

Lincoln-Eliot Elementary School and Newton Early Childhood Program

School Building Committee Presentation | December 13, 2018



ARROWSTREET



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

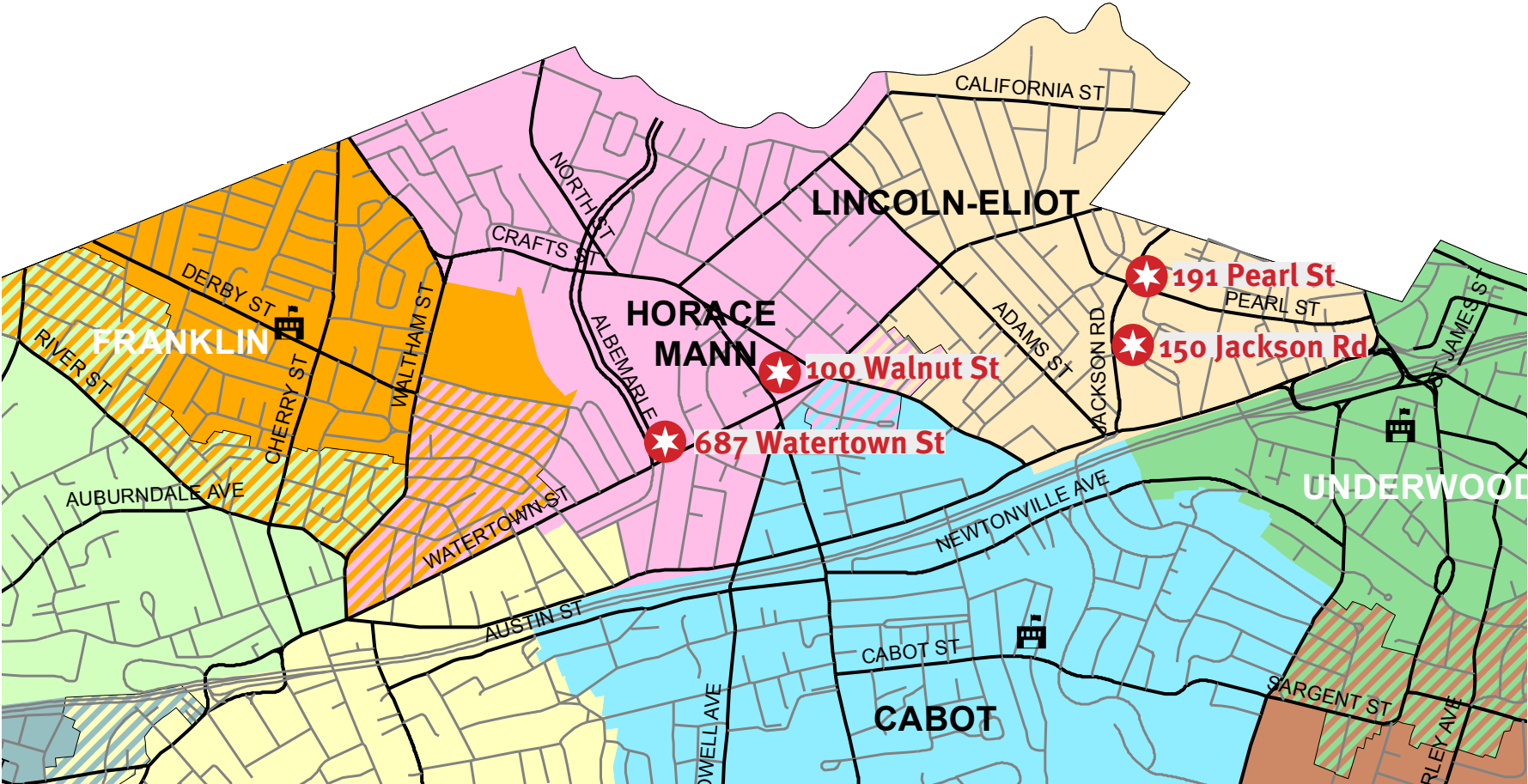
» Space Summary Total Building Gross Floor Area = 38,500 GFA

