



ARROWSTREET

LINCOLN-ELIOT ELEMENTARY SCHOOL

SCHOOL BUILDING COMMITTEE MEETING

NEWTON, MA
14 OCTOBER 2021

PREPARED FOR



David Fleishman,
Superintendent



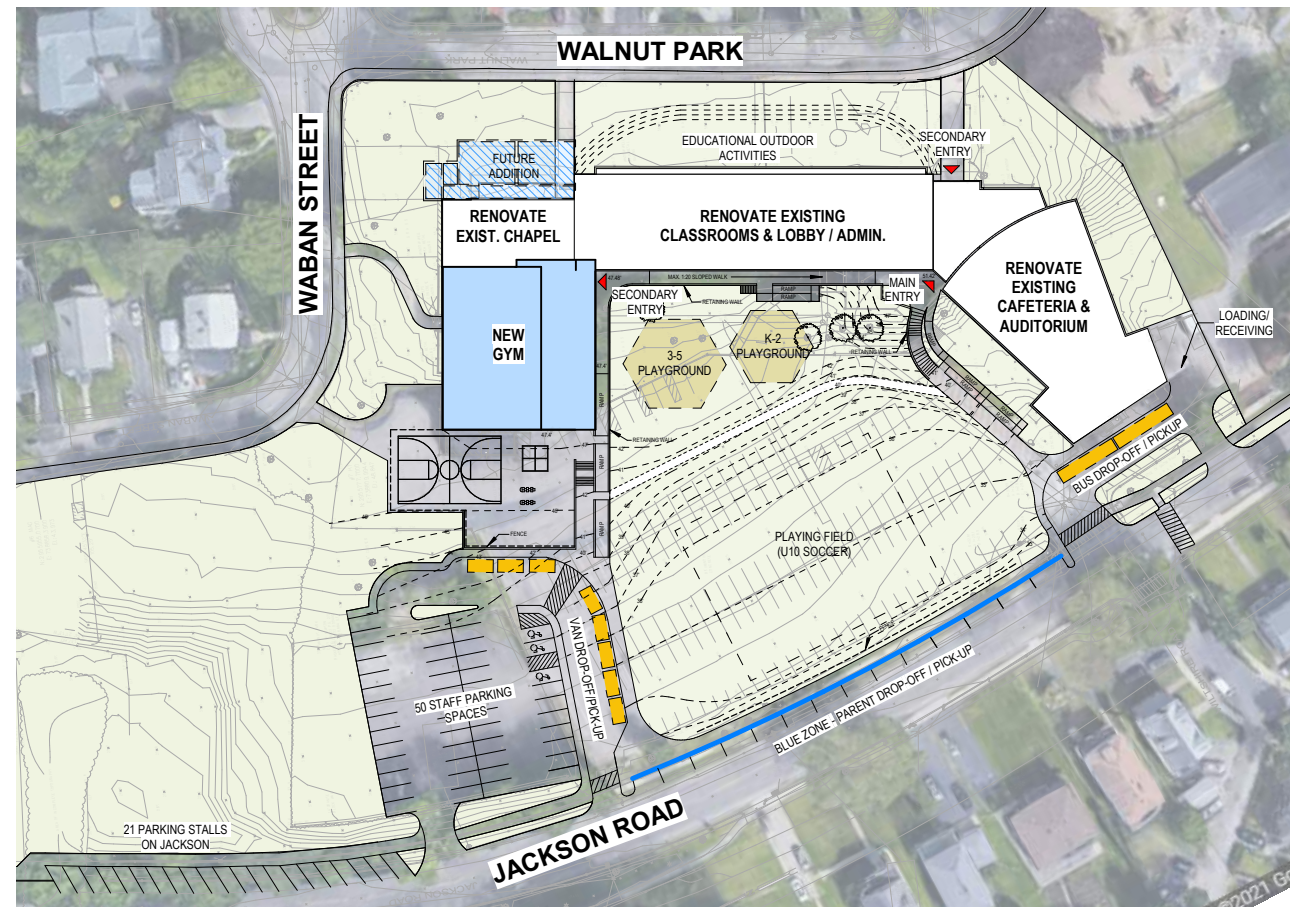
Ruthanne Fuller,
Mayor



AGENDA /

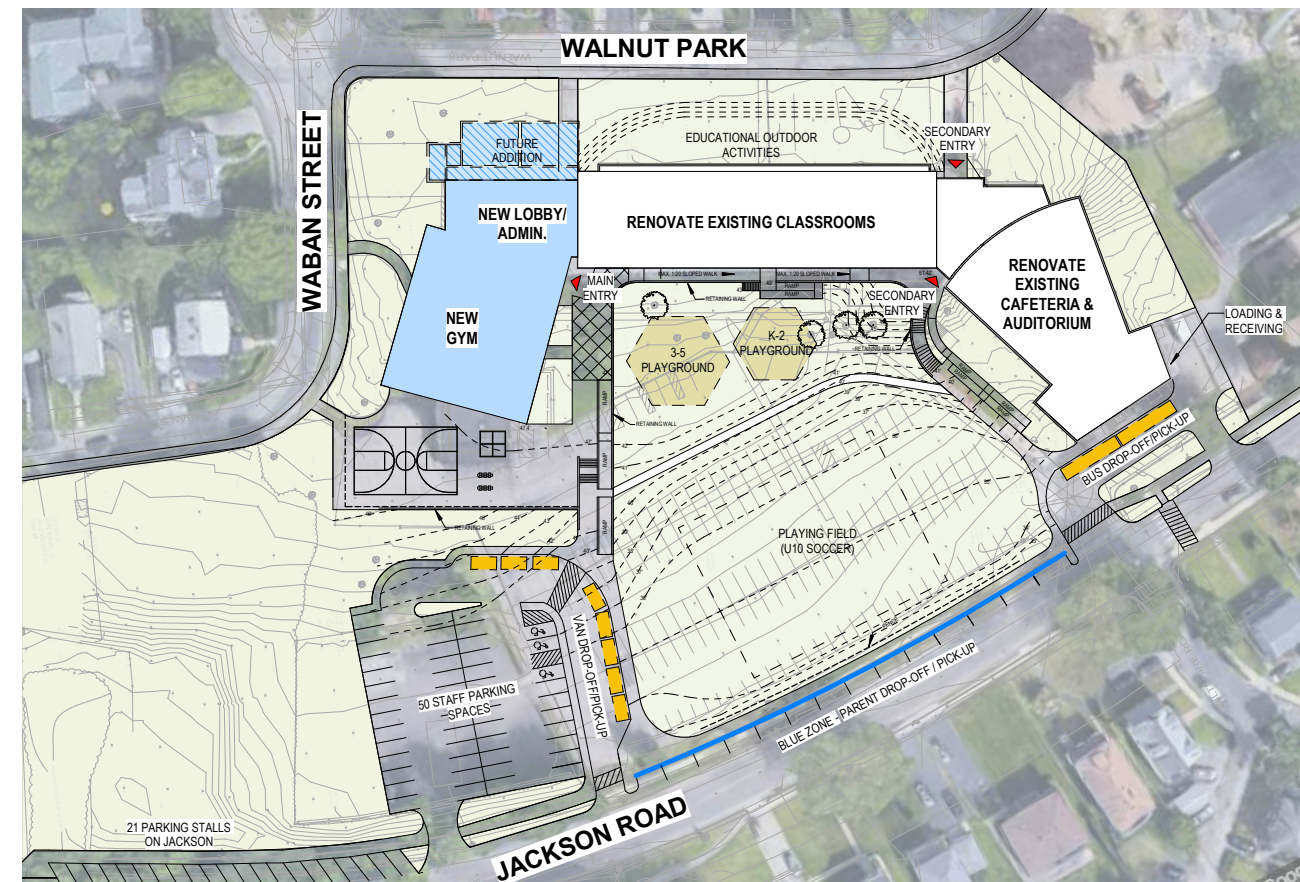
- 1 DESIGN OPTIONS FOR ADD/RENO AND NEW CONSTRUCTION
- 2 CRITERIA MATRIX DRAFT

DESIGN SCHEMES



ADD/RENO SCHEME #1

- HAZMAT REMEDIATION THROUGHOUT
- DEMOLITION OF CONVENT
- RENOVATION OF CHAPEL, CLASSROOM, CAFETERIA
- LIFE SAFETY AND CODE MINIMUM IMPROVEMENTS TO THE AUDITORIUM AND BASEMENT (DISTRICT-WIDE STORAGE / MAINTENANCE SHOP)
- SITE IMPROVEMENTS
- NEW ADDITION INCLUDES THE GYMNASIUM



ADD/RENO SCHEME #2

- HAZMAT REMEDIATION THROUGHOUT
- DEMOLITION OF CONVENT AND CHAPEL
- RENOVATION OF CLASSROOM, CAFETERIA
- LIFE SAFETY AND CODE MINIMUM IMPROVEMENTS TO THE AUDITORIUM AND BASEMENT (DISTRICT-WIDE STORAGE / MAINTENANCE SHOP)
- SITE IMPROVEMENTS
- NEW ADDITION INCLUDES A GYMNASIUM AND ADMIN. OFFICES

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RENOVATION:	
CLASSROOMS:	40,545 SF
CHAPEL:	6,703 SF
CAFETERIA /KITCHEN:	13,453 SF
AUDITORIUM/ PROJ. RM.:	14,487 SF
BASEMENT (STOR./MEP):	8,069 SF

ADDITION:	
GYMNASIUM:	6,300 SF
CLASSROOMS / ADMIN /	
GROSS AREAS:	3,460 SF

TOTAL GROSS AREA:	~92,976 SF
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DEMOLITION:	
CONVENT:	19,095 SF

SITE IMPROVEMENTS	~129,000 SF
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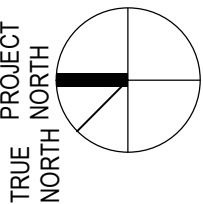
PARKING	
ZONING REQUIRES 1 PER STAFF	

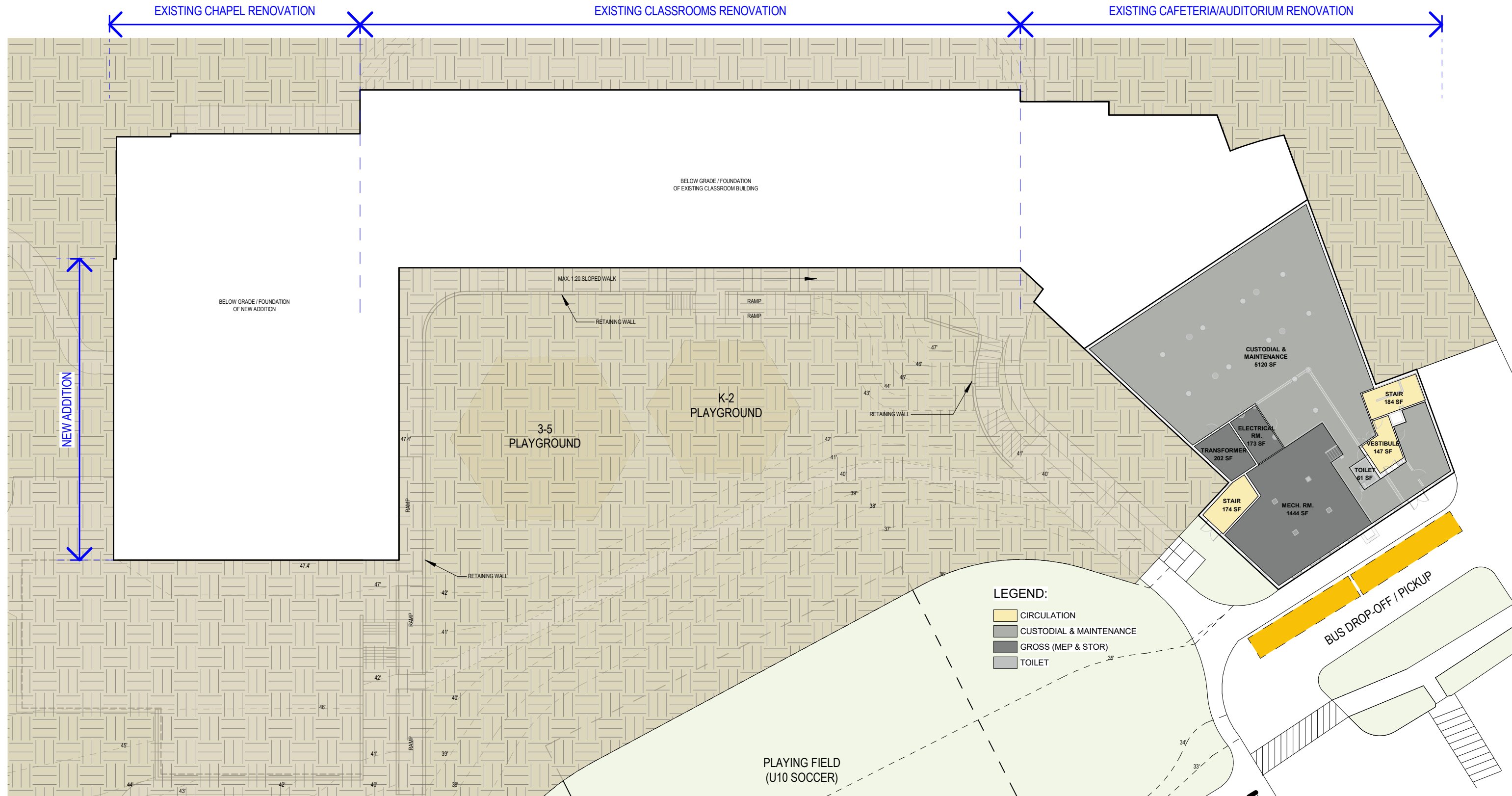
50 OFF STREET PARKING SPACES
2 BUS PARKING (40' BUS)
8 VAN PARKING
14 PARENTS/VISITOR PARKING (BLUE ZONE)

1 SITE PLAN - ADD/RENO #1

1" = 60'-0"

