



Hill International

Lincoln Eliot School - NECP School Building Committee

Meeting: October 14, 2021, 6PM

Location: Digital, via Zoom

Committee Members: Rebecca Grossman*, Alison Leary*, Andrea Kelley*, Josh Morse*, Emily Prenner*, Kathy Shields*, Liam Hurley*, Margaret Albright*, JJ Kazakoff*, Alex Valcarce, Stephanie Gilman

* - Denotes Voting Member

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

Guests: Bridget Ray-Canada – School Committee
John Mulligan – Design Review Committee

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

1. **A Motion was made by L. Hurley and seconded by E. Prenner to approve the 9/14/2021 Meeting Minutes. *Motion passed by unanimous vote.**
2. A brief introduction was provided by Mr. Morse outlining the meeting agenda, the City's vision for the future of the Lincoln Eliot School, review of construction options being considered for Lincoln-Eliot at 150 Jackson Rd., including renovation/addition(s) and new construction, and presentation of the previously presented options evaluation matrix, with evaluation criteria populated by the Working Group for Committee consideration and comment. The goal is to review the evaluation matrix and not pick an Option. Mr. Morse noted that the project is will provide a school that meets MSBA space/sizing standards and school educational program.
3. AST presented the different options for project development, Renovation/Addition and New Construction, being considered for 150 Jackson Rd. The presentation included conceptual site and floor plans for each of ten options being considered. Mr. Morse reported that all options will include remediation of hazardous materials.
 - a. Option #1: Addition/Renovation to include demolition of the Convent and renovation of the existing Chapel, Classroom Wing, Cafeteria with only life safety/code improvements to the Auditorium and addition of a gymnasium wing. This option will maintain the existing 8,000sf of maintenance workshop and storage space used by the Newton Public Schools. Location for a future classroom addition was identified.

Committee Discussion ensued including:

- ***Inquiry about how the site grade and resulting floor elevation Chapel, Classroom Wing, Cafeteria will be treated within the building?*** - AST reported that the option includes ramps/stairs and elevators to address floor elevation changes. Lifts are not planned.
- ***Does the option included separate entrances for the Café/Gym Wing?*** - AST reported the plans are conceptual and further development of design may accommodate separate entries if requested.
 - b. Option #2: Addition/Renovation to include demolition of the Convent and Chapel, renovation of the classroom and cafeteria area similar to Option1 and new Gym Wing and Main Entry/Media Center.
 - c. Option #3: Addition/Renovation with four layouts offered:



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- i. Option 3A: to include demolition of Convent, Chapel and Auditorium, removal of the existing classroom wing, and construction of a new Cafetorium located in the area of the demolished Auditorium and new Gymnasium in the demolished Convent area. Staff/Public parking is relocated to an on grade area beneath Gymnasium Wing to take advantage of grade change.
- ii. Option 3B: Similar to Option 3A, but with a new the Gymnasium and Cafetorium stacked wing at the north end of the site in a 3.5-story building addition.
- iii. Option 3C: Similar to Option 3A, but with a new Gymnasium and Cafetorium stacked wing at the South end of the site. The new building wing will be tucked into the existing site grade slope to reduce visual impacts for the 3.5-story building addition.
- iv. Option 3D: Similar to Option 3C, except with a side by side Gymnasium addition and Cafetorium addition. Unstacking the Gymnasium and Cafetorium with side by side wings will reduce the overall height of the building addition(s) as proposed in Options 3B and Options 3C.

Committee Discussion ensued including:

- ***Inquiry whether the Gym and Cafetorium offered in Options 3B and Option 3C would have adequate acoustic separation with the gym over the cafetorium?*** - AST reported that there are construction assemblies that will provide sound attenuation and ensure space acoustics.
 - ***Inquiry whether all of the Option 3 schemes would result in a loss of NPS 8,000 sf district-wide maintenance workshop storage space?*** - AST reported that the 8,000 sf maintenance shop and storage space would be eliminated in all Option 3 variations. This space would need to be constructed/replicated elsewhere.
 - ***There was a concern expressed with a proposed underground parking area due to a prior history of flooding issues in the City of Newton.*** – AST reported the proposed Staff/Public parking area in Option A is on grade with the building structured above based on the nature of site grade changes.
 - ***There was a concern about combined van and bus loop concepts shown on the site plans.***
- d. Option 4A: New Construction demolish all existing building areas and build new. Review of the proposed site layout for the new building with the Classroom wing tucked into the hill similar to the current location and fronting Walnut Park and a Gym and a Cafetorium wing(s) fronting Jackson Rd. A courtyard results between building wings. The location for potential future classroom addition was presented.
 - e. Option 4B: New Construction demolish all existing building areas and build new. Similar to Options 4A but with the building rotated 90°. Courtyard remains between the building wings. The location for potential future classroom addition was presented.
 - f. Option 5A: New Construction demolish all existing building areas and build new. Gymnasium, Classroom and Cafetorium wings connected linearly and fronting Jackson Rd. Green space offered from Walnut Park to the new building with multiple site retaining walls and ramps needed to adapt the site grades.
 - g. Option 5B: New Construction demolish all existing building areas and build new. Gymnasium, Classroom and Cafetorium wings connected linearly and fronting Walnut Park. Green space offered from Jackson Rd. to the new building more sloping contiguous grades for green space on the south side of the building.

