



Hill International

## Lincoln Eliot School - NECP School Building Committee

**Meeting: September 14, 2021, 6PM**

**Location: Digital, via Zoom**

Committee Members: Rebecca Grossman\*, Alison Leary\*, Andrea Kelley\*, Johnathan Yeo\*, Josh Morse\*, Emily Prenner\*, Kathy Shields\*, Liam Hurley\*, Danielle Morrissey\*, Peter Barrer, Alex Valcarce, Stephanie Gilman

\* - Denotes Voting Member

Professional Team: Larry Spang, Tina Soo Hoo – Arrowstreet (AST)  
Mary Mahoney, Matthew Sturz – Hill International (Hill)

Guests: Councilor Pamela Wright  
John Mulligan – Design Review Committee

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The meeting was called to order at 6:00PM.

1. A welcome and review of the agenda for the meeting was provided by Jonathan Yeo.
2. **A Motion was made by L. Hurley and seconded by K. Shields to approve the 8/3/2021 Meeting Minutes.-  
\*Motion passed by unanimous vote.**
3. Hill provided a progress report for the Newton Early Childhood Program at 687 Watertown Street Project including:
  - a. General Contractor bids were opened on September 2, 2021. Five general contractor bids were received with the low eligible and responsive bid submitted by M. O'Connor Company. M. O'Connor Company's bid is on budget.
  - b. The City awarded the project to M. O'Connor Company and is working on execution of contract documents.
  - c. A pre-construction conference to review site use and controls requirements and construction practices and procedures is scheduled on September 22, 2021.
  - d. Recently, Public Buildings mailed a notice to 687 Watertown Street neighborhoods that reported on the forthcoming start to construction and schedule for a public meeting on September 30, 2021 regarding 687 Watertown Street school construction.
  - e. A Groundbreaking Ceremony is scheduled for October 6, 2021; start time is pending.
  - f. Construction progress reports will be posted by Hill to the project web page at [lincolneliot-necp-projects.com](http://lincolneliot-necp-projects.com).
4. Arrowstreet provided a progress update for the Lincoln-Eliot Project:
  - a. Arrowstreet reported on a presentation to the School Committee on August 16, 2021 regarding a change to the design enrollment for the proposed Lincoln Eliot School Project. The School Committee plans to continue discussions regarding the Lincoln Eliot Project design enrollment at its September 20, 2021 meeting.
  - b. Arrowstreet presented a draft options evaluation matrix that will be used to evaluate options for building/site construction. The matrix was developed with input from the working group. The matrix



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includes seven major categories of evaluation, including building criteria, site development criteria, cost, schedule, educational program considerations, community, and sustainability. Arrowstreet reviewed the major evaluation categories and elements of consideration for each.

- i. Building and Site criteria which include:
  1. Student design enrollment with a range of 396-414 students.
  2. Size of site and development efficiencies
  3. Classroom count
  4. Special education classroom count
  5. Building gross floor area and floor plan efficiencies
  6. Site work including estimated area of improvements (square feet)
- ii. Cost and Schedule which include:
  1. Relative capital cost
  2. Move-in by 2025 which is prerequisite for any option to be considered.
  3. Ability to maintain a standard Site Plan Approval schedule.
- iii. Educational
  1. Meets the educational program for all students which is prerequisite for any option to be considered.
  2. Meets the proposed space program which is prerequisite for any option to be considered. Newton Public Schools reminded the Committee that the space program is a document, previously presented to the Committee, which uses MSBA's standard for populating a building program based on school type and design enrollment. The Lincoln Eliot space summary as populated includes some space adjustments to meet the particular educational program needs for its school community.
  3. Provides flexibility for future growth
  4. Provides flexibility for educational innovations
  5. Optimizes configuration and adjacency of teaching spaces
  6. Allows for efficient program design layout
- iv. Community
  1. Provides access and control to community-use space
  2. Provides a community/district-use auditorium. Discussion ensued as to whether the existing auditorium should be considered as a beneficial asset and about whether the evaluation criteria is weight.
  3. Accommodates the school's extended day program
  4. Enhances community green space and provides playground space
- v. Building
  1. Meets current building codes which is prerequisite for any option to be considered.
  2. Meets MAAB/ADA requirements which is prerequisite for any option to be considered.
  3. Provides a healthy building environment which is prerequisite for any option to be considered. NPS noted that this criteria has gained importance with the lessons learned through COVID 19 and associated adjustments to maximize building ventilation and fresh air supply.
  4. Meets hazardous material remedial requirements which is prerequisite for any option to be considered. Discussion ensued regarding previous hazardous material mitigation work performed at the 150 Jackson Rd property. Mr. Morse reported that the property has an open Mass D.E.P. file number due to previous mitigation work and that all hazardous material issues for the property will be addressed as a part of this project.