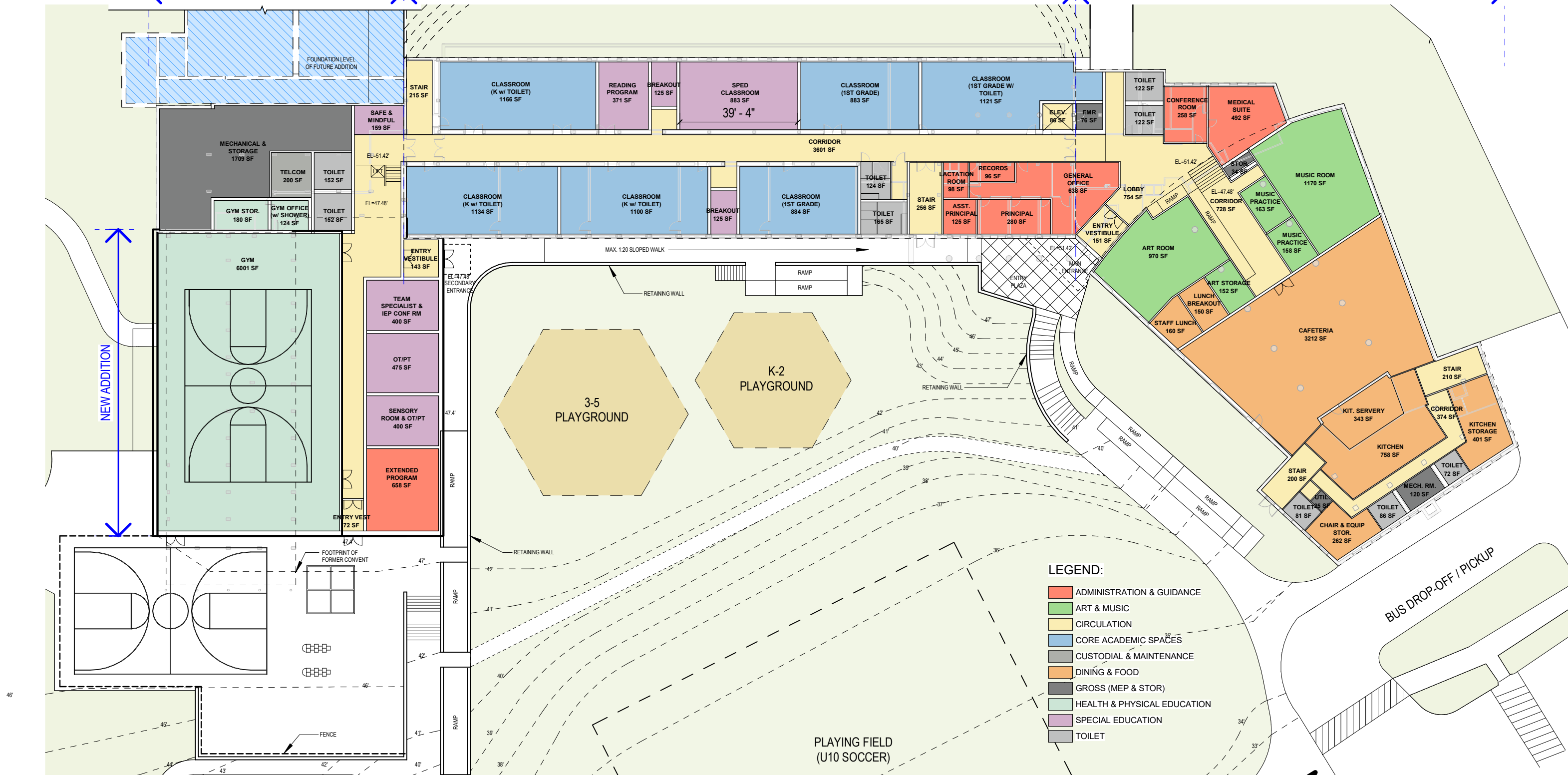
ARROWSTREET



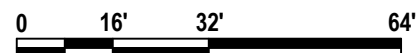


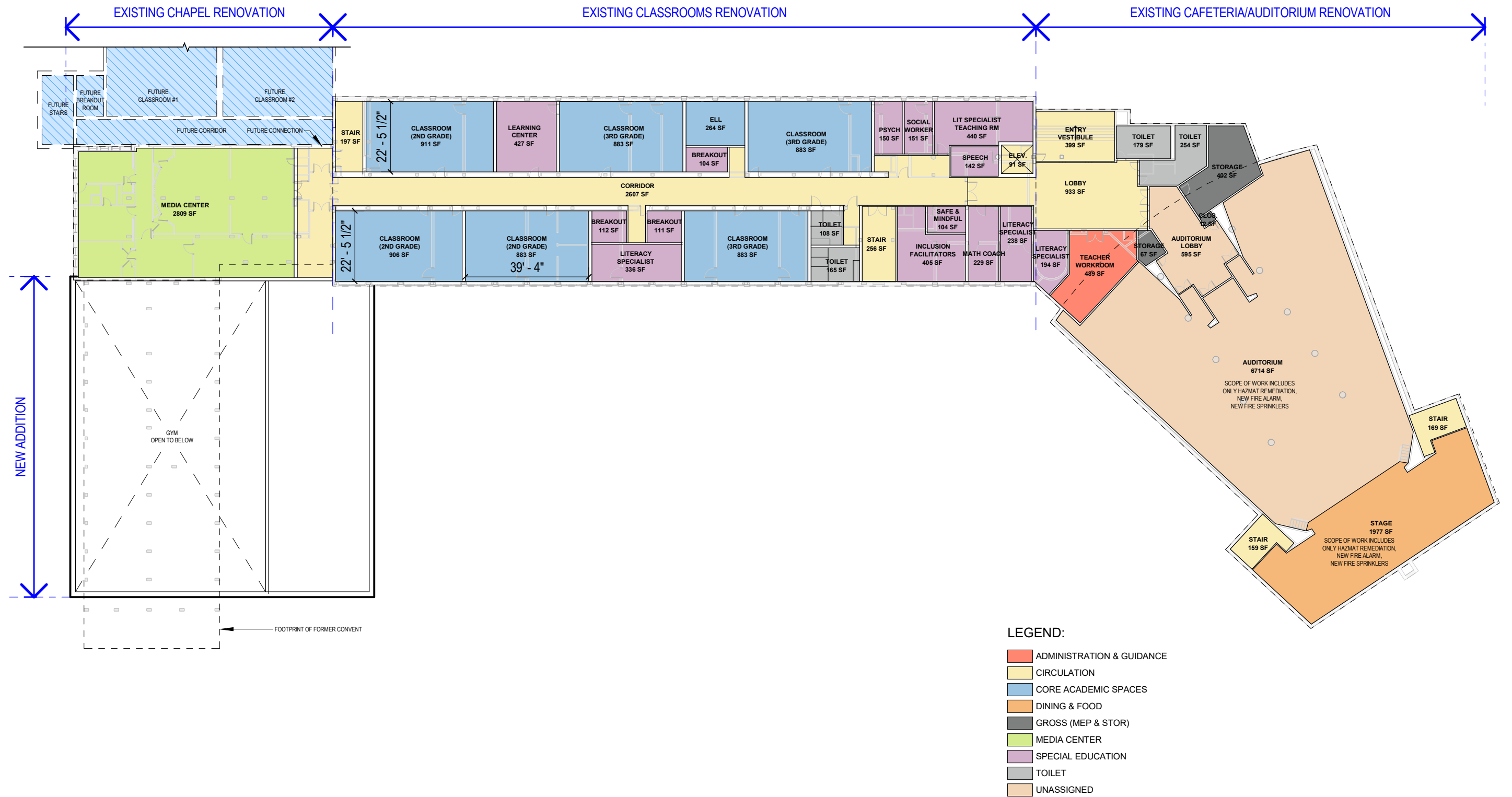
1 ADD/RENO SCHEME #1 - BASEMENT
1/32" = 1'-0"





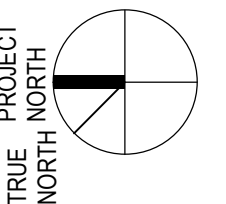
1 ADD/RENO SCHEME #1 - GROUND FLOOR

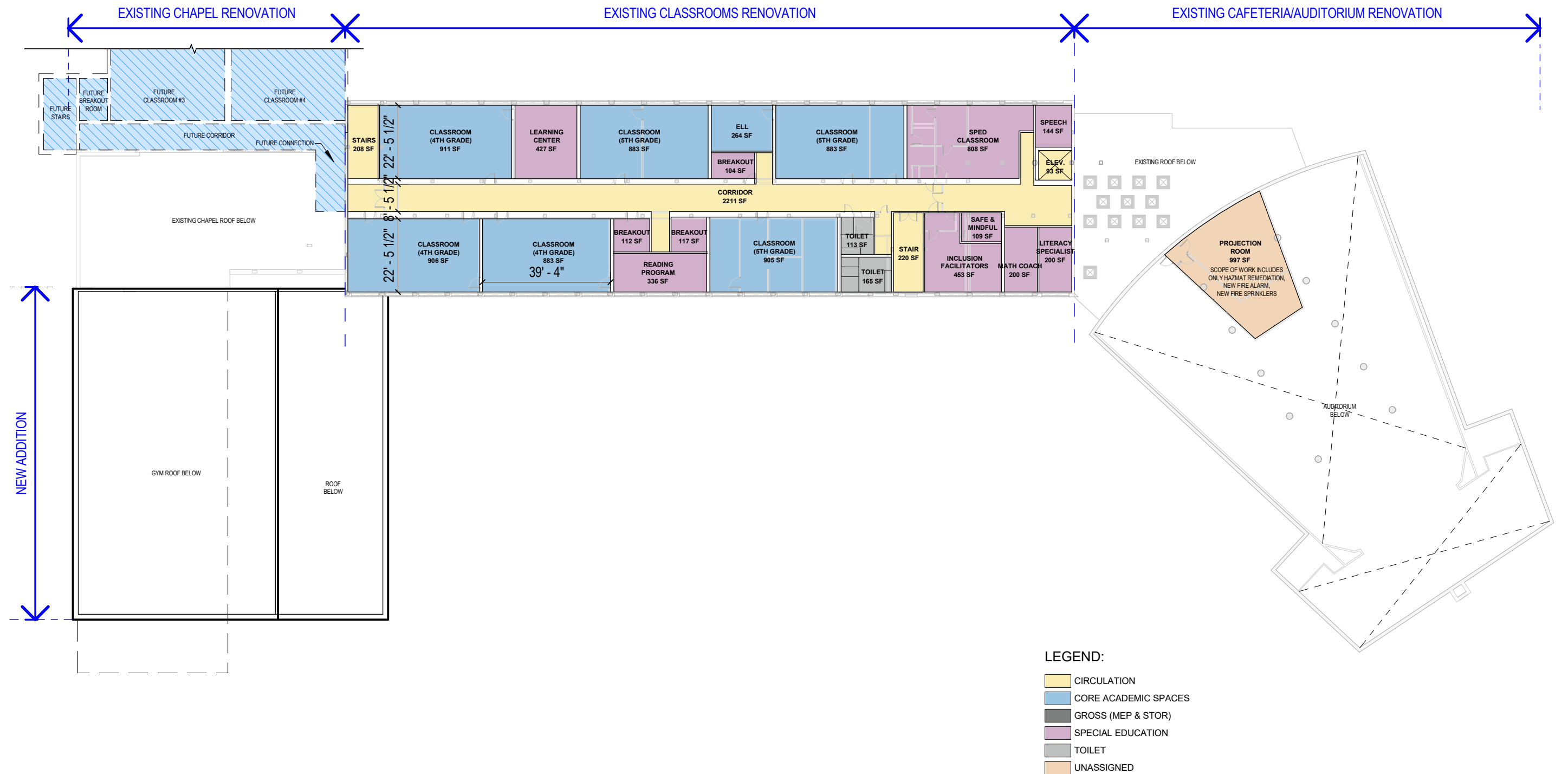
$$1/32'' = 1'-0''$$




1 ADD/RENO SCHEME #1 - FIRST FLOOR

1/32" = 1'-0"





1 ADD/RENO SCHEME #1 - SECOND FLOOR

1/32" = 1'-0"



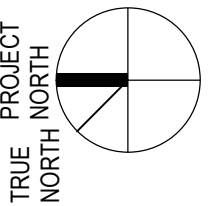
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1 SITE PLAN - ADD/RENO #2

1" = 60'-0"

