



ARROWSTREET

# LINCOLN-ELIOT ELEMENTARY SCHOOL

SCHOOL COMMITTEE MEETING

NEWTON, MA  
10 JANUARY 2022

PREPARED FOR



David Fleishman,  
Superintendent



Ruthanne Fuller,  
Mayor

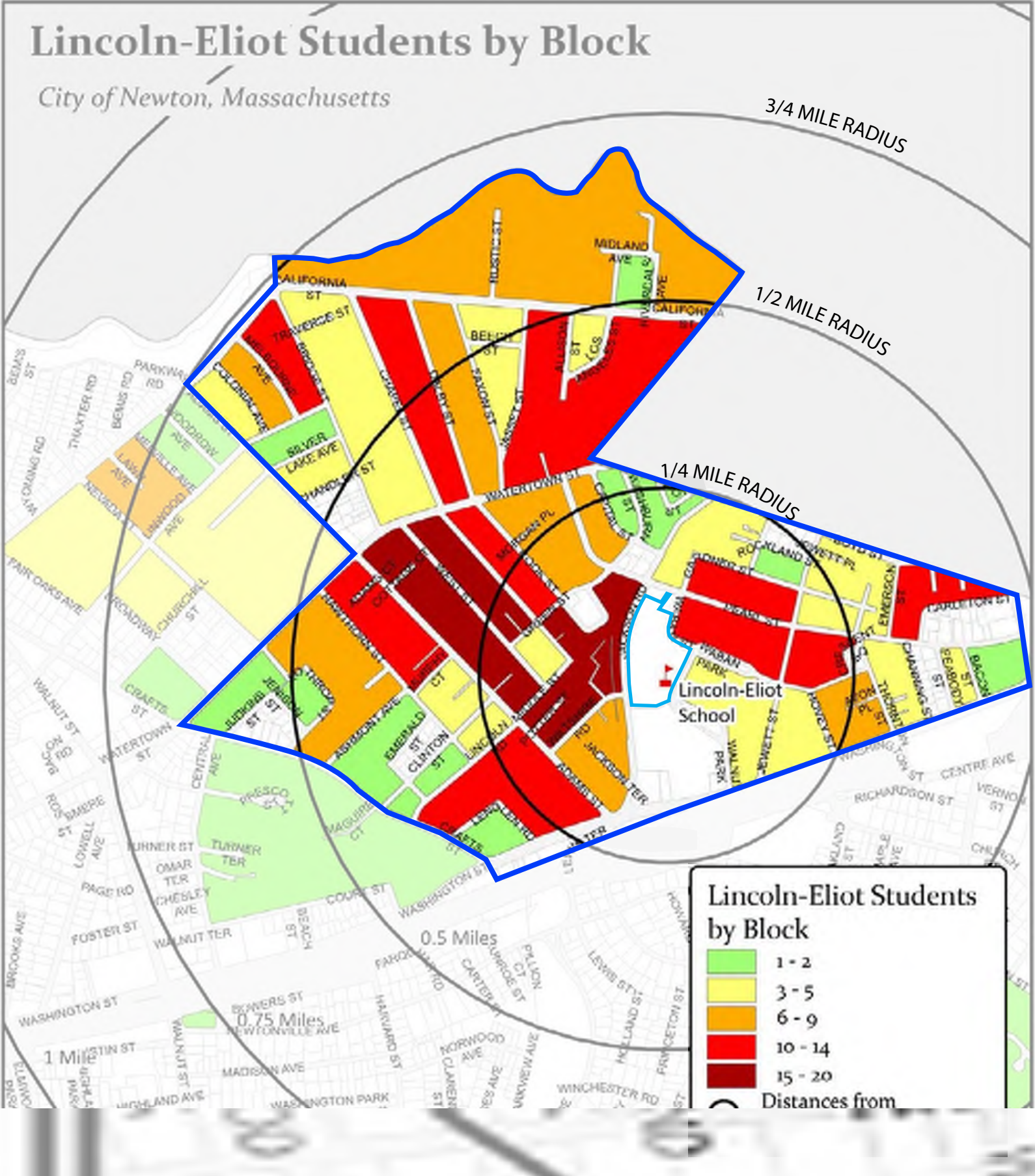


## AGENDA /

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

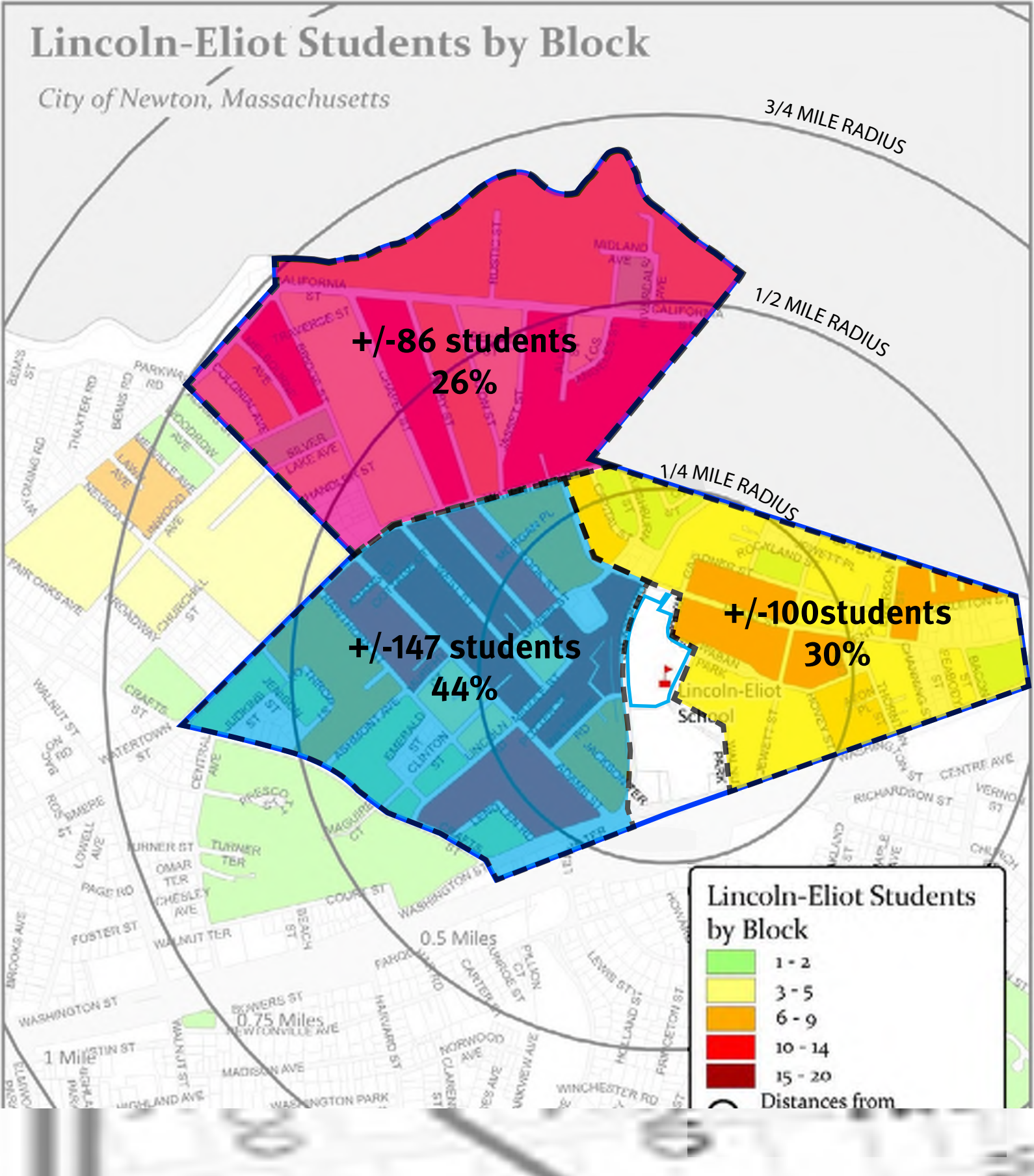
# SCHOOL DISTRICT & STUDENT DISTRIBUTION

