



ARROWSTREET

LINCOLN-ELIOT ELEMENTARY SCHOOL

SCHOOL BUILDING COMMITTEE MEETING

NEWTON, MA
04 JANUARY 2022

PREPARED FOR



David Fleishman,
Superintendent



Ruthanne Fuller,
Mayor



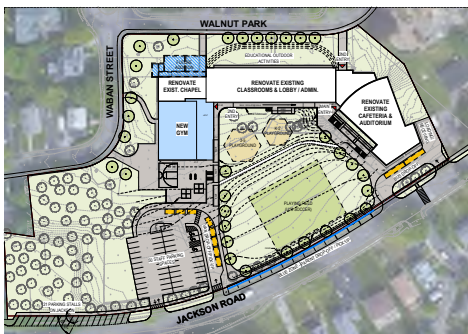
AGENDA /

- 1 DESIGN OPTIONS REVIEW
- 2 EVALUATION / CRITERIA MATRIX

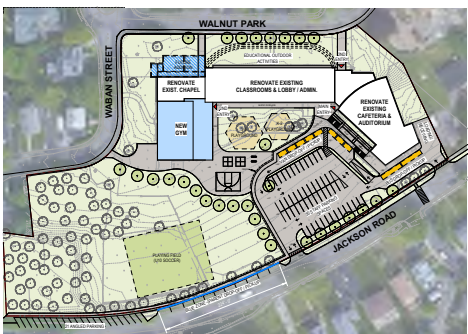
DESIGN OPTIONS

ADDITION/RENOVATION OPTIONS

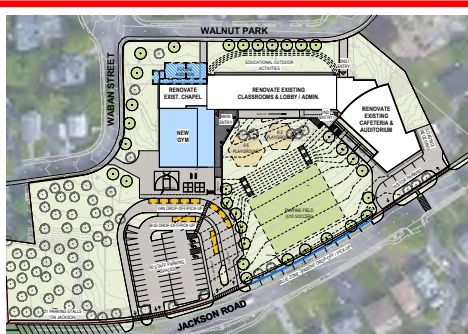
DEMOLISH THE CONVENT



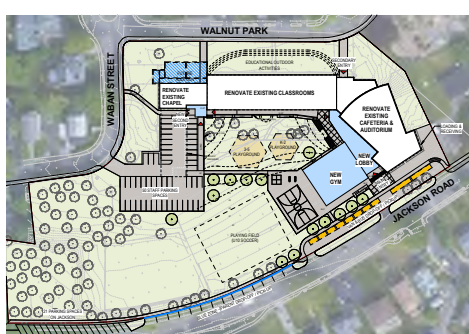
OPTION 1



OPTION 1 v2

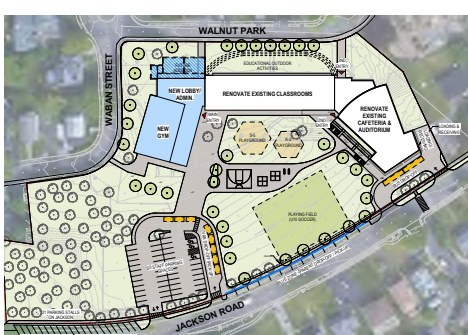


OPTION 1 v3

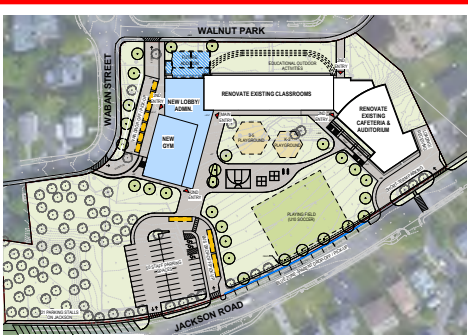


OPTION 1.B

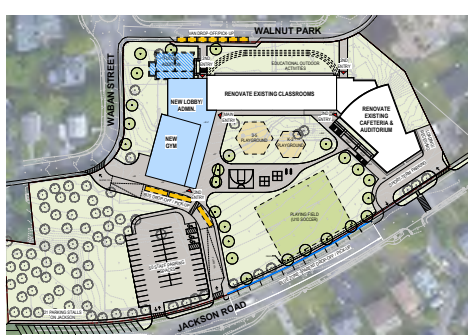
DEMOLISH THE CONVENT & CHAPEL



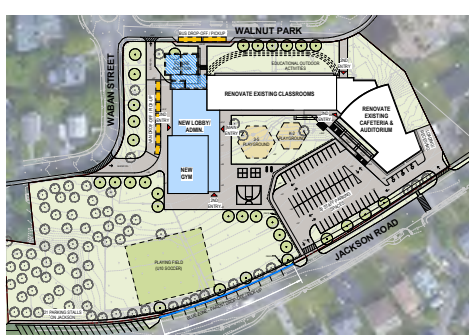
OPTION 2



OPTION 2.B

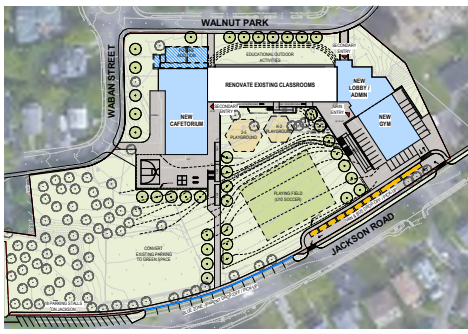


OPTION 2.C

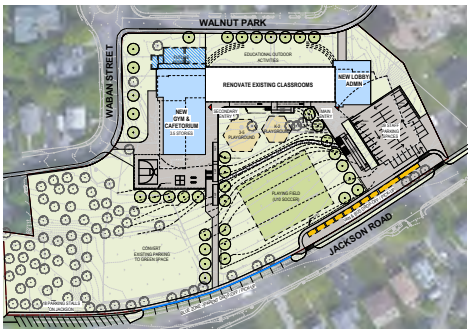


OPTION 2.D

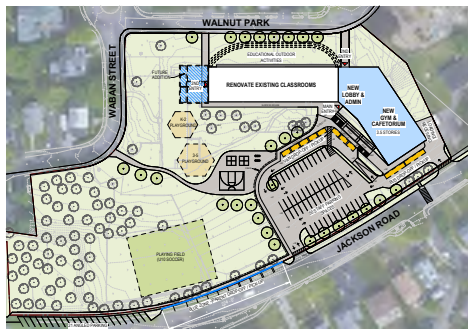
DEMOLISH THE CONVENT, CHAPEL & AUDITORIUM/CAFETERIA/STORAGE



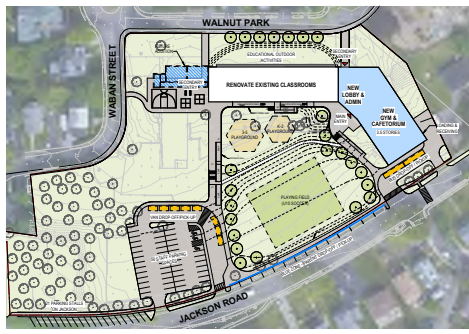
OPTION 3



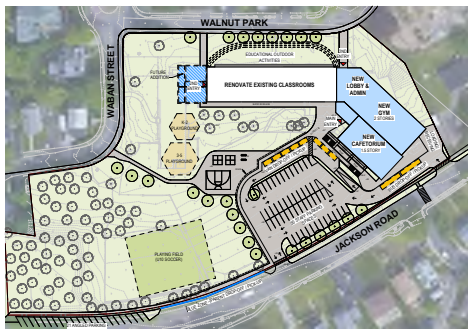
OPTION 3.B



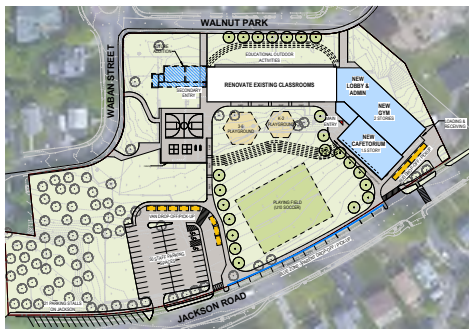