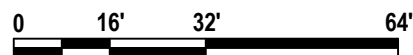
ARROWSTREET



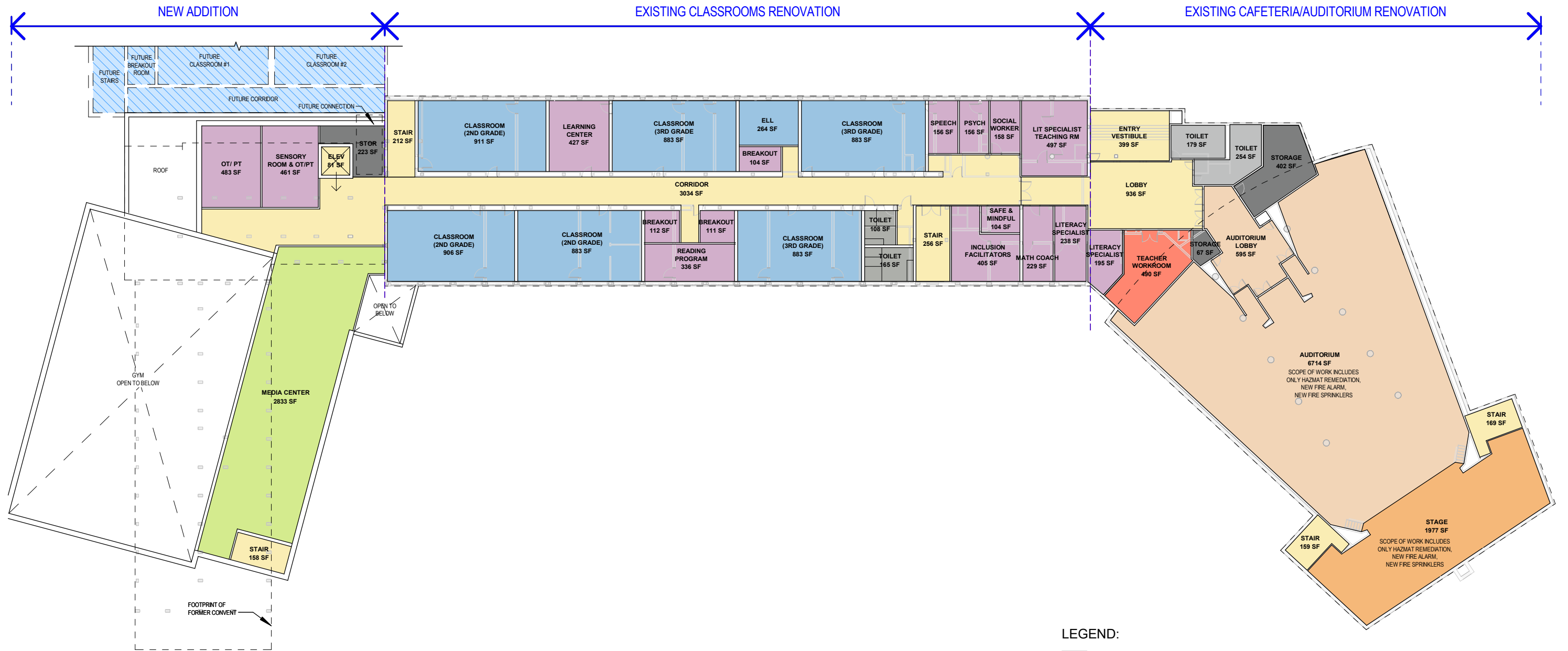




1 ADD/RENO SCHEME #2 - GROUND FLOOR

$$1/32'' = 1'-0''$$


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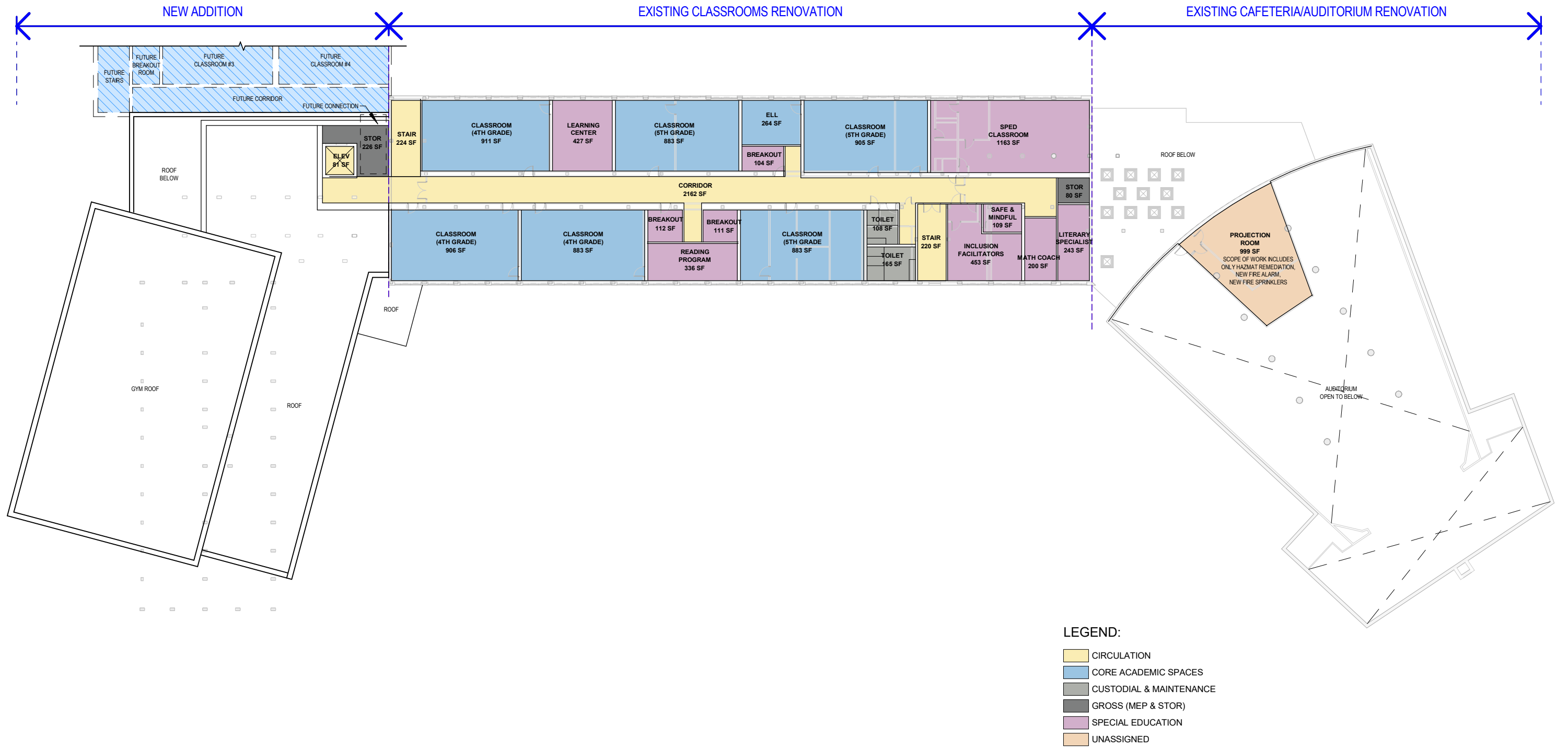


1 ADD/RENO SCHEME #2 - FIRST FLOOR

1/32" = 1'-0"



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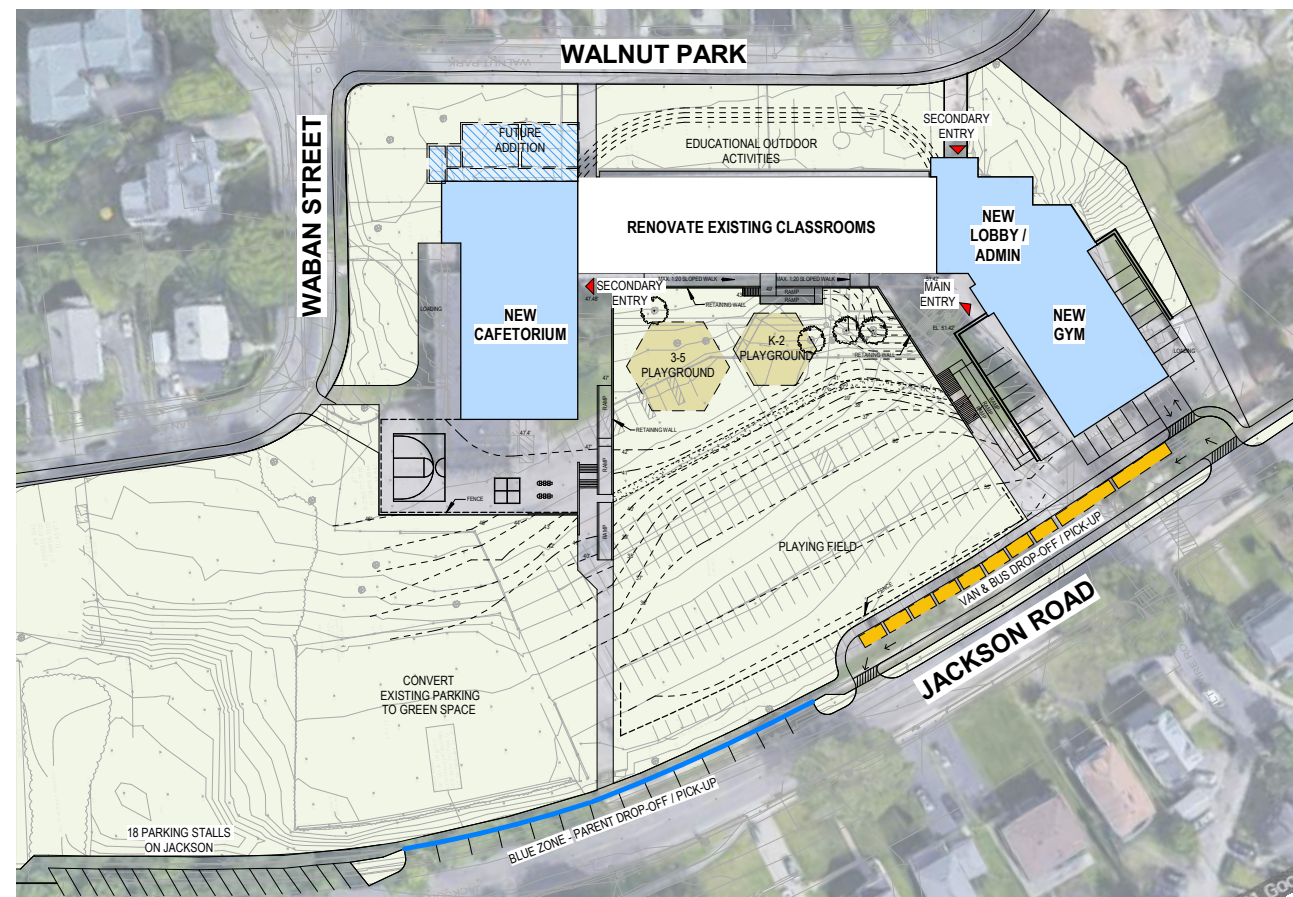
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1/32" = 1'-0"

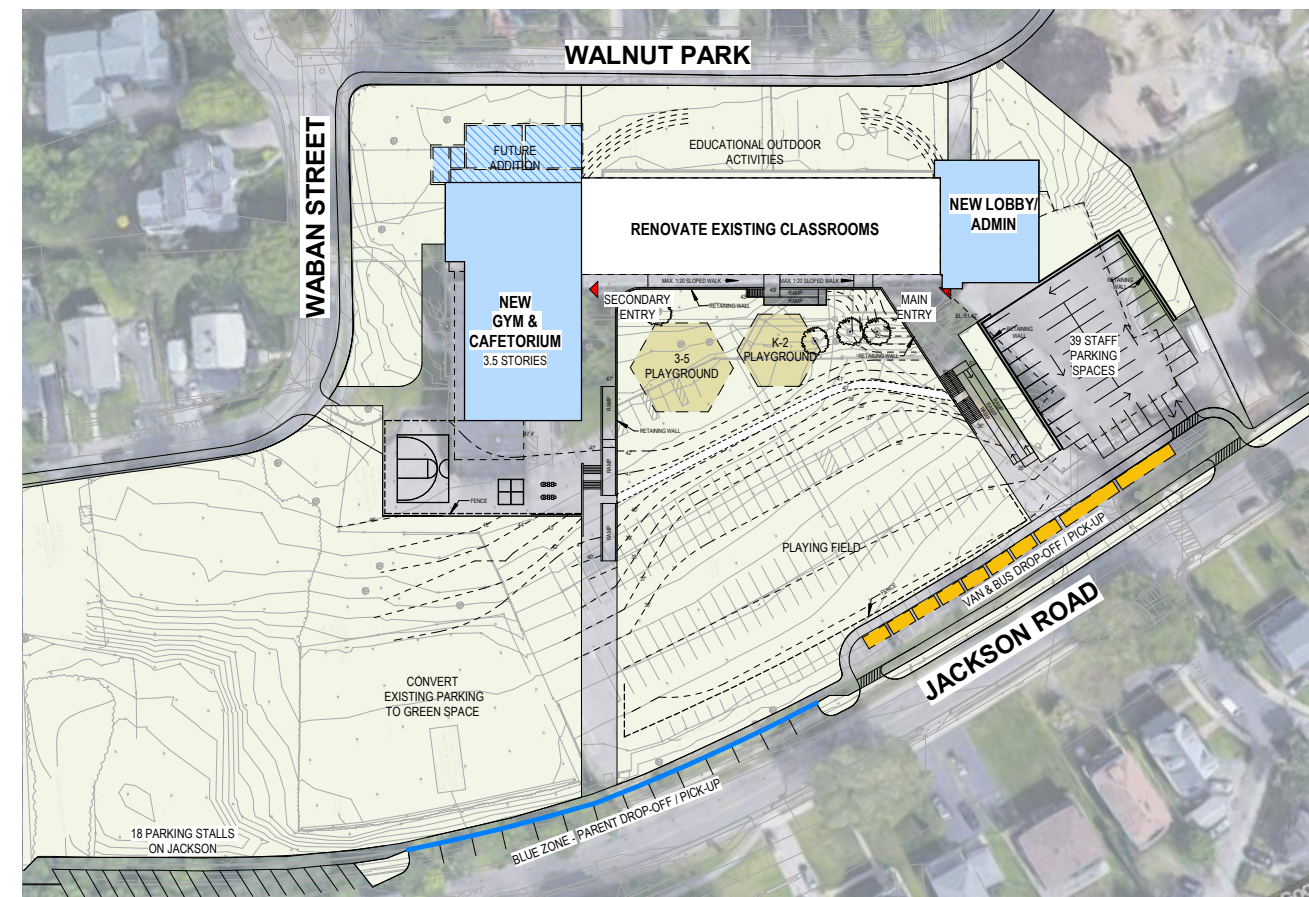


ADD/RENO SCHEME #3

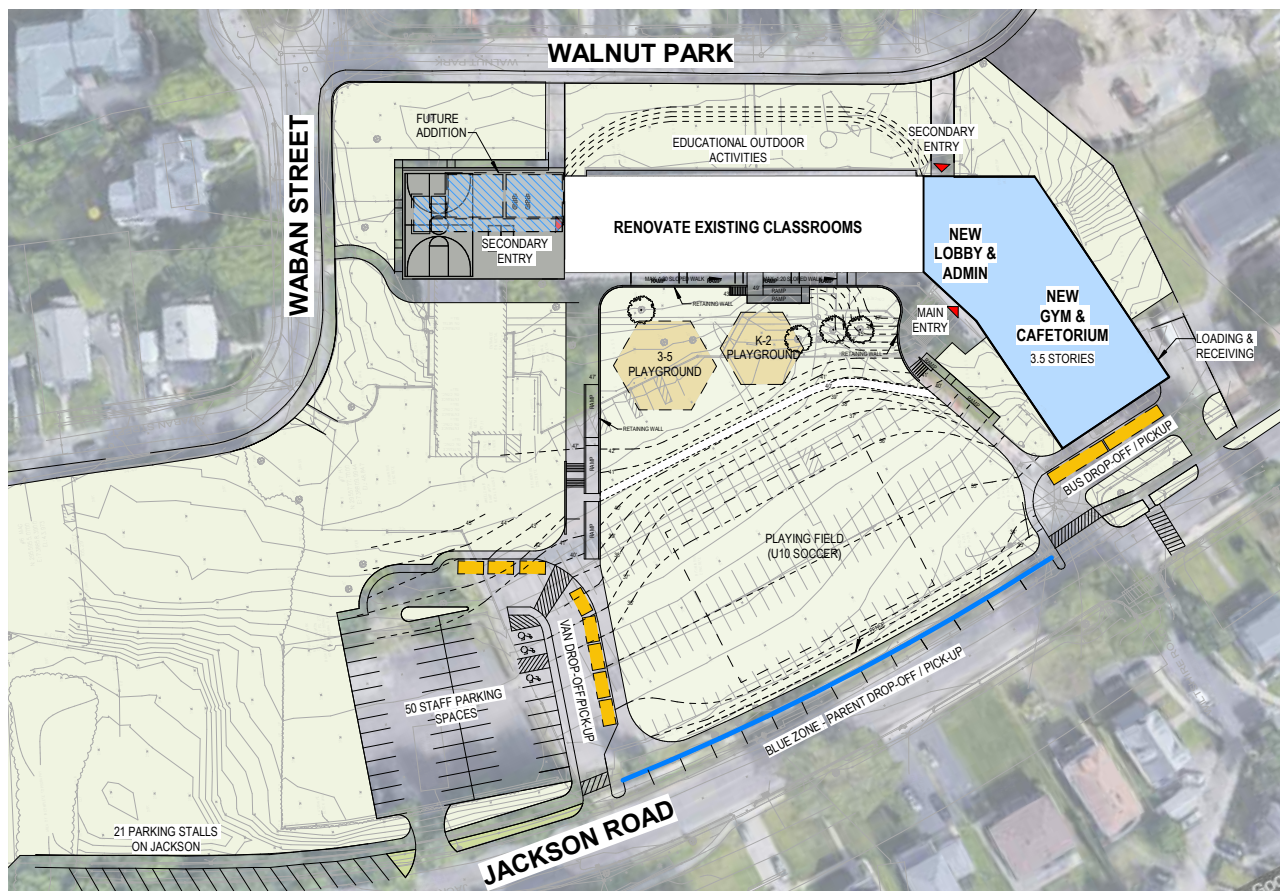
- HAZMAT REMEDIATION THROUGHOUT
- DEMOLITION OF CONVENT AND CHAPEL, CAFETERIA / AUDITORIUM
- RENOVATION OF CLASSROOM
- SITE IMPROVEMENTS
- NEW ADDITION INCLUDES NEW GYMNASIUM, CAFETORIUM, ADMIN. OFFICES, SPECIAL EDUCATION SPACES, AND ADDITIONAL SUPPORT SPACES



