

LINCOLN-ELIOT ELEMENTARY SCHOOL

SCHOOL COMMITTEE MEETING

NEWTON, MA 10 JANUARY 2022

PREPARED FOR



David Fleishman, Superintendent



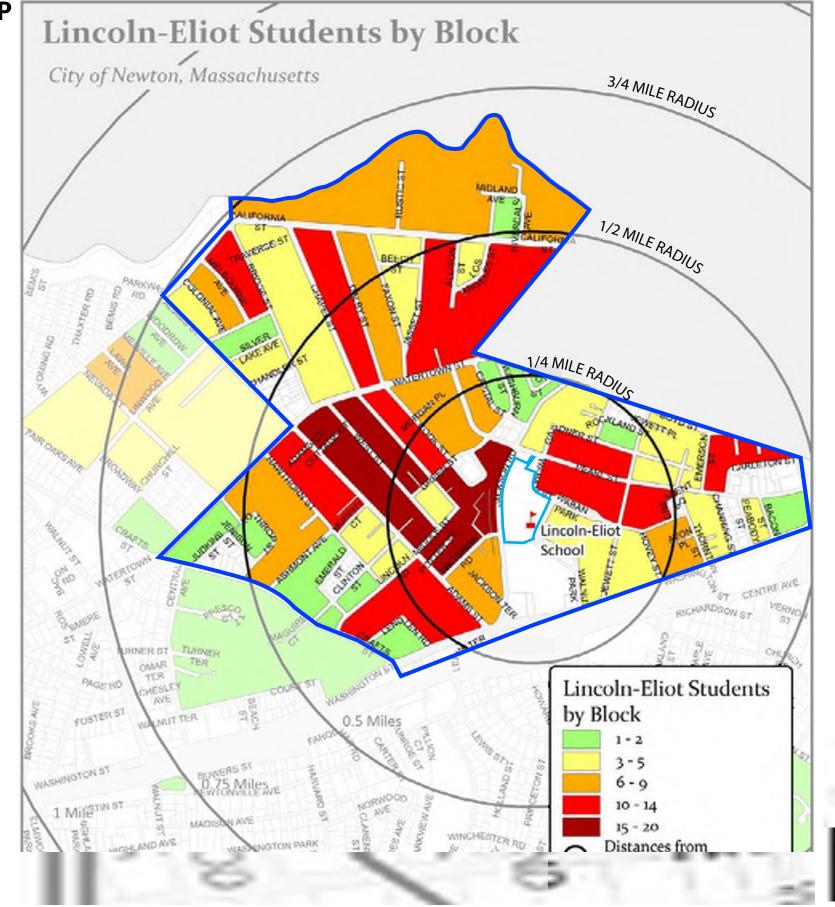


AGENDA /

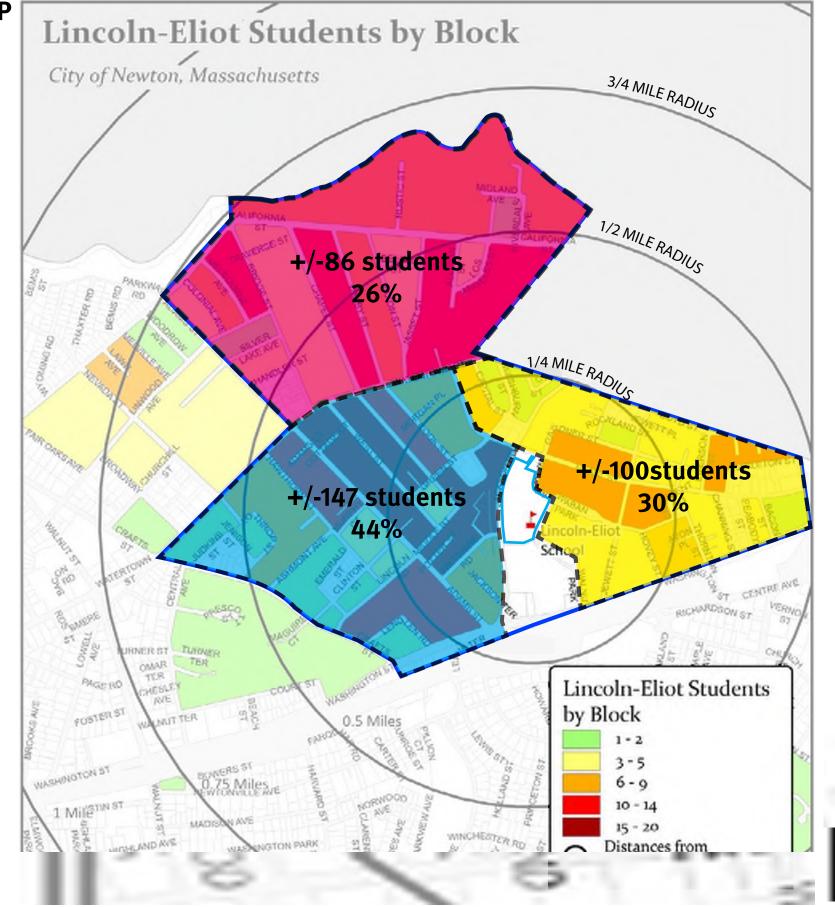
- 1 LE SCHOOL DISTRICT & STUDENT DISTRIBUTION
- 2 INITIAL TRAFFIC IMPACT STUDY
- 3 ADDITION/RENOVATION DESIGN OPTIONS
- 4 CRITERIA MATRIX