OPTION 3.C



OPTION 3.C v2



OPTION 3.D



OPTION 3.D v2

ADDITION/RENOVATION OPTION 1



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:	5,440 SF

TOTAL GROSS AREA: ~94,956 SF

DEMOLITION:	
CONVENT:	19,095 SF

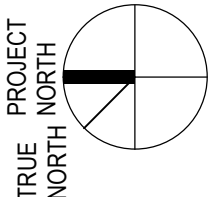
SITE IMPROVEMENTS ~129,000 SF

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 #1

1" = 60'-0"



ADDITION/RENOVATION OPTION 1 v3



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:	5,440 SF

TOTAL GROSS AREA: ~94,956 SF

DEMOLITION:	
CONVENT:	19,095 SF

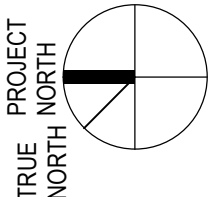
SITE IMPROVEMENTS ~129,000 SF

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 #1 v3

1" = 60'-0"



ADDITION/RENOVATION OPTION 1.B



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:	5,440 SF

TOTAL GROSS AREA:	~94,956 SF
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DEMOLITION:	
CONVENT:	19,095 SF

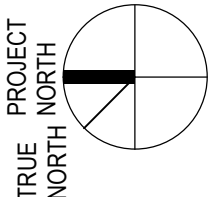
SITE IMPROVEMENTS	~129,000 SF
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PARKING	
ZONING REQUIRES 1 PER STAFF	

- 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.B