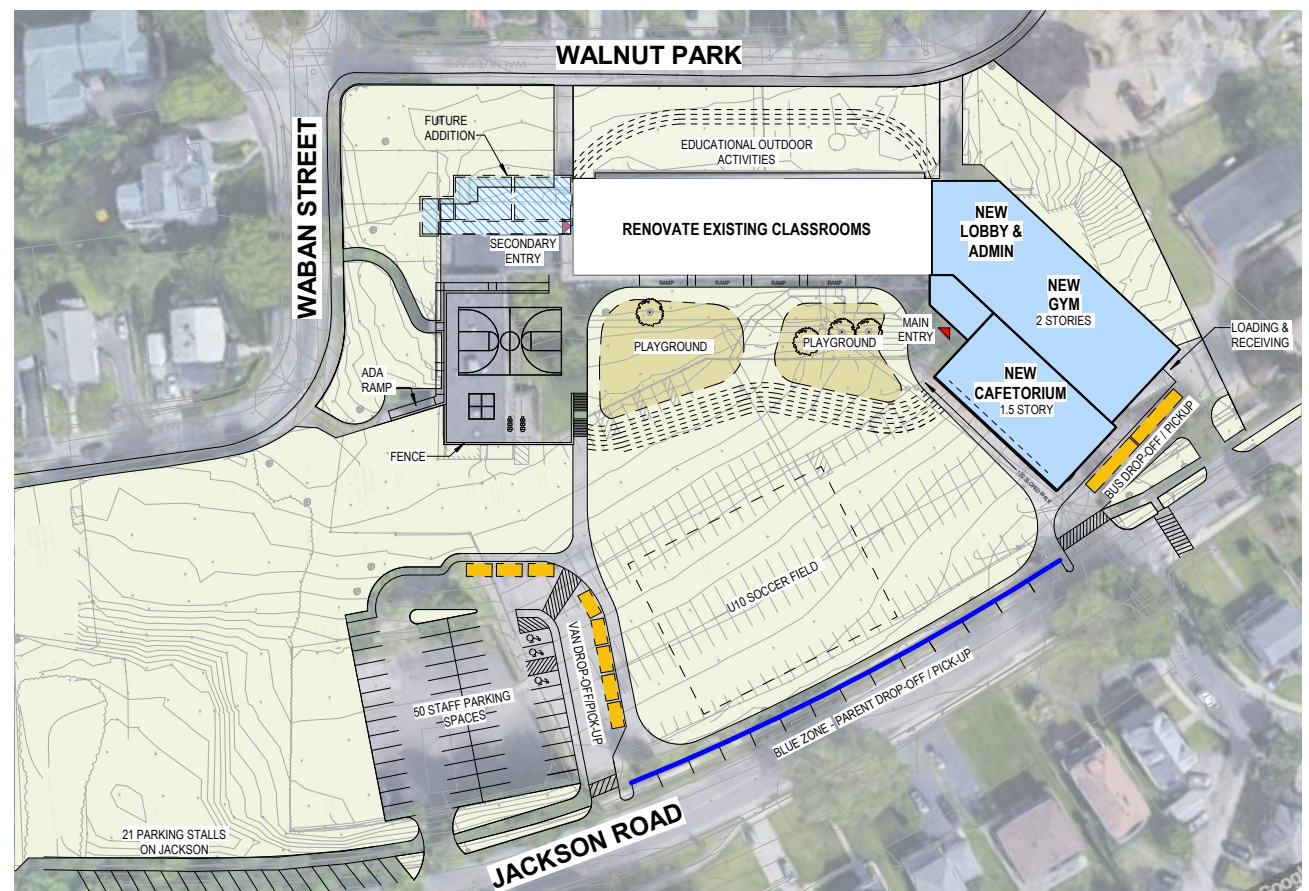
ADD/RENO SCHEME #3



ADD/RENO SCHEME #3.B

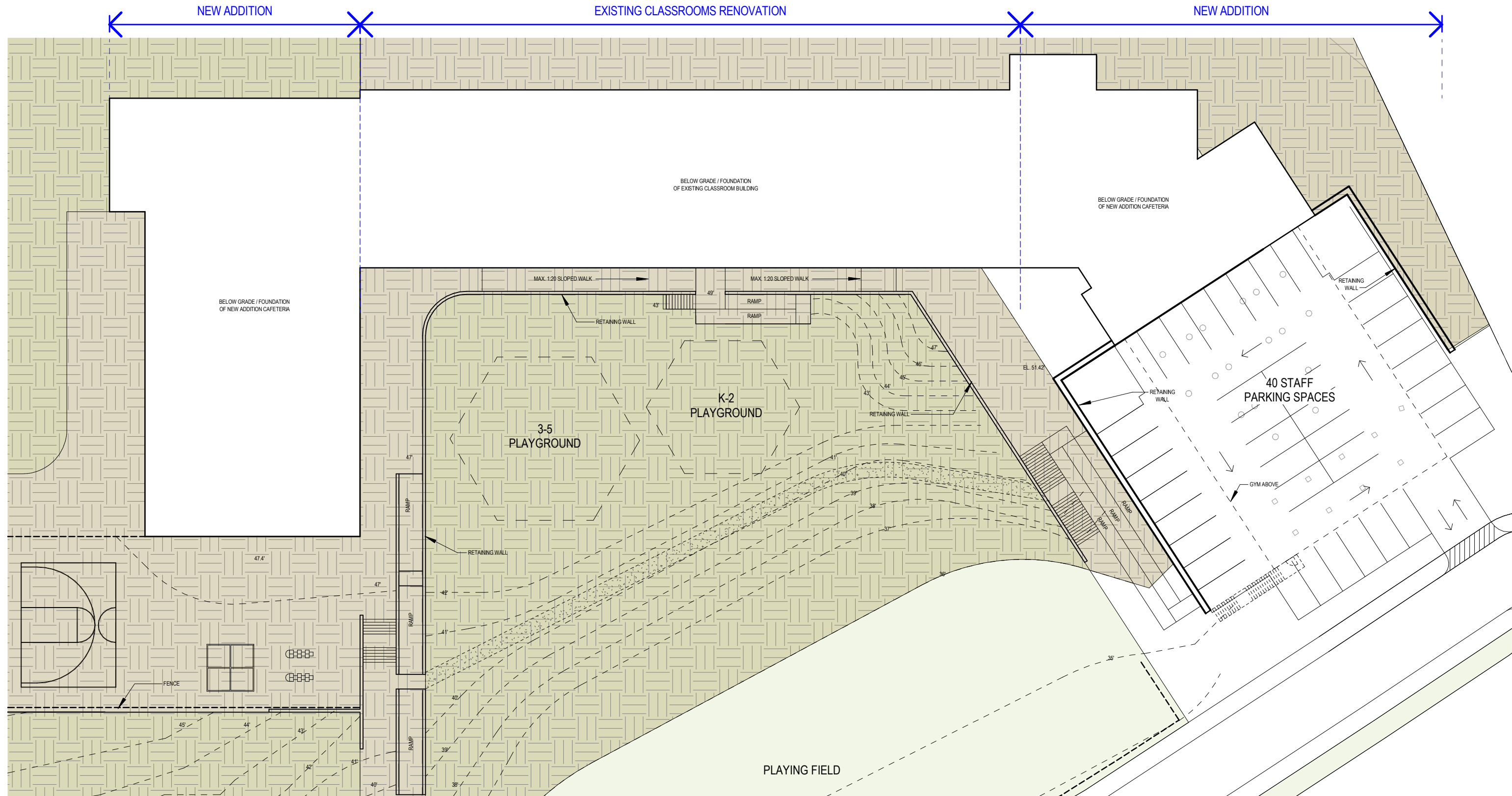


ADD/RENO SCHEME #3.C



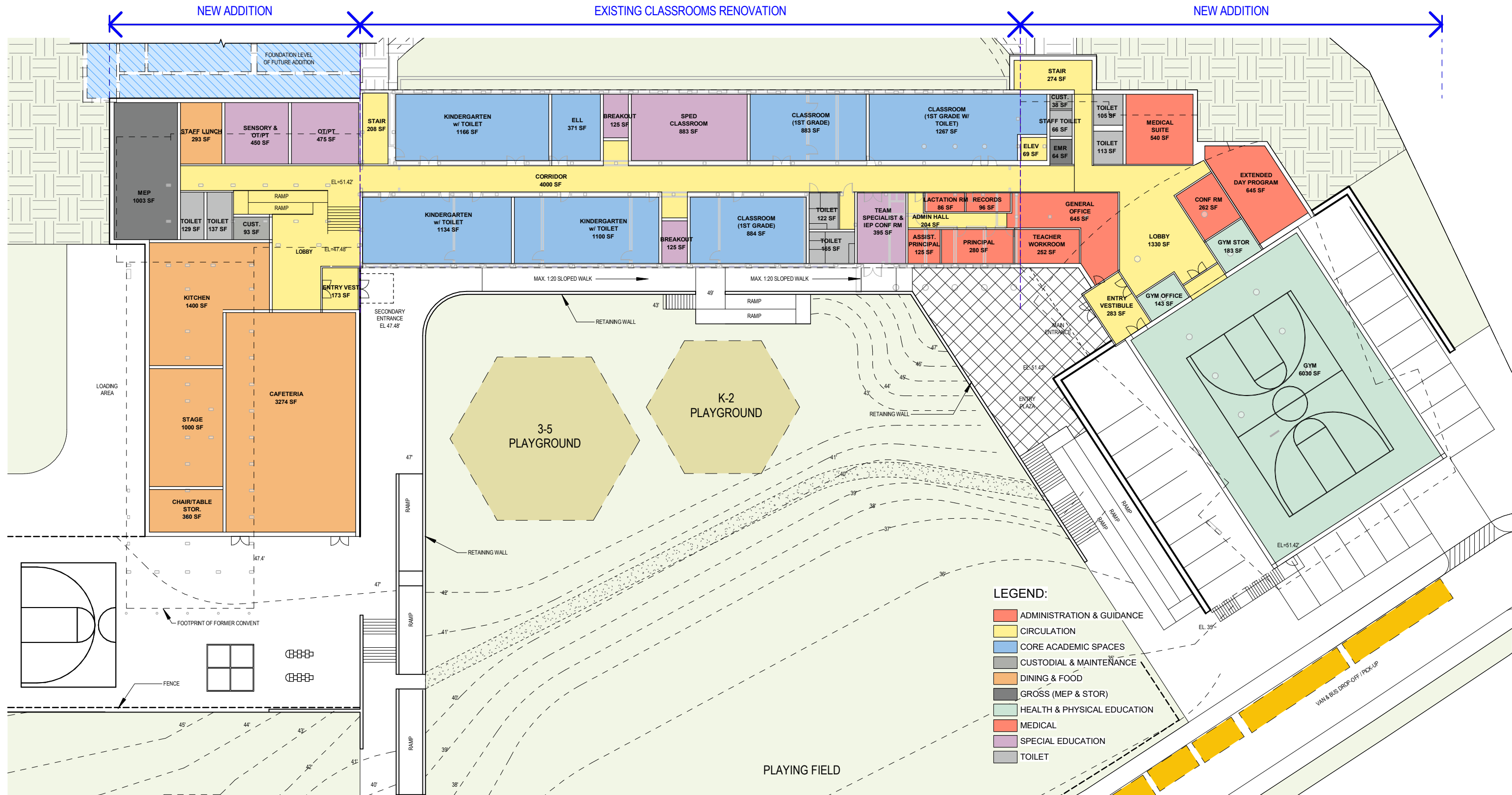
ADD/RENO SCHEME #3.D

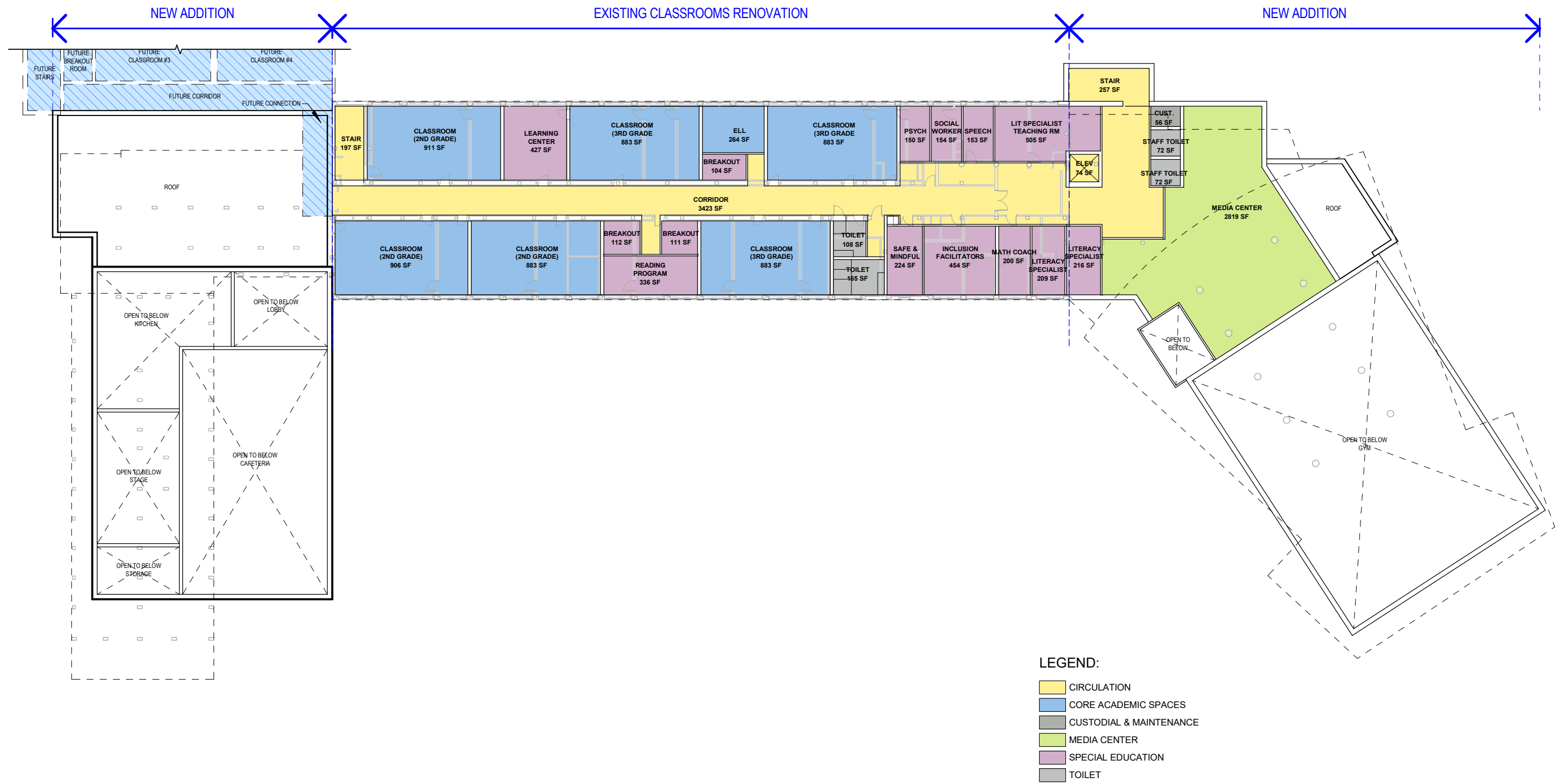
39 PARKING SPACES
2 BUS PARKING (40' BUS)
8 VAN PARKING
14 PARENTS/VISITOR PARKING (BLUE ZONE)