SCHOOL DISTRICT & STUDENT DISTRIBUTION

STUDENT DISTRIBUTION MAP

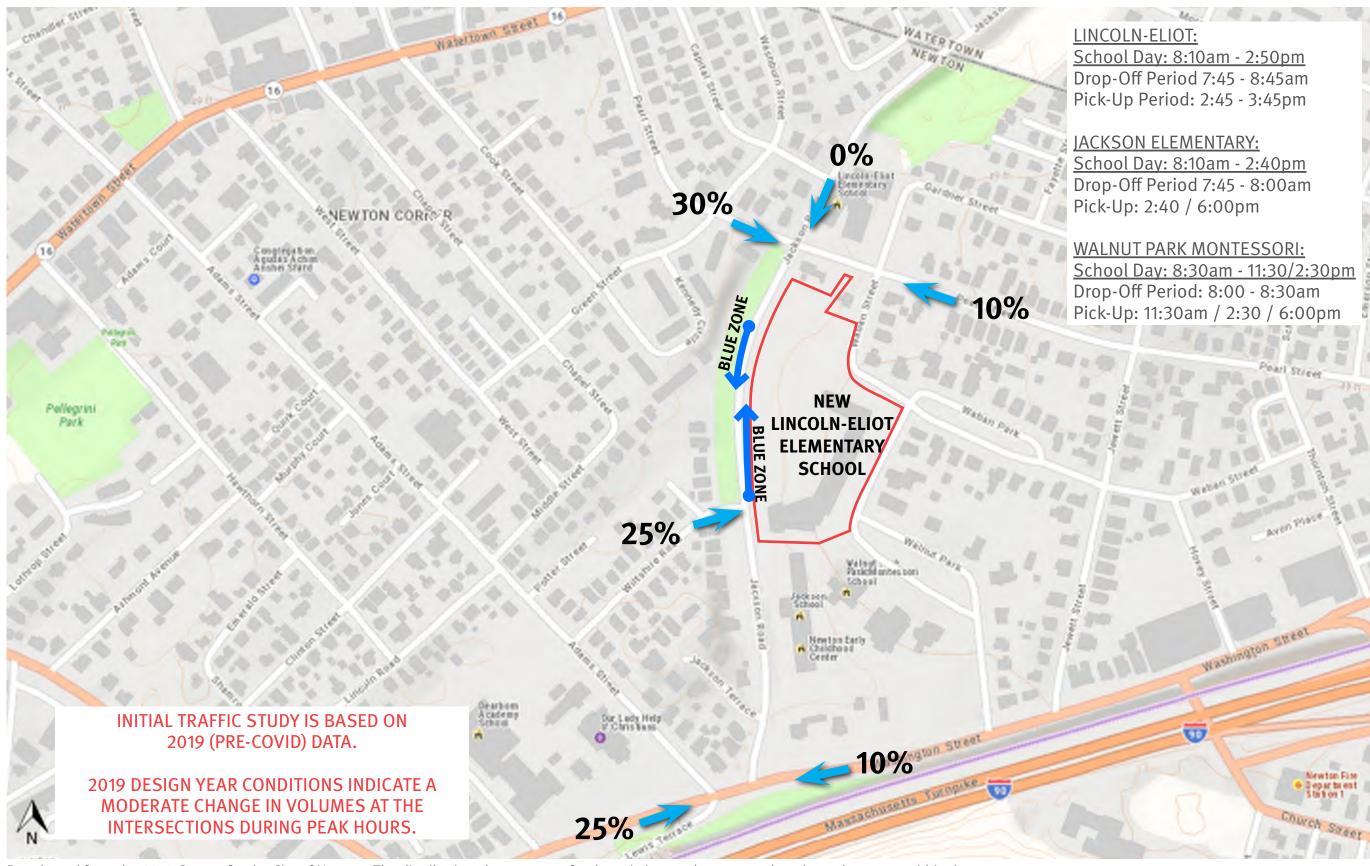


STUDENT DISTRIBUTION MAP



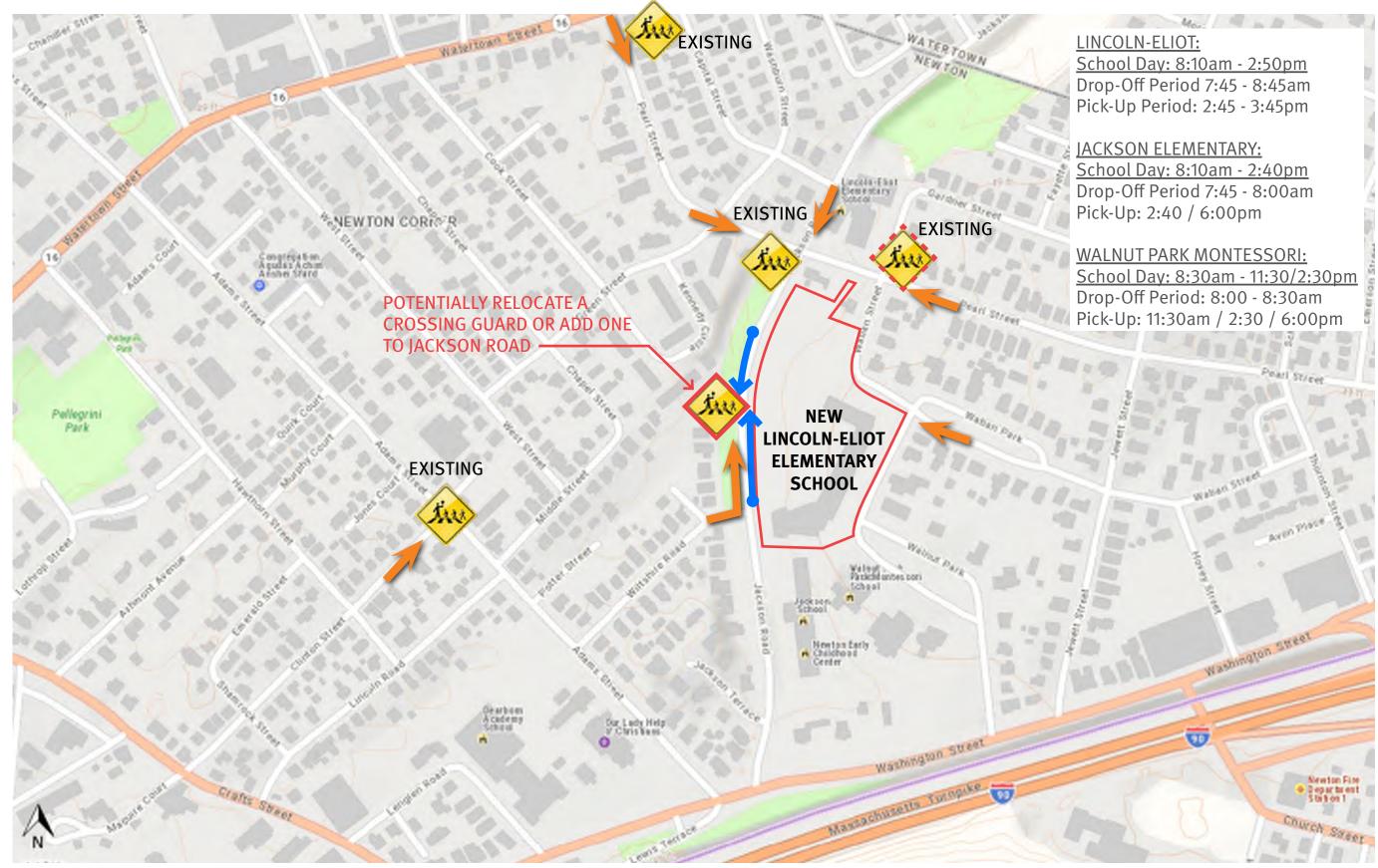
INITIAL TRAFFIC STUDY

TRIP DISTRIBUTION: ANTICIPATED TRAVEL ROUTES FOR PARENT DROP-OFF / PICK-UP



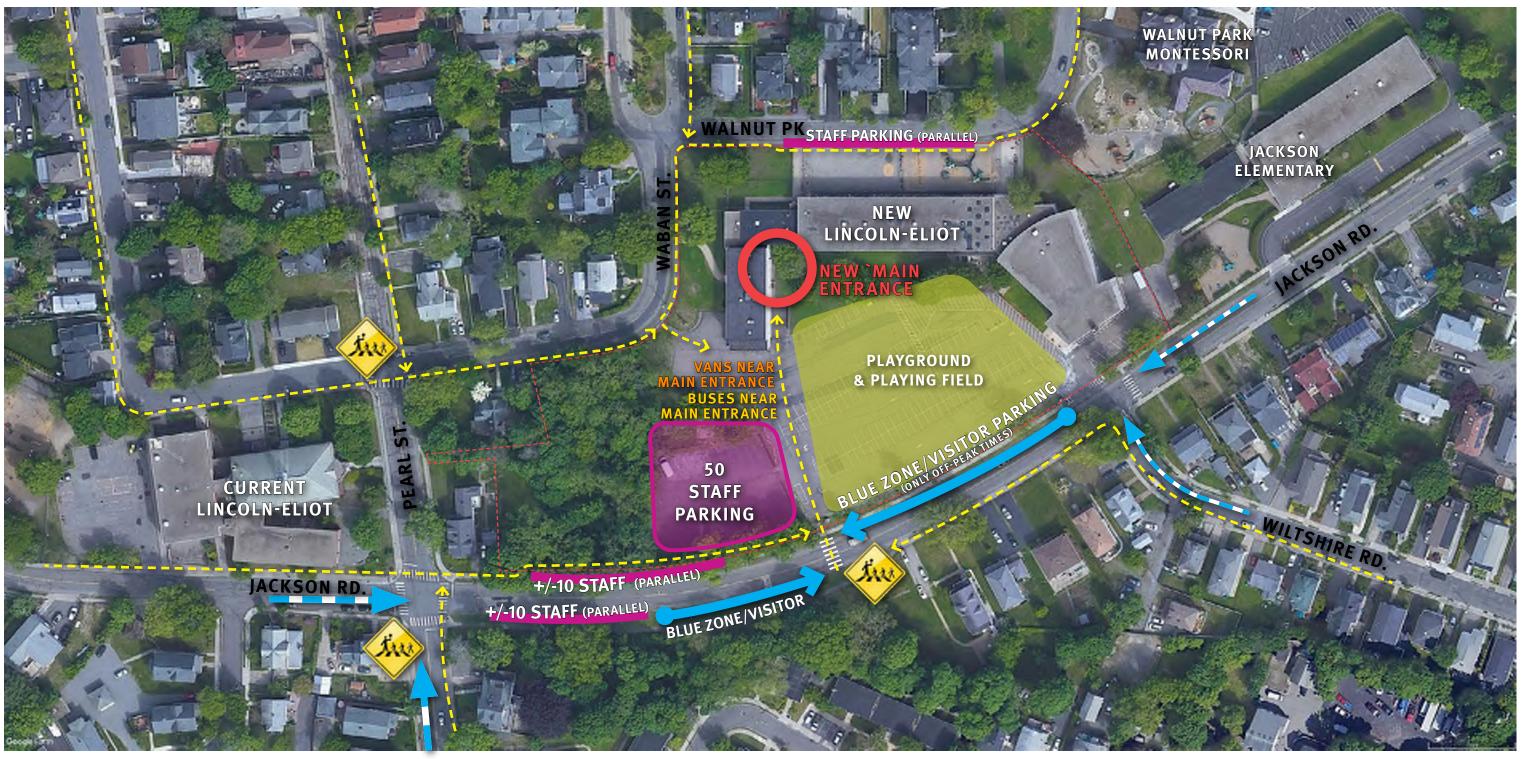
Data based from the 2010 Census for the City of Newton. The distribution also accounts for the existing roadway network and travel patterns within the area.

PEDESTRIAN SAFE TRAVEL ROUTES & CROSSING GUARDS



PROPOSED STAFF & VISITOR PARKING

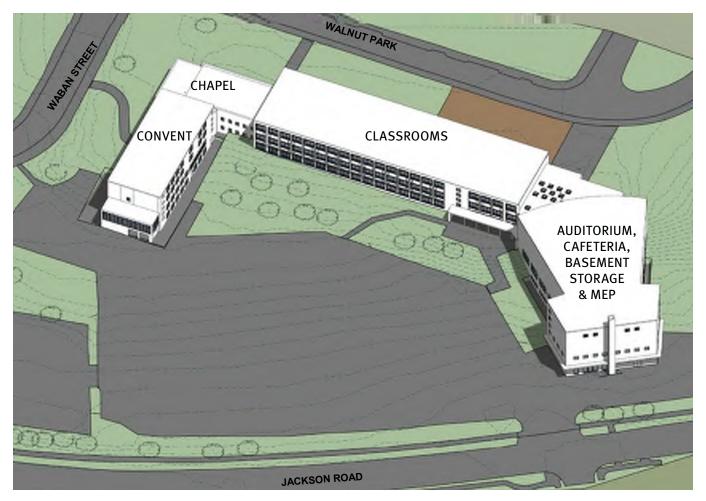
(ALL PARKING SHOULD BE ACTIVELY MANAGED TO AVOID CONFLICTS DURING PEAK DROP-OFF/PICK-UP PERIODS)