1" = 60'-0"

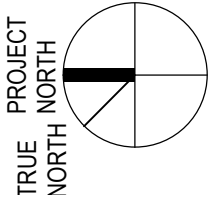


ADDITION/RENOVATION OPTION 2



1 SITE PLAN - ADD/RENO #2

1" = 60'-0"



ADDITION/RENOVATION OPTION 2B



RENOVATION:	
CLASSROOMS:	40,545 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:	13,055 SF

TOTAL GROSS AREA: ~95,868 SF

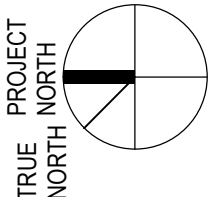
DEMOLITION:	
CONVENT, CHAPEL:	25,789 SF

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 #2.B
1" = 60'-0"



ADDITION/RENOVATION OPTION 2C



RENOVATION:	
CLASSROOMS:	40,545 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:	13,055 SF

TOTAL GROSS AREA: ~95,868 SF

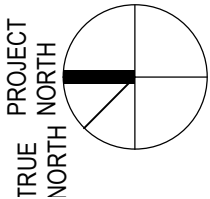
DEMOLITION:	
CONVENT, CHAPEL:	25,789 SF

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 #2.C
1" = 60'-0"



ADDITION/RENOVATION OPTION 2D



RENOVATION:	
CLASSROOMS:	40,545 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:	13,055 SF

TOTAL GROSS AREA: ~95,868 SF

DEMOLITION:	
CONVENT, CHAPEL:	25,789 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)

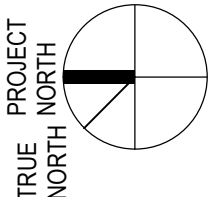
1 SITE PLAN - ADD/RENO #2.D

1" = 60'-0"