STUDENT DISTRIBUTION MAP





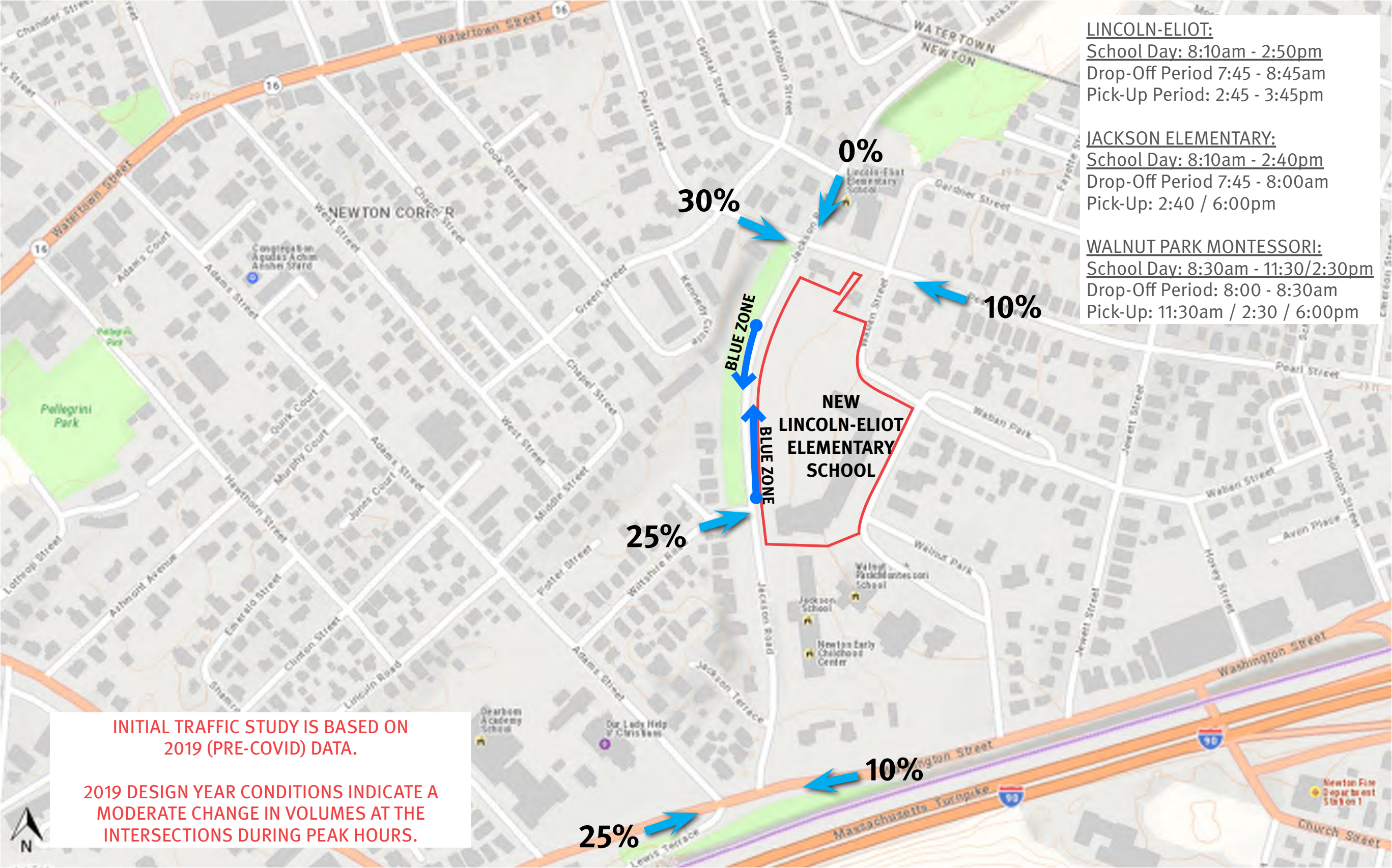
STUDENT DISTRIBUTION MAP



# 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.

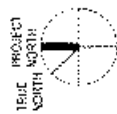
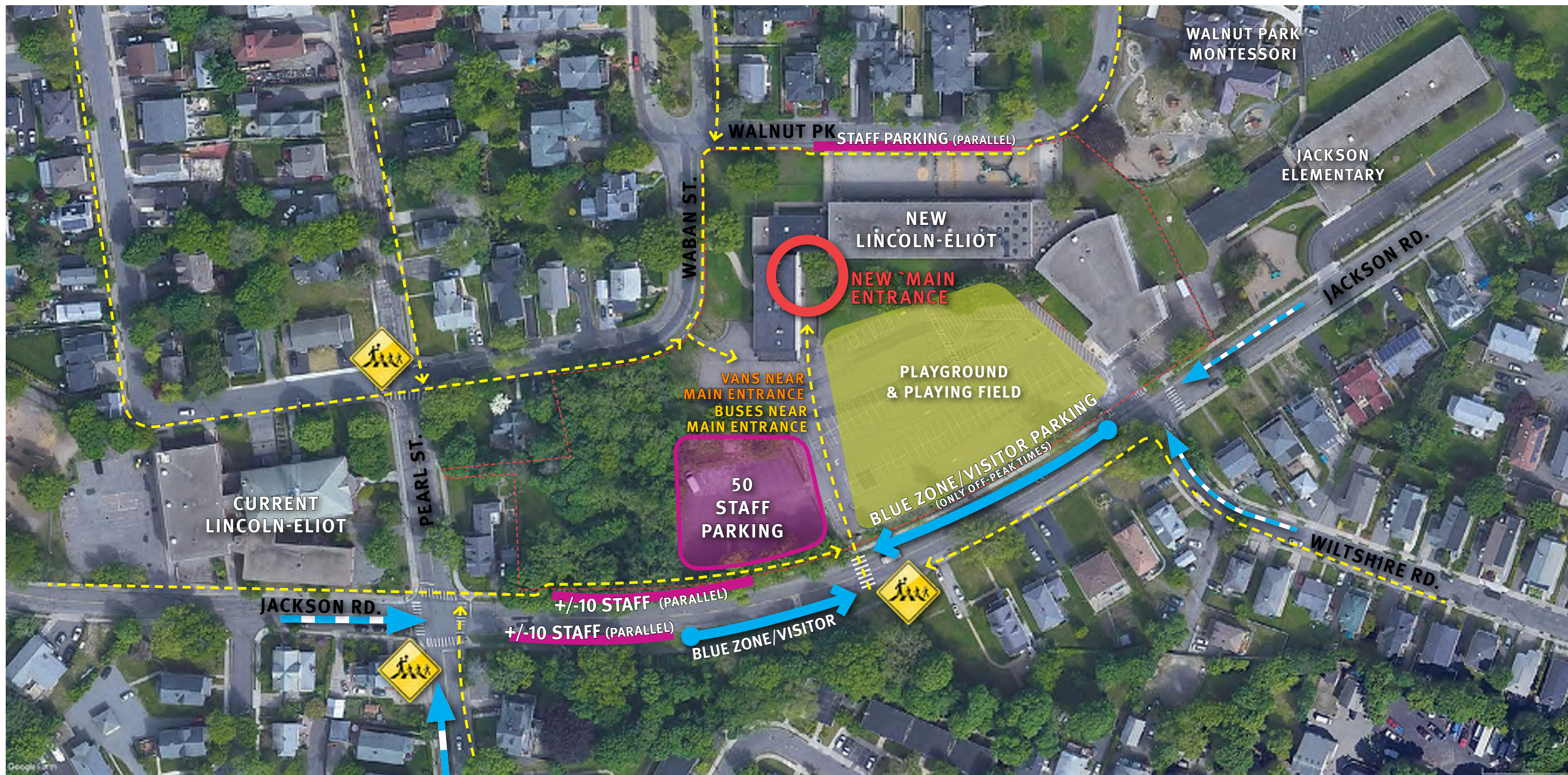


## PEDESTRIAN SAFE TRAVEL ROUTES & CROSSING GUARDS





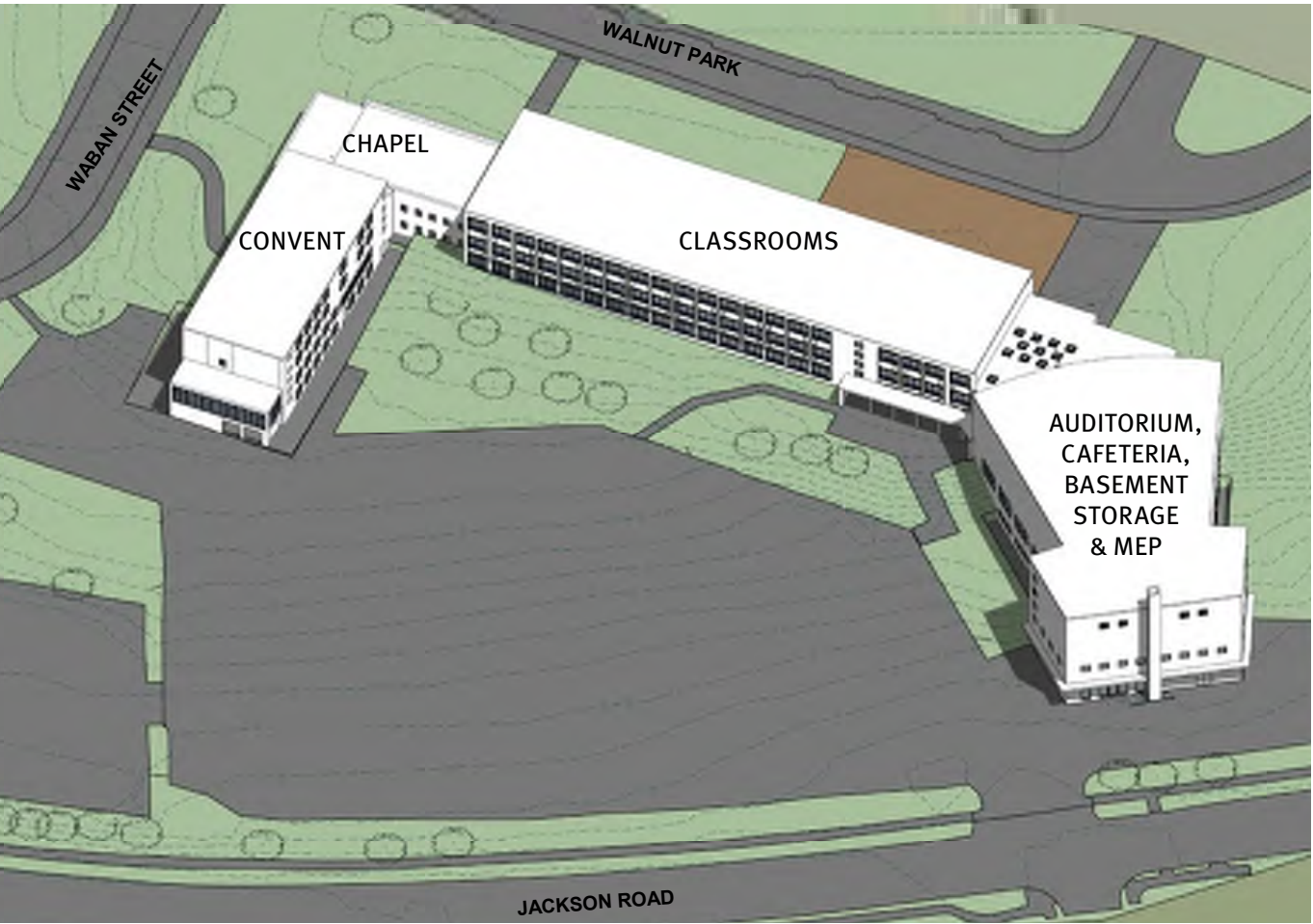
**PROPOSED STAFF & VISITOR PARKING**  
(ALL PARKING SHOULD BE ACTIVELY MANAGED TO AVOID CONFLICTS DURING PEAK DROP-OFF/PICK-UP PERIODS)





