



Hill International

Newton Lincoln Eliot School - NECP Project

**Design Review Committee (DRC) – NECP at 687 Watertown Street
December 11, 2019, 6:00pm, Cabot School Media Center**

Attendees: Carol Schein*, Amy MacKrell*, Jonathan Kantar*, Marc Resnick*, Peter Barrer*, Ellen Light*, Stephanie Gilman*, Thomas Gloria*, Ambrose Donovan*, Anne Cedrone*, Maria Leo*, Thomas Enselek*, John Mulligan*, Steven Siegel, David Gillespie, and Robert Hnasko

* - Denotes Voting Member

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

Guests: Alejandro Valcarce, Newton Public Buildings
Margaret Albright, Diana Fisher Gomberg, and Kathy Shields, School Committee
Nancy Ferrari, Lincoln Eliot-NECP School Building Committee

Action Items are denoted in bold/italic font.

Meeting opened at 6:06pm with introduction of attendees.

Meeting Agenda Item 2 – Design Progress Update for NECP taken at 6:44pm

Items Discussed:

1. A. Valcarce reported that City Council recently approved supplemental funding for the NECP design, construction, and closeout phases. Project funding for NECP totals \$13.0mil.
2. AST reported that NECP Design Development documents were posted and link provided to the Design Review Committee (DRC). DRC review comments will be recorded and response to comments provided.
3. Site Plan Review and Update including Playground Options, Exterior Ramp to Building North Entry, and Main Entry Plaza at Albemarle Rd:
 - a. NECP Playground:
 - i. AST reviewed the NECP outdoor play area location proposed during Schematic Design and reported on relocation of the play area(s) during Design Development to an adjacent property in Albemarle Park. Bob DeRubeis and Stephanie Lapham have reviewed the park use and provided input. Parks and Recreation advised that the play area is considered a new park and therefore will require presentation and approval by the Parks and Recreation Commission.
 - ii. AST presented options for NECP outdoor play area that relocates the existing equipment from 150 Jackson Rd to an adjacent Albemarle Park property including:



Hill International

1. Option A: NECP play structure and separate trike area left of the existing Albemarle Park playground equipment. Plan includes NECP age appropriate and accessible swing set east of the existing hardcourt area. NECP play structure/swing area includes permeable rubber surfacing. Newton Parks and Recreations noted that this option does not provide vehicle access to the field from the 687 Watertown St. parking lot needed for July 4th and other City events and asked that the plans include vehicle access to the adjacent field.
 2. Option B: Same as Option A except that it provides a shared accessible walkway/vehicle access to meet Parks and Recreation needs. This option's adjacency was preferred by the program director and with vehicle access preferred by Parks and Recreation.
 3. Option C and D: were presented for information but will not be advanced.
- b. Exterior Ramp to North Building Entry:
- i. Review adjustment to existing grades and transition needed to access the North Building Entry at the mid-level of the building.
 - ii. Revision/advancement of the exterior ramp to eliminate the retaining wall assemblies with double switch back layout to a single ramp to the north entry pad/patio area.
 - iii. The revised ramp layout includes a sidewalk at slope 20:1 (no handrail required) to a ramp at 12:1 slope (requires handrail). The ramp is wider to allow easier access/movement of the child buggies used by the NECP program. The revised layout reduces ramp length, construction, and costs and provides more green space.
- c. Main Entry/Plaza on Albemarle Rd:
- i. Design advanced to minimize hardscape and create an outdoor gathering space that is safe and protected.
 - ii. Plantings/green space and timber guard rail to be provided along the Albemarle Rd sidewalk.
 - iii. Landscape area to north and south adjusted to more sloped grades to reduce extent of retaining walls.
 - iv. Main entry overhang was adjusted to provide an open end to promote sightlines.
 - v. The existing concrete play area is removed and replaced by green space and plaza hardscape that uses porous materials eliminating the need for storm water management.

Discussion ensued regarding the hardscape plaza assemblies and grade elevation and what considerations are included regarding high water elevations/flooding of Cheesecake Brook. The plaza is designed to be at the floor elevation of the existing gymnasium and Public Buildings/School Department have no record of past flooding in the gymnasium.

4. Interior Design Update including floor plans and interior designs and graphics:
 - a. Upper Level will follow the same approach as previously presented with toilet rooms, corridors and classroom entries replaced to meet program and code requirements. Remaining classroom areas will remain untouched but for painting. Unit ventilators



Hill International

- remain in place and intake louvers sealed. Unit ventilator air intake is located within the ceiling of the mid-level overhang which is where it will be sealed.
- b. Interior design for upper level corridors and main lobby and graphic images proposed to provide space identities/classroom themes were reviewed.
 - c. Mid-Level was reviewed including the layouts for two classroom infills and adjustment to the floor plan to move the building access point for the van queue area to the existing south building entry. The adjustment would provide a more sheltered entry/exit and allow the area of the added corridor to the bus queue to become classroom space. The nurse/medical area is moved closer to the south entry.
 - c. Lower Level was reviewed noting the areas of existing to remain and renovations to create needed program space. Main lobby renderings were presented noting the seating stair added adjacent to Stair 1 to provide waiting area that also may be used for program space.
5. Design Development cost estimate is complete and scope and costs reconciled to budget.
 - a. AST presented a comparison of total construction cost estimates at Schematic Design and Design Development and Design Development cost estimate breakdown per trade categories.
 - b. Public Buildings noted that furnishing is not include in the construction estimate and the existing furnishing and equipment will be reused to the maximum extent possible.
 6. Public Building reported that City Council approved funding for 687 Watertown St soil remediation. Soil contamination/conditions have been monitored for years by Lord Associates, Licensed Site Professional, following an oil leak. Action to remove and dispose contaminated soils provided by Lord Associates is included in the approved funding. The soil remediation project will be separate from the NECP at 687 Watertown St. project. AST presented a site plan with mark up by Lord Associates that identifies soil contamination areas. Due to soil contamination, infiltration system 1 will need to be relocated to the existing parking lot which is an unaffected area.

Discussion ensued including:

- *Request detail on how the unit ventilators will be closed off and sealed.*
 - *Plan for MEP commissioning.*
 - *Reconsider location for the dumpster pad to avoid proximity to playground.*
 - *Scope does not include a standby or emergency generator.*
7. Hill reviewed progress against the NECP design and construction schedule noting school opening Fall 2021.
 8. DRC requested a copy of the NECP 60% Construction Documents once complete.

Meeting adjourned at 7:35pm.

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 12/16/19