



Lincoln Elliot School - NECP School Building Committee

Meeting: November 15, 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*, Kathy Shields*, Alison Leary, Alex Valcarce

* - Denotes Voting Member

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

Guests: Carol Schein, Ellen Light,

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

1. Introductions

- a. The meeting began with introductions, including attendees for the School Building Committee (SBC), Design Review Committee (DRC) and project professional team.
- b. Hill provided a report of existing conditions inspections and documentation, educational program process, meetings conducted to develop educational programs for the Lincoln Elliot School and NECP Program, and schedule for project progress presentations to the School Building Committee, School Committee and City Council.
- c. Arrowstreet presented an agenda for project documentation update that included: Existing Building Observations, Educational Programming,
- d. And Feasibility Study guiding questions.

2. Existing Building Conditions Report

- a. 150 Jackson Rd:
 - i. The building is 72,000sf not including the convent and is in fairly good shape but needs improvement since many system are at or past life expectancy.
 - ii. Site Boundaries and Civil Observations:
 1. Site layout and property boundaries were presented.
 2. Existing conditions including but not limited to: parking spaces, existing play structures, neighborhood concerns, existing paved areas, site and building accessibility, vehicle and pedestrian control, and soils conditions were reviewed.
 - iii. Architecture and Code Observations:
 1. Areas of concern included: interior finishes, exit and egress pathways, and past water infiltration.
 2. Code required improvements include: fire protection suppression required, architectural access with elevator access to all level, bathroom counts and handicap accessible, exit/egress code changes to handrails, ramps and stair nosings.
 - iv. Structural Observations:
 1. Structure is good
 - v. Plumbing and Fire Protection:
 1. Dedicated fire main, fire standpipe, and building fire suppression system not existing.



Hill International

2. Hot water boiler, plumbing and storm water piping are past life expectancy.
3. Plumbing fixture type, locations and counts not per code.
- vi. Heating, Ventilation and Air Conditions (HVAC) Observations:
 1. Boiler, heating and ventilating equipment, hot water piping, duct work, exhaust fans, and pneumatic controls are past life and require replacement.
 2. Existing unit ventilators are not efficient, limit ventilation, and are an acoustic nuisance.
 3. Boilers, (2) existing with (1) not operational and (1) served by oil burners.
- vii. Electrical Observations:
 1. Current code life safety lighting needed.
 2. No back-up generator.
 3. Fire Alarm system is past life and needs addressable upgrade per code.
 4. Lighting systems are inefficient.
 5. Main service and switchgear need upgrade or replacement based on future HVAC equipment and elevator needs.
 6. Receptacle/GFIC upgrades needed.
- b. 687 Watertown St. (previously known as Horace Mann School)
 - i. The building is 38,000sf is in fairly good shape but needs improvement since many system are at or past life expectancy.
 - ii. Site Boundaries and Civil Observations:
 1. Site layout and property boundaries were presented.
 2. Existing conditions including but not limited to: parking spaces, existing play structures, existing paved areas, site and building accessibility, vehicle and pedestrian control, and wetland buffer were reviewed.
 - iii. Architecture and Code Observations:
 1. Areas of concern included: roof, interior finishes, accessibility including need for elevator to all levels, exit and egress pathways, and past water infiltration.
 2. Code required improvements include: architectural access with elevator access to all level, bathroom counts and handicap accessible, exit/egress code changes to handrails, ramps and stair nosings.
 - iv. Structural Observations:
 1. Structure performance is good.
 2. Concerns with cracks in interior and exterior masonry walls, concrete spalling, and noticeable floor deflection.
 - v. Plumbing and Fire Protection:
 1. Dedicated fire main for building fire suppression system not existing.
 2. Plumbing, storm water, and waste piping are past life expectancy.
 3. Plumbing fixture type, locations and counts not per code.
 - vi. Heating, Ventilation and Air Conditions (HVAC) Observations:
 1. Ventilating equipment, hot water piping, duct work, exhaust fans, and pneumatic controls are past life and require replacement.
 2. Existing unit ventilators are not efficient, limit ventilation, and are an acoustic nuisance.
 - vii. Electrical Observations:
 1. No back up generator.
 2. Certain lighting systems are inefficient.
 3. Tel/Com, building communications, and IT System are inadequate for future needs.
 4. Receptacle/GFIC upgrades needed.

Committee discussions ensued regarding the demarcation walls installed between classrooms at 687 Watertown Street, condition and future use of the chapel or convent at 150 Jackson Rd., need for a gymnasium at 150 Jackson Rd should Lincoln Eliot relocate there, and floor elevation changes and building wing interconnection at 150 Jackson Rd.

3. Educational Programs

- a. Arrowstreet provided an overview of the educational planning process performed with School Department Administrators and staff for Lincoln Eliot School (LE) and NECP. Concepts discussed included:
 - i. Lincoln Eliot School (LE):
 1. Teaching methodologies: how staff teach, groups or cluster for team or group instruction, small learning communities, teaching planning and collaboration space, circulation space used as a supplemental educational space (break out space) and structure at LE where grades are clustered together in "Neighborhoods".
 2. LE enrollment projections, classroom size and classroom needs were presented.
 3. LE space summary with comparison to space summaries for Angiers, Zervas, and Cabot Schools was presented. Space variance required to address LE student population education needs was highlighted and discussed, including District wide special education programs at LE and high ELL needs at LE.
 4. Adaptation of existing classrooms at 150 Jackson Rd to support proposed classroom size was discussed.
 - ii. NECP:
 1. Teaching methodologies: how staff teach, different learning modalities, staff:student ratios requirements, inclusiveness and space for specialist adjacent or within classrooms, pick-up and drop off practices, transitional spaces needs, test and therapy spaces , staff planning and collaboration space, and culture of the community.
 2. NECP enrollment projections, student per classroom ratios and classroom needs were presented.
 3. NECP Program Needs and Program goals were presented. Needs and goals will need to be further examined to determine fit into the proposed future space.
 - iii. Co-Located NECP and LE Schools – Programmatic Synergy benefits and disadvantages were reviewed. Based on the advantages vs. disadvantages separate locations would be a better model to pursue.

4. Sequence of Movement – Student/Staff Moves for Building Improvements:

- a. Option 1 – Lincoln Eliot at Jackson Rd and NECP at Watertown St.
- b. Option 2 – Lincoln Eliot and NECP at 150 Jackson Rd.

Committee discussions ensued regarding the financial investment required to temporarily locate NECP to 687 Watertown St. while 150 Jackson Rd. is renovated/expanded, the short term improvements required to adapt the building for NECP use and student needs, re-work following NECP temporary occupancy required for future elementary school use and capital value in improvements if NECP were assigned to 687 Watertown St.. Committee also discussed site and building constraints at 697 Watertown St. and the special considerations required regarding traffic, parking, site control, and impacts of adjacent City and School Department properties.

5. Guiding Questions for Further Investigation were presented.

6. Next Steps:

- a. NECP Space Summary presentation to the School Committee
- b. Educational Program approval by the School Committee
- c. Site Selection considerations by the School Building Committee: Co-Located or Separate

The School Building Committee adjourned the meeting at 7:23PM.

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