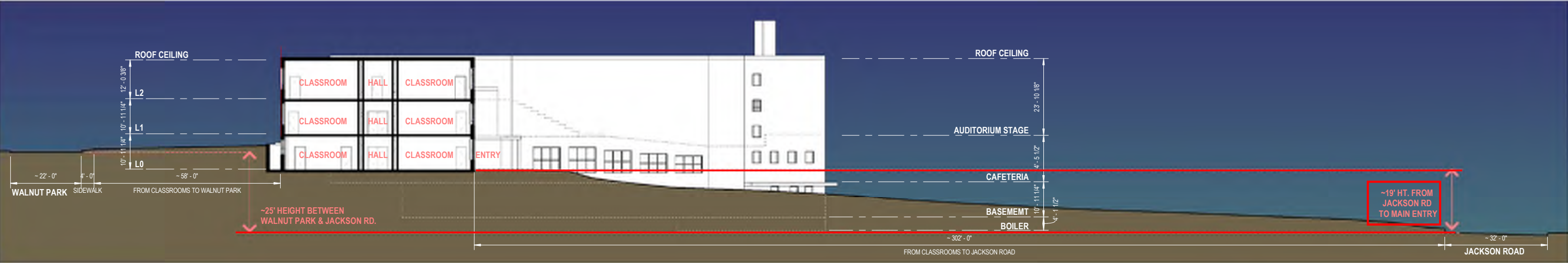
# EXISTING CONDITION

150 JACKSON ROAD / EXISTING CONDITIONS  
BUILDING AXONOMETRIC & WEST ELEVATION

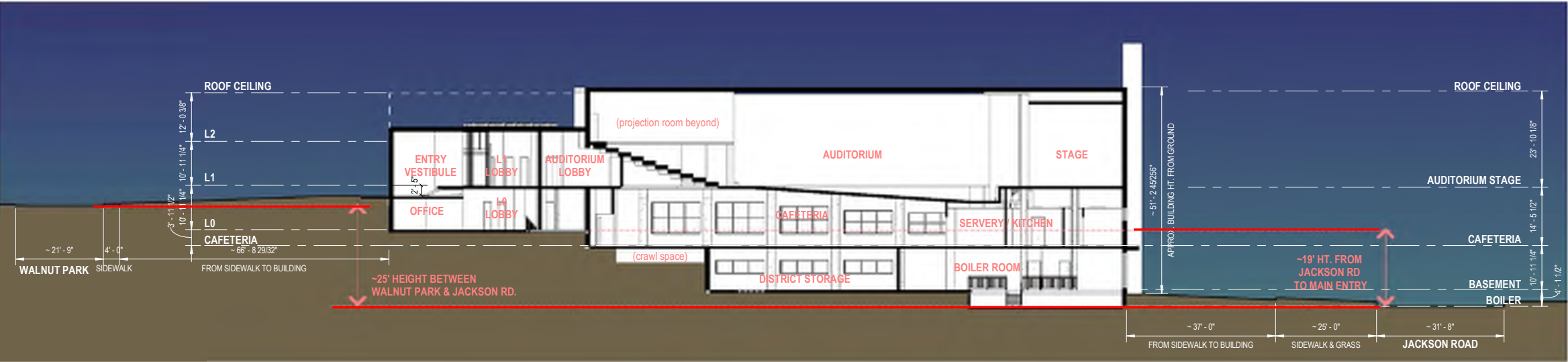


# 150 JACKSON ROAD / EXISTING CONDITIONS

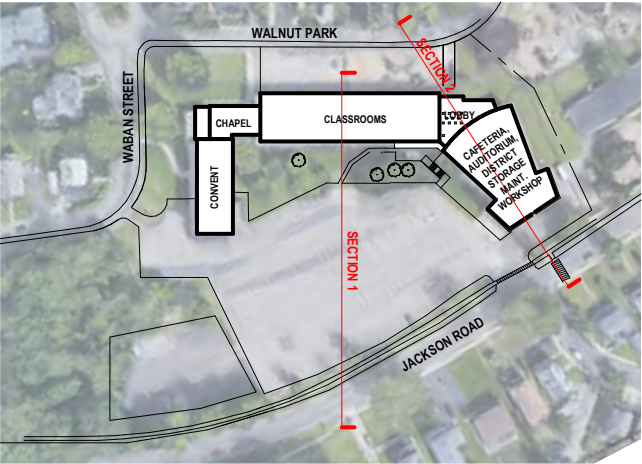
## SITE SECTIONS



1 SECTION THRU. CLASSROOMS  
1/16" = 1'-0"



2 SECTION THRU. BASEMENT / CAFETERIA / AUDITORIUM  
1/16" = 1'-0"

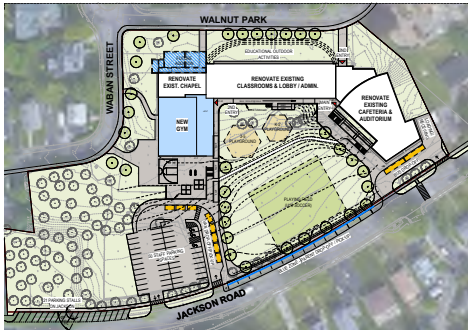




# DESIGN OPTIONS

# ADDITION/RENOVATION OPTIONS (PREVIOUSLY PRESENTED)

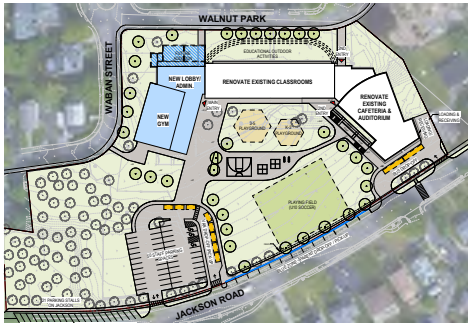
## DEMOLISH THE CONVENT



OPTION 1

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

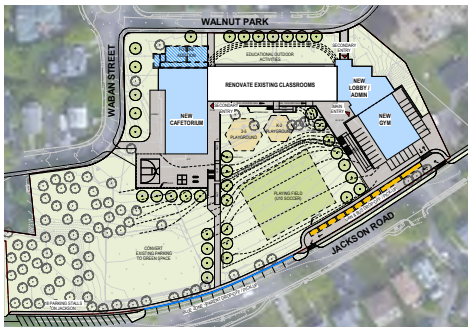
## DEMOLISH THE CONVENT & CHAPEL



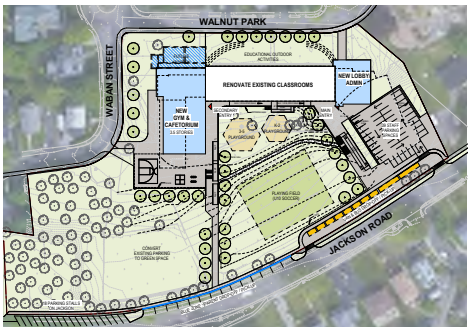
OPTION 2

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

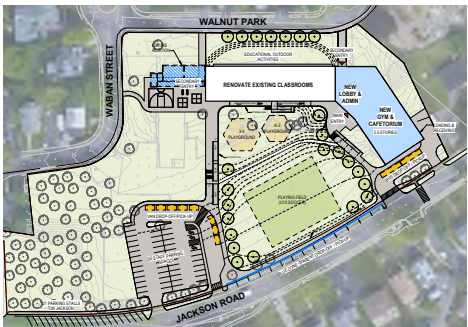
## DEMOLISH THE CONVENT, CHAPEL & AUDITORIUM/CAFETERIA/STORAGE



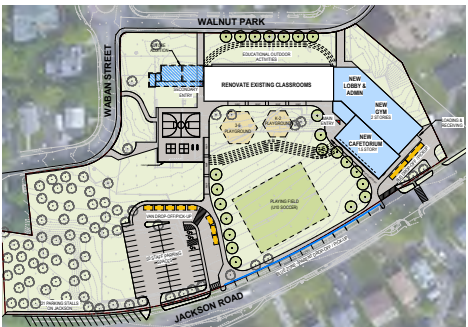
OPTION 3



OPTION 3.B



OPTION 3.C



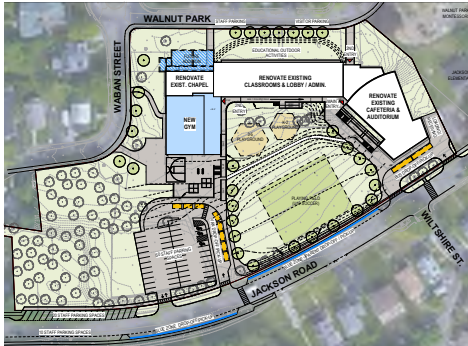
OPTION 3.D

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

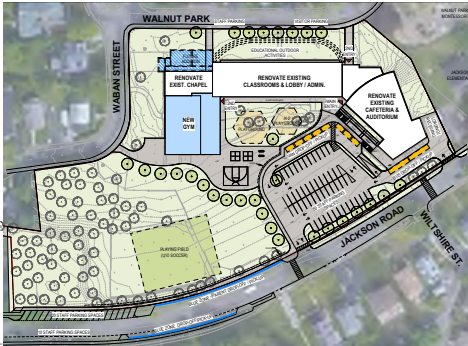


ADDITION/RENOVATION OPTIONS + UPDATED/NEW OPTIONS

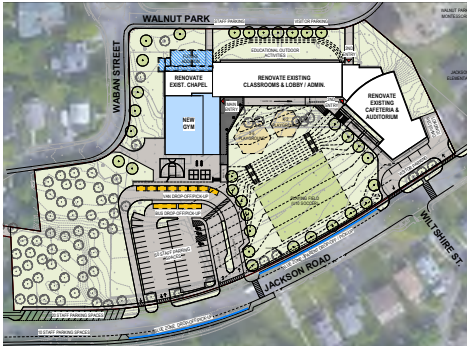