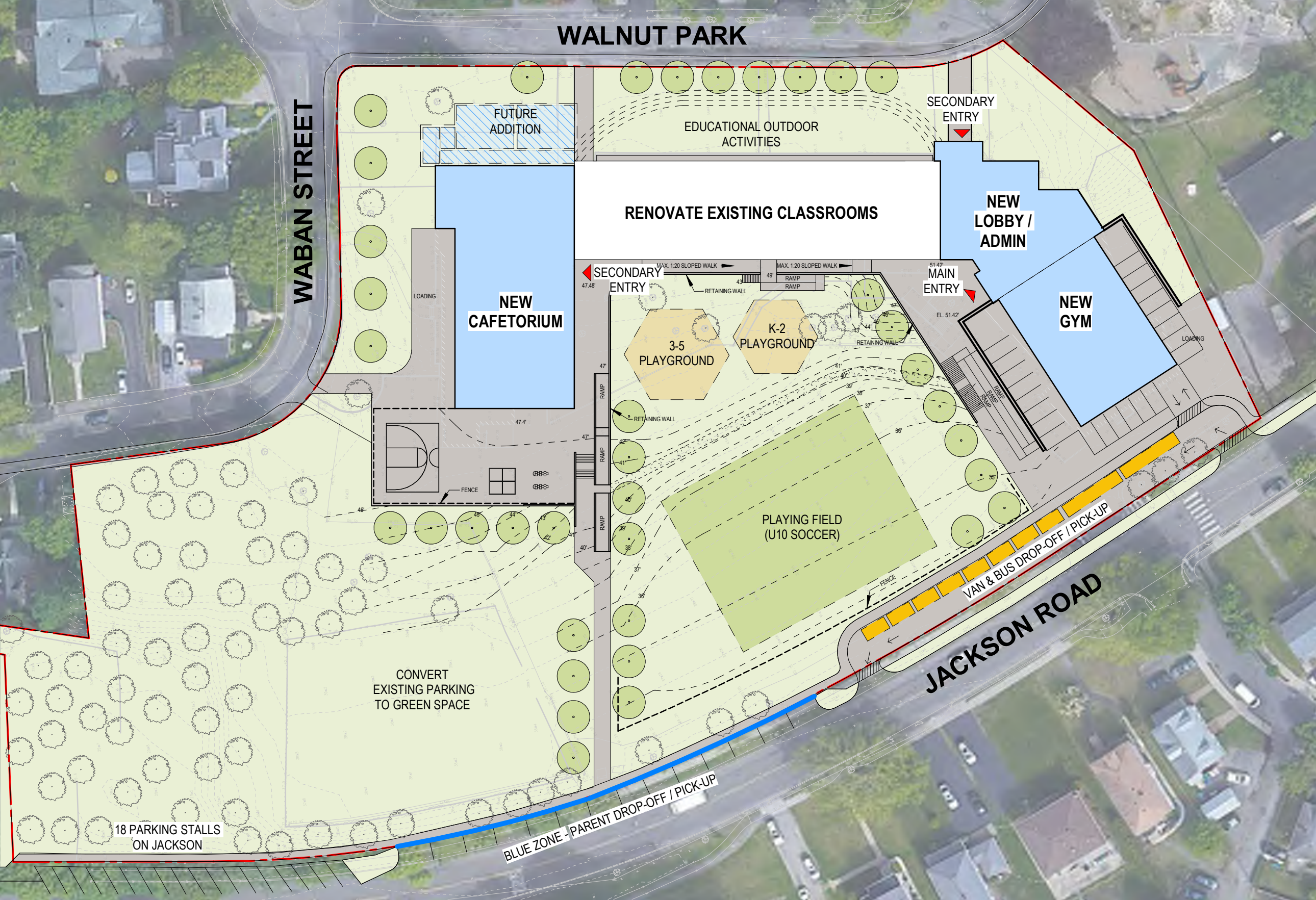
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ADDITION/RENOVATION OPTION 3