Lincoln-Eliot Elementary School / Programming and Enrollment

	K	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

Site Selection / Potential Sites



Site Selection / Potential Sites

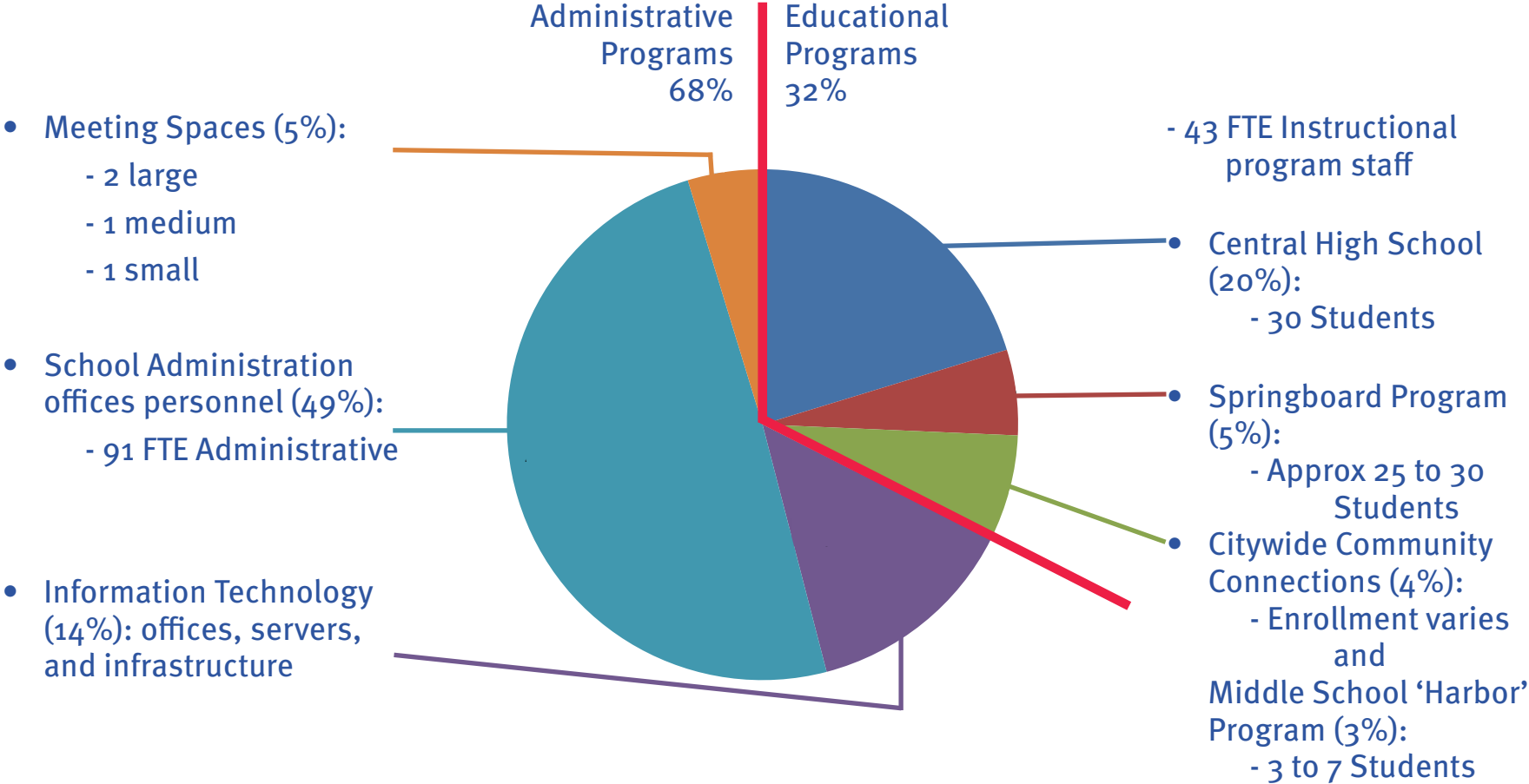
All buildings anticipated to require building systems, code, and general building upgrades

	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	<ul style="list-style-type: none">• Gymnasium needed for Elem School program• Elevator needed and other ADA upgrades	<ul style="list-style-type: none">• Cafeteria needed for Elem School program• Elevator needed and other ADA upgrades	<ul style="list-style-type: none">• Cafeteria and Gymnasium needed for Elem School program• All or multiple existing programs to be relocated:<ul style="list-style-type: none">- Ed Programs (Central HS, CCC, MS Harbor)- Administration Offices- IT services and mainframe	<ul style="list-style-type: none">• Multi-level/ multiple stairs• Poor layout• Disjointed additions• Lack of secure access• Limited site/ parking/ bus queuing

