



Hill International

Lincoln Eliot School - NECP School Building Committee

Meeting: March 14, 2019, 6PM

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

Attendees: Jonathan Yeo*, Rebecca Grossman*, Liam Hurley*, Margaret Albright*, Kathy Shields*, Chris Lessard*, Josh Morse*, Nancy Ferrari*, Alison Leary*, Diana Fisher Gomberg*, Kathleen Browning*, Peter Barrer, Alex Valcarce

* - Denotes Voting Member

Professional Team: Meryl Nistler, Jessica Bessette – Arrowstreet (AST)
Mary Mahoney – Hill International (Hill)

Guests:

The meeting was called to order at 6:10PM.

1. Feasibility Study – NECP at 687 Watertown Street 5-58 Site Plan Approvals:

- a. Alex Valcarce reported on NECP at 687 Watertown Street 5-58 Site Approval meetings with the Development Review Team (DRT) on February 27, 2019 and Design Review Committee (DRC) on March 13, 2019. Both meetings provided a design progress presentation that included site plan advancement, traffic and parking considerations, and conceptual floor plans. The DRC meeting included a tour of the 687 Watertown Street site and building and discussions regarding heating system options and building envelope insulation considerations. The DRT and DRC progress presentations were well received and provided excellent input and considerations for design advancement.
- b. Alex Valcarce reported on a transportation meeting held with representatives of the Development Review Team, Department of Public Works, School Department Transportation, Public Buildings Department, Hill, and Arrowstreet (AST) and its traffic consultant MDM to review data gathered during project traffic study and methods to address traffic, site circulation, and parking for NECP at 687 Watertown Street.
- c. Alex Valcarce reported on preliminary discussions with Parks and Recreation regarding NECP at 687 Watertown Street and options for NECP play structure locations within Albemarle Park.

2. Feasibility Study – NECP at 687 Watertown Street Progress Report

- a. AST reported that traffic field observations were performed for Lincoln Eliot School at 191 Pearl Street, NECP at 150 Jackson Road, and Horace Mann School at 687 Watertown Street and preliminary report issued.
- b. Topographic Survey was performed at 687 Watertown Street and 150 Jackson Road.
- c. The NECP program and practices were briefly reviewed noting the difference in operations as compared to Elementary Schools based on student age, limited independence, educational needs, support services, and other services offered to the community throughout the day and how the operations impact site and building development needs.

3. Feasibility Study – NECP at 687 Watertown Street Site/Building Plan Development

- a. Site survey and topography data was reviewed, including plans to maintain the existing parking lot area for staff parking, need to address steep topography transitions across the site, environmental impacts due to the proximity of Cheese Cake Brook. Pedestrian and vehicular access to and around the site was



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reviewed and safety considerations for school department transportation and guardian student drop-off/pick-up.

b. Development Option –

- i. AST reviewed the development and evolution of site plan options for NECP at 687 Watertown St. The site plan has evolved through five layout options with adjustment and refinement to the existing preferred options based on site constraints, operational needs, educational program, and safety considerations. The current preferred site plan option fits all NECP program needs on site and includes the operation for pedestrian access between the Barry Boys and Girls Club and 687 Watertown Street to provide additional site synergies for each program and Albemarle Park.
- ii. The proposed concept for the building and site includes moving the main building entry to face Albemarle Rd with an outdoor entry plaza to provide grade access into the lower level of the building. Removing the existing modulars attached to the building and constructing a one way van only drop-off/pick-up lane around the back of the building. Vans would entry on Albemarle Rd. and exit on Watertown St. NECP play area would be located in the existing Horace Mann play area and existing park play structures that are not age appropriate or accessible for NECP students would be located to an adjacent Albemarle park area. The existing parking lot would remain and be designated staff only with cars allowed to enter before school and depart after school to maintain safety for school transport vans and student access to the outdoor plat area. The existing single handicap parking space and blue zone along Albemarle Rd would be changed to (7) parallel parking spaces with certain spaces with accessible designation. An added on-site parking area alternate is being considered within the existing lawn area along Watertown St. and the option to convert this alternate lot to a future building addition if expansion is needed.
- iii. Site Impacts and Required Improvements were reviewed including but not limited to: drainage system improvements with treatment/retention components, re-paving site and adjusting sidewalks, new dumpster pad, new transformer, adjusting and flattening site grades at multiple locations for site/building accessibility and for van discharge/loading.

