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Newton Lincoln Eliot School - NECP Project

**Design Review Committee (DRC) – NECP at 687 Watertown Street
October 16, 2019, 6:00pm, Newton Public Library, 1st floor Conference Room**

Attendees: Carol Schein*, Amy MacKrell*, Jonathan Kantar*, Marc Resnick*, Peter Barrer*, Ellen Light*, Stephanie Gilman*, Andrea Kelley, Steven Siegel, Anne Cedrone, David Gilesie, Maria Leo, Robert Hnasko, and John Mulligan

* - Denotes Voting Member

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

Guests: Alejandro Valcarce, City of Newton, Public Buildings

Action Items are denoted in bold/italic font.

Meeting opened at 6:10pm.

Items Discussed:

1. Introduction of attendees.
2. AST reported that NECP at 687 Watertown St Schematic Design Phase is complete. Work on the project since the last Design Review Committee (DRC) meeting focused on reconciling the schematic design cost estimate to the project construction budget. The reconciliation process included traditional value engineering exercises then, working with NECP's Director, adjustment to building floor plans to create better efficiencies in space layout and reduce the area and extent of building renovations. The adjusted floor plans meet the NECP program.
3. AST reviewed space arrangement concepts applied to the lower level floor plan that create three zones within the project work area/grouping including: Public/Parent Area, Staff/Admin. Area, and Student/Teacher areas.
4. Lower Level adjusted floor plan was reviewed:
 - a. The revised layout reduces corridor space while maintaining adjacencies and needed access points.
 - b. Existing storage spaces to the northwest and southeast will be existing to remain – no work to be performed.
 - c. Left (north) of the new stair are (2) large meeting rooms.
 - d. Right (south) of the new stair is the Main Office with service counter and interior admin area that connects to the Director and Asst. Director Offices. A smaller meeting room is located behind the Director and Asst. Director Offices. Main office space is open concept with furniture used to delineate admin stations.
 - e. Through the Main Lobby to the west side of the building is the staff student area with spaces for OT, PT, and the Multipurpose Room.



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- f. South of the Main Office is the Therapist Area. The area has limited access to natural light so the space is designed in an open concept with furniture used to delineate work area/stations.
5. Mid-Level adjusted floor plan was reviewed:
 - a. The existing Main Office suite will retain much of the existing layout and include office space for the Team Specialist, Psychologist, and Social Worker with a shared vestibule also serving the adjacent Medical area.
 - b. Two infill classrooms are separated to the north and south of the vaulted space from the lower level.
 - c. The toilet rooms at the north end of the corridor (Park access) area provide facilities access for adjoining classrooms and from the corridor for students at the outdoor play area.
6. Upper-Level adjusted floor plan was reviewed:
 - a. Special Small Group spaces are created within an existing classroom with the three learning spaces to be delineated with furnishing. The proposed layout provides flexibility for classroom future use and saves costs by not building out walls and installing doors/hardware etc.
7. AST presented preliminary design concept renderings of the lower level Lobby and Stair.
8. AST presented a space summary report that compared the program following Ed Visioning Nov. 2018 to the program provided with the adjusted plans. The current program meets the original program.
9. Hill reviewed the NECP design and construction schedule that was adjusted to a Summer 2021 opening due to CIP funding schedule.
10. Committee discussion ensued including:
 - a. What accommodations are there for baby stroller parking? – *AST reviewed area within the main entry lobby available for stroller parking and an area reserved on the second level for school buggy storage.*
 - b. Concern was raised regarding the use of moveable partitions in classroom for small group spaces including durability and acoustics – *AST reported that the proposed partitions will be the same as those installed throughout the Cabot School.*
 - c. Did any of the accepted value engineering (VE) items impact the energy efficiency of the proposed building envelop design? - *Accepted VE items did not include scope that would reduce the energy efficiency of proposed repairs to the existing envelope or proposed new construction. The project includes full roof replacement including code required insulating value.*
 - d. Will the building be fully air conditioned? – *All public/staff areas will be air conditioned. The HVAC system proposed will meet energy efficiency codes.*
 - e. Has the site plan changed? – *The site plan has not changed. Advancement of site designs were pending completion of a supplemental survey and geotechnical documentation. Documentation is now available, so the site plan will be advanced during Design Development Phase.*
 - f. Where will the chiller be located? – *Ground mount and roof mount options for the chiller are being review, including evaluating the costs for supporting construction for each option.*



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- g. What are the ceiling heights in the newly created spaces? – *Ceiling height for the two story infill will be 7'-6" on both floors based on a 10" structure.*
- 11. Next meeting was scheduled December 11, 2019, 6pm, Media Center at the Cabot School. DRC requested meeting presentation materials two days before the meeting.
- 12. DRC requested a copy of the NECP Design Development documents once complete.

Next meeting of the Working Group December 11, 2019, 6pm, Media Center, Cabot Elementary School.

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 10/17/19