100 Walnut Street / Newton, MA



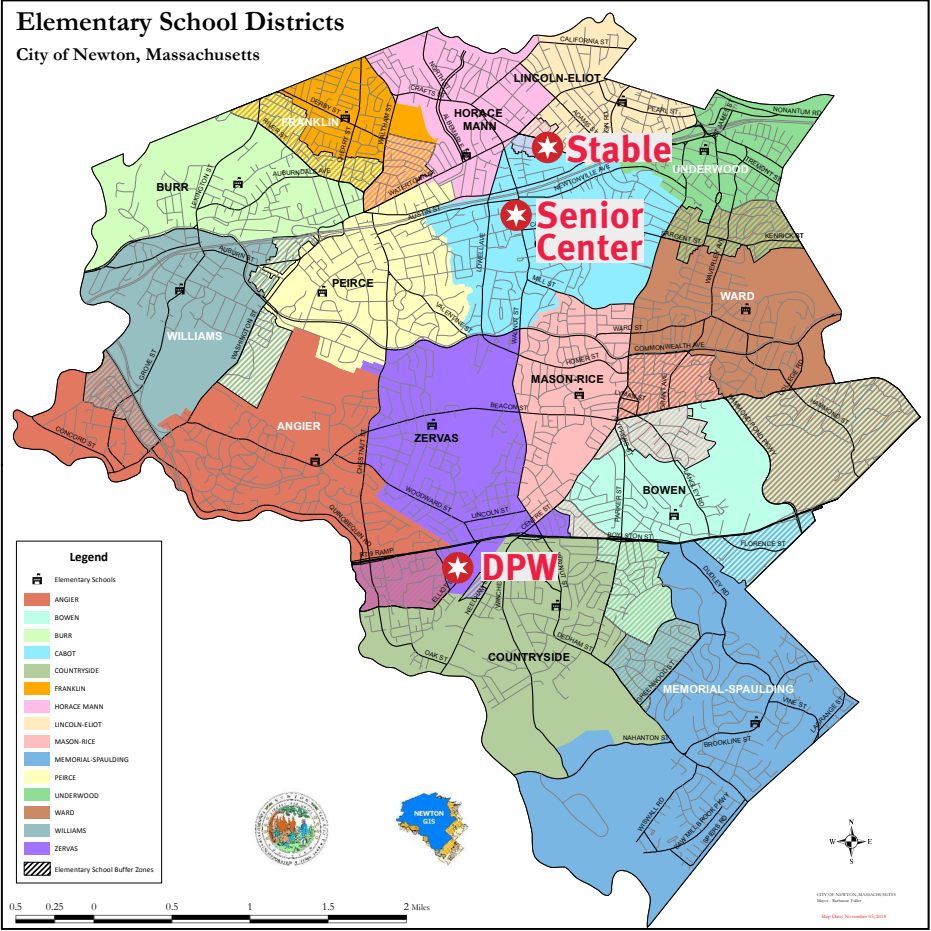
Education Center (100 Walnut Street) / Existing Building Program
Approximate 74,000 SF (including Annex)



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	345 Walnut Street	90 Crafts Street
Existing Program	DPW Operations Center	Senior Center	Stable
Site and Building specific considerations	<ul style="list-style-type: none">• Relocate and/ or consolidate DPW Operations• Environmental clean up of site	<ul style="list-style-type: none">• Relocate Senior Center• Historic Building (former Branch Library)• Small site	<ul style="list-style-type: none">• Relocate and/ or consolidate DWP Operations• Historic Building• Small site• Environmental clean up of site

Site Selection / Potential Sites

Preliminary SITE Options/ Criteria Evaluation Matrix										
Costs: 0, \$, \$\$, \$\$\$, \$\$\$\$, \$\$\$\$\$										
Potential Alternatives										
Within the Lincoln-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)		
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
Unfavorable	Favorable	Not practical	Unable to meet program		Unfavorable	Unfavorable	Favorable	Unfavorable	Unfavorable	Not practical
\$\$\$	\$\$	\$\$	\$\$\$\$	\$\$\$\$	\$\$\$	\$\$\$	\$	\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$

Site Selection / Site Criteria

● Favorable

☐ Neutral

☐ Unfavorable

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

* Note: All design options will meet current building codes.