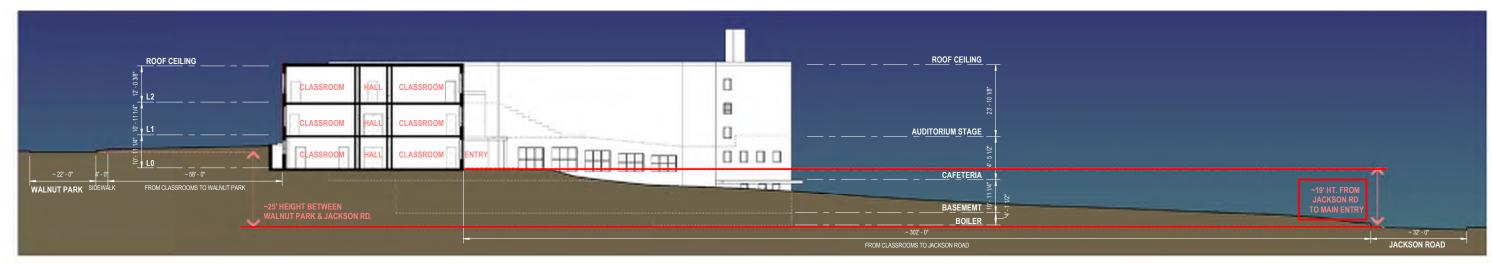
EXISTING CONDITION

150 JACKSON ROAD / EXISTING CONDITIONS **BUILDING AXONOMETRIC & WEST ELEVATION**



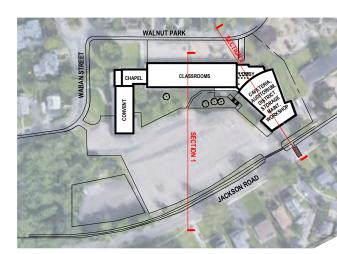


150 JACKSON ROAD / EXISTING CONDITIONS SITE SECTIONS



SECTION THRU. CLASSROOMS





2 SECTION THRU. BASEMENT / CAFETERIA / AUDITORIUM

DESIGN OPTIONS

ADDITION/RENOVATION OPTIONS (PREVIOUSLY PRESENTED)

DEMOLISH THE CONVENT



- » RENOVATE EXISTING
- » ADD NEW GYM, ED. SPACES

OPTION 1

DEMOLISH THE CONVENT & CHAPEL



- » RENOVATE EXISTING
- » ADD NEW GYM, ED. SPACES, MEDIA CENTER & ADMIN. OFFICES

OPTION 2

DEMOLISH THE CONVENT, CHAPEL & AUDITORIUM/CAFETERIA/STORAGE



OPTION 3



OPTION 3.B



OPTION 3.C



OPTION 3.D

- » RENOVATE EXISTING CLASSROOMS
- » ADD NEW GYM, CAFETORIUM, ADMIN. OFFICES, MEDIA CTR., ED. SPACES

ADDITION/RENOVATION OPTIONS + UPDATED/NEW OPTIONS

DEMOLISH THE CONVENT



OPTION 1



OPTION 1 v2 NEW



OPTION 1 v3 NEW



OPTION 1.B NEW

DEMOLISH THE CONVENT & CHAPEL



OPTION 2



OPTION 2.B NEW



OPTION 2.C NEW



OPTION 2.D NEW

DEMOLISH THE CONVENT, CHAPEL & AUDITORIUM/CAFETERIA/STORAGE



OPTION 3



OPTION 3.B



OPTION 3.C



OPTION 3.C v2 **NEW**



OPTION 3.D



OPTION 3.D v2 **NEW**

CRITERIA MATRIX

ADDITION/RENOVATION OPTIONS + UPDATED/NEW OPTIONS

DEMOLISH THE CONVENT





OPTION 1 v2 OPTION 1 v3



OPTION 1.B NEW

DESIGN OPTIONS WITH HIGHEST GRADE PER CRITERIA MATRIX:

OPTION 1 OPTION 1v3 OPTION 2.B

DEMOLISH THE CONVENT & CHAPEL

NEW



OPTION 2



OPTION 2.B NEW



OPTION 2.C NEW



OPTION 2.D NEW

DEMOLISH THE CONVENT, CHAPEL & AUDITORIUM/CAFETERIA/STORAGE



OPTION 3



OPTION 3.B



OPTION 3.C



OPTION 3.C v2 NEW



OPTION 3.D



OPTION 3.D v2 **NEW**

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															
	YELLOW highlights cells are the new options with draft grades based on LESBC input														
- 'r	GREEN highlighted cells are the previous options with draft grades adjusted based on comparing reno options against each other and based on LESBC input.														
UPDATED 12/31/21	ADDITION/RENOVATION DESIGN OPTIONS														
	,	ADD/RENO: D	emo Conven			RENO: Demo			ADD/RENO: Demo Chapel, Convent, Caf/Auditorium						
BUILDING EVALUATION CRITERIA MATRIX	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	
Building and Site Facts			1 13	210		2.0	2.0			SIB	3.0	510 72	315	3.5 72	
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	
1 Project cost, Stillion (Project Budget, S4011)	8	0	0	0	10°;	0	0	0		77	10°;	0	77	0	
2 Allows students to move in to new school 2025	8	0	0	0	8	0	0	0	(₿	(₿	(₿	•	(₿	•	
3 Maintains standard site plan approval schedule	₩	0	0	0	8	0	0	0	(₿	(₿	(₿	•	(₿	1	
Educational															
1 Meets educational program for all students (prereq.)	Y	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Υ	Y	Y	Υ	Υ	
2 Meets space program (prereq.)	Y	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Υ	Y	Y	Υ	Υ	
3 Optimizes flexibility for future growth	88	0	0	0	8	0	0	0	88	8	8	0	8	•	
4 Provides flexibility for educational innovations	0	0	0	0	0	0	0	0	0	•		0	0	•	
5 Optimizes configuration and adjacency of teaching spaces	()	0	0	0	(₿	0	0	0	(8	(₿	(₿	0	(₿	0	
6 Allows for efficient program design layout	(₿	0	0	0	(₿	0	0	1	(B	(₿	(₿	1	(₿	1	
Community	40				40						_		- 0		
Provides access and control to community used spaces Preserves existing auditorium	68	0		0	- 68	•	•	•				0		0	
Preserves existing auditorium Optimizes the extended day program	- 68 - 13	0	0	0	- 68 - 18	0	0	0	(B	(B	(B	0	(B	0	
Enhances community green space and playground	· . p	0	0			0	0	0	∵.p 68s	0			1	0	
Building			- 9			- 0			an an						
Meets current building codes (prereq.)	Υ	Υ	γ	γ	У	Υ	γ	Υ	Y	Υ	Y	Y	γ	Y	
2 Meets MAAB/ADA requirements (prereq.)	Y	Y	Y	Y	Υ	Y	Y	Y	Υ	Y	Y	Y	Υ	Y	
3 Meets healthy building environment (prereq.)	Υ	Υ	Υ	γ	γ	Υ	Υ	Υ	Y	Υ	Υ	Y	Υ	Υ	
4 Meets hazardous material remedial requirements (prereq.)	Υ	Υ	Υ	γ	Υ	Υ	Υ	Υ	Y	Υ	Υ	Y	Υ	Υ	
5 Allows for a contextually sensitive design	0	0	0	0	0	0	0	0	(₿	77	(₿	0	0	0	
6 Optimizes use of natural light and daylighting	(B	0	0	0	(₿	0	0	0	(β	(₿	(₿	0	(β	0	
7 Optimizes connection of outdoor/indoor space, integration with site	0	0		0	0	0	0	0	•	77	/°;	0	(₿	0	
8 Preserves district central storage facilities and maintenance shop	88	0	0	0	8	0	0			77	77	0	<u></u>	0	
9 Allows for efficient building design	0	0	0	0	0	0	0	0	(₿	(₿	(₿	•	(₿	•	
Site															
1 Meets environmental remedial requirements (prereq.)	Y	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Υ	Y	Y	Υ	Υ	
2 Optimizes stormwater resiliency	(₿	0	0	0	(₿	0	0	0	(₿	(₿	(₿	0	(₿	0	
3 Maximizes efficient utilization of site	68	0	0	0	8	0	0	0	•	0	8	•	68	•	
4 Optimizes outdoor program space and green space	88	0	0	0	8	0	0	0	₩	8	8	0	8	0	
5 Optimizes safety and efficiency of on-site bus and van drop off	8	0	0	0	0	0	0	0	<u> </u>	0	8	0	(₿	0	
6 Separates safe circulation of bus, vehicle, pedestrian and bike access		0	0	0	8	0	0	0	0	0	8	0	(₿	0	
7 Provides sufficient parking for teachers, staff + visitors	<u></u>	0	0	0	<u></u>	0	0	0	<u>(B</u>	<u> </u>	(₿	0	<u></u>	0	
8 Minimizes off site traffic impact		0	0	0	0	0	0	0	<u> </u>	0	•	0	<u> </u>	0	
9 Optimizes site for safe pedestrian and bike access	80	0		0		•	0	0	80		8	0		0	
10 Optimizes for future expansion	88	•		0	8	•			- 66	68	8	•	68		
11 Meets MAAB/ADA requirements efficiently on the site															
Sustainability 1 Minimizes embodied carbon footprint with building reuse	88	0	_			6	_					0		0	
Minimizes embodied carbon rootprint with building reuse Achieves City goal for fossil free building HVAC systems		0	•	•	8	•	•	•	88	88	88		88	•	
Acrieves City goal for lossiffree building HVAC systems Optimizes solar opportunities	(B	0	0	0		0	0	0	(B			0		0	
Allows efficient attainment of Green School/Stretch Code requirement		0	0	0	(B	0	0	0	(B	(B	(₿	0	(B	0	
5 Optimizes building envelope thermal performance		0	0	0	(B	0	0	0	(B	(B	(B	0	(B	0	
The second of th				- 3	, . p			-	, .p	ų .w					