DEMOLISH THE CONVENT



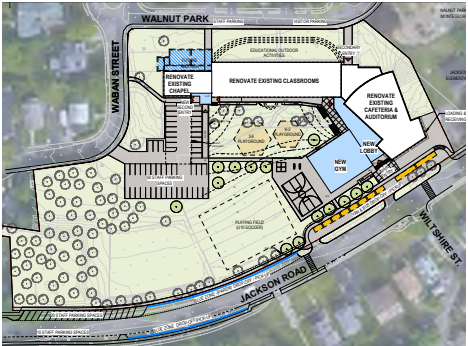
OPTION 1



OPTION 1 v2  
NEW



OPTION 1 v3  
NEW

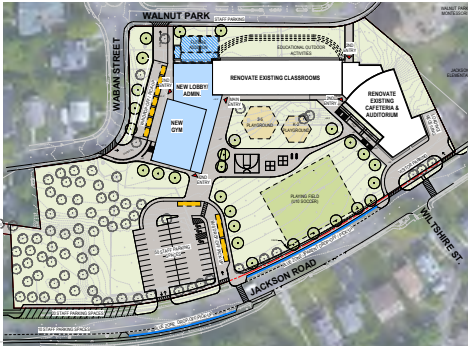


OPTION 1.B  
NEW

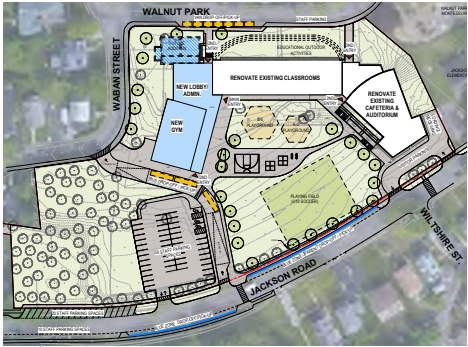
DEMOLISH THE CONVENT & CHAPEL



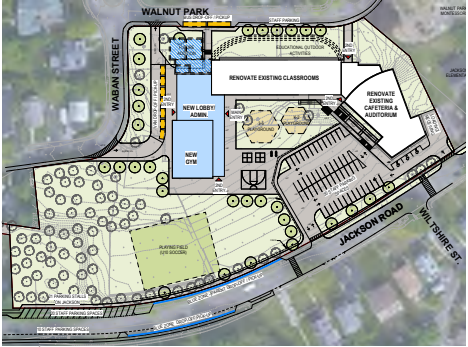
OPTION 2



OPTION 2.B  
NEW

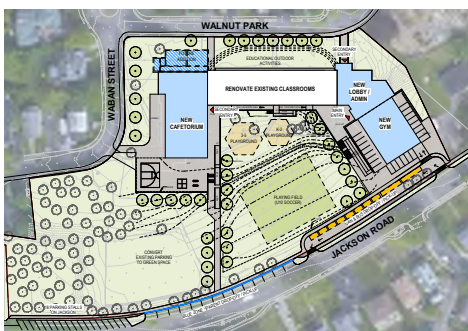


OPTION 2.C  
NEW

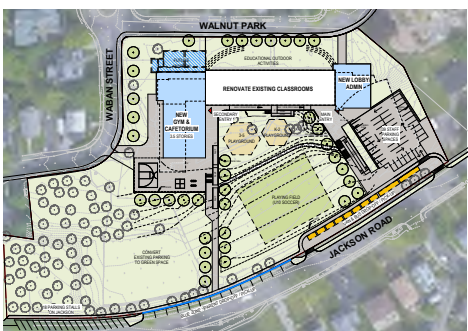


OPTION 2.D  
NEW

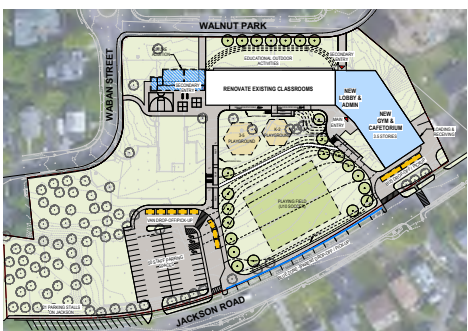
DEMOLISH THE CONVENT, CHAPEL & AUDITORIUM/CAFETERIA/STORAGE



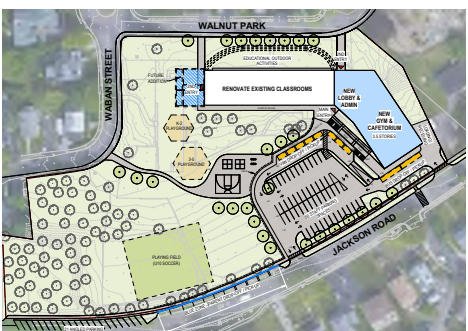
OPTION 3



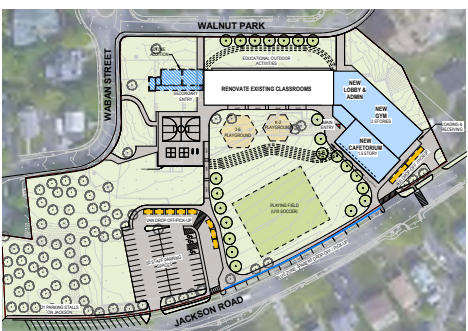
OPTION 3.B



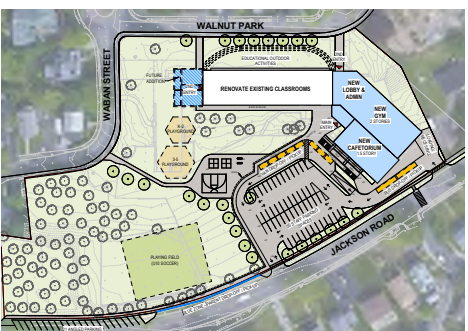
OPTION 3.C



OPTION 3.C v2  
NEW



OPTION 3.D



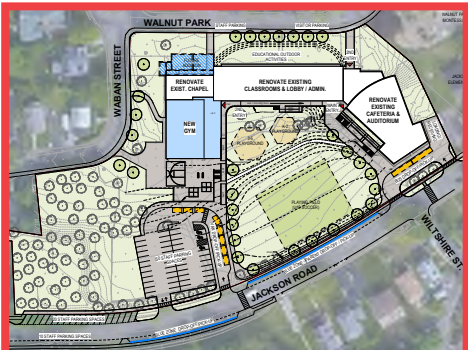
OPTION 3.D v2  
NEW

# CRITERIA MATRIX

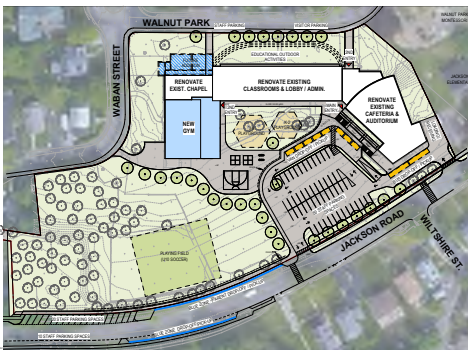


ADDITION/RENOVATION OPTIONS + UPDATED/NEW OPTIONS

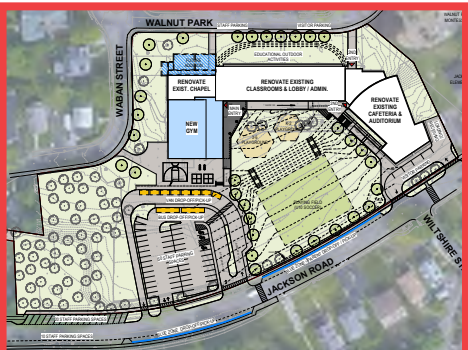
DEMOLISH THE CONVENT



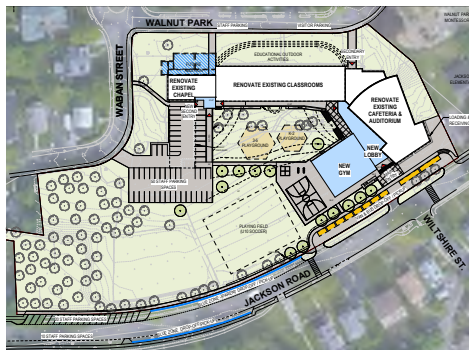
OPTION 1



OPTION 1 v2



OPTION 1 v3  
NEW

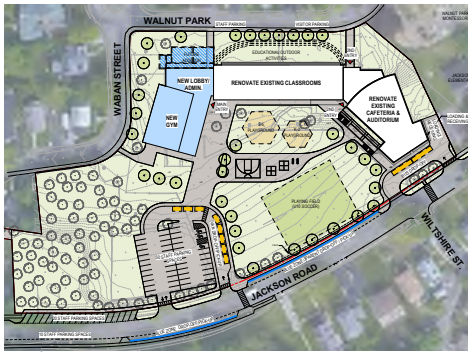


OPTION 1.B  
NEW

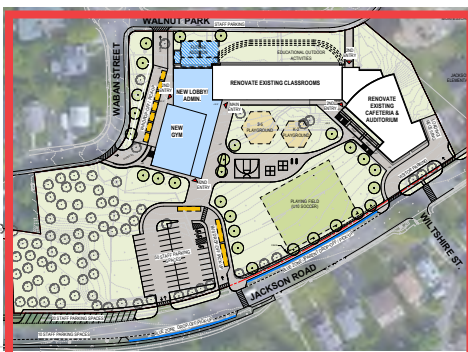
DESIGN OPTIONS WITH HIGHEST  
GRADE PER CRITERIA MATRIX:

- OPTION 1
- OPTION 1v3
- OPTION 2.B

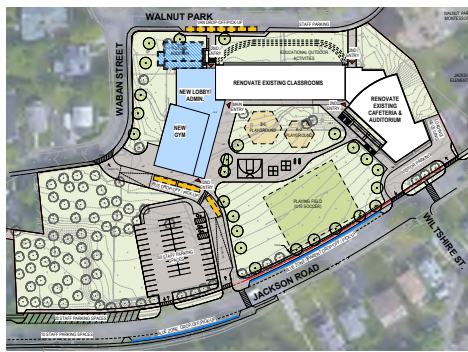
DEMOLISH THE CONVENT & CHAPEL



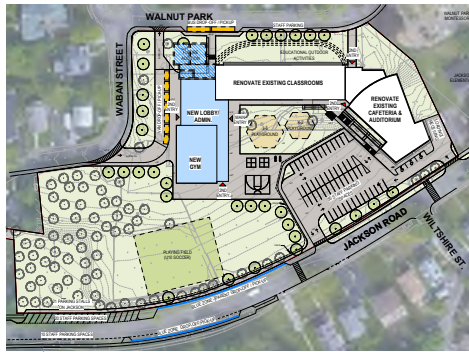
OPTION 2



OPTION 2.B  
NEW

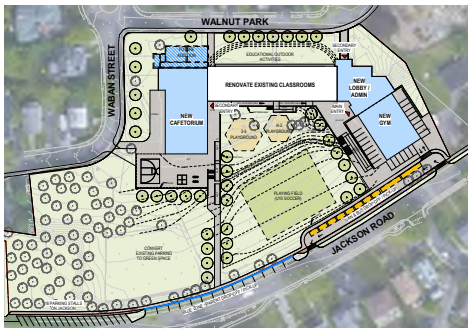


OPTION 2.C  
NEW

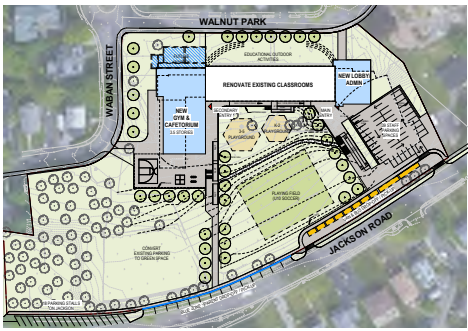


OPTION 2.D  
NEW

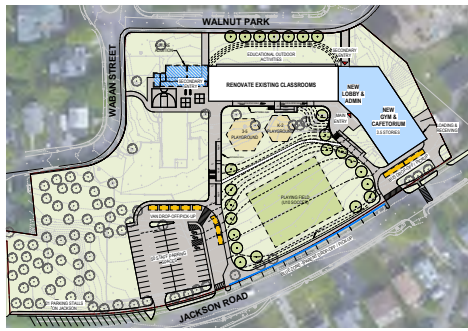
DEMOLISH THE CONVENT, CHAPEL & AUDITORIUM/CAFETERIA/STORAGE



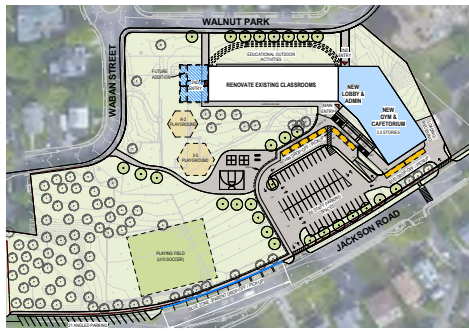
OPTION 3



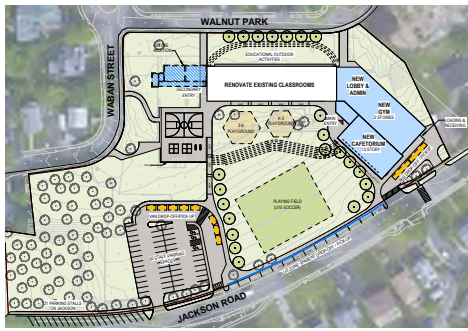
OPTION 3.B



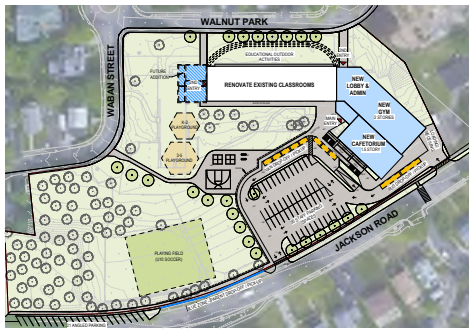
OPTION 3.C



OPTION 3.C v2  
NEW



OPTION 3.D



OPTION 3.D v2  
NEW
















































































































































































































































































CRITERIA MATRIX

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														
UPDATED 12/31/21	 Favorable	 Neutral	 Unfavorable	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.													
	ADDITION / RENOVATION DESIGN OPTIONS													
	ADD/RENO: Demo Convent				ADD/RENO: Demo Chapel & Convent				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
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														

CRITERIA MATRIX

DRAFT FOR REVIEW

LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA														
<div><div><div></div><div>Favorable</div></div><div><div></div><div>Neutral</div></div><div><div></div><div>Unfavorable</div></div></div>			YELLOW highlights cells are the new options with draft grades based on LESBC input											
UPDATED 12/31/21   														



## Q&A

### For Further Information:

- » [www.newtonma.gov/gov/building/capital\\_projects](http://www.newtonma.gov/gov/building/capital_projects)
- » [www.lincolneliot-necp-projects.com](http://www.lincolneliot-necp-projects.com)
- » Alejandro Valcarce, AIA, Deputy Commissioner Newton Public Buildings; [avalcarce@newtonma.gov](mailto:avalcarce@newtonma.gov)
- » Vivian Varbedian, Project Manager, Hill International; [vivianvarbedian@hillintl.com](mailto:vivianvarbedian@hillintl.com)





# SITE PLANS

ADDITION/RENOVATION OPTION 1



<b>RENOVATION:</b>	
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

<b>ADDITION:</b>	
GYMNASIUM:	6,300 SF
CLASSROOMS / ADMIN /	
GROSS AREAS:	5,440 SF

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

<b>DEMOLITION:</b>	
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  
20-CAR BLUE ZONE/ VISITOR PARKING



ADDITION/RENOVATION OPTION 1 v2

NEW OPTION

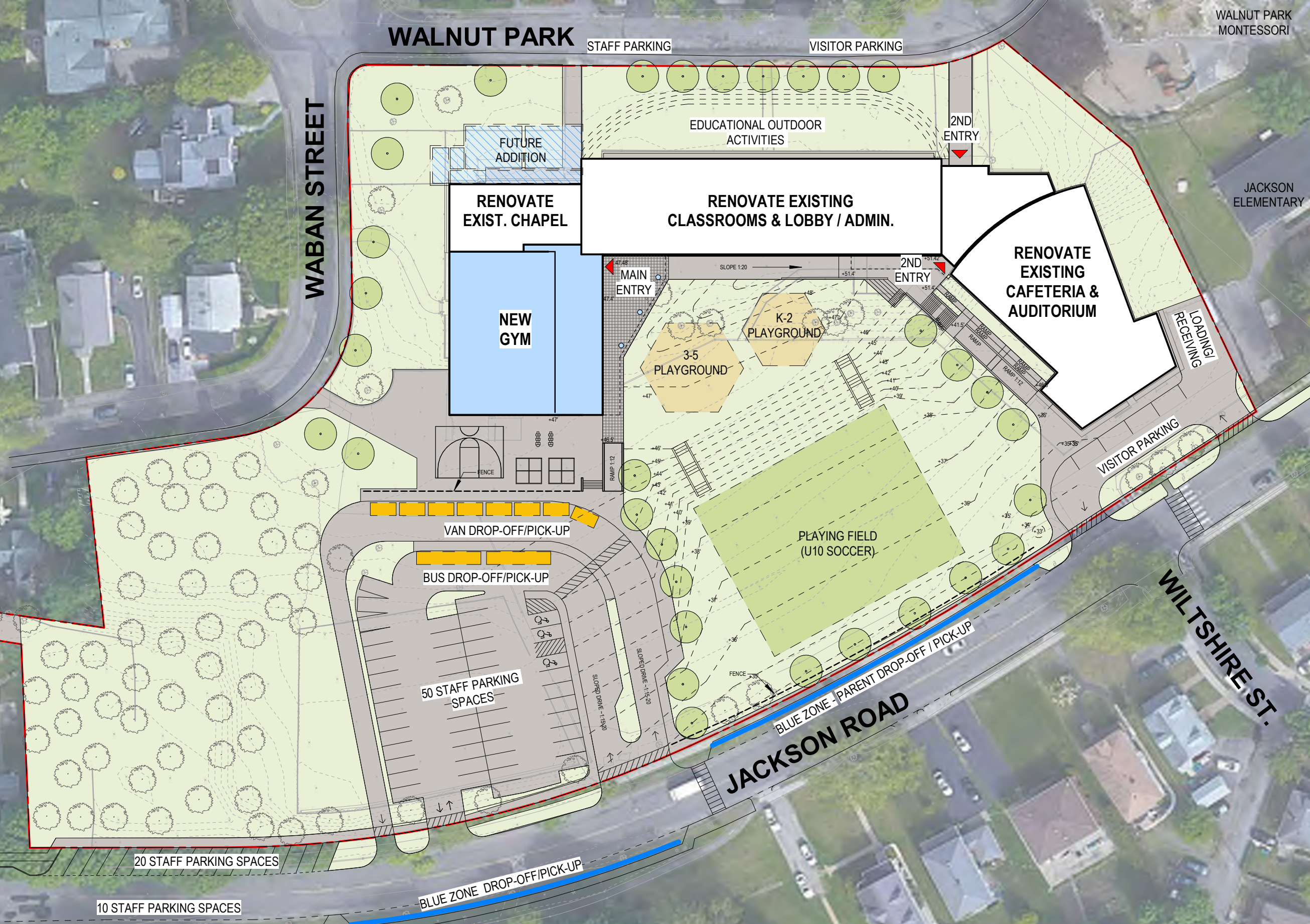


<b>RENOVATION:</b>	
CLASSROOMS:	40,545 SF
CHAPEL:	6,703 SF
CAFETERIA / KITCHEN:	13,453 SF
AUDITORIUM/ PROJ. RM.:	14,487 SF
BASEMENT (STOR./MEP):	8,069 SF
<b>ADDITION:</b>	
GYMNASIUM:	6,300 SF
CLASSROOMS / ADMIN / GROSS AREAS:	5,440 SF
<b>TOTAL GROSS AREA:</b>	
~94,956 SF	
<b>DEMOLITION:</b>	
CONVENT:	19,095 SF
<b>SITE IMPROVEMENTS</b>	
~129,000 SF	
<b>PARKING</b>	
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 1 v3