1 ADD/RENO SCHEME #3 - BASEMENT
1/32" = 1'-0"



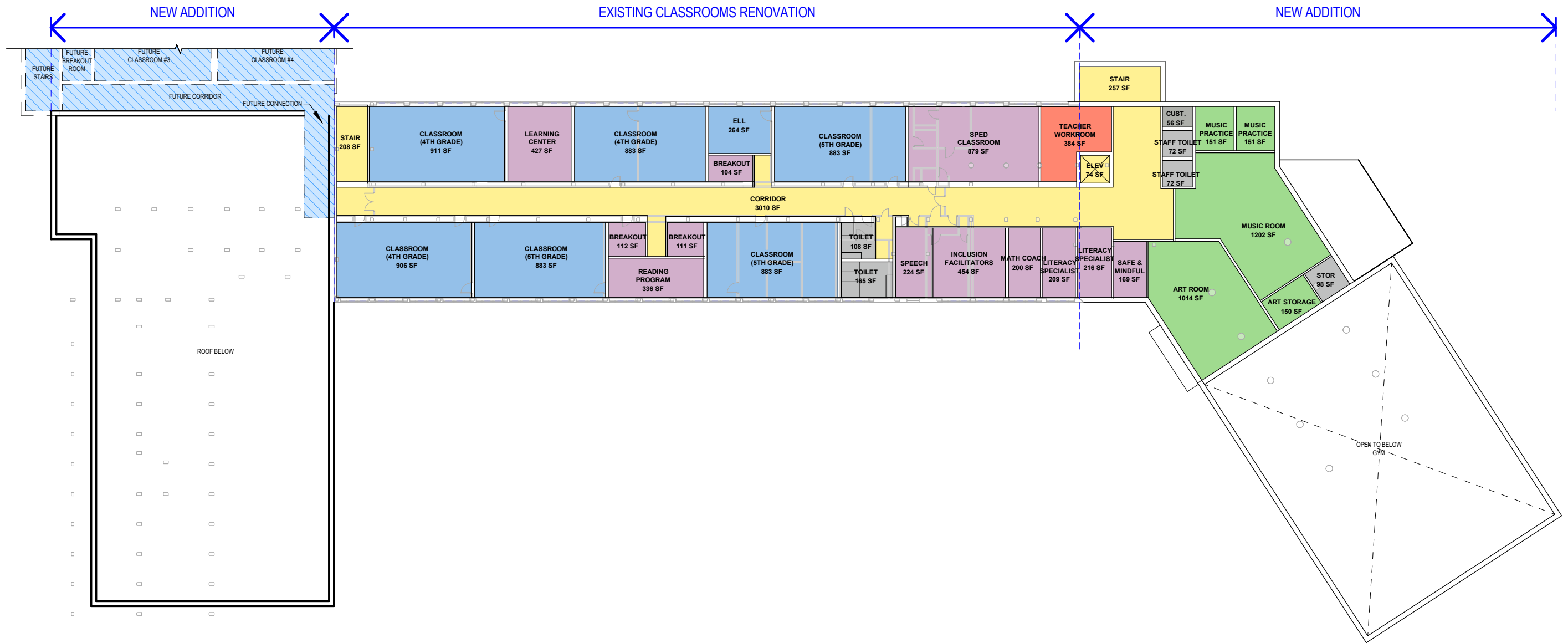




1 ADD/RENO SCHEME #3 - FIRST FLOOR

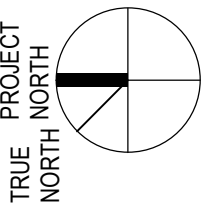
1/32" = 1'-0"





1 ADD/RENO SCHEME #3 - SECOND FLOOR

1/32" = 1'-0"





RENOVATION:
CLASSROOMS: 40,545 SF

ADDITION:
GYMNASIUM: 6,300 SF
CAFETERIUM: 6,500 SF
CLASSROOMS / ADMIN /
GROSS AREAS: 22,700 SF

TOTAL GROSS AREA: ~76,045 SF

DEMOLITION:
CONVENT, CHAPEL
CAFETERIA, AUDITORIUM: 61,807 SF

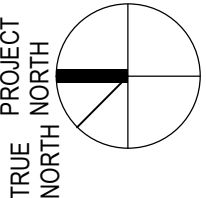
SITE IMPROVEMENTS ~129,000 SF

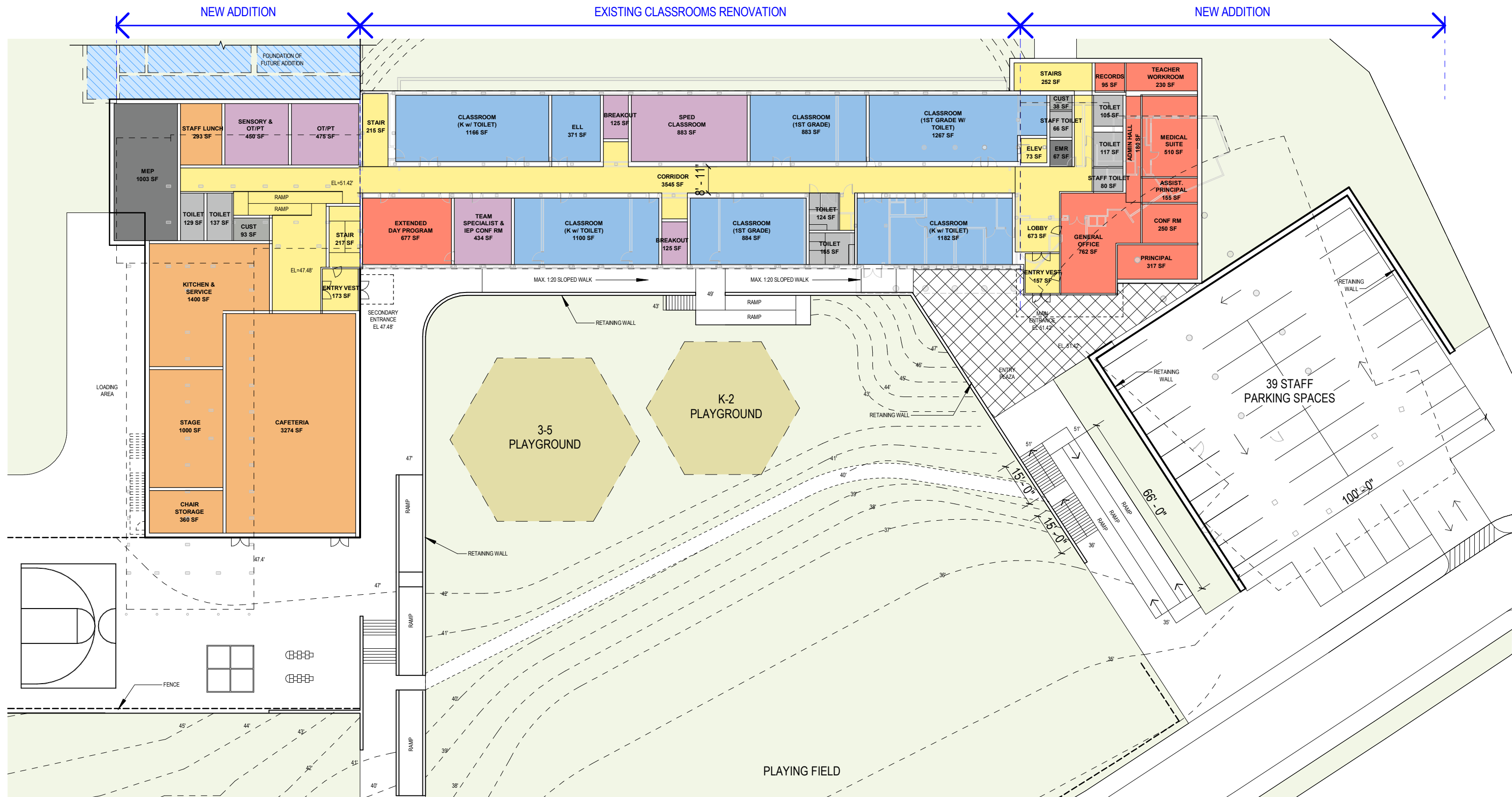
PARKING
ZONING REQUIRES 1 PER STAFF
39 OFF STREET PARKING SPACES
2 BUS PARKING (40' BUS)
8 VAN PARKING
14 PARENTS/VISITOR PARKING (BLUE ZONE)

1 SITE PLAN - ADD/RENO #3.B

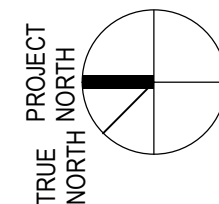
1" = 60'-0"

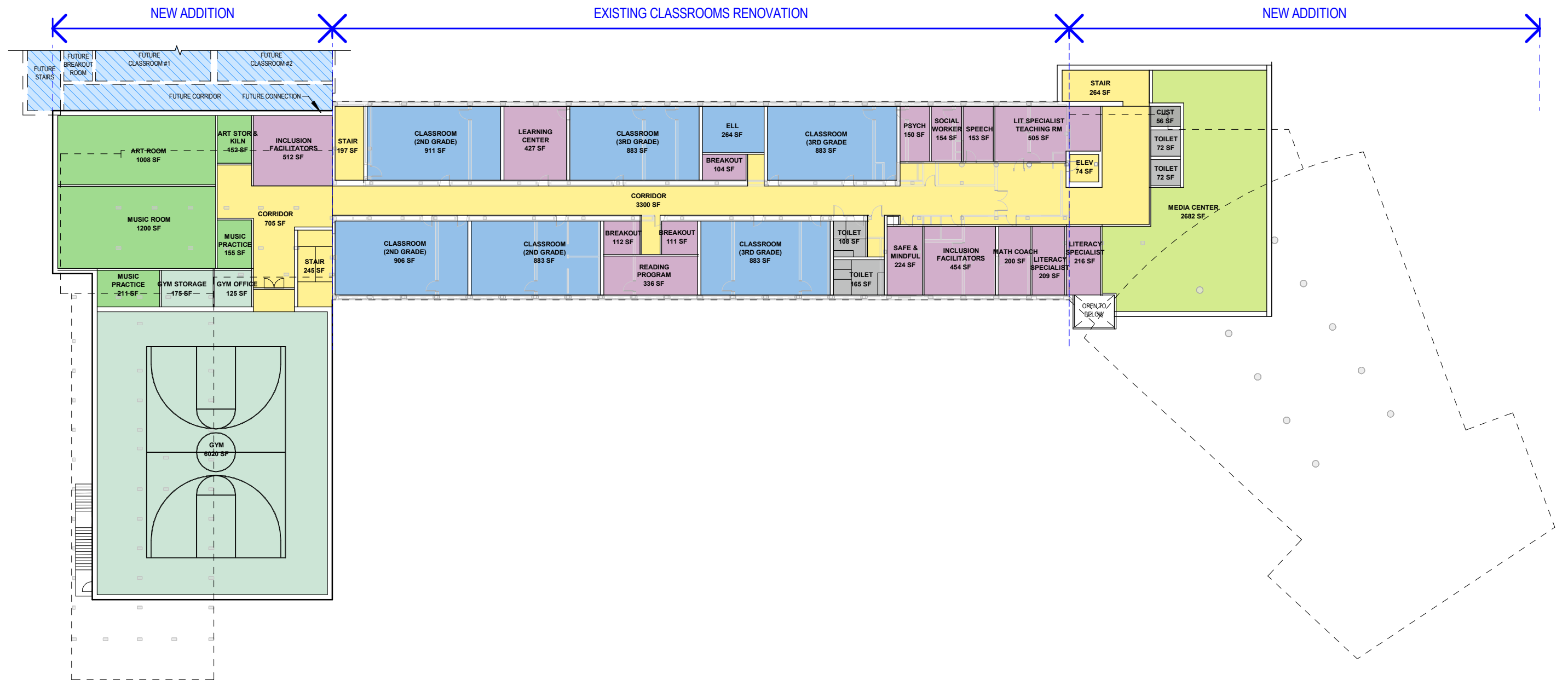
ARROWSTREET





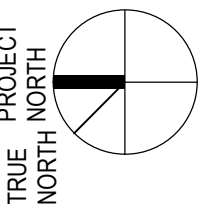
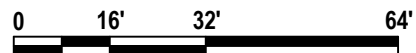
1 ADD/RENO SCHEME #3.B - GROUND FLOOR
1/32" = 1'-0"