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5. Allows for context-sensitive design. AST defined “context-sensitive design” as a site/building design that takes into consider and reflects the character of the surrounding community.
6. Efficiently meets MAAB/ADA requirements.
7. Optimizes natural light and daylighting in building.
8. Optimizes connection of outdoor/indoor space.
9. Preserves District central storage facility and maintenance shop. Hill noted that the existing 150 Jackson Rd. building contains approximately 8,000 sf. of maintenance equipment and material storage space used by Newton Public School. If the project were to include building demolition then lost district storage space would need to be built on site or created elsewhere.
10. Allows for efficient MEP building systems design.
11. Allows for efficient building design.

### vi. Site

1. Meets environmental remediation requirements which is prerequisite for any option to be considered.
2. Maximizes efficient utilization of site.
3. Optimizes outdoor program space and green space.
4. Optimizes safety and efficiency of on-site bus and van drop-off.
5. Separates circulation of bus, vehicle, pedestrian, and bike access.
6. Provides sufficient parking for teachers, staff, and visitors.
7. Minimizes impact or improves off-site traffic.
8. Allows for future building expansion.

### vii. Sustainability

1. Minimizes embodied carbon footprint.
2. Achieves City goal for fossil-fuel-free building HVAC system(s). Discussion ensued as to whether fossil fuel free HVAC system(s) should be a prerequisite criteria. Mr. Morse stated that there is current technology available to achieve a fossil free fuel sourced HVAC system(s). Discussion continued regarding need for backup power to supply life safety code systems and other building critical systems in the event if an electric supply outage. Back-up power by battery system could support life safety systems and IT systems for a limited duration, but technology is not currently available for building system back up without significant investment in space allocation and building costs to create battery powered building back up. Generators power would provide an affordable back up option with greater power capacity for longer duration but requires fossil fuel source. Option to fuel with Biodiesel was discussed. Project team will further study need and opportunity for back-up power source.
3. Optimizes solar opportunities.
4. Offers efficient attainment of Green School / Stretch Code requirements.
5. Optimizes building envelope thermal performance.

## 5. Public Comment

- a. Mr. Morse commented that the site presents a great opportunity for the City and that the City is pursuing a green space and recreational development grant for the site. The work associated with the grant should it be award would be a collaborative effort involving the Parks & Recreation Department.
- b. Ms. Shields stated that recreation/field space is needed throughout Newton and asked if the outdoor space for the project includes athletic field(s). Mr. Yeo responded the site with redevelopment of paved area to green space provides an opportunity for recreation/athlete field area but that the space available while maintaining the existing forest area would not likely support a full-sized soccer field.



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- c. Ms. Leary commented that the site size provides an opportunity to create a “campus” effect to the property and that field design should be appropriate for an elementary school.
  - d. Public question offered as to whether redevelopment will be a renovation, renovation and addition, or new construction. Mr. Morse responded that at this stage of study all options for building construction will be considered and evaluated against the matrix criteria to determine the most appropriate option for the new Lincoln Eliot School.
  - e. Public comment was offered that some in the community regard the existing auditorium as an asset.
  - f. Mr. Barrer suggested that the development option headers (renovation, renovation/addition, new) be provided as a header for each page of the options evaluation matrix. Arrowstreet confirmed the headers will be provided per page of the matrix.
  - g. Public request to confirm whether the project was to be designed to a count of (18) general classrooms. Mr. Hurley reported that the School Committee is continuing a process to consider the design enrollment for the future Lincoln Eliot School with a range of 396-414 students that results in a building program of (18) general classrooms and (2) special education classrooms as well as other school specific educational and building support space. The design enrollment and building program will be discussed at the September 20, 2021 School Committee meeting. Mr. Morse noted project design will include pre-planning for a building classroom addition should building program needs increase in the future.
  - h. Public question was asked about whether the Lincoln Eliot Project will include space and programs to return special education students that are placed outside the district while noting the need for more district special education programs. Mr. Hurley responded that there is approximately 120-130 students district-wide who, for a variety of reasons, go out-of-district each year and that the project scope includes plans by the Student Services Department to bring district-wide education programs to the Lincoln-Eliot school as well as plans for district programs at other schools.
6. Hill presented Lincoln-Eliot Project meeting reminders including:
- a. Lincoln-Eliot Staff Meeting and project progress update on September 15, 2021.
  - b. School Committee meeting on September 20, 2021 to consider Lincoln Eliot Project design enrollment and building program. The meeting agenda and Zoom link is available at the Newton School Committee web page.
  - c. School Building Committee meeting October 14, 2021.
  - d. For project progress information and documentation please visit the project web page at <http://lincoleliot-necp-projects.com>

Meeting adjourned at 6:59 PM.

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: Matthew Sturz 9/20/21