NEW OPTION



<b>RENOVATION:</b>	
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

<b>ADDITION:</b>	
GYMNASIUM:	6,300 SF
CLASSROOMS / ADMIN /	
GROSS AREAS:	5,440 SF

TOTAL GROSS AREA: ~94,956 SF

<b>DEMOLITION:</b>	
CONVENT:	19,095 SF

SITE IMPROVEMENTS ~129,000 SF

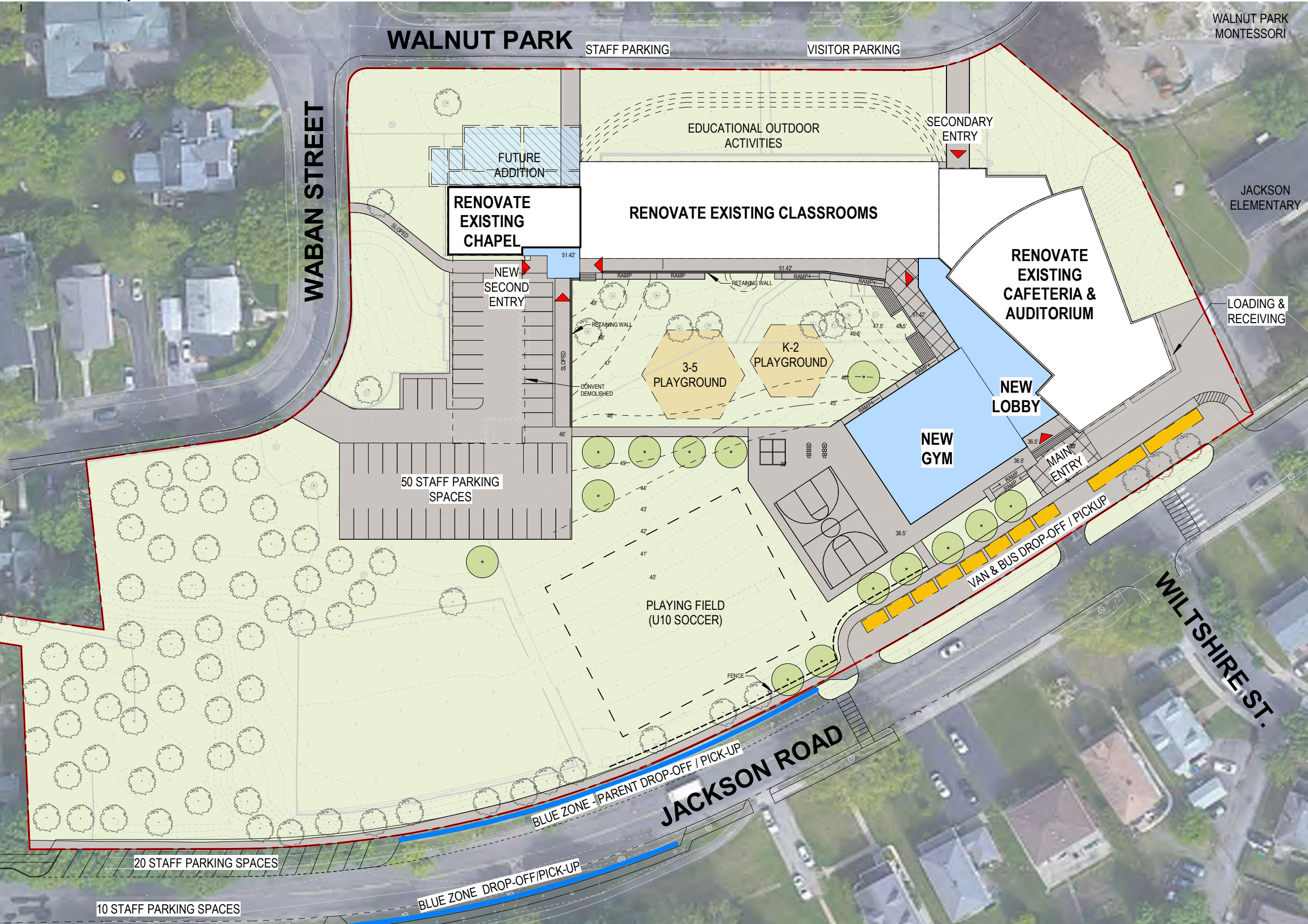
**PARKING**  
ZONING REQUIRES 1 PER STAFF

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



ADDITION/RENOVATION OPTION 1.B

NEW OPTION



<b>RENOVATION:</b>	
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

<b>ADDITION:</b>	
GYMNASIUM:	6,300 SF
CLASSROOMS / ADMIN / GROSS AREAS:	5,440 SF

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

<b>DEMOLITION:</b>	
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)



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:	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  
20-CAR BLUE ZONE/ VISITOR PARKING



ADDITION/RENOVATION OPTION 2B

NEW OPTION



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

<b>ADDITION:</b>	
GYMNASIUM:	6,300 SF
CLASSROOMS / ADMIN / GROSS AREAS:	13,055 SF

**TOTAL GROSS AREA:** ~95,868 SF

<b>DEMOLITION:</b>	
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



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

<b>ADDITION:</b>	
GYMNASIUM:	6,300 SF
CLASSROOMS / ADMIN / GROSS AREAS:	13,055 SF

**TOTAL GROSS AREA:** ~95,868 SF

<b>DEMOLITION:</b>	
CONVENT, CHAPEL:	25,789 SF

**SITE IMPROVEMENTS** ~129,000 SF

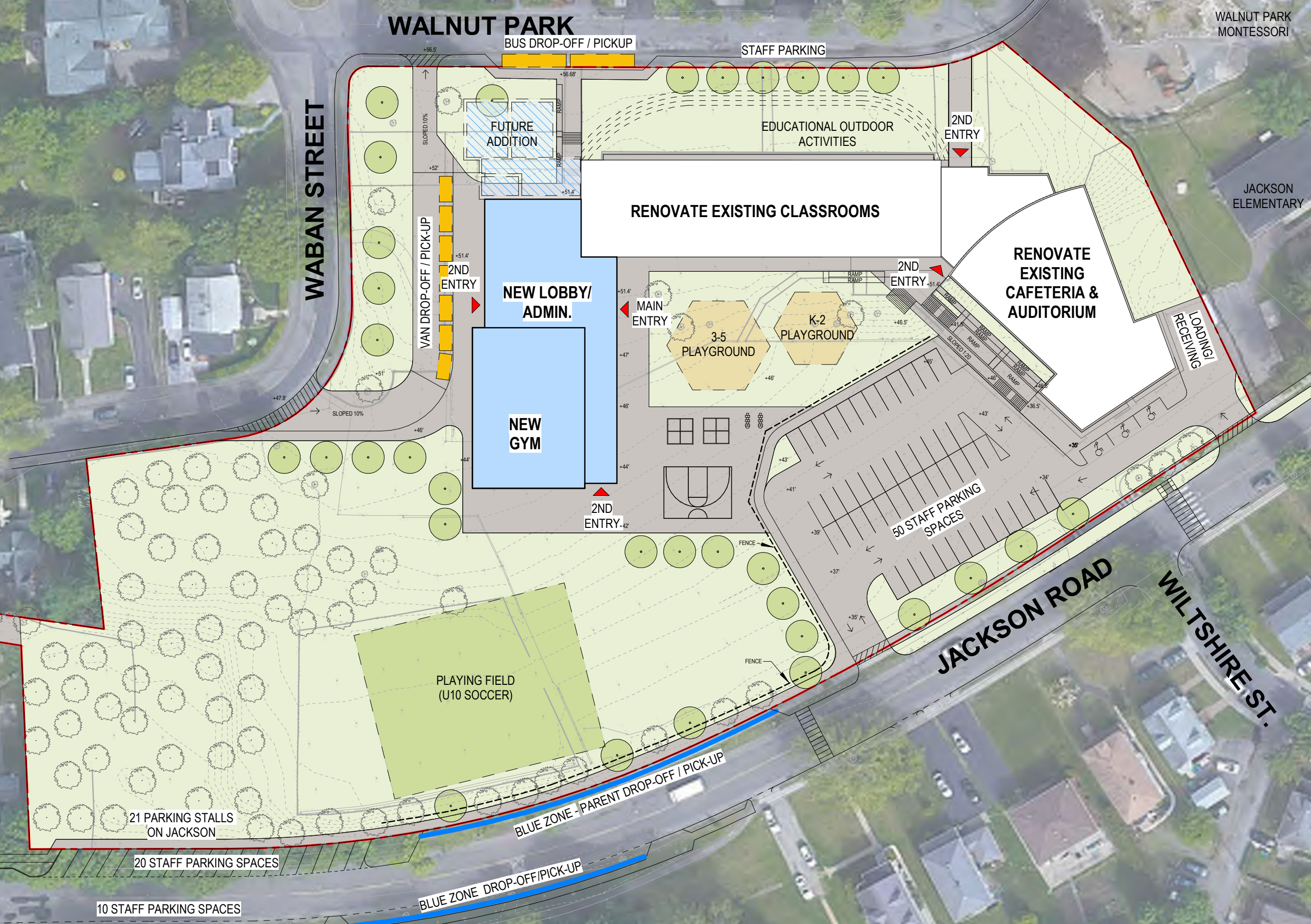
**PARKING**  
ZONING REQUIRES 1 PER STAFF