		ADD/RENO: D	emo Conven	t	ADD/	RENO: Demo	Chapel & Co	nvent	ADD/RENO: Demo Chapel, Convent, Caf/Auditorium						
	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	
Favorable (1) 🕸	20	15	20	15	18	19	15	14	8	6	10	6	7	6	
Neutral (0) (₿	11	13	11	14	11	11	13	13	15	15	15	17	18	16	
Unfavorable (-1) 🗀	0	3	0	2	2	1	3	4	8	10	6	8	6	9	
Calculated Results	20	12	20	13	16	18	12	10	0	-4	4	-2	1	-3	
Previous Calculated Results	14				12				5	1	6		7		

CRITERIA MATRIX

DRAFT FOR REVIEW

LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA														
	YELLOW hi	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.													
UPDATED 12/31/21				ADI	OITIO	N /REN	OVAT	ION	DESIGN	OPT	IONS			
	ADD/RENO: Demo Convent ADD/RENO: Demo Chapel & Convent ADD/RENO: Demo							Demo Chapel	emo Chapel, Convent, Caf/Auditorium					
BUILDING EVALUATION CRITERIA MATRIX	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
Favorable (1) 🚳	20	15	20	15	18	19	15	14	8	6	10	6	7	6
Neutral (0) 🐌	11	13	11	14	11	11	13	13	15	15	15	17	18	16
Unfavorable (-1) 🔿	0	3	0	2	2	1	3	4	8	10	6	8	6	9
Calculated Results	20	12	20	13	16	18	12	10	0	-4	4	-2	1	-3
Previous Calculated Results	14				12				5	1	6		7	

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
- » Vivian Varbedian, Project Manager, Hill International; vivianvarbedian@hillintll.com



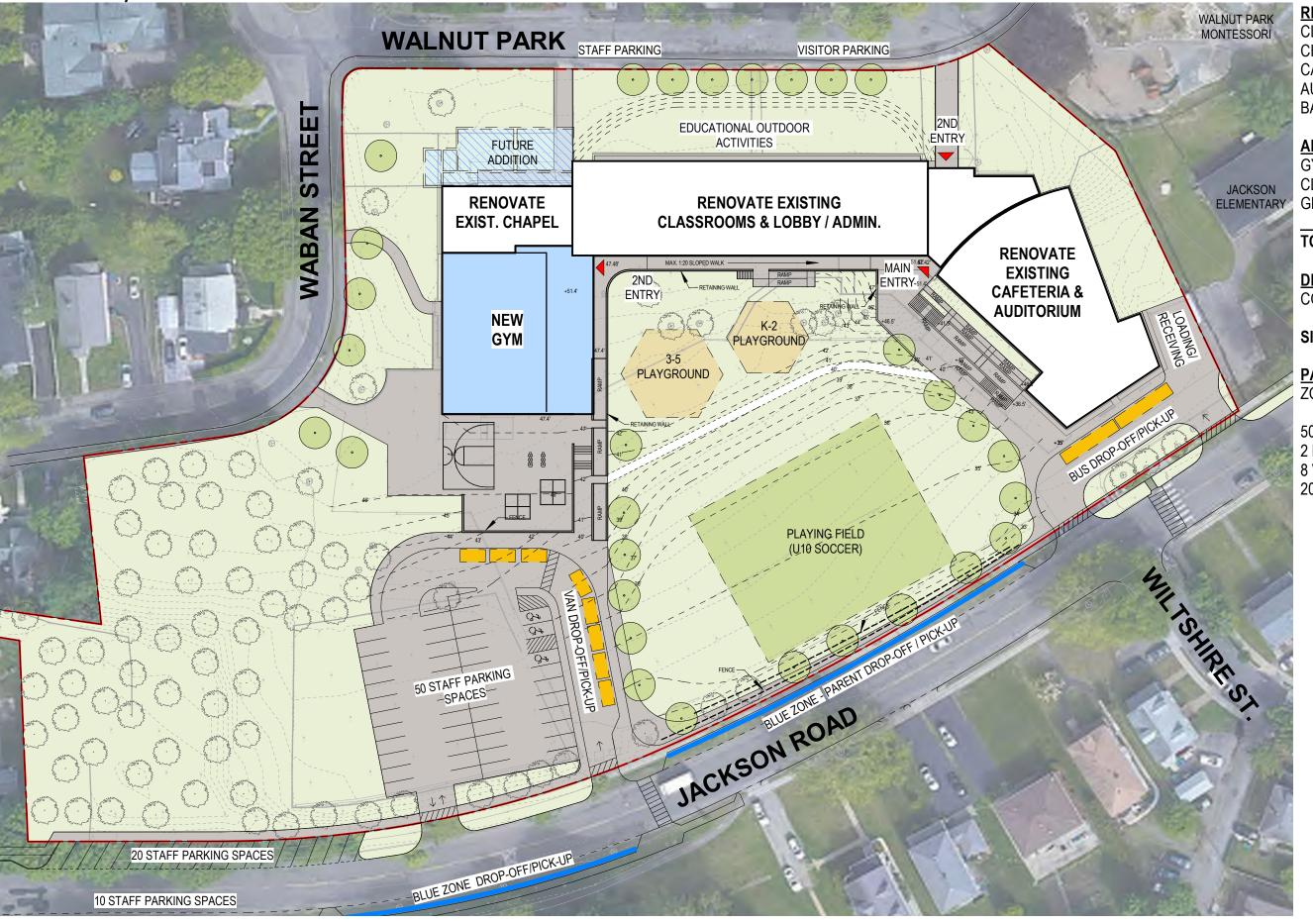






SITE PLANS

ADDITION/RENOVATION OPTION 1



RENOVATION:

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

ADDITION:

GYMNASIUM: 6,300 SF

CLASSROOMS / ADMIN /

GROSS AREAS: 5.440 SF

~94,956 SF **TOTAL GROSS AREA:**

DEMOLITION:

19,095 SF **CONVENT:**

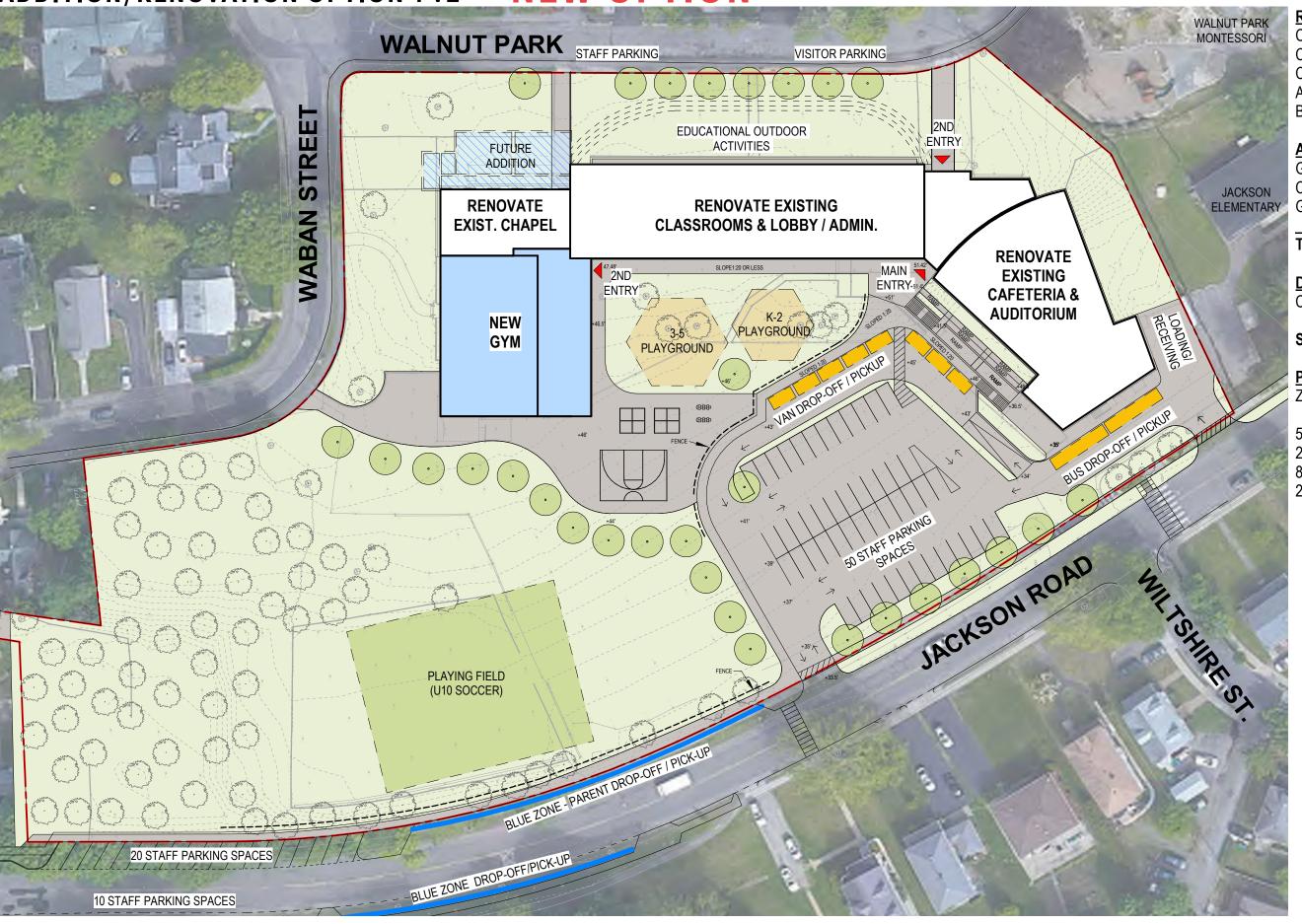
SITE IMPROVEMENTS ~129,000 SF

PARKING

ZONING REQUIRES 1 PER STAFF

50 OFF STREET PARKING SPACES 2 BUS PARKING (40' BUS) **8 VAN PARKING** 20-CAR BLUE ZONE/ VISITOR PARKING

NEW OPTION ADDITION/RENOVATION OPTION 1 v2



RENOVATION:

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

ADDITION:

GYMNASIUM: 6,300 SF

CLASSROOMS / ADMIN /

GROSS AREAS: 5.440 SF

~94,956 SF **TOTAL GROSS AREA:**

DEMOLITION:

19,095 SF **CONVENT:**

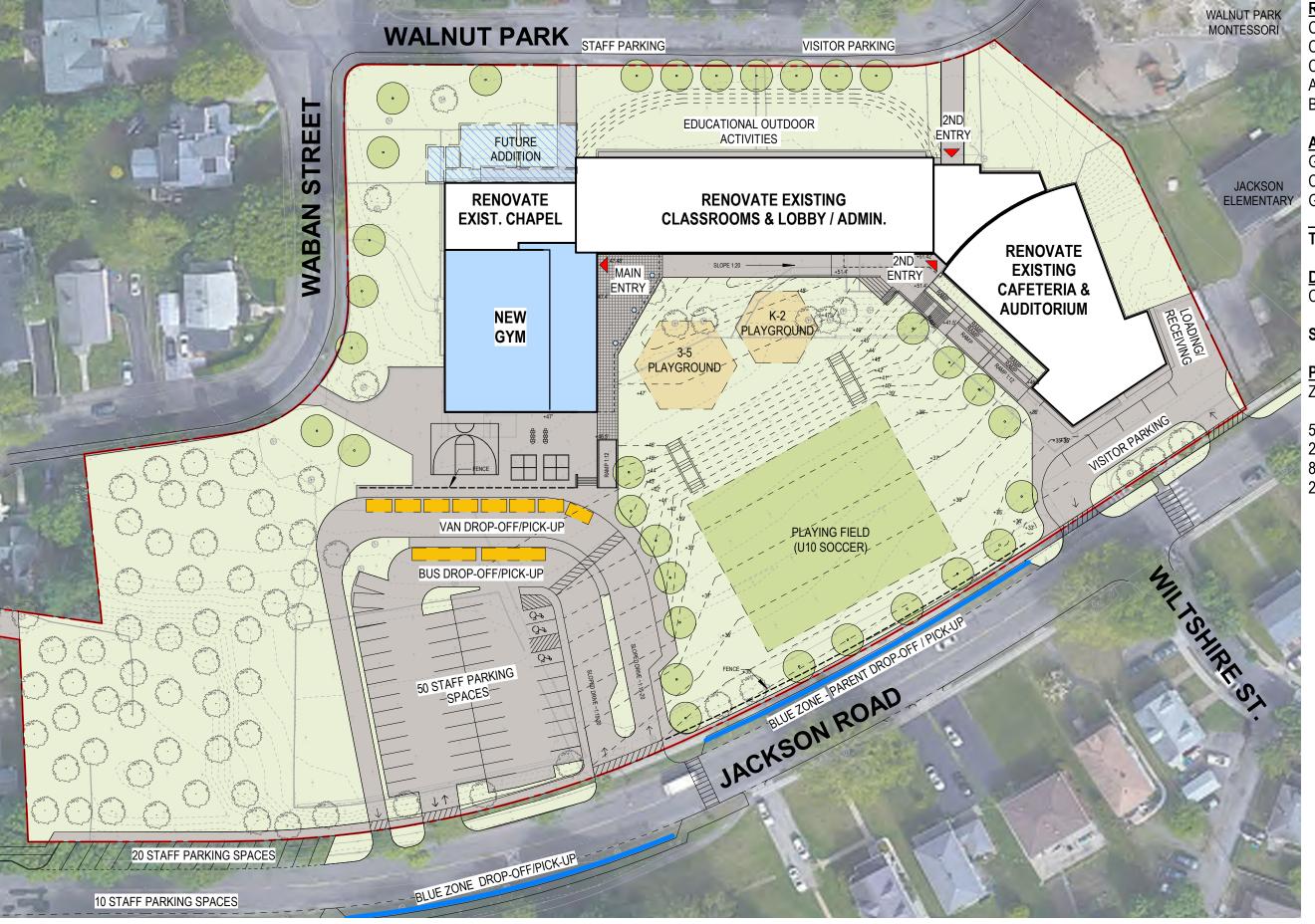
SITE IMPROVEMENTS ~129,000 SF

PARKING

ZONING REQUIRES 1 PER STAFF

50 OFF STREET PARKING SPACES 2 BUS PARKING (40' BUS) **8 VAN PARKING** 20-CAR BLUE ZONE / VISITOR PARKING

NEW OPTION ADDITION/RENOVATION OPTION 1 v3



RENOVATION:

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

ADDITION:

GYMNASIUM:

CLASSROOMS / ADMIN /

GROSS AREAS: 5,440 SF

6,300 SF

19,095 SF

TOTAL GROSS AREA: ~94,956 SF

DEMOLITION:

CONVENT:

SITE IMPROVEMENTS ~129,000 SF

PARKING

ZONING REQUIRES 1 PER STAFF

50 OFF STREET PARKING SPACES 2 BUS PARKING (40' BUS) **8 VAN PARKING**

20-CAR BLUE ZONE/ VISITOR PARKING

NEW OPTION 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

~94,956 SF **TOTAL GROSS AREA:**

DEMOLITION:

19,095 SF **CONVENT:**

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 ZON

ADDITION/RENOVATION OPTION 2



RENOVATION:

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

ADDITION:

GYMNASIUM:

CLASSROOMS / ADMIN /

GROSS AREAS: 13,055 SF

6,300 SF

TOTAL GROSS AREA: ~95,868 SF

DEMOLITION:

CONVENT, CHAPEL: 25,789 SF

SITE IMPROVEMENTS ~129,000 SF

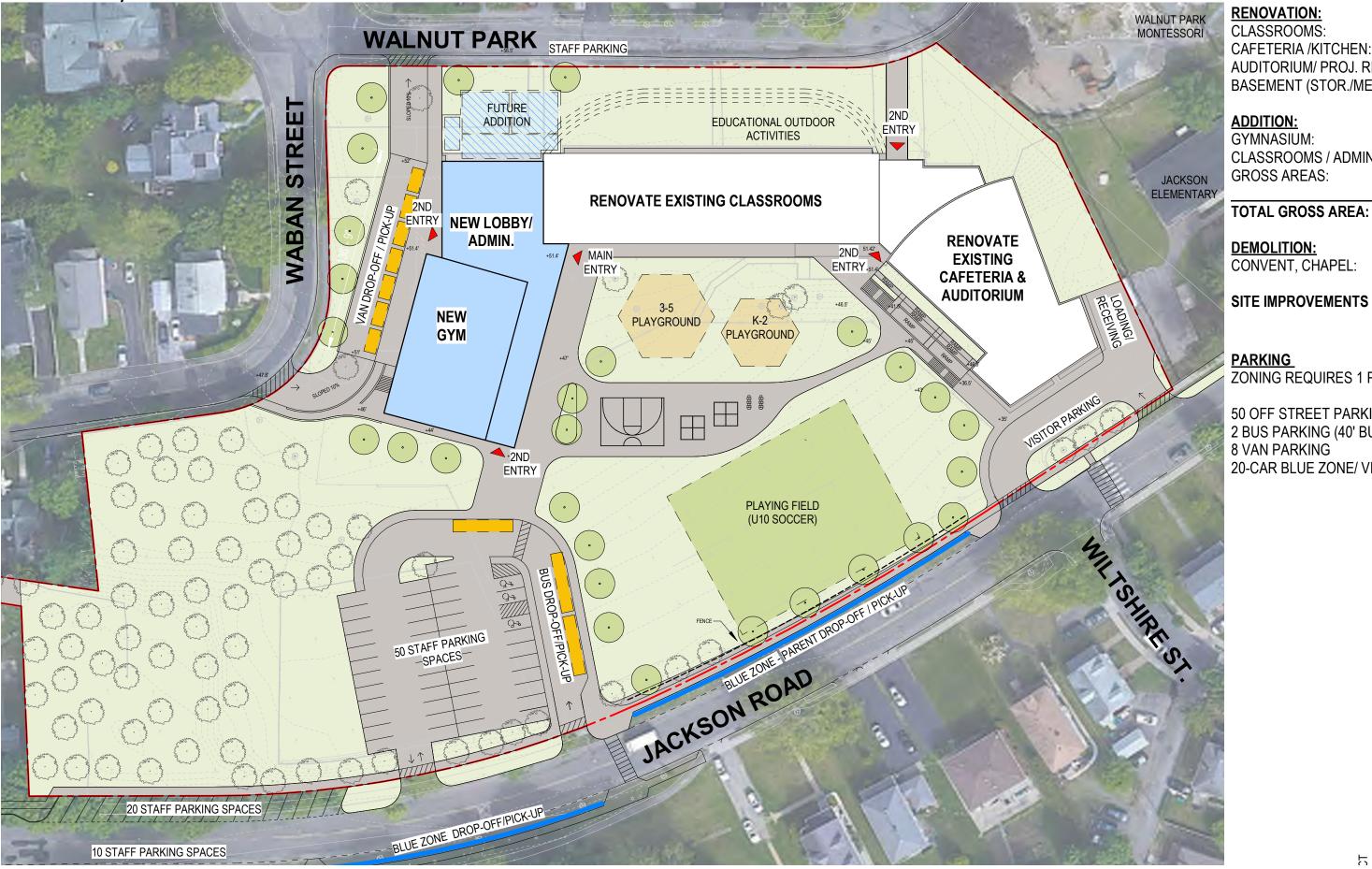
PARKING

ZONING REQUIRES 1 PER STAFF

50 OFF STREET PARKING SPACES 2 BUS PARKING (40' BUS) **8 VAN PARKING**

20-CAR BLUE ZONE/ VISITOR PARKING

NEW OPTION ADDITION/RENOVATION OPTION 2B



RENOVATION:

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

ADDITION:

GYMNASIUM:

CLASSROOMS / ADMIN /

13,055 SF

6,300 SF

~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**

20-CAR BLUE ZONE/ VISITOR PARKING

ADDITION/RENOVATION OPTION 2C NEW OPTION



RENOVATION:

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

ADDITION:

GYMNASIUM:

CLASSROOMS / ADMIN /

GROSS AREAS: 13,055 SF

6,300 SF

TOTAL GROSS AREA: ~95,868 SF

DEMOLITION:

CONVENT, CHAPEL: 25,789 SF

SITE IMPROVEMENTS ~129,000 SF

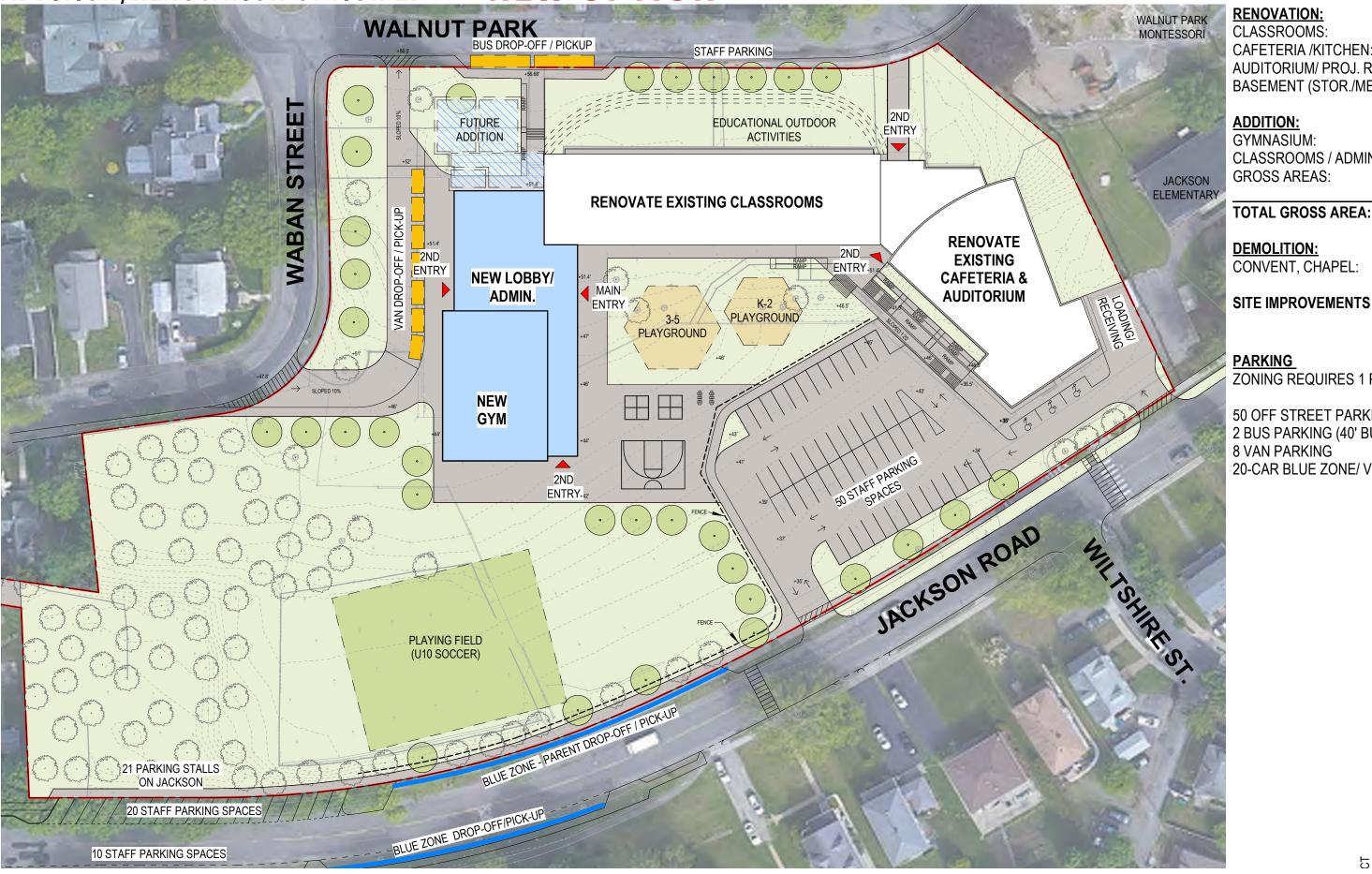
PARKING

ZONING REQUIRES 1 PER STAFF

50 OFF STREET PARKING SPACES 2 BUS PARKING (40' BUS) 8 VAN PARKING

20-CAR BLUZE ZONE/ VISITOR PARKING

NEW OPTION 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:

CLASSROOMS / ADMIN /

6,300 SF

13,055 SF

~95,868 SF

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** 20-CAR BLUE ZONE/ VISITOR PARKING

ADDITION/RENOVATION OPTION 3



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

39 PARKING SPACES 2 BUS PARKING (40' BUS) 8 VAN PARKING

14 PARENTS/VISITOR PARKING (BLUE ZONE)

SITE PLAN - ADD/RENO #3

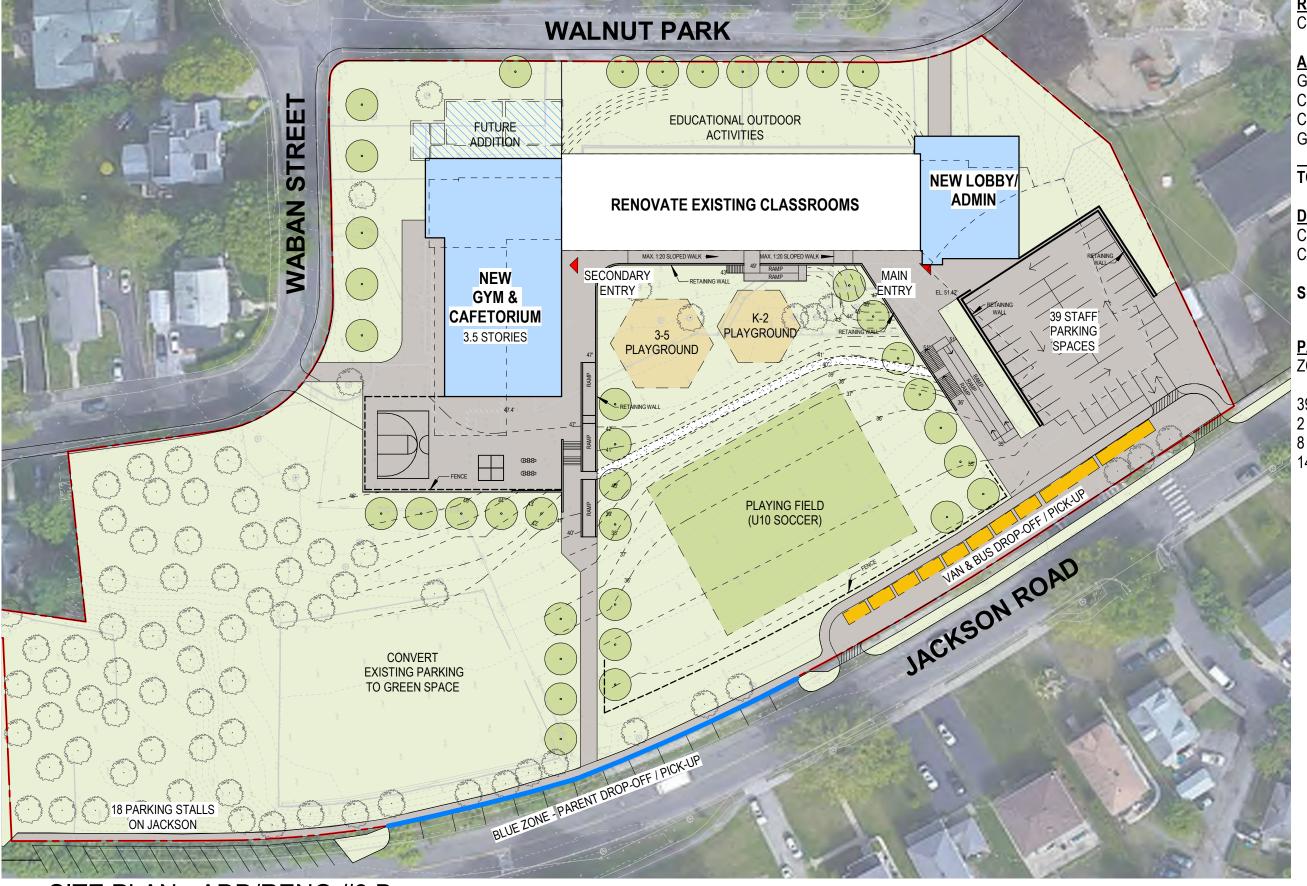
1" = 60'-0"

