



**Hill International**

## **Lincoln Elliot School - NECP School Building Committee**

**Meeting: January 31, 2019, 6PM**

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

Attendees: Jonathan Yeo\*, Rebecca Grossman\*, Liam Hurley\*, Margaret Albright\*, Kathy Shields\*, Chris Lessard\*, Peter Barrer, Alex Valcarce

\* - Denotes Voting Member

Professional Team: Larry Spang – Arrowstreet  
Mary Mahoney – Hill International (Hill)

Guests: Ellen Light

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The meeting was called to order at 6:11PM.

1. Minutes for the School Building Committee meetings conducted October 11, 2018, November 15, 2019, and December 13, 2019 were considered.

Motion: On a motion by Liam Hurley, seconded by Margaret Albright, the members of the Committee voted unanimously to approve the meeting minutes for October 11, 2018, November 15, 2019, and December 13, 2019.

2. Alex Valcarce reported on heating plant issues at 150 Jackson Road, including
  - a. The boiler has two boilers with one boiler removed from service due to safety issues and one boiler experiencing multiple outages.
  - b. Hot water heating pipes have failed and burst.
  - c. Unit ventilators heating coils have failed causing hot water leakage that flooded certain classrooms.

The school department as responded to each incident and made repairs/clean up but the system is not reliable and require constant, unpredictable, and costly repairs. The uncertainty of the heating system and impacts to the building creates urgency in moving forward with work to adapt the property at 687 Watertown St for NECP.

3. Alex Valcarce reported that City Council has approved funding for project phases feasibility study, schematic design and site approval. Based on the heating plant issues at 150 Jackson Rd., accelerating the time line for 687 Watertown Street is needed. Expedited feasibility study and site plan approval for 687 Watertown St will help to compress the schedule and move NECP out of 150 Jackson Rd at an earlier dat.

Committee discussion ensued regarding the heating system issues at 150 Jackson Rd. and at the Lincoln Eliot School and how many more winters the system/equipment will last. Long range improvement plans for school facilities and the ongoing challenges with the Ward, Lincoln Eliot, and Franklin Schools and 150 Jackson Rd. property. Repairs to the 150 Jackson Rd. and Lincoln Eliot heating systems are difficult due to the age of the equipment, lack of repair parts, and need to scavenge parts to make repairs. The older the equipment gets the more difficult it is to find parts and repair units. Based on the current long range plan Lincoln Eliot move to 10 Jackson Rd. would take place in 2023, meaning four more winters. Whatever can be done to accelerate the schedule should be considered.

4. Hill presented an expedited site approval plan/schedule for 687 Watertown Street.

Committee discussion ensued regarding site considerations for NECP at 687 Watertown St. and the need to ensure the scope of feasibility study addresses the challenges on site and with adjacent City properties. During the site approval process it will be important to communicate with all stakeholders throughout the site approval and design process.



## Hill International

Discussions continued regarding the site approval plan for 678 Watertown St. and coordinating process milestones with ongoing meeting schedules for various committees and City Council and the City's budget cycle meeting plans.

5. Design Review Committee (DRC) process and review parameters were reviewed by Peter Barrer and Ellen Light, DRC members. DRC review includes site circulation and building design to support energy conservation and carbon offset. Submitting information prior to meetings will assist the process.

The School Building Committee adjourned the meeting at 7:10 PM.

***Next meeting of the School Building Committee will be held Thursday, March 14, 2019, 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 2/1/18

Handouts:

- SBC Meeting Agenda for January 31, 2019
- SBC draft meeting minutes for October 11, 2018, November 15, 2018., and December 13, 2018
- NECP Site Plan Approval Schedule