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



ADDITION/RENOVATION OPTION 2D

NEW OPTION



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

<b>ADDITION:</b>	
GYMNASIUM:	6,300 SF
CLASSROOMS / ADMIN / GROSS AREAS:	13,055 SF

**TOTAL GROSS AREA:** ~95,868 SF

<b>DEMOLITION:</b>	
CONVENT, CHAPEL:	25,789 SF

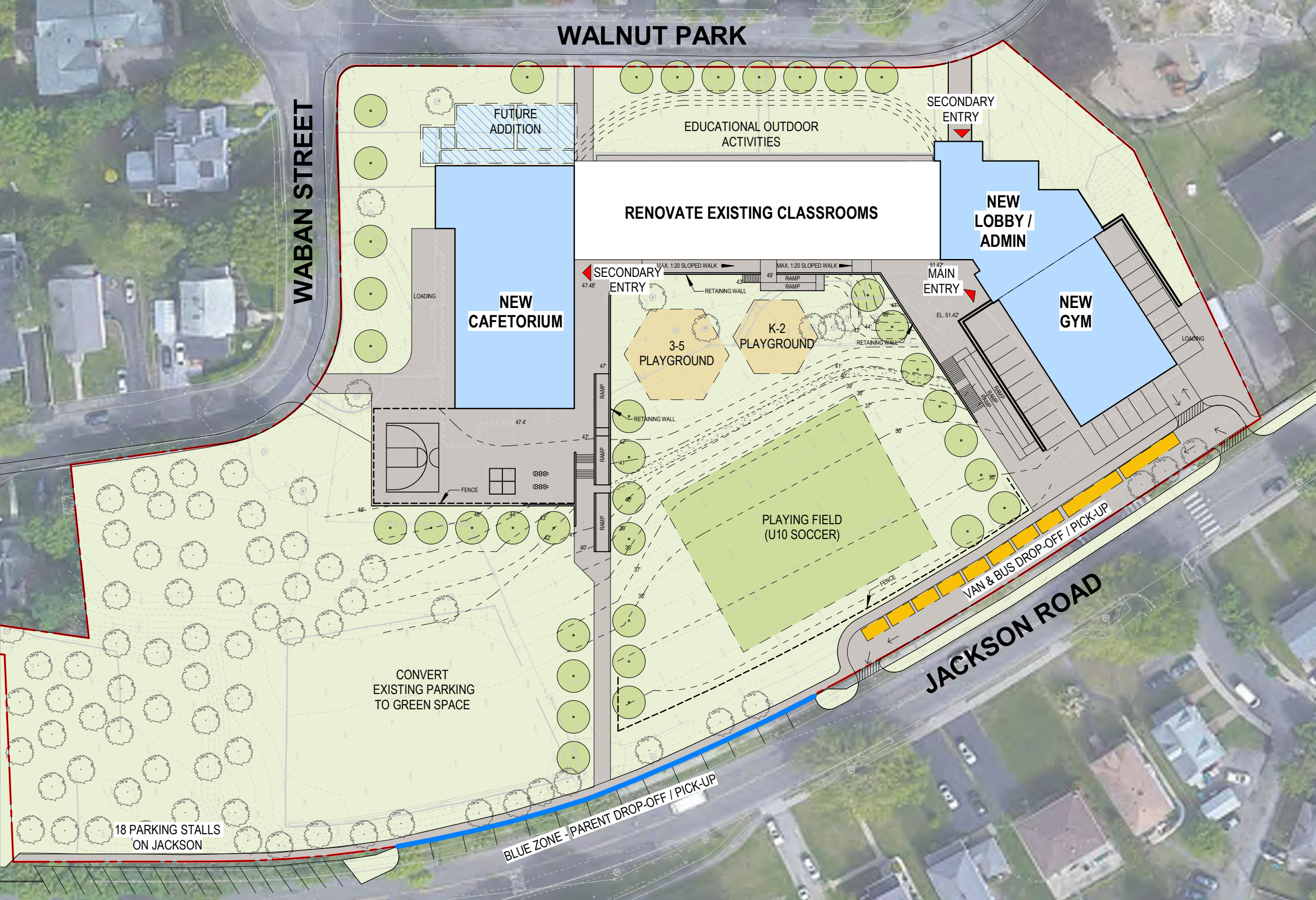
**SITE IMPROVEMENTS** ~129,000 SF

**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  
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)

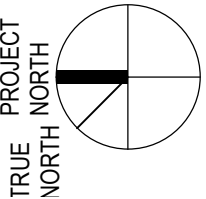
1 SITE PLAN - ADD/RENO #3

1" = 60'-0"

ARROW STREET

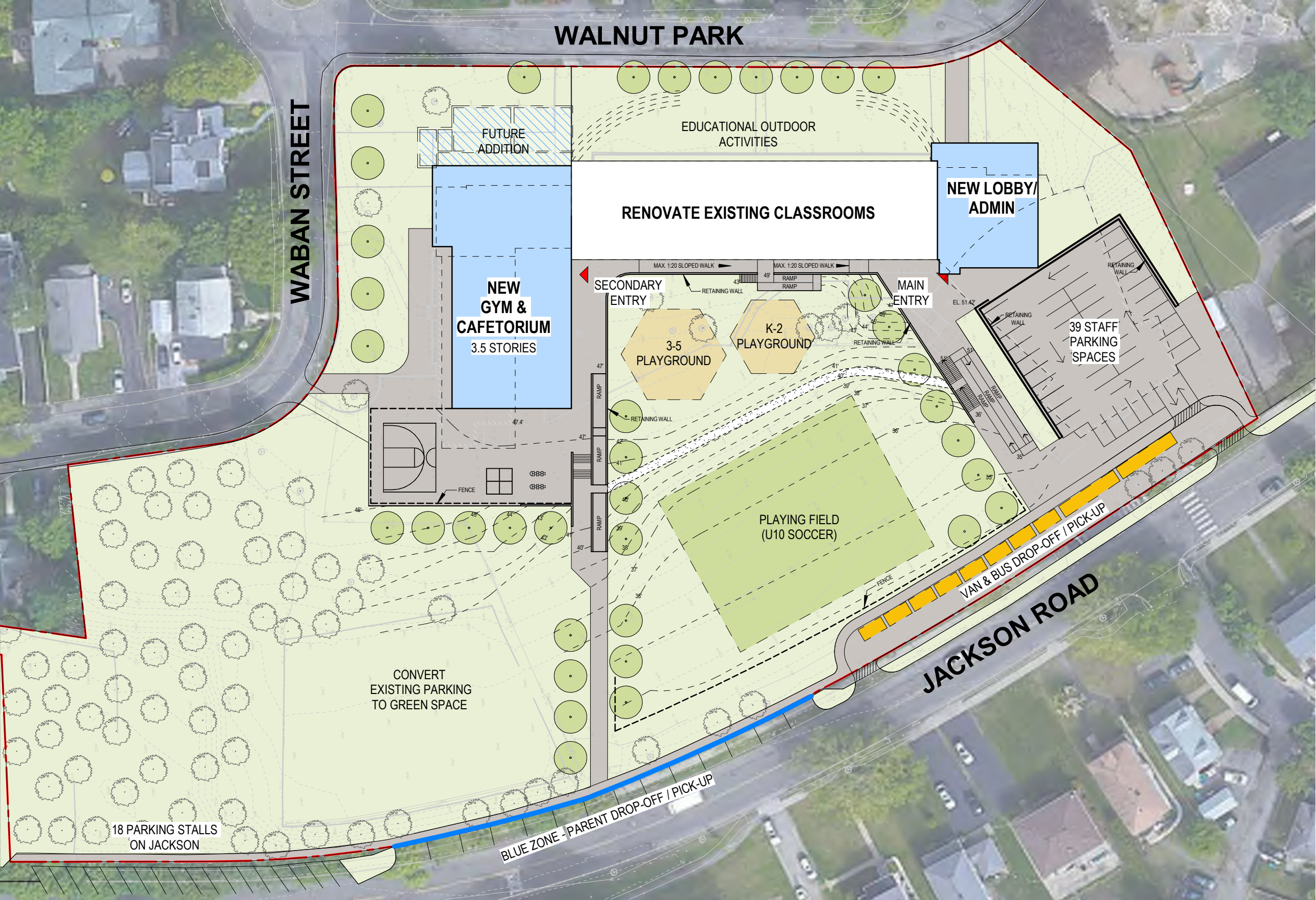
NEWTON MA / LINCOLN-ELIOT ELEMENTARY SCHOOL

SCHOOL COMMITTEE MEETING / 10 JANUARY 2022 / 30



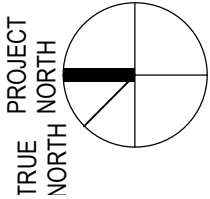


ADDITION/RENOVATION OPTION 3B



1 SITE PLAN - ADD/RENO #3.B

1" = 60'-0"





ADDITION/RENOVATION OPTION 3C



**RENOVATION:**  
CLASSROOMS: 40,545 SF

**ADDITION:**  
GYMNASIUM: 6,300 SF  
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

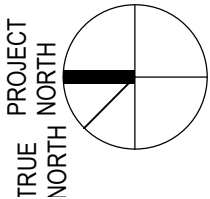
1 SITE PLAN - ADD/RENO #3.C

1" = 60'-0"

ARROW STREET

NEWTON MA / LINCOLN-ELIOT ELEMENTARY SCHOOL

SCHOOL COMMITTEE MEETING / 10 JANUARY 2022 / 32





ADDITION/RENOVATION OPTION 3C v2

NEW OPTION



<b>RENOVATION:</b>	
CLASSROOMS:	40,545 SF
<b>ADDITION:</b>	
GYMNASIUM:	6,300 SF
CAFETORIUM:	6,500 SF
CLASSROOMS / ADMIN /	
GROSS AREAS:	22,700 SF

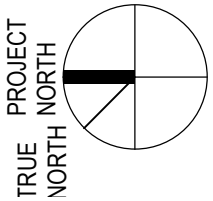
TOTAL GROSS AREA: ~76,045 SF

<b>DEMOLITION:</b>	
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

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



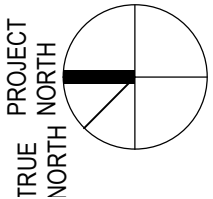


ADDITION/RENOVATION OPTION 3D



1 SITE PLAN - ADD/RENO #3.D

1" = 60'-0"





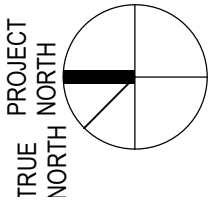
ADDITION/RENOVATION OPTION 3D v2 **NEW OPTION**



<b>RENOVATION:</b>	
CLASSROOMS:	40,545 SF
<b>ADDITION:</b>	
GYMNASIUM:	6,300 SF
CAFETERIUM:	6,500 SF
CLASSROOMS / ADMIN /	
GROSS AREAS:	22,700 SF
<hr/>	
<b>TOTAL GROSS AREA:</b>	<b>~76,045 SF</b>
<b>DEMOLITION:</b>	
CONVENT, CHAPEL	
CAFETERIA, AUDITORIUM:	61,807 SF
<hr/>	
<b>SITE IMPROVEMENTS</b>	<b>~129,000 SF</b>
<hr/>	
<b>PARKING</b>	
ZONING REQUIRES 1 PER STAFF	
50 PARKING SPACES	
2 BUS PARKING (40' BUS)	
8 VAN PARKING	
14-CAR BLUE ZONE/ VISITOR PARKING	

