



Lincoln Elliot School - NECP School Building Committee

Meeting: October 11, 2018, 6PM

Location: Room 210, Education Center, 100 Walnut St, Newton

Attendees: Jonathan Yeo*, Rebecca Grossman*, Liam Hurley*, Diana Fisher Gomberg*, Nancy Ferrari*, Kathleen Browning*, Margaret Albright*, Julie Kirrane, Alex Valcarce

* - Denotes Voting Member

Professional Team: Larry Spang, Meryl Nistler – Arrowstreet (AST)
Joseph Naughton, Mary Mahoney – Hill International (Hill)

Guests: Carol Schein, Ellen Light, Peter Barrer, Andrea Kelley, Amy MacKrell, Jonathan Kanter, Marc Resnick

The School Building Committee called the meeting to order at 6:05PM.

1. Introductions

- a. Newton Public Schools (NPS) began the meeting with introductions. School Building Committee (SBC) and Design Review Committee (DRC) attendees provided individual introduction.
- b. Professional Team introductions. Representatives for Hill International Inc., Owner's Project Manager, and Arrowstreet, Designer, were introduced to the Committee. Representatives for Hill International Inc. and Arrowstreet reviewed their company's qualifications and prior school experience and the prior school experience offered by its project team members.

2. Process and Schedule

- a. Hill reviewed a Project Timeline that included feasibility scope deliverables and dates for progress presentations to City representatives/committees:
 - i. Feasibility Study – Phase 1 includes existing conditions inspections, review of educational programs provided by the Newton Public Schools (NPS) for the NECP and elementary school program, space needs analysis, and establishing criteria for alternative site analysis. Existing Conditions Report will include a review of as-built plans, capital improvement documentation, inspection observation and addressing input provided by the Working Group. The Existing Conditions Report is scheduled to be complete the week of November 5th. Educational Programming will advance with educational vision sessions scheduled October 17th for Lincoln Elliot School Program and October 19th for NECP Program. Phase 1 completion is scheduled mid-November 2018.
 - ii. Feasibility Study – Phase 2 includes alternative site studies and will provide analysis of multiple use options for the 150 Jackson Rd site and Horace Mann site. Phase 2 completion is scheduled mid- January 2019.
 - iii. Feasibility Study – Phase 3 includes preferred option study. Phase 3 completion is scheduled February 2019
- b. Schedule for SBC/DRC, School Committee, and Town Council progress presentations was reviewed.

3. Existing Conditions and Educational Program

- a. AST reviewed educational program information provided for Lincoln Elliot School (LE) program and NECP program. The education programs will evolve to a building program through education visioning sessions



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that will examine how instructors teach, how students learn, space needs, need of each school's student population, special considerations and support for young learners, and environments to encourage student advancement. Future enrollment and demographics must also be considered including LE enrollment +/- 450-490 and NECO +/- 200 full time students and +/- 100 part time students.

- b. AST reported on existing conditions inspections performed at 150 Jackson Rd and Horace Mann, including observations of the traffic conditions during student arrival and departure, student use and movement about each building and features at each site needed to support safe learning and socialization environments.
 - i. 150 Jackson Rd
 - 1. Student drop off by van and personal vehicles occurs in the same parking lot where staff park causing congestion and impacting sight lines for pedestrians going into the building to drop students off in their classrooms.
 - 2. The building has good educational spaces with some room size adjustment needed to meet MSBA class size standards.
 - 3. A gymnasium will need to be added to meet the elementary school education program.
 - 4. Accessibility upgrades are needed on site and within the building due to the grade changes across the building front to back and the multi-levels between wings within the building.
 - 5. System upgrades and replacement is required.
 - 6. Finish upgrades are needed to adapt the building to the elementary school education program.
 - 7. Large site but there is no street presence or prominent main entry to direct families and visits.
 - 8. Play/activities space and neighbor concerns need to be considered.
 - ii. Horace Mann
 - 1. Large classroom spaces with finish upgrades needed.
 - 2. Accessible upgrades required. Multi-level building with no elevator and site grade changes impacting access.
 - 3. Systems are at or past life expectancy.
 - 4. Small site with traffic, parking, and pedestrian circulation issues that are further constrained by aged modular classrooms in site.
 - 5. Main entrance remote from parking and lacks prominence.
 - 6. Play structures and space is shared with Albemarle Park users.
- c. Discussion ensued on why Horace Mann is being studied as part of the LE-NECP Project, including but not limited to:
 - i. 150 Jackson Rd renovations while occupied by NECP has multiple concerns for the program and student learning environments.
 - ii. Horace Mann size at 30,000 sf and classroom space/quantity fits the NECP program.
 - iii. Building will be available summer 2020 for swing space and whether upgrades for temporary NECP space use or improvement to a permanent NECP space is the best long term capital investment for the property.
 - iv. FY 19 CIP includes a line item for access improvements with elevator for Horace Mann that could be included in the future use study/improvements for temporary or permanent NECP occupancy.
 - v. Using Horace Mann as a temporary NECP site will require upgrades to address traffic and pedestrian circulation needs of the school population whether temporary or permanent NECP occupancy.
 - vi. Separate, contained play structure with direct access from education space will be needed for the NECP population whether temporary or permanent NECP occupancy.
- d. Tours of the building and grounds at 150 Jackson Rd. and Horace Mann to be scheduled.



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4. Preliminary Site Considerations

- a. AST reviewed the site occupancy options and the associated benefits and constraints of each including:
 - i. Co-locate NECP and LE at 150 Jackson Rd.
 - ii. NECP at Horace Mann
 - iii. LE at 150 Jackson Rd.
- b. Discussion ensued including but not limited to:
 - i. NECP needs including vigorous vehicle pick up & drop off throughout the day due to the multiple programs and services offered.
 - ii. Need for separate green/play space for LE population and NECP population each with specific needs and control requirements.
 - iii. 150 Jackson Rd property boundaries, wooded space and impacts to neighbors.
 - iv. Site topography, convent wing, and need for a gym for elementary school program.
 - v. Current traffic issues at 150 Jackson Rd/NECP due to pick up & drop off and the high vehicular traffic created from the Jackson School Parochial School and Walnut Park Montessori. LE is mostly a walker school. Site access and traffic/pedestrian controls need to be a critical component of the program.
 - vi. FY20 CIP requests funding for LE-NECP project = \$33mil that is predicated on construction of a gym, interior outfit and system improvements for 150 Jackson Rd to meet the LE program. The \$33mil includes \$6-8mil in improvements to Horace Mann to house the NECP program. Requested funding would fall within the current tax structure.
 - vii. 150 Jackson Rd building as configured cannot fit both LE & NECP programs & populations. An addition will be needed for gymnasium and other educational spaces for a co-located facility.
 - viii. School Committee goals for school transportation - to reduce vehicle congestion at school sites.
 - ix. Use of Horace Mann as temporary space for NECP – requires upgrades for access and population needs for 2yr occupancy and whether capital improvements focused long term for permanent NECP is a better approach.

5. General Business:

- a. Project webpage was discussed including documents to be included.
- b. Schedule for future meetings and dissemination of documents.

The School Building Committee adjourned the meeting at 7:05PM.

Next meeting of the School Building Committee will be held Thursday, November 15, 2018, 6PM, in room 210 at the Education Center, 100 Walnut Street, Newton.

To the best of my knowledge, these notes are a fair representation of the items discussed at the meeting. Additional items or corrections should be brought to the attention of the writer. Submitted by: Mary Mahoney 10/12/18