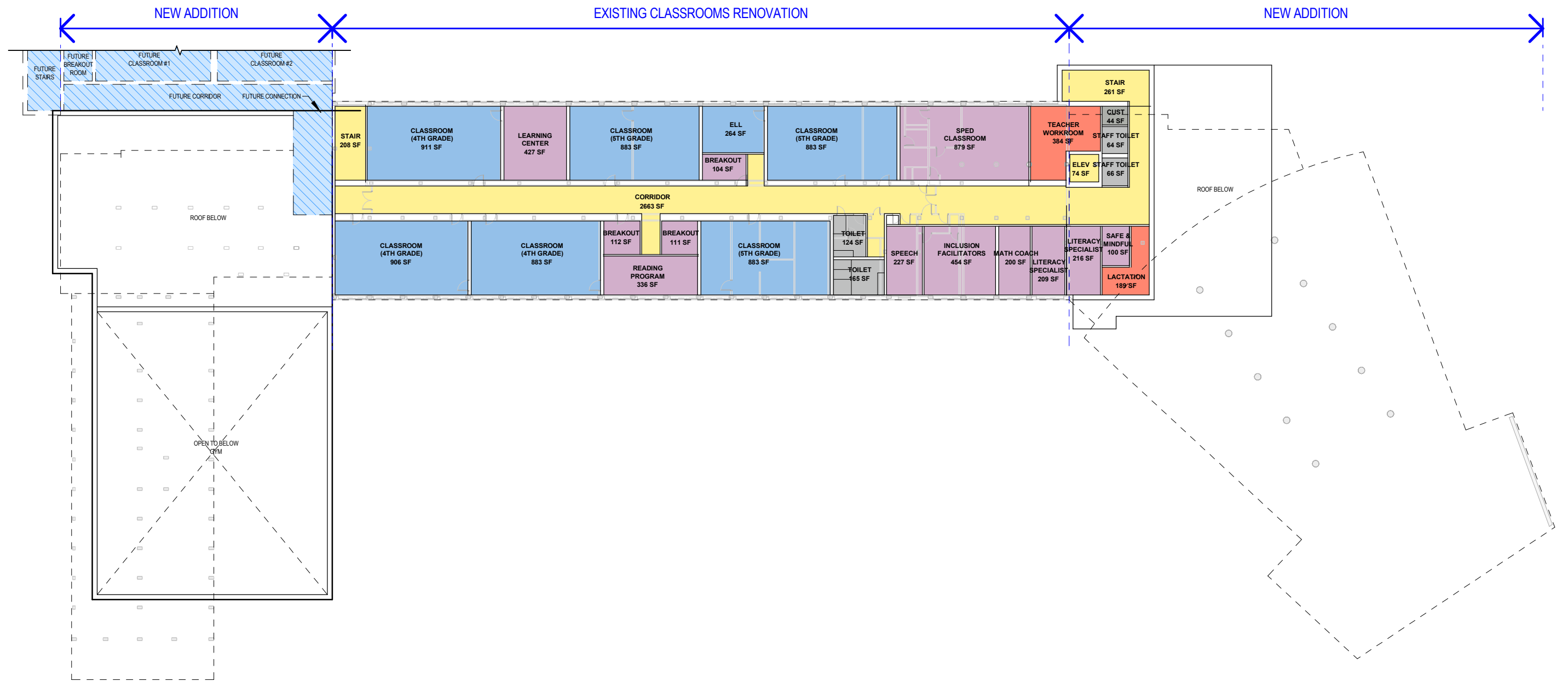


1 ADD/RENO SCHEME #3.B - FIRST FLOOR

1/32" = 1'-0"



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RENOVATION:
CLASSROOMS: 40,545 SF

ADDITION:
GYMNASIUM: 6,300 SF
CAFETERIUM: 6,500 SF
CLASSROOMS / ADMIN / GROSS AREAS: 22,700 SF

TOTAL GROSS AREA: ~76,045 SF

DEMOLITION:
CONVENT, CHAPEL
CAFETERIA, AUDITORIUM: 61,807 SF

SITE IMPROVEMENTS ~129,000 SF

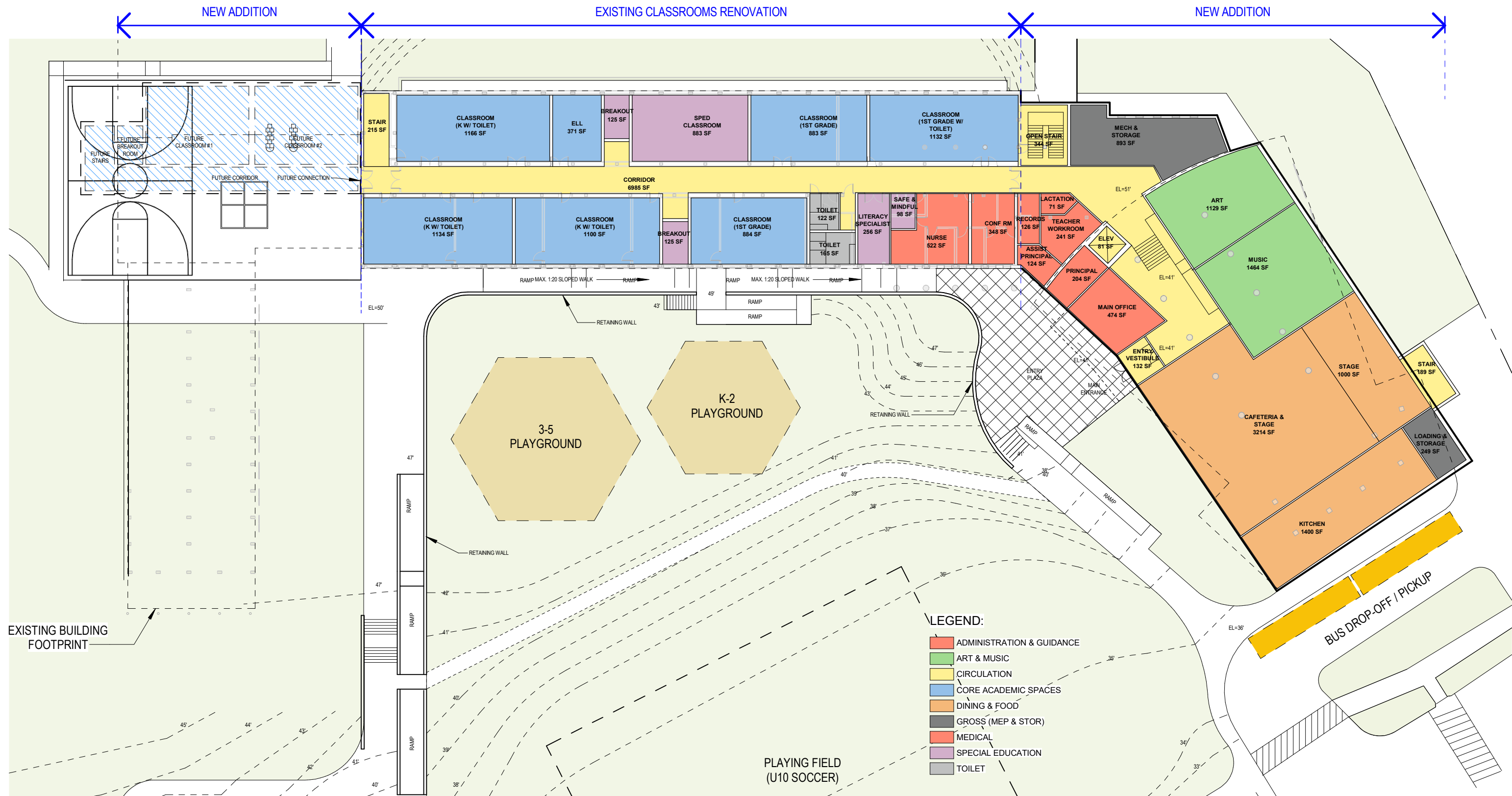
PARKING
ZONING REQUIRES 1 PER STAFF

50 OFF STREET PARKING SPACES
2 BUS PARKING (40' BUS)
8 VAN PARKING
14 PARENTS/VISITOR PARKING (BLUE ZONE)

1 SITE PLAN - ADD/RENO #3.C

1" = 60'-0"
ARROWSTREET

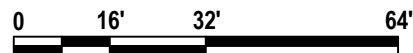
TRUE NORTH
PROJECT NORTH
ADD/RENO #3.C - SITE PLAN // 10/14/21

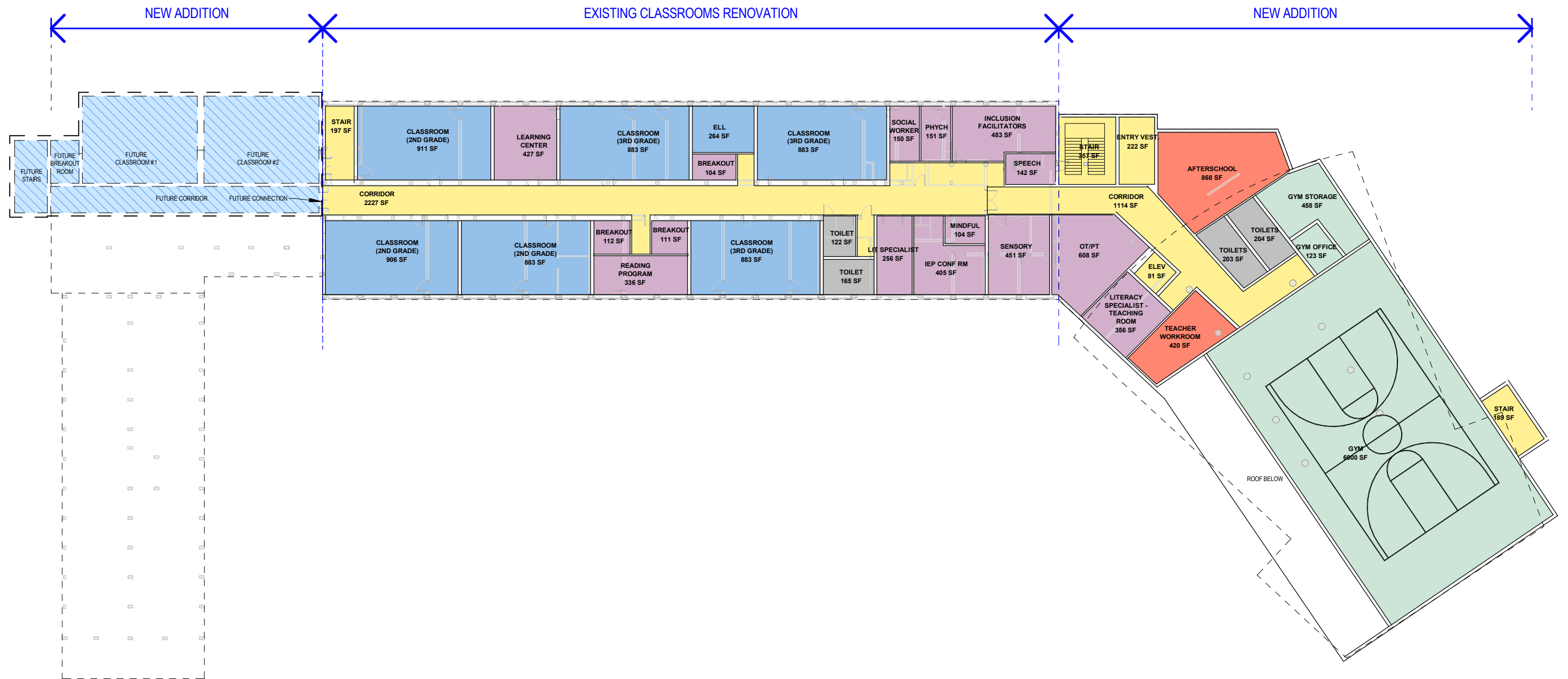


1

ADD/RENO SCHEME #3.C - GROUND LEVEL

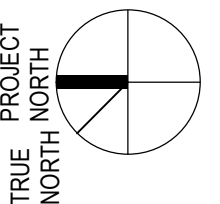
1/32" = 1'-0"

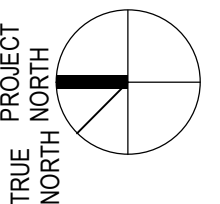
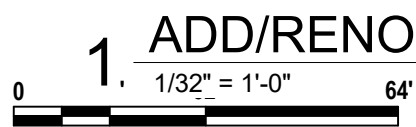
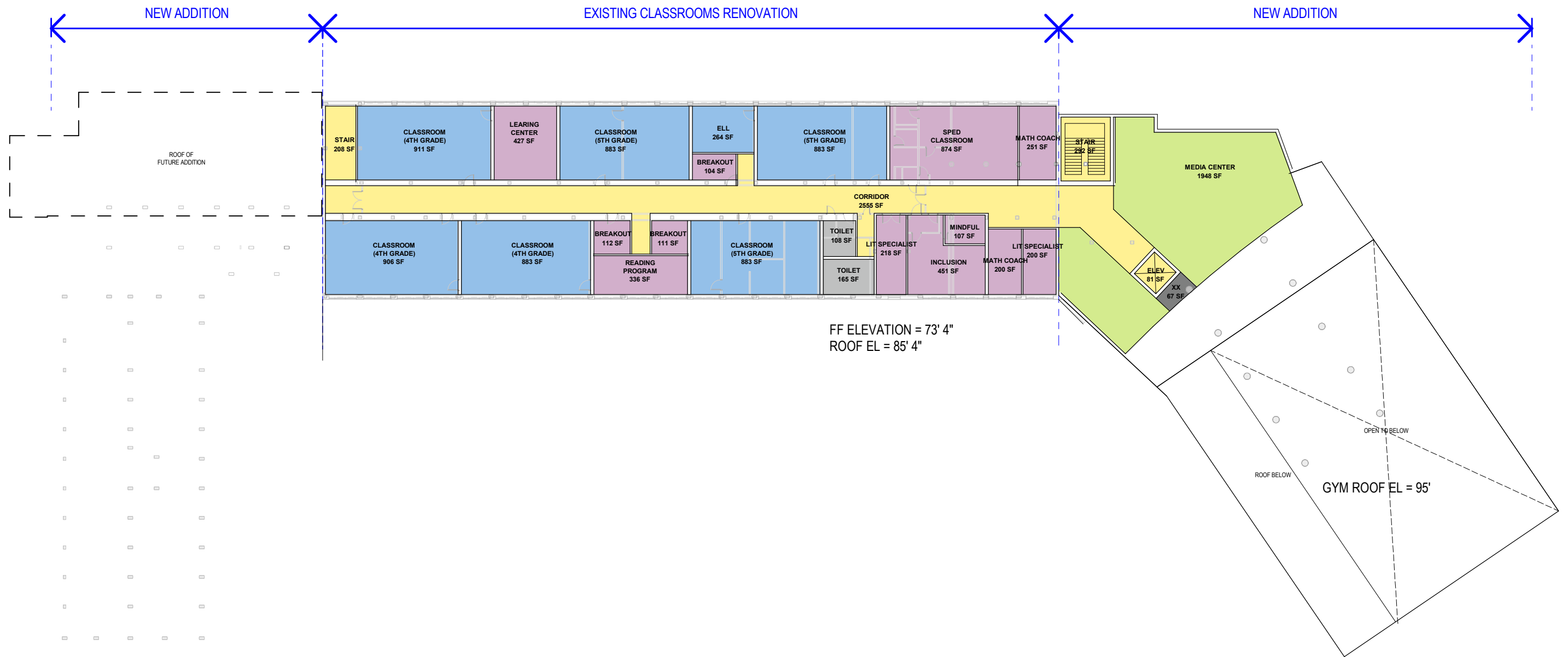




1 ADD/RENO SCHEME #3.C - FIRST FLOOR

1/32" = 1'-0"