Committee discussion ensued regarding the need to consider the NECP summer program and impacts of Parks and Recreation summer programs at Albemarle Park in the traffic study and site plan. Providing a pedestrian connection and safe walking route between the 687 Watertown St. property and Boy's and Girls' Club having opportunities for both sites and option for providing a safe walking path to the school, school parking lot and Albemarle Park were discussed.

Current use of 687 Watertown Street for polling and whether polling use can work within the NECP program use.

Use of the south bound drive of Albemarle Rd. for parking, access from the sound bound Albemarle Rd. drive to 687 Watertown St. and the park and general consensus that pedestrian bridge(s) over Cheese Cake Brook should be constructed. Day Middle School students who traverse Albemarle Rd and 687 Watertown St. site walking to and from school and park user impacts to NECP site use and whether a bicycles path along Albemarle Rd. should be considered.

Alternate parking proposed on site along Watertown St. and whether the added (12) parking spaces is worth the capital costs and environmental impacts with a general consensus that the parking alternate lot should be included for evaluation and 5-58 Site Plan Approvals documentation.

Committee discussions continued noting concern with school transportation vans existing the site directly onto Watertown St., the heavy traffic on Watertown St. and safety with vans exiting left and crossing traffic lanes, proximity to lighted intersections on Watertown Street and possible van back-up, and hours for van arrival/departure avoiding peak commuting times.



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iv. Building Plans

1. Floors plans were reviewed, noting that NECP's Educational Program was used as the basis for space needs and building layout.
2. Main entry and main office will be at the lower level in the space that currently is the gymnasium. Entry will face Albemarle Rd. and will include an outdoor patio and glass wall assemblies to bring natural light into the space and create prominence for the entry. A new stair to the second floor to improve interior circulation options to all three floors. Centrally located elevator servicing all three floors positioned midway between the main office and van drop/pick-up door.
3. Mid-level (second floor) including van drop/pick up entry and exit with Nurse's Suite adjacent for ease of access in an emergency and supervisory presence on the second floor. Second floor also provides access to the outdoor NECP play area.
4. Each floor plan was reviewed noting the classroom locations, access to toilet facilities), educational support spaces, circulation paths, and access to the outdoor play area.
5. Classroom layout and shared support space concepts on the third floor were reviewed, including interconnecting student toilet training rooms and classroom connected support breakout spaces, and classroom features such as sinks and furnishings.

Committee discussion ensued regarding classroom layouts and direct access to student toilet rooms, classroom configurations and wall height/assemblies for student toilet rooms, and location of staff toilets with a general consensus that student toilet wall height/assemblies require further evaluation.

- i. HVAC Systems – two options considered based on the system requirements previously provided by DRC and Public Buildings Dept.
 1. Variable Refrigerant Flow (VRF) – providing VRF units in every room, (6) on grade condensing units for air conditioning needs, (4) rooftop outdoor air supply units, and duct system for supply and return.
 - a. Impacts and costs – new roof dunnage required to support fresh air units, duct penetrations throughout, on grade area for condensers, zero combustion from source equipment. = \$48/sf
 2. Hot/Chilled water fan coil system – providing fan coil units in every room, single chiller, (2) new low pressure hot water boilers, hot/chilled water circulation pumps, (4) rooftop outdoor air supply units, and duct system for supply and return.
 - a. Impacts and costs - new roof dunnage required to support fresh air units, duct penetrations throughout, on grade area for condensers, indoor mechanical space for boilers, uses fossil fuels for boilers. = \$51/sf
- ii. Building Insulation System and various approaches to exterior applied insulation/finish systems. Options for assemblies and exterior finish and associated s.f. costs were discussed. Cost/benefit analysis will be included for insulation system options.

4. Feasibility Study – NECP at 687 Watertown Street Site Plan Approvals Schedule

- a. NECP at 687 Watertown Street Site Plan Approvals Schedule was reviewed with Hill noting the addition of a Public Facilities presentation on April 3, 2019.
- b. The next LE-NECP School Building Committee (SBC) scheduled April 4, 2019. SBC members requested that documents to be considered at the April 4, 2019 meeting should be forwarded to the Committee a few days prior to the meeting.

5. Minutes for the School Building Committee meetings conducted January 31, 2019 were considered.



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Motion: On a motion by Kathy Shields, seconded by Chris Lessard, the members of the Committee voted unanimously to approve the meeting minutes for January 31, 2019.

The School Building Committee adjourned the meeting at 8:26 PM.

Next meeting of the School Building Committee will be held Thursday, April 4, 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 3/15/19

Handouts:

- SBC Meeting Agenda for March 14, 2019
- SBC draft meeting minutes for January 31, 2019
- NECP Site Plan Approval Schedule, amended March 1, 2019