Hill International

Newton Lincoln Eliot School - NECP Project

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

Attendees: Amy MacKrell*, Jonathan Kantar*, Marc Resnick*, Peter Barrer*, Ambrose Donovan*, Ellen Light*, Stephanie Gilman*, Tom Enselek*, Andrea Kelley, Steven Siegel, Joshua Morse, 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
Liam Hurley, Newton Public Schools

Action Items are denoted in bold/italic font.

Meeting opened at 6:15pm.

Items:

1. Arrowstreet (AST) reviewed an agenda for the NECP at 687 Watertown St. project presentation, a list of meetings held with City Departments, working groups, and School Building Committee since the DRC meeting held March 13, 2019, and summary of topics discussed at the April 4, 2019 DRC meeting. J. Morse reported on a project update provided to Public Facilities at its April 17, 2019 meeting. The project report reviewed NECP program and practices and proposed project design including parking, site access and site constraints. No concerns or issues were noted by Public Facilities.
2. NECP at 687 Watertown St. program summary and design guidelines were presented as a reminder of the program size, daily operations and practices, and goals for the project.
3. Site and Circulation:
    a. Vehicular site access remains at the existing Albemarle Rd vehicle entry drive with direct access to the existing parking area and adds a Van drive at the back of the building with a vehicle departure lane exiting on Watertown Street.
    b. The van drive provides a drop off/pick up zone that is wider to allow double stacking of vans. The drive then narrows to a single lane to ensure safe exit and pedestrian awareness as vans exit onto Watertown Street.
    c. Building Entries – (4) on grade access points will be provided
        i. The building main entry will be moved to Albemarle Rd which will be the public access point throughout the day.
        ii. During arrival and dismissal, (3) entries to the mid-level floor are provided on the north, south, and east sides of the building.
            1. The sidewalk to the Park Side (north) entry was widened to account for stroller passing.
            2. Van entry/exit is provided at the back of the building on grade to the mid-level of the building.

3. Watertown St. sidewalk is connected to the entry at the south side of the building.

d. A. Valcarce reported that the Lincoln Eliot-NECP School Building Committee will hold a community meeting on May 9, 2019 at 687 Watertown St. to provide a project update and obtain local input. Community meeting notices were mailed to abutters.

Committee discussion ensued regarding the proposed future parking lot option along Watertown Street with concerns regarding vehicle entry/exit, amount of impervious surface added to the site by the lot, impacts to green space, and cost impact to budget.

4. Developed Option - A preliminary landscape plan was presented that includes saving existing trees along Albemarle Rd., Albemarle Park, and the existing parking lot and added landscape features to create natural buffers.
    1. Scope for site improvements was reviewed including site grade adjustments, accessibility improvements at sidewalks with an exterior ramp at the Park side school entry, , and side walk adjustment to the building entries at the north and south ends of the building.
    2. Dumpster pad and transformer pad locations were reviewed
5. Playground Concept – Arrowstreet reviewed preliminary playground layouts including relocating the existing Albemarle Park play structures adjacent to the 687 Watertown St. site to an adjacent open area of Albemarle Park and relocating NECP play equipment from 150 Jackson Rd to the area adjacent to 687 Watertown St. property.
    a. The proposed NECP play area will include a rubber play surface in the play structure area and smaller hard surface for riding/trikes toys.
6. Site Layout, Site Utility Plans, and Civil Considerations were reviewed including the 200 ft. Riverfront Area and DEP Storm Water Management requirements and project standards to limit disturbance, minimizing increase to impervious cover, and provide storm water management systems to collect, treat, and infiltrate storm water.
    a. Subsurface infiltration systems are provided at the new van drive to limit disturbance of existing paving while adding storm water mitigation and treatment to improve existing conditions.
    b. Existing drive and parking lot will be cold planed and over-lay.
7. Floor Plans and Building Sections– NECP Fit Plan with no change to program since the April 10, 2019 Design Review Committee meeting.
    a. Lower Level (Level 0) plan:
        i. Plan identifies lower level areas that are below grade.
        ii. Review the new entry along Albemarle Rd. including a storefront vestibule and surrounding storefront glazing to bring natural light into the space.
        iii. Locations identified as opportunities for light wells. Light well location may be impacted by the building perimeter canopy so further investigation and cost benefit analysis is planned.
        iv. OT/PT – Multipurpose Rooms have a clerestory opportunity however the clerestory would abut the van drop off/pick up sidewalk and snow loads and debris considerations need to be reviewed.
    b. Middle Level (Level 1) plan includes (3) grade level building entries at elevation 8’-0”. The mid floor corridor elevation is raised through ramps at each end of the corridor to achieve floor elevation 8’-6” to meet the new infill classroom finish floor elevation.
    c. Upper Level (Level 2) plan remains the same with a finish floor elevation of 18”-3”
    d. Proposed Floor Infill Section was reviewed noting the existing gym (location of infill) has a ceiling height of 16’. The proposed infill will continue the existing ceiling height of spaces adjacent to the gym through the new lower level of the infill at 7’-6” and provide for ceiling height of 7’-6” in new