ARROWSTREET NEWTON MA / LINCOLN-ELIOT ELEMENTARY SCHOOL

SCHOOL COMMITTEE MEETING / 10 JANUARY 2022 / 30

TRUE PROJECT NORTH NORTH

ADDITION/RENOVATION OPTION 3B



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

<u>PARKING</u>

ZONING REQUIRES 1 PER STAFF

39 OFF STREET PARKING SPACES 2 BUS PARKING (40' BUS) 8 VAN PARKING

14 PARENTS/VISITOR PARKING (BLUE ZONE)

SITE PLAN - ADD/RENO #3.B

1" = 60'-0"

ARROWSTREET NEWTON MA / LINCOLN-ELIOT ELEMENTARY SCHOOL

ADDITION/RENOVATION OPTION 3C



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-CAR BLUE ZONE/ VISITOR PARKING

SITE PLAN - ADD/RENO #3.C

1" = 60'-0"

ARROWSTREET NEWTON MA / LINCOLN-ELIOT ELEMENTARY SCHOOL

ADDITION/RENOVATION OPTION 3C v2 NEW OPTION



RENOVATION:

CLASSROOMS: 40,545 SF

ADDITION:

6,300 SF **GYMNASIUM:** 6,500 SF CAFETORIUM:

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-CAR BLUE ZONE/ VISITOR PARKING

SITE PLAN - ADD/RENO #3.C v2

ARROWSTREET NEWTON MA / LINCOLN-ELIOT ELEMENTARY SCHOOL

ADDITION/RENOVATION OPTION 3D



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-CAR BLUE ZONE/ VISITOR PARKING

SITE PLAN - ADD/RENO #3.D

ARROWSTREET NEWTON MA / LINCOLN-ELIOT ELEMENTARY SCHOOL

ADDITION/RENOVATION OPTION 3D v2 NEW OPTION



RENOVATION:

CLASSROOMS: 40,545 SF

ADDITION:

GYMNASIUM: 6,300 SF 6,500 SF **CAFETORIUM:**

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

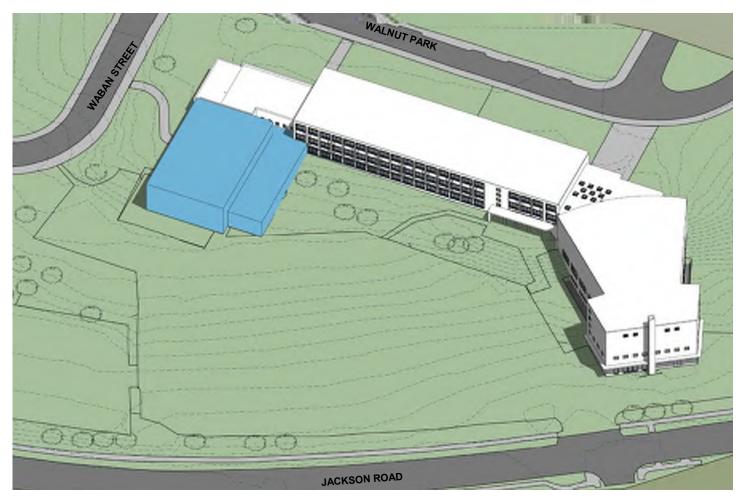
50 PARKING SPACES 2 BUS PARKING (40' BUS) **8 VAN PARKING** 14-CAR BLUE ZONE/ VISITOR PARKING