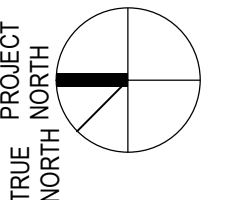
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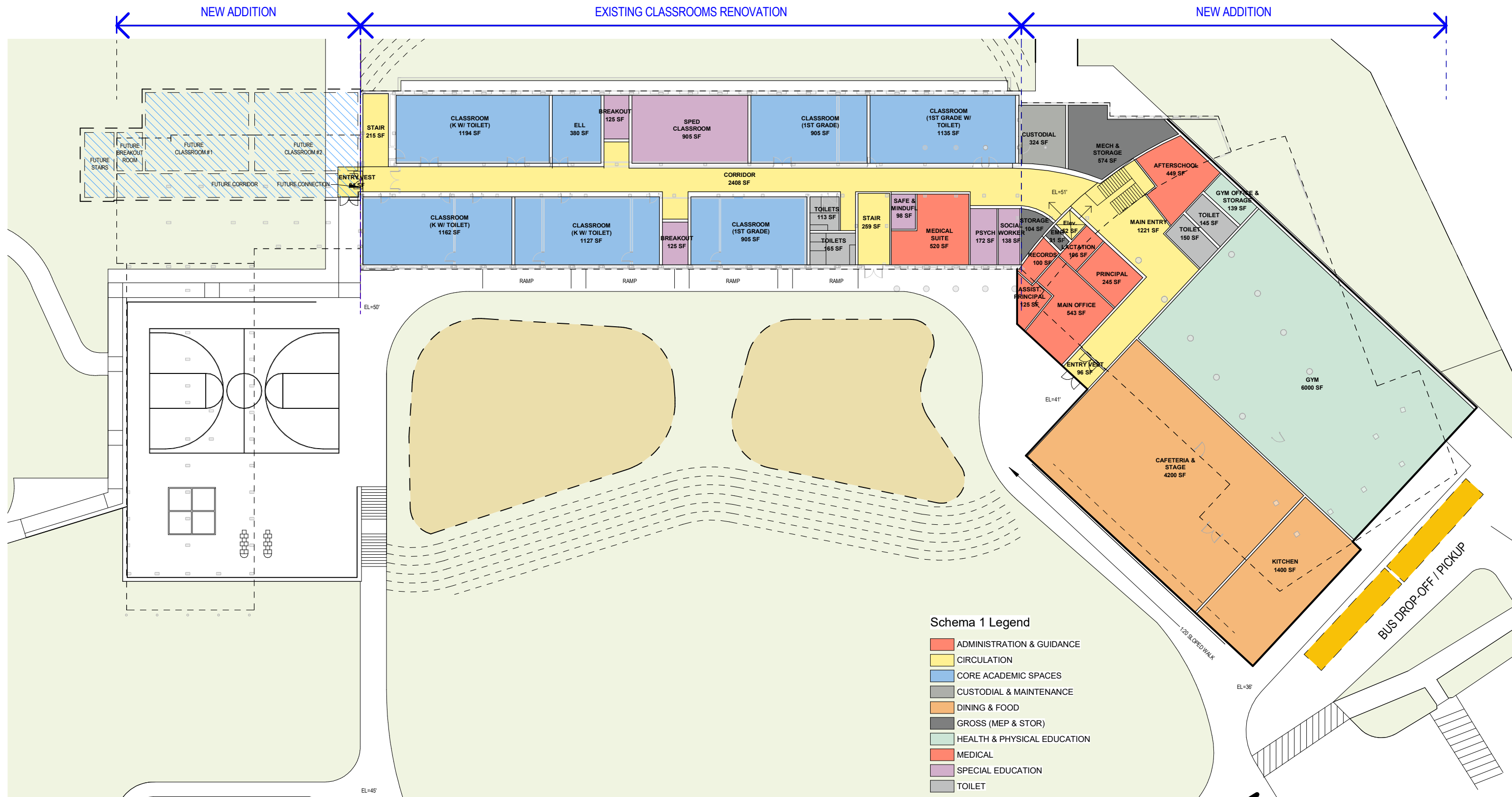
1 SITE PLAN - ADD/RENO #3.D

1" = 60'-0"

ARROWSTREET

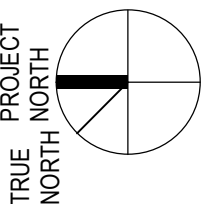
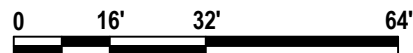


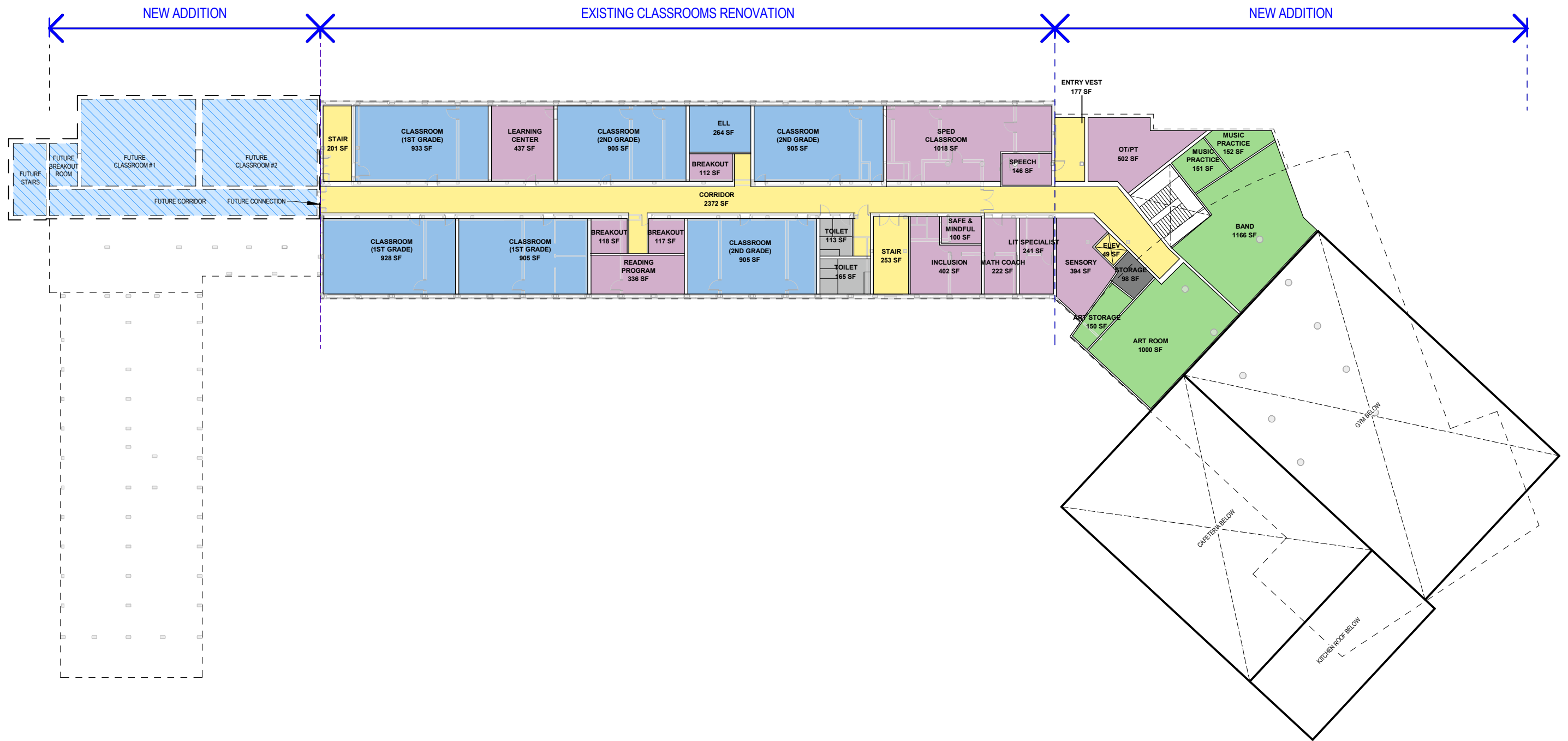
ADD/RENO - #3.D - SITE PLAN // 10/14/21



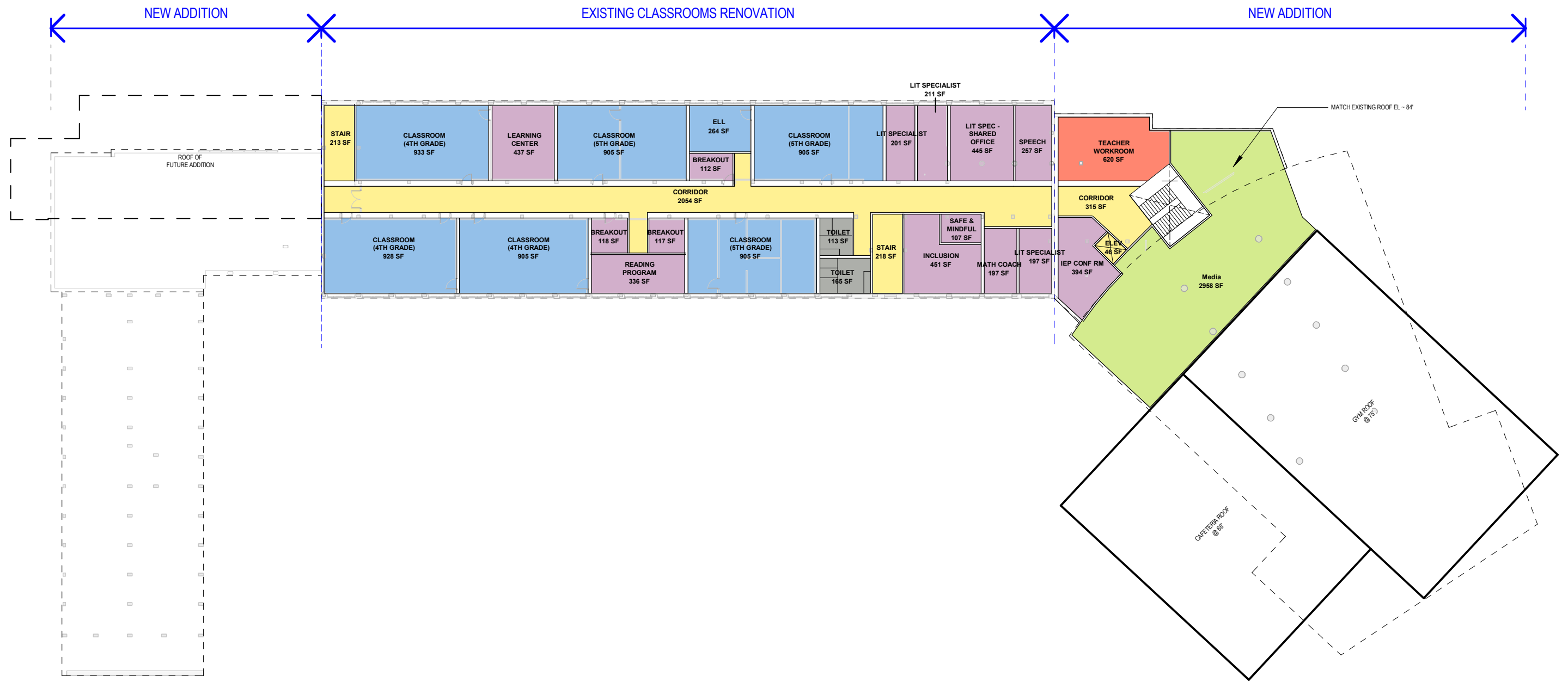
1 ADD/RENO #3.D - LOWER FLOOR

1/32" = 1'-0"



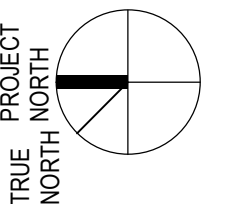


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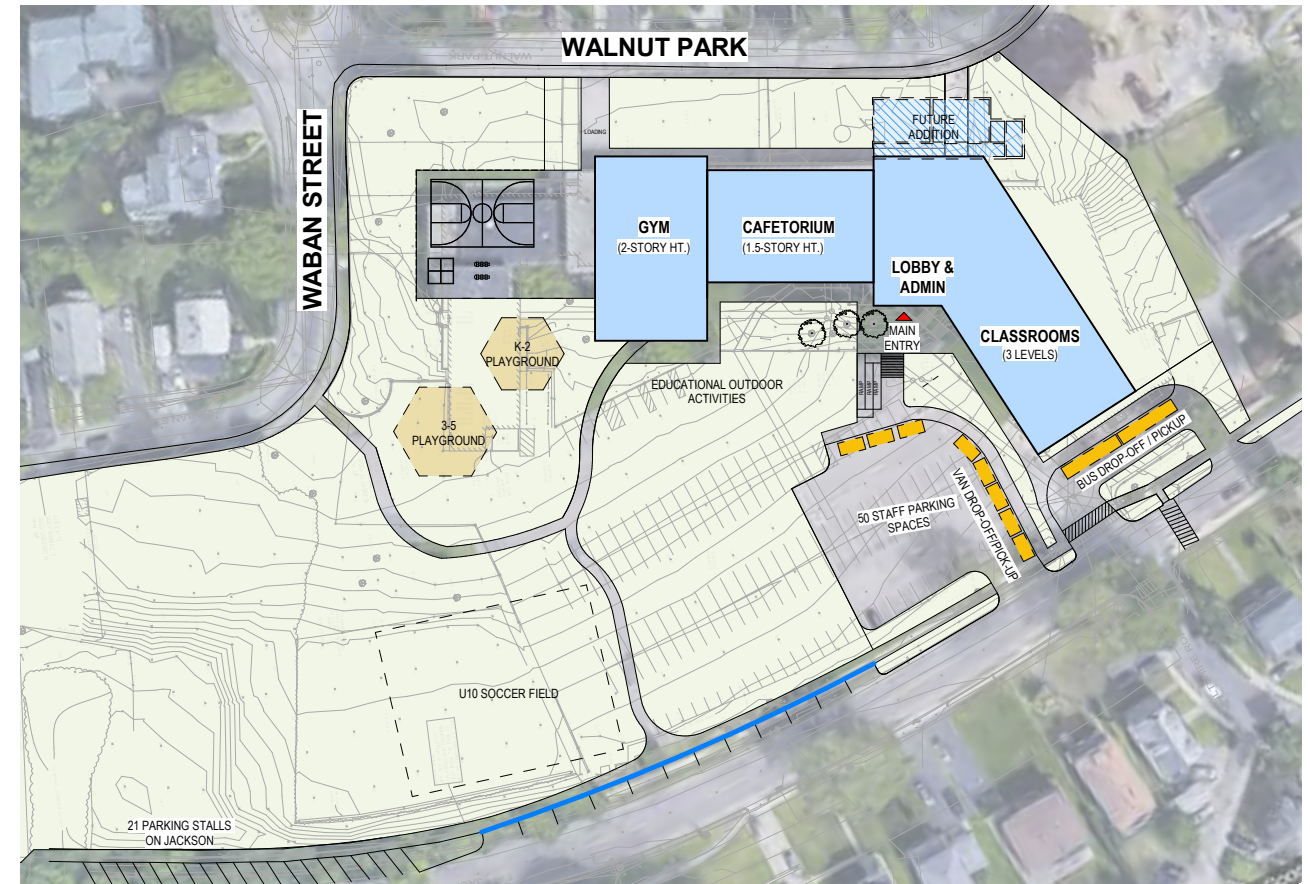
1 ADD/RENO SCHEME #3.D - SECOND FLOOR

