0	0	0	0	
3 Avoids Legal restrictions, City owned land	•	•	•	•	•	•	•	•	•	•	•	
4 Site acquisition/ legal issues, privately owned land	•	•	•	•	•	•	•	•	•	•	•	
5 Optimizes outdoor program space and green space/ Playground	0	•	•	0	•	•	•	•	0	0	0	
6 Optimizes safety and efficiency of on arrival and dismissal	0	•	•	0	0	0	0	•	0	0	0	
7 Separates bus, van, and automobile circulation	0	•	•	0	0	0	0	•	0	0	•	
8 Does not increase demand for on street parking	0	•	•	0	•	0	•	0	0	0	0	
9 Provides sufficient parking for teachers, staff + visitors	0	•	•	0	0	0	•	•	0	0	0	
10 Minimizes off-site traffic impact	0	•	•	0	•	0	0	•	0	0	0	
11 Avoid potential wetlands	•	•	•	•	•	•	0	0	•	•	•	
12 Avoids Environmental conditions/ identified Haz Mats	0	0	0	0	0	0	0	0	•	•	•	
13 Minimize tree removal and preserve trees	0	•	•	0	•	•	•	•	•	•	•	
14												
Educational												
1 Meets educational program for all students + design enrollment	0	•	•	Does not fit	the program	0	0	•	0	•	•	
2 Provides flexibility for future growth	0	•	•	0	0	•	0	•	0	•	•	
3 Optimizes configuration and adjacency of teaching spaces	0	•	•	0	0	0	•	•	0	•	•	
4 Programmatic consistency with prior school projects	0	•	•	0	0	•	0	•	0	•	•	
5												

Site Selection / Site Criteria

Favorable O Neutral O	Unfavorable	Costs: 0, \$, \$\$, \$\$\$, \$	\$\$\$, \$\$\$\$\$								ļ		
* Note: All design options will meet current building codes.	Potential Alternatives												
			Within the Linc	oln-Eliot District				Outside	of the Lincoln-Eliot	District			
Site Criteria	150 Jackson Ro	oad (Existing NECP, College)	former Aquanis	191 Pearl S	street (Existing Lin	coln-Eliot)	687 Watertown Horace		100 Walnut Sti	reet (Existing Edu	cation Center)		
	Co-located Lincoln- Eliot Elem and NECP	Lincoln-Eliot Elementary School	NECP	Co-located Lincoln- Eliot Elem and NECP	Lincoln-Eliot Elementary School	NECP	Lincoln-Eliot Elementary School	NECP	Co-located Lincoln- Eliot Elem and NECP	Lincoln-Eliot Elementary School	NECP		
Ranking:	Unfavorable	Favorable	Not practical	Unable to m	eet program	Unfavorable	Unfavorable	Favorable	Unfavorable	Unfavorable	Not practical		
Associated Costs:	\$\$\$	\$\$	\$\$	\$\$\$\$	\$\$\$\$	\$\$\$	\$\$\$	\$	\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$		
Community													
1 Provides space for community use	•	•	•	•	•	•	•	•	•	•	•		
2 Accommodates extended day programs	0	•	•	0	•	•	•	•	0	•	•		
3 Minimize long term impacts to the community	0	•	•	0	•	•	0	•	0	0	•		
4 Disruptions to school and neighbors during construction	0	•	•	0	0	•	0	0	0	0	0		
5													
Existing Building		,											
1 Building systems conditions	0	0	0	0	0	0	0	0	0	0	0		
2 Building envelope conditions	•	•	•	•	•	•	•	•	0	0	0		
3 Energy performance	•	•	•	•	•	•	•	•	0	0	0		
4 ADA compliance	0	0	0	0	0	0	0	0	0	0	0		
5 Code compliance	0	0	0	0	0	0	0	0	0	0	0		
6 Requires minimal interior renovations to meed Ed Program	0	•	•	0	•	•	•	•	0	0	0		
7													
Cost and Schedule													
1 Relative capital cost	0	•	•	0	0	0	0	•	0	0	0		
2 Maintains long range capital improvement sequence	0	•	0	0	•	0	0	•	0	0	0		
3 Avoids investment in temp or additional facilities	0	•	0	0	•	0	0	•	0	0	0		
4 Avoids extending project schedule	0	•	0	0	•	0	0	•	0	0	0		
5													
Additional Criteria		1											
1											<u> </u>		
2													
3													
4				<u> </u>							<u> </u>		

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Unfavorable	Favorable	Not practical	Unable to m	eet program	Unfavorable	Unfavorable	Favorable	Unfavorable	Unfavorable	Not practical	
\$\$\$	\$\$	\$\$	\$\$\$\$	\$\$\$\$	\$\$\$	\$\$\$	\$	\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$	

Next Steps

- >>> School Building Committee vote to recommend Site Criteria Analysis
- >>> Test fit studies of approved Ed program into preferred site
- >>> Site plans
 - Traffic study
 - Site circulation (buses, vans, cars, pedestrians)
 - Parking

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- » Discussion
- » For further information:

www.newtonma.gov/gov/building/capital_projects

www.lincolneliot-necp-projects.com

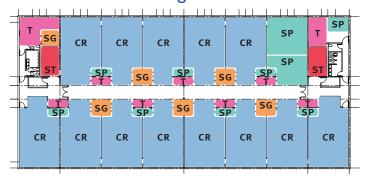




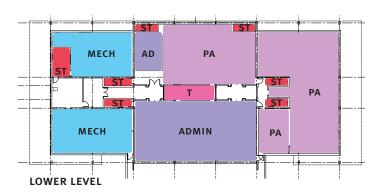


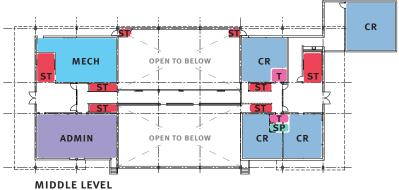


Test Fit Study / 687 Watertown Street **NECP Educational Program**



UPPER LEVEL





	Number of Rooms/ Spaces	Approx. SF
Classrooms (CR)	17	12,700
Administration (Admin)	3	4,300
Physical Activity (PA) PE/PT/OT/Testing	3	4,500

Program to be located:	
Elevator	
Adult Toilet	
Student Toilet	
Quiet Room	