SITE PLAN - ADD/RENO #3.D v2

ARROWSTREET NEWTON MA / LINCOLN-ELIOT ELEMENTARY SCHOOL

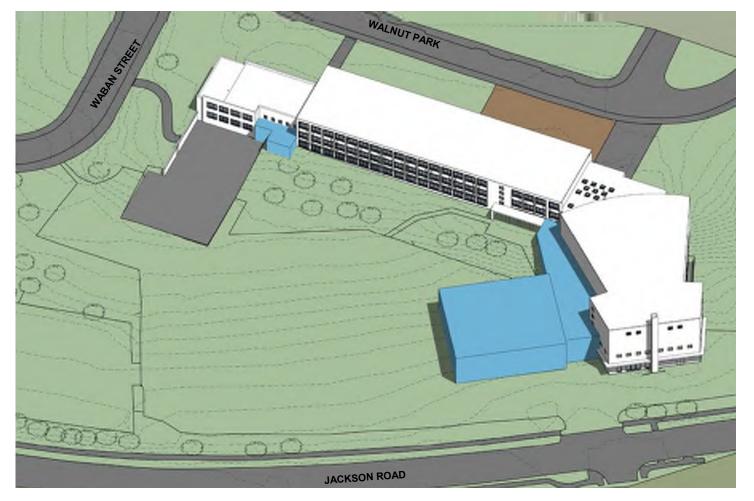
BUILDING MASSING DIAGRAMS

ADDITION/RENOVATION OPTIONS 1, 1 v2, 1 v3



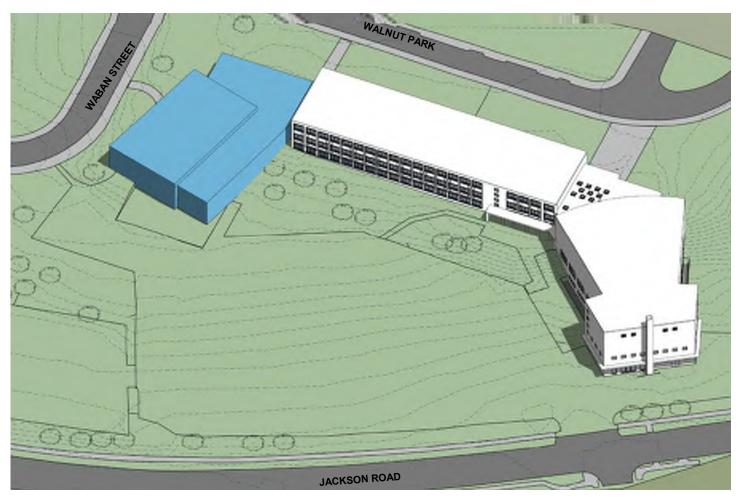


NEW OPTIONADDITION/RENOVATION OPTION 1.B



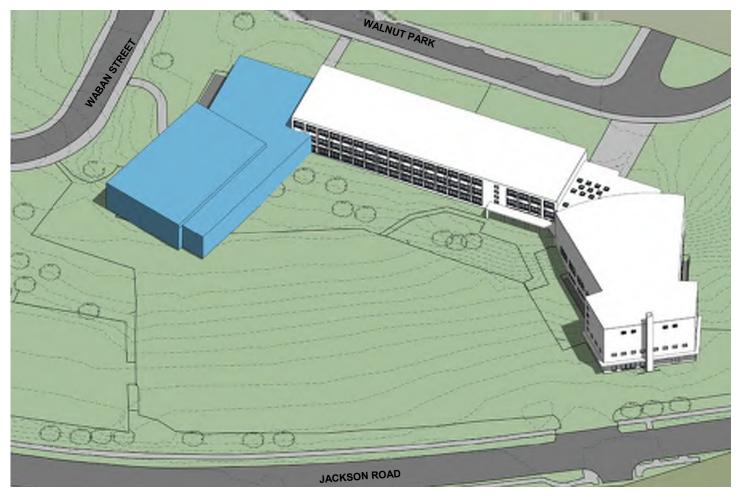


ADDITION/RENOVATION OPTION 2





NEW OPTION ADDITION/RENOVATION OPTIONS 2B & 2C





NEW OPTIONADDITION/RENOVATION OPTION 2D





ADDITION/RENOVATION OPTION 3





ADDITION/RENOVATION OPTION 3.B



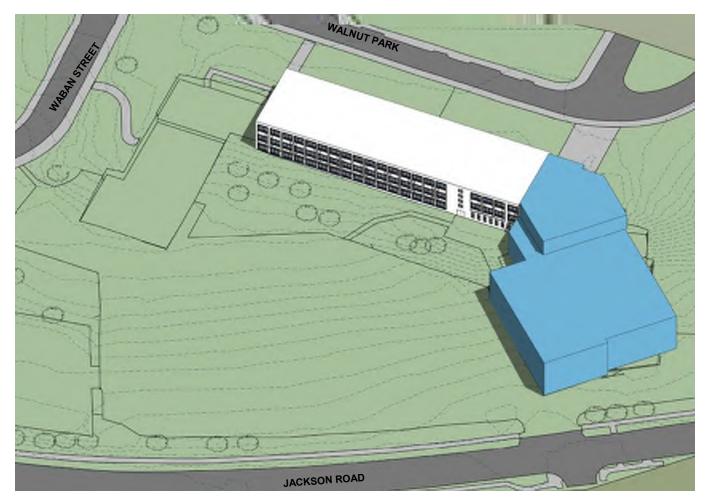


ADDITION/RENOVATION OPTIONS 3.C & 3.C v2





ADDITION/RENOVATION OPTION 3.D & 3.D v2





DRAFT FOR REVIEW

INCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA															
Favorable	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.														
UPDATED 12/31/21	ADDITION/RENOVATION DESIGN OPTIONS														
	ADD/RENO: Demo Convent				ADD/	RENO: Demo	Chapel & Co	nvent	ADD/RENO: Demo Chapel, Convent, Caf/Auditorium						
BUILDING EVALUATION CRITERIA MATRIX	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	
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	
1 Project 2006, Financia (Project 2008ett \$ 10m)	(%)				\circ	0	0	0	\circ	\bigcirc	\circ	0	\circ	0	
2 Allows students to move in to new school 2025	(b)				**				()	()	()	•	(3)		
3 Maintains standard site plan approval schedule	(%)				**				()	()	()	•	()	•	
Educational															
1 Meets educational program for all students (prereq.)	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Υ	Υ	Υ	Y	Υ	
2 Meets space program (prereq.)	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Y	Υ	Υ	Y	Υ	
3 Optimizes flexibility for future growth					*				®	((%)		(%)		
4 Provides flexibility for educational innovations		•				•	•								
5 Optimizes configuration and adjacency of teaching spaces	(3)	•	1	•	۹	•	•	•	(3)	()	()	1	()		
6 Allows for efficient program design layout	®	•	1	0		0	•	1	(3)	()	(3)	1	(3)		

EXPLANATION OF CHANGES HIGHLIGHTED IN GREEN:

Educational #4: Changed from neutral to favorable when comparing Add/Reno options against each other.

DRAFT FOR REVIEW

LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackso	n Road, Ne	INCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA														
Favorable	YELLOW h	YELLOW highlights cells are the new options with draft grades based on LESBC input														
	GREEN high	GREEN highlighted cells are the previous options with draft grades adjusted based on comparing reno options against each other and based on LESI														
UPDATED 12/31/21				A D	DITIO	N /REN	OVAT	ION	DESIGN	ОРТ	IONS					
		ADD/RENO: D	Demo Conven	t	ADD	/RENO: Demo	Chapel & Co	nvent		ADD/RENO	: Demo Chape	l, Convent, Caf	/Auditorium			
BUILDING EVALUATION CRITERIA MATRIX	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		
Community																
1 Provides access and control to community used spaces	®				(b)				•	1	•		•			
2 Preserves existing auditorium	(b)			•	(b)				\circ	\bigcirc	\circ	•	\bigcirc	•		
3 Optimizes the extended day program	(3)	0		•	()	•	0	•	()	()	(3)	•				
4 Enhances community green space and playground	•	1	•		•	•	0	0	(%)	1	•		0			
Building																
1 Meets current building codes (prereq.)	Υ	Y	Υ	Υ	Y	Y	Υ	Υ	Y	Υ	Y	Υ	Y	Y		
2 Meets MAAB/ADA requirements (prereq.)	Υ	Y	Υ	Υ	Y	Y	Υ	Υ	Y	Υ	Y	Υ	Y	Y		
3 Meets healthy building environment (prereq.)	Y	Y	Υ	Υ	Y	Y	Υ	Υ	Y	Υ	Y	Υ	Y	Υ		
4 Meets hazardous material remedial requirements (prereq.)	Υ	Υ	Υ	Υ	Y	Y	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ		
5 Allows for a contextually sensitive design				1					()	\circ	()	•	0	0		
6 Optimizes use of natural light and daylighting	(3)	1	1	•	()	1	1	1	()	(3)	()	•	(3)			
7 Optimizes connection of outdoor/indoor space, integration with site										\bigcirc	\circ	•		0		
8 Preserves district central storage facilities and maintenance shop	®				@				0	\bigcirc	\circ	•	\circ	0		
9 Allows for efficient building design									(%)	(3)	(%)		(%			

EXPLANATION OF CHANGES HIGHLIGHTED IN GREEN:

Community #1: Adjusted to elevate options which maximize access and control to community used spaces.

Community #4: Adjusted all cells to neutral as they all become comparable, with the exception of Option 3 which was at favorable due to total contiguous green space.

Building #5: Adjusted cells to compare Add/Reno options against each other. Adjusted option 3.D to respond to negative comments regarding the massing being shifted to Jackson Road in an less sensitive manner.

Building #7: Adjusted cells to compare Add/Reno options against each other.

Building #9: Adjusted cells to compare Add/Reno options against each other. There is far less difference in inefficiencies when comparing Add/Reno options against each other versus against New Construction.

DRAFT FOR REVIEW

LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackso	n Road, Ne	wton, MA													
Favorable Neutral Unfavorable	YELLOW h	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.														
UPDATED 12/31/21	ADDITION/RENOVATION DESIGN OPTIONS														
		ADD/RENO: [Demo Conver	nt	ADD	/RENO: Demo	Chapel & Co	nvent	ADD/RENO: Demo Chapel, Convent, Caf/Auditorium						
BUILDING EVALUATION CRITERIA MATRIX	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	
Site															
1 Meets environmental remedial requirements (prereq.)	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Υ	Υ	Υ	Υ	Υ	
2 Optimizes stormwater resiliency	(3)	1	1	•	()	•	1	1	()	(3)	(3)	•	>		
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	*	•		•	0		•	•	•	•	(b)	•	(%	•	
6 Separates safe circulation of bus, vehicle, pedestrian and bike access	(b)	1		•	@		•	1	•	•	(•	()	•	
7 Provides sufficient parking for teachers, staff + visitors	()	1	0	•	()	•	•	1	(3)	(3)	()	•	()	•	
8 Minimizes off site traffic impact		0		0			0	0	•			0	&	•	
9 Optimizes site for safe pedestrian and bike access		0		0			0	0				0			
10 Optimizes for future expansion	*				(b)				(()	(%)	**		***		
11 Meets MAAB/ADA requirements efficiently on the site		0						0		0		0	0	0	

EXPLANATION OF CHANGES HIGHLIGHTED IN GREEN:

Site #3: Adjusted cells to compare Add/Reno options against each other.

Site #5: Option 2 dropped from favorable to unfavorable due to flaw of bus loop at the service entrance. Adjusted options 3 and 3.B down due bus and van loop being non-starter.

Site #6: Option 3 and 3.B dropped from neutral to unfavorable due to not separating buses and vans.

Site #8: 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.

Site #9: Adjusted all cells from neutral to favorable to compare Add/Reno options against each other.

Site #11: 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, especially in the path of routine pedestrian traffic. Topography and entry right versus entry right played a major role in these adjustments.

DRAFT FOR REVIEW

LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson	LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA														
Favorable Neutral Unfavorable	YELLOW hi	ELLOW highlights cells are the new options with draft grades based on LESBC input													
	GREEN high	GREEN highlighted cells are the previous options with draft grades adjusted based on comparing reno options against each other and based on LESBC input.													
UPDATED 12/31/21				A D	DITIO	N /REN	OVAT	ION I	DESIGN	ОРТ	IONS				
	1	ADD/RENO: D	emo Conven	t	ADD/	RENO: Demo	Chapel & Co	nvent	ADD/RENO: Demo Chapel, Convent, Caf/Auditorium						
BUILDING EVALUATION CRITERIA MATRIX	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	
Sustainability															
1 Minimizes embodied carbon footprint with building reuse	(•	•	•	0	•	0	
2 Achieves City goal for fossil free building HVAC systems	(@				(%)	(%)	(%)		*		
3 Optimizes solar opportunities	()	1		1	(3)	0	•	0	(3)	>	(3)	•	(3)	•	
4 Allows efficient attainment of Green School/Stretch Code requirement	()	0		0	(3)	0	1	0	(3)	>	(3)	•	(2)	•	
5 Optimizes building envelope thermal performance	()	0		1	(3)	1	0	1	()	(3)	(3)	•	()	•	

	ADD/RENO: Demo Convent				ADD/	RENO: Demo	Chapel & Co	nvent	ADD/RENO: Demo Chapel, Convent, Caf/Auditorium						
	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	
Favorable (1) 🍪	20	15	20	15	18	19	15	14	8	6	10	6	7	6	
Neutral (0) 🐌	11	13	11	14	11	11	13	13	15	15	15	17	18	16	
Unfavorable (-1) 🔾	0	3	0	2	2	1	3	4	8	10	6	8	6	9	
Calculated Results	20	12	20	13	16	18	12	10	0	-4	4	-2	1	-3	
Previous Calculated Results	14				12				5	1	6		7		

EXPLANATION OF CHANGES HIGHLIGHTED IN GREEN:

Sustainability #1: Adjusted neutrals up and down when comparing percentage of existing building saved when comparing Add/Reno options against each other.

The Calculated Results adjusted accordingly to the (favorable, neutral, unfavorable) grade changes made to previous design options.

150 JACKSON ROAD / NEWTON MA - EXISTING BUILDING