Committee Discussion ensued including:

- ***Inquiry whether the presence of green space on the Walnut Park / Waban side of the site might encourage more people to park in the neighborhood?*** – Mr. Morse responded that it was probably a safe assumption that people would park next to the fields and that this would be something to evaluate going forward.



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- ***A discussion ensued regarding the tradeoffs / potential efficiencies to be gained with the stacked building additions configuration.*** – Mr. Morse commented that a stacked orientation might produce a more efficient building layout, but would present reduced opportunities for rooftop solar generation.
 - ***Inquiry whether a building entry from Jackson Rd. with parking near the Gym could be considered, with the thought that this may reduce parking concerns at Waban/Walnut Park?*** – Mr. Morse responded that the team will evaluate this during continued concept design.
4. The Criteria Matrix was presented with populated criteria rating assignment reviewed. Mr. Morse reiterated that all of the Options shown, regardless of cost, meet the Lincoln Eliot education program.
- a. Cost and Schedule - AST reported that Cost/Schedule criteria were evaluated on a Yes/No basis.
 - i. Cost with ratings based on whether an Option is within range of the City capital improvement budget.
 - ii. Schedule considerations were a prerequisite that occupancy be achieved by Fall 2025. Additionally, the schedule was considered advantageous if it provided for a standard Site Plan Approval process/schedule. Morse added that schedule also needs to consider approvals that may be contingent on project scope such as the Newton Historic Commission, Design Review Committee, and City Council.
 - b. Educational – AST noted that meeting the educational program for all students is prerequisite for consideration of any option.
 - i. Space Program - Newton Public Schools stated that the space summary is a document, previously presented to the Committee, which uses MSBA’s standard for building space needs based on school type, design enrollment and educational program. The Lincoln Eliot space summary as populated includes some space adjustments to meet the particular educational program needs for its school community.
 - ii. Provides flexibility for future growth.
 - iii. Provides flexibility for educational innovations.
 - iv. Adjacency of Teaching Spaces
 - v. Allows for efficient program design layout. AST noted that New Construction maximizes efficient program space layout.
 - c. Community
 - i. Provides access and control to community-use space.
 - ii. Preserves the existing auditorium.
 - iii. Accommodates the school’s extended day program.
 - iv. Enhances community green space and provides playground space.
 - d. Building- Compliance with building code(s), MAAB/ADA code(s), and healthy building environments regulations are prerequisites for any option to be considered.
 - i. Allows for context-sensitive design. AST defined “context-sensitive design” as a site/building design that takes into consideration and reflects the character of the surrounding community.
 - ii. Optimizes natural light and daylighting in building.
 - iii. Optimizes connection of outdoor/indoor space.
 - iv. Preserves District central storage facility and maintenance shop. Hill noted that the existing 150 Jackson Rd. building contains approximately 8,000 sf. of maintenance workshop and material storage space used by Newton Public School. If the project were to include demolition of the existing cafeteria wing then this space would need to be built on site or created elsewhere.



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- v. Allows for efficient building design.
- e. Site - Environmental remediation and meets MAAB/ADA code(s) are prerequisites for any option to be considered.
 - i. Maximizes efficient utilization of site.
 - ii. Optimizes outdoor program space and green space.
 - iii. Optimizes safety and efficiency of on-site bus and van drop-off.
 - iv. Separates circulation of bus, vehicle, pedestrian, and bike access.
 - v. Provides sufficient parking for teachers, staff, and visitors.
 - vi. Minimizes off-site traffic impact.
 - vii. Optimizes site for safe pedestrian and bike access.
 - viii. Allows for future building expansion.
- f. Sustainability
 - i. Minimizes embodied carbon footprint with building reuse.
 - ii. Achieves City goal for fossil-fuel-free building HVAC system(s).
 - iii. Optimizes solar opportunities.
 - iv. Allows efficient attainment of Green School / Stretch Code requirements.
 - v. Optimizes building envelope thermal performance.

Committee Discussion ensued including:

- ***It was stated that the Options with stacked footprints free up the site for play fields, parking, etc. and present lots of opportunities community use.***
- ***Mr. Morse recommended that Committee members further study the building options offered and initial option analysis presented in the Matrix of Evaluation to assess the objective and subjective considerations for each option.***

- 5. Next meeting is scheduled Tuesday, October 26, 2021 at 6pm via Zoom with link to follow.
- 6. Meeting adjourned at 7:26 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 10/26/21