classrooms at the mid-level. This provides approximately 12” for infill structure and results in a new mid-level infill floor elevation of 8’-6”. As reported in the mid-level floor plan review the corridor accessing the infill classrooms will ramp up 6” at each end to meet the classroom finish floor elevation of 8’-6”.

8. Exterior Wall Insulation – Arrowstreet reviewed supplemental information regarding thermal performance for exterior wall insulation systems offered by Exterior Insulation Finishing Systems (EIFS) a continuous system assembly and discontinuous insulation systems offered by Rain Screen Systems.
    a. EIFS assembly total R-Value = 12.87
    b. Insulated Rain Screen assembly, whether fiber cement board or metal panel, total R-Value = 13.08.
    c. Each system has cost impacts to the project with calculated Simple Payback not less than 48 years.
9. Conceptual Design energy performance considerations and continuing efforts to evaluate and cost value the proposed scope for work were reviewed, including:
    a. Building envelope and mechanical system energy efficiency goals.
    b. Evaluation and cost value of existing to remain, repair and new construction including:
        i. Re-use of exterior windows installed in 2013.
        ii. Building envelope air barrier and insulation strategies including roof replacement.
        iii. Constructability of thermal break strategies in foundation and structure.
        iv. HVAC and light systems and controls.
        v. Durability and performance of building materials, equipment, and assemblies.
        vi. Educational opportunities for users and the community.
10. Budget:
    a. Total Project Cost Budget = $10.0mil
    b. Estimated Construction Cost Budget = $8.2mil based on the total project cost budget and local funding source.

J. Morse reviewed strategies to re-use as much of the building’s existing and recently installed equipment and finishes as possible and focus new construction to areas changed to meet the program and needed upgrade to plumbing, HVAC, and electric systems. Team will focus project scope to program needs and budget.

Committee discussion ensued regarding existing built up roof assemblies, age of roof – 33yrs, structural capacity and limited available load of 3lbs/s.f., impacts of new roof top HVAC and exhaust equipment and toilet vents to saving existing roof assemblies, and whether a full or partially roof replacement provides best long term value.

Existing electric service equipment in a shared space within the boiler/mechanical room and need to isolate the electric equipment. Project scope will include upgrading the electric service and code required space separation. Previous and ongoing LED light retrofits within the building and other recent building finish improvements that will be retained to ensure maximum value in previous building investments.

Pavement and site circulation was discussed with general concern with the amount of impervious pavement proposed to be added to the site, whether pavement area should built with pervious pavement systems, the proposed future parking lot along Watertown St. benefit vs. green space impact, and opportunity to improve storm water quality leaving the site with proposed infiltration systems.

L. Hurley reported that the NECP Program is being met with the proposed building design.

Parking on site and available on adjacent streets was discussed. Horace Mann School and NECP staffing counts are similar so NECP parking plans should use similar strategies to Horace Mann School while taking into account the need to reserve area for parent drop off/pick up.

11. 5-58 Site Plan Approval for NECP at 687 Watertown Street.

VOTE: On a motion by Jonathan Kantar, seconded by Stephanie Gilman, the members of the Design Review Committee voted unanimously to endorse NECP at 687 Watertown Street 5-58 Site Plan Approval with considerations to include:

- Eliminate the future alternate south parking lot located along Watertown Street from project scope.
- Pursue building design that maintain as much of the existing building finishes as possible.
- Continue to investigate energy saving systems and assemblies for the project.
- Continue to refine and address all parking, traffic, and site circulation challenges.
- Continue to develop the landscaping and site lighting plans to minimize the impact to the abutters and neighborhood.
- Continue to work with Parks and Recreation to facilitate the installation of the playgrounds.
- Continue to pursue sustainability initiatives, reduce project energy consumption and embodied carbon, and eliminate and/or reduce our fossil fuel consumption.

Meeting adjourned at 7:21pm.

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 5/3/19