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

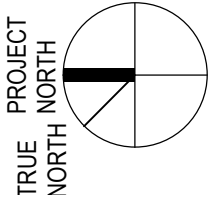
SITE IMPROVEMENTS ~129,000 SF

PARKING
ZONING REQUIRES 1 PER STAFF

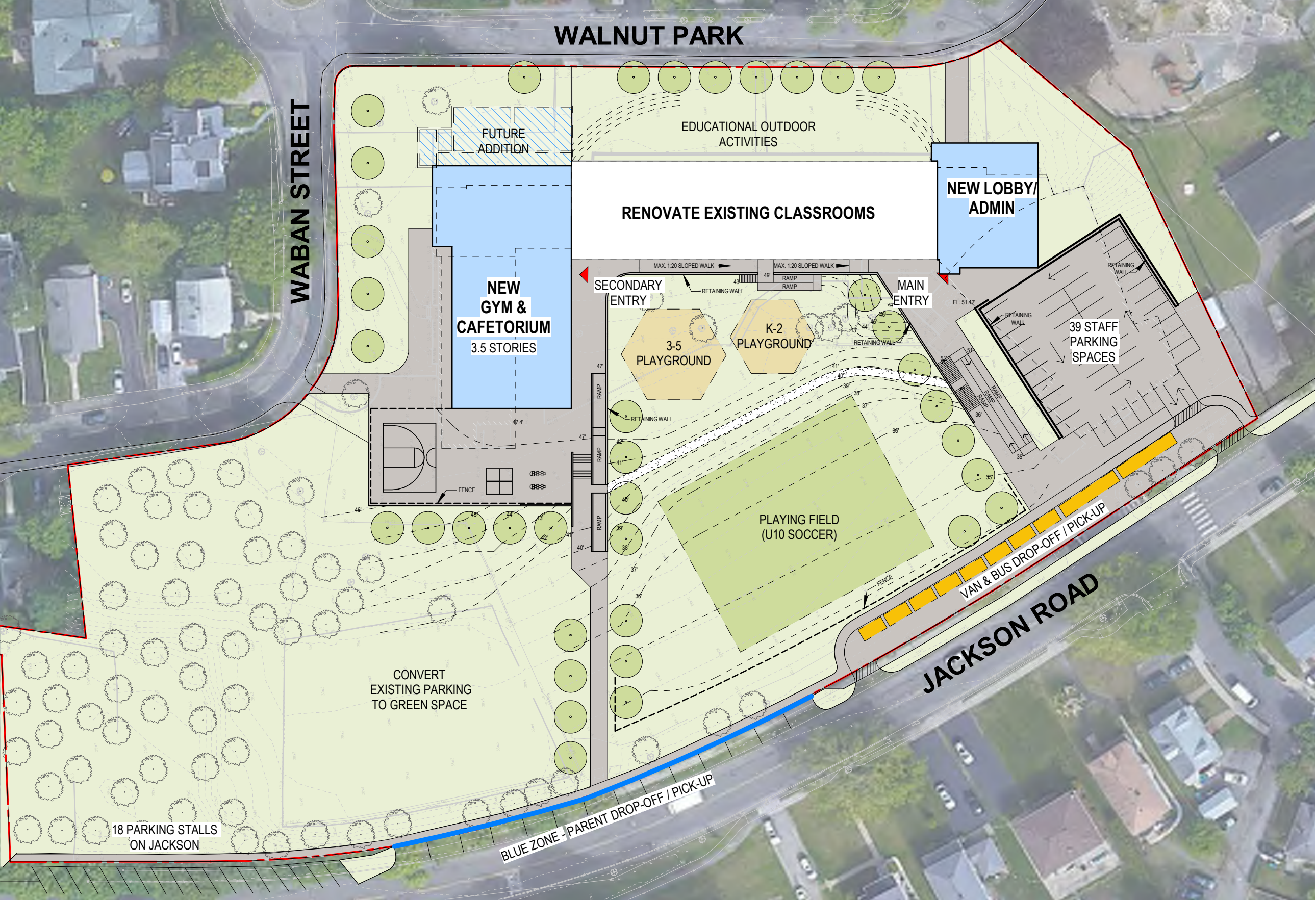
39 PARKING SPACES
2 BUS PARKING (40' BUS)
8 VAN PARKING
14 PARENTS/VISITOR PARKING (BLUE ZONE)