1/32" = 1'-0"

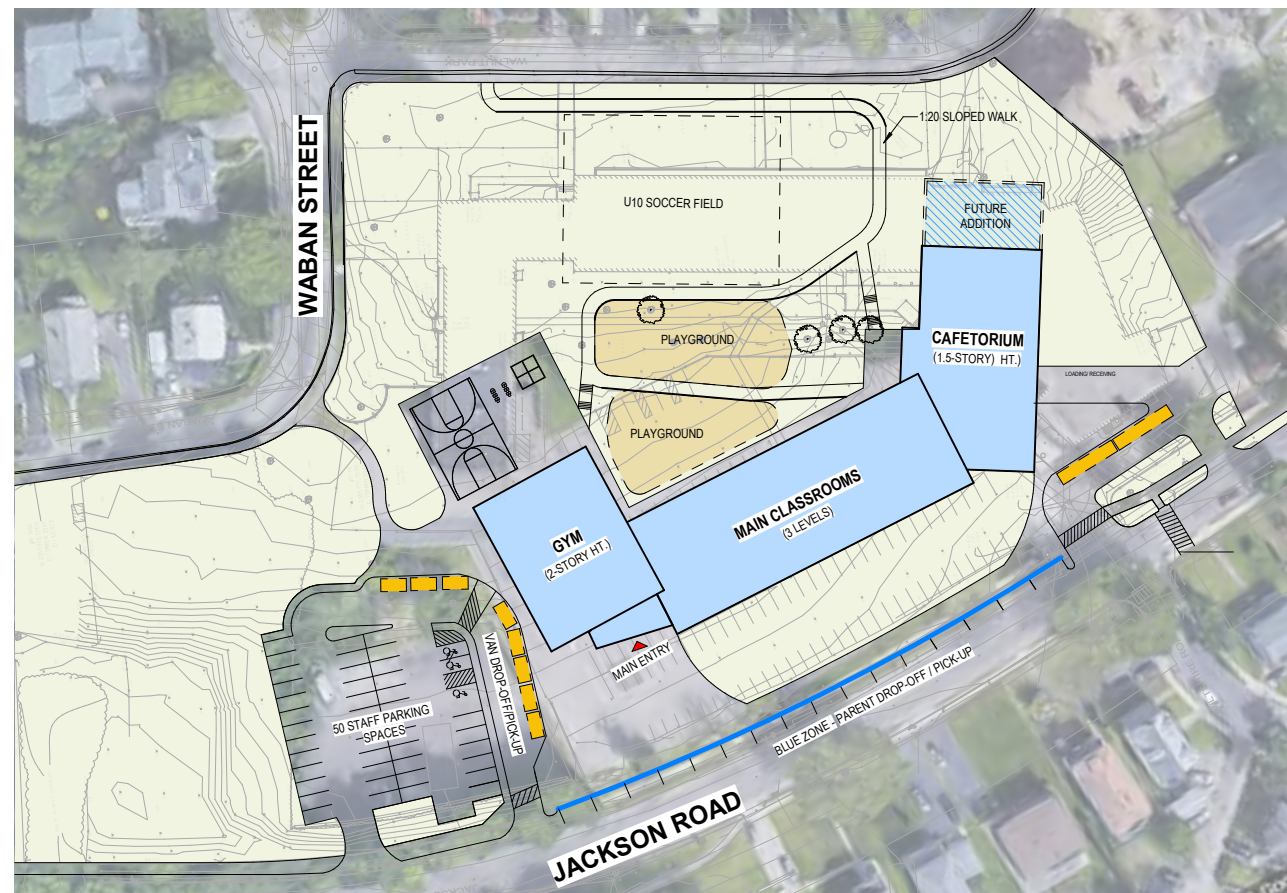




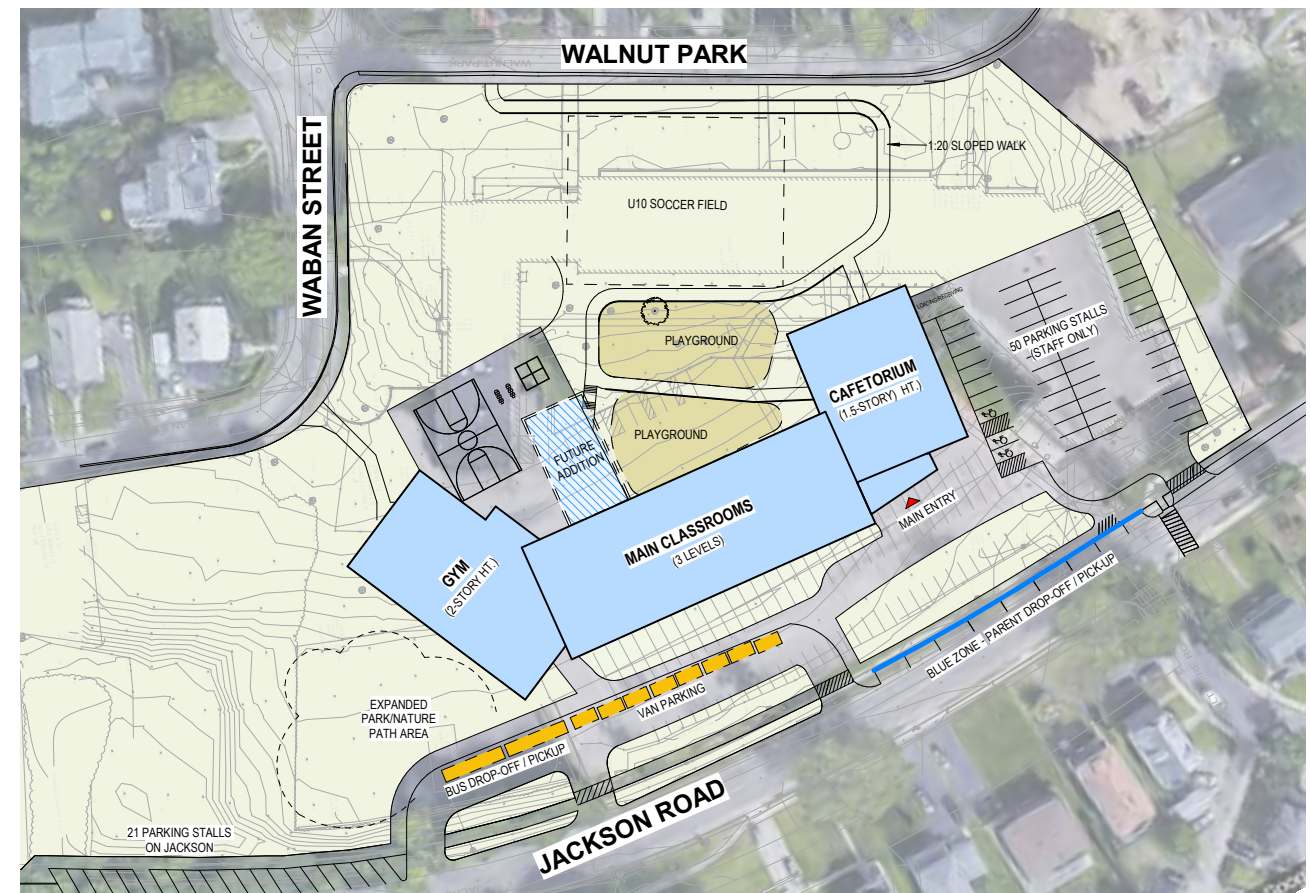
NEW CONSTRUCTION SCHEME #4



NEW CONSTRUCTION SCHEME #4.B



NEW CONSTRUCTION SCHEME #5



NEW CONSTRUCTION SCHEME #5.B

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NEW CONSTRUCTION:

TOTAL GROSS AREA: ~75,563 SF

SITE IMPROVEMENTS ~169,000 SF

PARKING

ZONING REQUIRES 1 PER STAFF

50 OFF STREET PARKING SPACES

2 BUS PARKING (40' BUS)

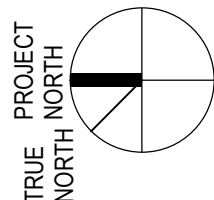
8 VAN PARKING

14 PARENTS/VISITOR PARKING (BLUE ZONE)

1 SITE PLAN - NEW CONSTRUCTION #4

1" = 60'-0"

ARROWSTREET





NEW CONSTRUCTION:

TOTAL GROSS AREA: ~75,563 SF

SITE IMPROVEMENTS ~169,000 SF

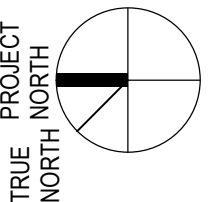
PARKING

ZONING REQUIRES 1 PER STAFF

- 50 OFF STREET PARKING SPACES
- 2 BUS PARKING (40' BUS)
- 8 VAN PARKING
- 14 PARENTS/VISITOR PARKING (BLUE ZONE)

1 SITE PLAN - NEW CONSTRUCTION #4B

1" = 60'-0"



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NEW CONSTRUCTION:

TOTAL GROSS AREA: ~75,415 SF

SITE IMPROVEMENTS ~169,000 SF

PARKING

ZONING REQUIRES 1 PER STAFF

50 PARKING SPACES

2 BUS PARKING (40' BUS)

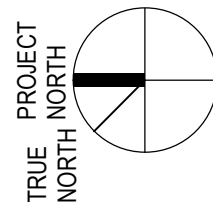
8 VAN PARKING

16 PARENTS/VISITOR PARKING (BLUE ZONE)

1 SITE PLAN - NEW CONSTRUCTION #5

1" = 60'-0"

ARROWSTREET



NEW CONSTRUCTION #5 // 10/14/21

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NEW CONSTRUCTION:

TOTAL GROSS AREA: ~75,415 SF

SITE IMPROVEMENTS ~169,000 SF

PARKING

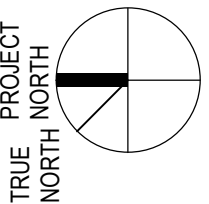
ZONING REQUIRES 1 PER STAFF

- 50 PARKING SPACES
- 2 BUS PARKING (40' BUS)
- 8 VAN PARKING
- 9 PARENTS/VISITOR PARKING (BLUE ZONE)

1 SITE PLAN - NEW CONSTRUCTION #5B

1" = 60'-0"

ARROWSTREET



CRITERIA MATRIX

7 CRITERIA CATEGORIES



Building and Site Facts



Cost and Schedule



Building



Educational



Site



Community



Sustainability

CRITERIA MATRIX

DRAFT

DRAFT FOR REVIEW

LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA											
Favorable Neutral Unfavorable											
BUILDING EVALUATION CRITERIA MATRIX											
		1	2	3	3B	3C	3D	4	4B	5	5B
		ADD/RENO Demo Convent	ADD/RENO Demo Chapel & Convent	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	NEW CONST. Building set against the Hill	NEW CONST. Building set against the Hill	NEW CONST. Building set closer to Jackson Rd.	NEW CONST. Building set closer to Jackson Rd.
Building and Site Facts											
1	Student design enrollment	396-414	396-414	396-414	396-414	396-414	396-414	396-414	396-414	396-414	396-414
2	Size of site (acres)	5.71	5.71	5.71	5.71	5.71	5.71	5.71	5.71	5.71	5.71
3	Classroom count	18	18	18	18	18	18	18	18	18	18
4	SPED Classroom count	2	2	2	2	2	2	2	2	2	2
5	Building Gross Floor Area (SF)	92,976	95,868	76,045	76,045	76,045	76,045	75,563	75,563	75,563	75,563
6	Sitework estimated area of improvements (SF)	129,000	129,000	129,000	129,000	129,000	129,000	169,000	169,000	169,000	169,000
Cost and Schedule											
1	Project Cost, \$million (Project Budget: \$40m)	\$41.5m	\$44.8m	\$44.7m	\$44.7m	\$44.7m	\$44.7m	\$55.9m	\$55.9m	\$55.9m	\$55.9m
2	Allows students to move in to new school 2025	Y	Y	Y	Y	Y	Y	N	N	N	N
3	Maintains standard site plan approval schedule	Y	Y	Y	Y	Y	Y	N	N	N	N
Educational											
1	Meets educational program for all students (prereq.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2	Meets space program (prereq.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
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										
Community											
1	Provides access and control to community used spaces										
2	Preserves existing auditorium										
3	Optimizes the extended day program										
4	Enhances community green space and playground										

CRITERIA MATRIX

DRAFT

BUILDING EVALUATION CRITERIA MATRIX		1	2	3	3B	3C	3D	4	4B	5	5B
		ADD/RENO Demo Convent	ADD/RENO Demo Chapel & Convent	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	NEW CONST. Building set against the Hill	NEW CONST. Building set against the Hill	NEW CONST. Building set closer to Jackson Rd.	NEW CONST. Building set closer to Jackson Rd.
Building											
1	Meets current building codes (prereq.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2	Meets MAAB/ADA requirements (prereq.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3	Meets healthy building environment (prereq.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4	Meets hazardous material remedial requirements (prereq.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5	Allows for a contextually sensitive design	◐	◐	◐	○	◐	◐	◐	◐	◐	◐
6	Optimizes use of natural light and daylighting	◐	◐	◐	◐	◐	◐	●	●	●	●
7	Optimizes connection of outdoor/indoor space, integration with site	◐	◐	◐	○	○	◐	◐	◐	○	○
8	Preserves district central storage facilities and maintenance shop	●	●	○	○	○	○	○	○	○	○
9	Allows for efficient building design	○	○	◐	◐	◐	◐	●	●	●	●
Site											
1	Meets environmental remedial requirements (prereq.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
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 safe circulation of bus, vehicle, pedestrian and bike access	●	●	◐	◐	●	◐	●	●	●	◐
6	Provides sufficient parking for teachers, staff + visitors	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐
7	Minimizes off site traffic impact	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐
8	Optimizes site for safe pedestrian and bike access	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐
9	Allows for future expansion	●	●	●	●	●	●	●	●	●	●
10	Meets MAAB/ADA requirements efficiently on the site	◐	◐	◐	◐	◐	◐	◐	◐	○	○
Sustainability											
1	Minimizes embodied carbon footprint with building reuse	●	◐	◐	◐	◐	◐	○	○	○	○
2	Achieves City goal for fossil free building HVAC systems	●	●	●	●	●	●	●	●	●	●
3	Optimizes solar opportunities	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐
4	Allows efficient attainment of Green School/Stretch Code requiremen	◐	◐	◐	◐	◐	◐	●	●	●	●
5	Optimizes building envelope thermal performance	◐	◐	◐	◐	◐	◐	●	●	●	●

Q&A

For Further Information:

- » www.newtonma.gov/gov/building/capital_projects
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