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Site Selection / Site Criteria

● Favorable ⊕ Neutral ○ Unfavorable Costs: 0, \$, \$\$, \$\$\$, \$\$\$\$												
Site Criteria	Potential Alternatives						Outside of the Lincoln-Eliot District					
	Within 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)			
	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 meet program		Unfavorable	Unfavorable	Favorable	Unfavorable	Unfavorable	Not practical	
Associated Costs:	\$\$\$	\$\$	\$	\$\$\$\$	\$\$\$\$	\$\$\$	\$\$\$	\$	\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$	
Community												
1 Provides space for community use	●	●	●	●	●	●	●	●	●	●	●	
2 Accommodates extended day programs	○	●	●	○	●	●	⊕	⊕	○	●	●	
3 Minimize long term impacts to the community	○	⊕	⊕	○	⊕	⊕	○	●	○	○	⊕	
4 Disruptions to school and neighbors during construction	○	⊕	●	○	○	●	○	○	○	○	○	
5												
Existing Building												
1 Building systems conditions	○	○	○	○	○	○	○	○	○	○	○	
2 Building envelope conditions	●	●	●	●	●	●	⊕	⊕	○	○	○	
3 Energy performance	●	⊕	⊕	●	⊕	⊕	⊕	⊕	○	○	○	
4 ADA compliance	○	○	○	○	○	○	○	○	○	○	○	
5 Code compliance	○	○	○	○	○	○	○	○	○	○	○	
6 Requires minimal interior renovations to meet Ed Program	○	⊕	●	○	⊕	●	⊕	⊕	○	○	○	
7												
Cost and Schedule												
1 Relative capital cost	○	●	●	○	○	○	○	●	○	○	○	
2 Maintains long range capital improvement sequence	○	●	○	○	⊕	○	○	●	○	○	○	
3 Avoids investment in temp or additional facilities	○	●	○	○	●	○	○	●	○	○	○	
4 Avoids extending project schedule	○	●	○	○	●	○	○	●	○	○	○	
5												
Additional Criteria												
1												
2												
3												
4												

Site Selection / Potential Sites

Preliminary SITE Options/ Criteria Evaluation Matrix										
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Unfavorable	Favorable	Not practical	Unable to meet 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

- » Discussion
- » For further information:

www.newtonma.gov/gov/building/capital_projects

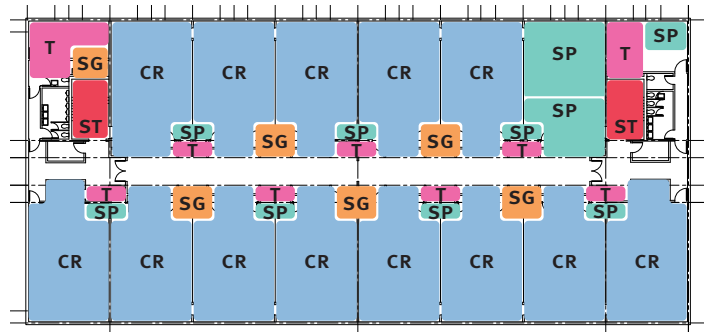
www.lincolneliot-necp-projects.com



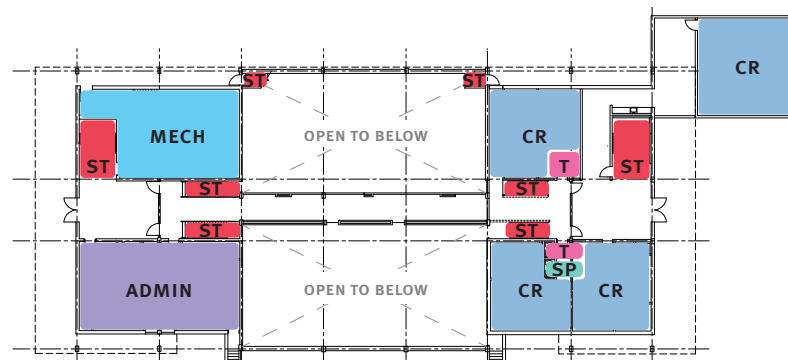
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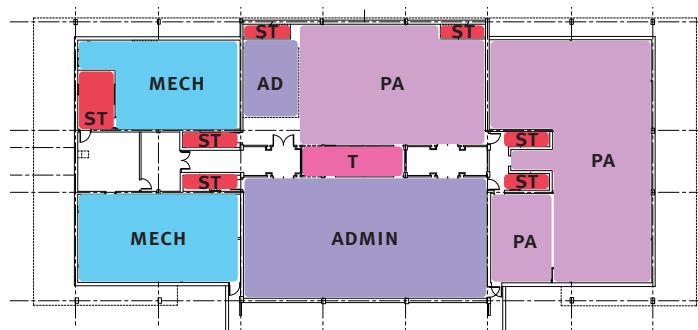
Test Fit Study / 687 Watertown Street NECP Educational Program



UPPER LEVEL






MIDDLE LEVEL



LOWER 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	