1 SITE PLAN - ADD/RENO #3

1" = 60'-0"

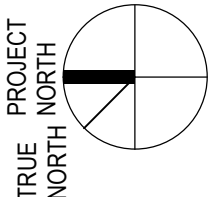


ADDITION/RENOVATION OPTION 3B



1 SITE PLAN - ADD/RENO #3.B

1" = 60'-0"



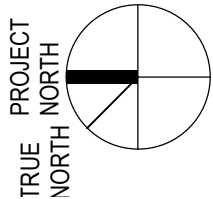
ADDITION/RENOVATION OPTION 3C



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 v2

1" = 60'-0"



ADDITION/RENOVATION OPTION 3C v2



RENOVATION:	
CLASSROOMS:	40,545 SF
ADDITION:	
GYMNASIUM:	6,300 SF
CAFETORIUM:	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)	

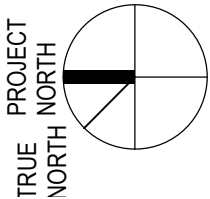
1 SITE PLAN - ADD/RENO #3.C

1" = 60'-0"

ARROW STREET

NEWTON MA / LINCOLN-ELIOT ELEMENTARY SCHOOL

SCHOOL BUILDING COMMITTEE MEETING / 04 JANUARY 2022 / 16



ADDITION/RENOVATION OPTION 3D

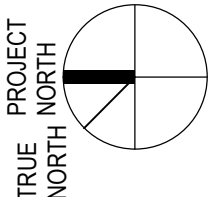


RENOVATION:	
CLASSROOMS:	40,545 SF
ADDITION:	
GYMNASIUM:	6,300 SF
CAFETERIUM:	6,500 SF
CLASSROOMS / ADMIN /	
GROSS AREAS:	22,700 SF
TOTAL GROSS AREA:	~76,045 SF
DEMOLITION:	
CONVENT, CHAPEL	
CAFETERIA, AUDITORIUM:	61,807 SF
SITE IMPROVEMENTS	~129,000 SF

PARKING
ZONING REQUIRES 1 PER STAFF

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

1 SITE PLAN - ADD/RENO #3.D v2
1" = 60'-0"

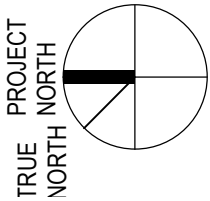


ADDITION/RENOVATION OPTION 3D v2



RENOVATION:	
CLASSROOMS:	40,545 SF
ADDITION:	
GYMNASIUM:	6,300 SF
CAFETORIUM:	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 PARKING SPACES	
2 BUS PARKING (40' BUS)	
8 VAN PARKING	
14 PARENTS/VISITOR PARKING (BLUE ZONE)	

1 SITE PLAN - ADD/RENO #3.D
1" = 60'-0"



CRITERIA MATRIX

CRITERIA MATRIX

In order to fit the entire Criteria Matrix on one page, please pardon the small text.

Please zoom & pan to read the information on this page.

A separate Excel file spreadsheet has been provided for you review as well.

Double click on the Excel icon to open the Criteria Matrix file:



LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA															
Favorable Neutral Unfavorable															
UPDATED 12/31/21	1	1 v2	1 v3	1.B	2	2.B	2.C	2.D	3	3.B	3.C	3.C v2	3.D	3.D v2	
	ADD/RENO Demo Convent	ADD/RENO Demo Convent	ADD/RENO Demo Convent	ADD/RENO Demo Convent	ADD/RENO Demo Chapel & Convent	ADD/RENO Demo Chapel & Convent	ADD/RENO Demo Chapel & 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	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	ADD/RENO Demo Chapel, Convent, Caf/Auditorium	
BUILDING EVALUATION CRITERIA MATRIX															
Building and Site Facts															
1 Student design enrollment	396-414	396-415	396-416	396-417	396-414	396-415	396-416	396-417	396-414	396-416	396-417	396-418	396-419	396-420	
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	5.71	5.71	5.71	5.71	
3 Classroom count	18	18	18	18	18	18	18	18	18	18	18	18	18	18	
4 SPED Classroom count	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
5 Building Gross Floor Area (SF)	92,976	92,976	92,976	92,976	95,868	95,868	95,868	95,868	76,045	76,045	76,045	76,045	76,045	76,045	
6 Sitework estimated area of improvements (SF)	129,000	129,000	129,000	129,000	129,000	129,000	129,000	129,000	129,000	129,000	129,000	129,000	129,000	129,000	
Cost and Schedule															
1 Project Cost, \$million (Project Budget: \$40m)	\$41.5m	\$41.5m	\$41.5m	\$43.5m	\$44.8m	\$44.8m	\$44.8m	\$44.8m	\$44.9	\$44.9	\$44.9	\$44.9	\$44.9	\$44.9	
2 Allows students to move in to new school 2025															
3 Maintains standard site plan approval schedule															
Educational															
1 Meets educational program for all students (prereq.)	Y	Y	Y	Y	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	Y	Y	Y	Y	
3 Optimizes 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															
Building															
1 Meets current building codes (prereq.)	Y	Y	Y	Y	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	Y	Y	Y	Y	
3 Meets healthy building environment (prereq.)	Y	Y	Y	Y	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	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	Y	Y	Y	Y	
2 Optimizes stormwater resiliency															
3 Maximizes efficient utilization of site															
4 Optimizes outdoor program space and green space															
5 Optimizes safety and efficiency of on-site bus and van drop off															
6 Separates safe circulation of bus, vehicle, pedestrian and bike access															
7 Provides sufficient parking for teachers, staff + visitors															
8 Minimizes off site traffic impact															
9 Optimizes site for safe pedestrian and bike access															
10 Optimizes for future expansion															
11 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															

Yellow highlights cells are the new options with draft grades based on LESBC input. Green highlighted cells are the previous options with draft grades adjusted based on comparing reno options against each other and based on LESBC input.

Changes neutral to favorable when comparing these options against each other.

Adjusted to elevate options which maximize access and control to community used spaces

Adjusted all cells to neutral as they all become comparable, with the exception of Option 3 which I left at favorable due to total contiguous green space.

Adjusted cells to compare reno options against each other. Adjusted option 3.D to respond to negative comments regarding the massing being shifted to Jackson Road in an insensitive manner.

Adjusted cells to compare reno options against each other.

Adjusted cells to compare reno options against each other. There is far less difference in inefficiencies when comparing reno options against each other.

Adjusted cells to compare reno options against each other.

Option 2 dropped from favorable to unfavorable due to fatal flaw of bus loop at the service entrance. Adjusted options 3 and 3.8 down due bus and van loop being non-starter. Option 3 and 3.8 dropped from neutral to unfavorable due to not separating buses and vans.

Adjusted cells up that do not project to cause negative impacts to offsite traffic, and cells down that do project to cause negative impacts to offsite traffic due to blue/yellow zone failures. Adjusted all cells from neutral to favorable to compare reno options against each other.

Adjusted cells up from neutral that limited ramps and barriers, especially in the path of routine pedestrian traffic. Adjusted cells down from neutral to unfavorable on options that did not limit ramps and barriers. Adjusted neutrals up and down when comparing percentage of existing building saved when comparing reno options against each other.

Q&A

For Further Information:

- » www.newtonma.gov/gov/building/capital_projects
- » www.lincolneliot-necp-projects.com
- » Alejandro Valcarce, AIA, Deputy Commissioner Newton Public Buildings; avalcarce@newtonma.gov
- » Mary Mahoney, Project Manager, Hill International; marymahoney@hillintl.com