1 SITE PLAN - ADD/RENO #3.D v2

1" = 60'-0"

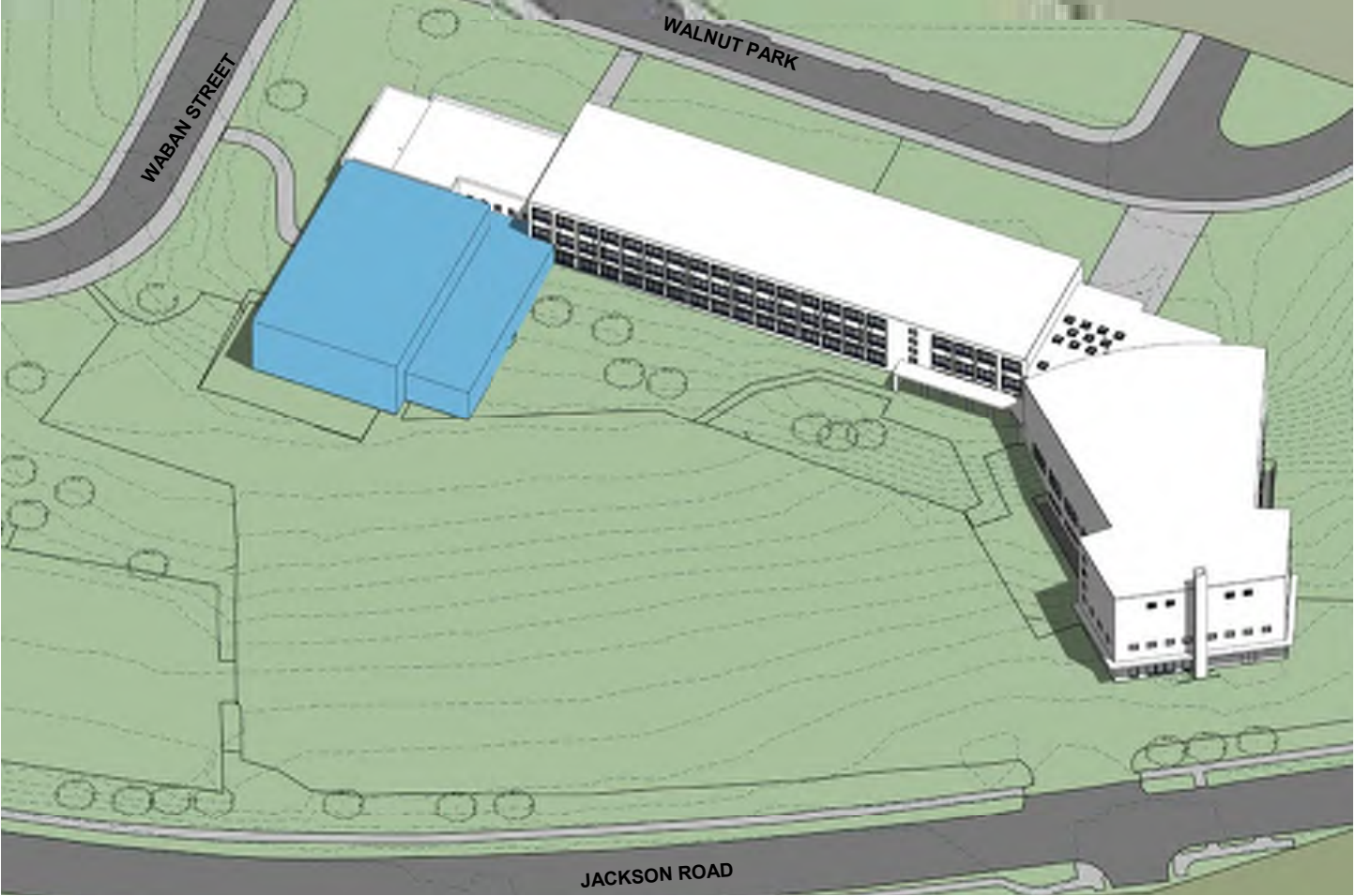




# BUILDING MASSING DIAGRAMS

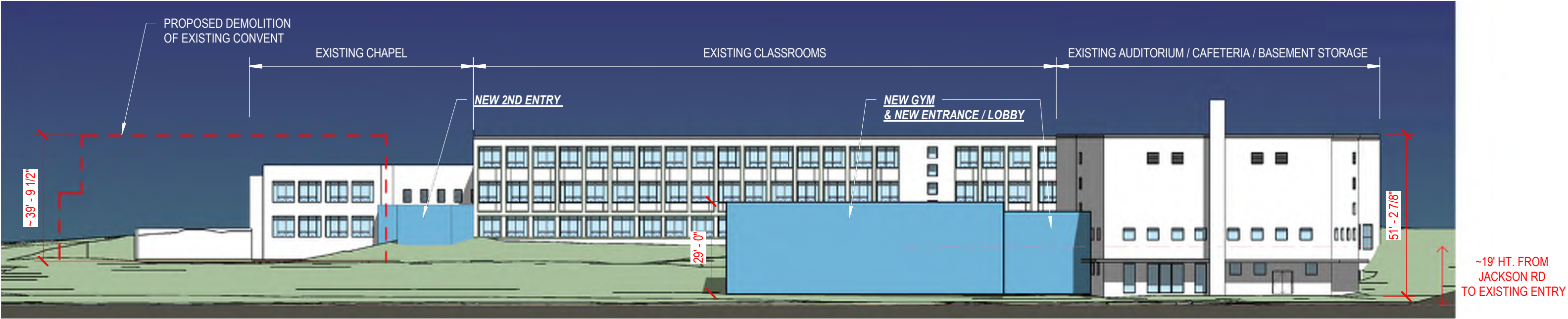
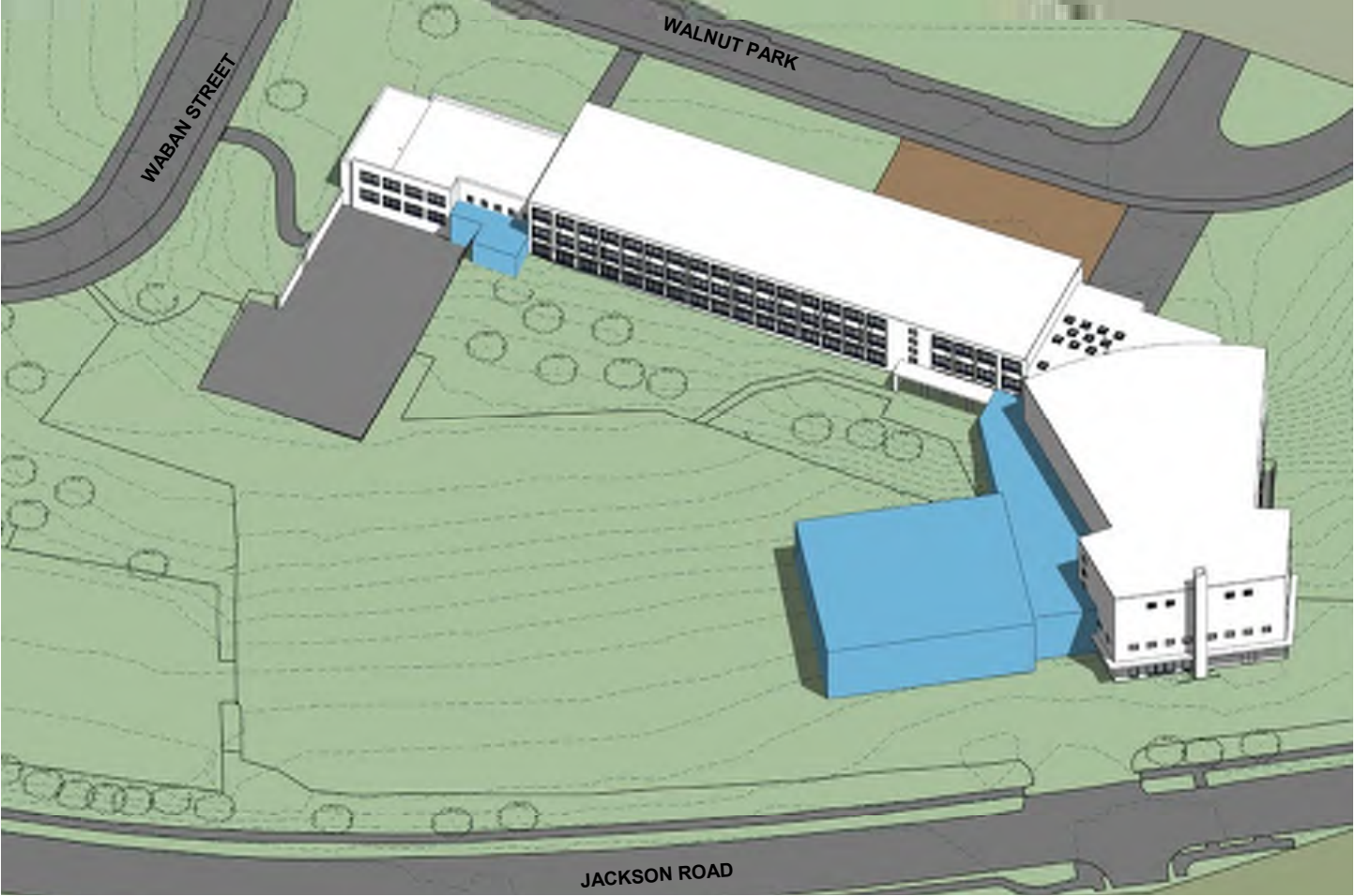


ADDITION/RENOVATION OPTIONS 1, 1 v2, 1 v3  
BUILDING AXONOMETRIC & WEST ELEVATION



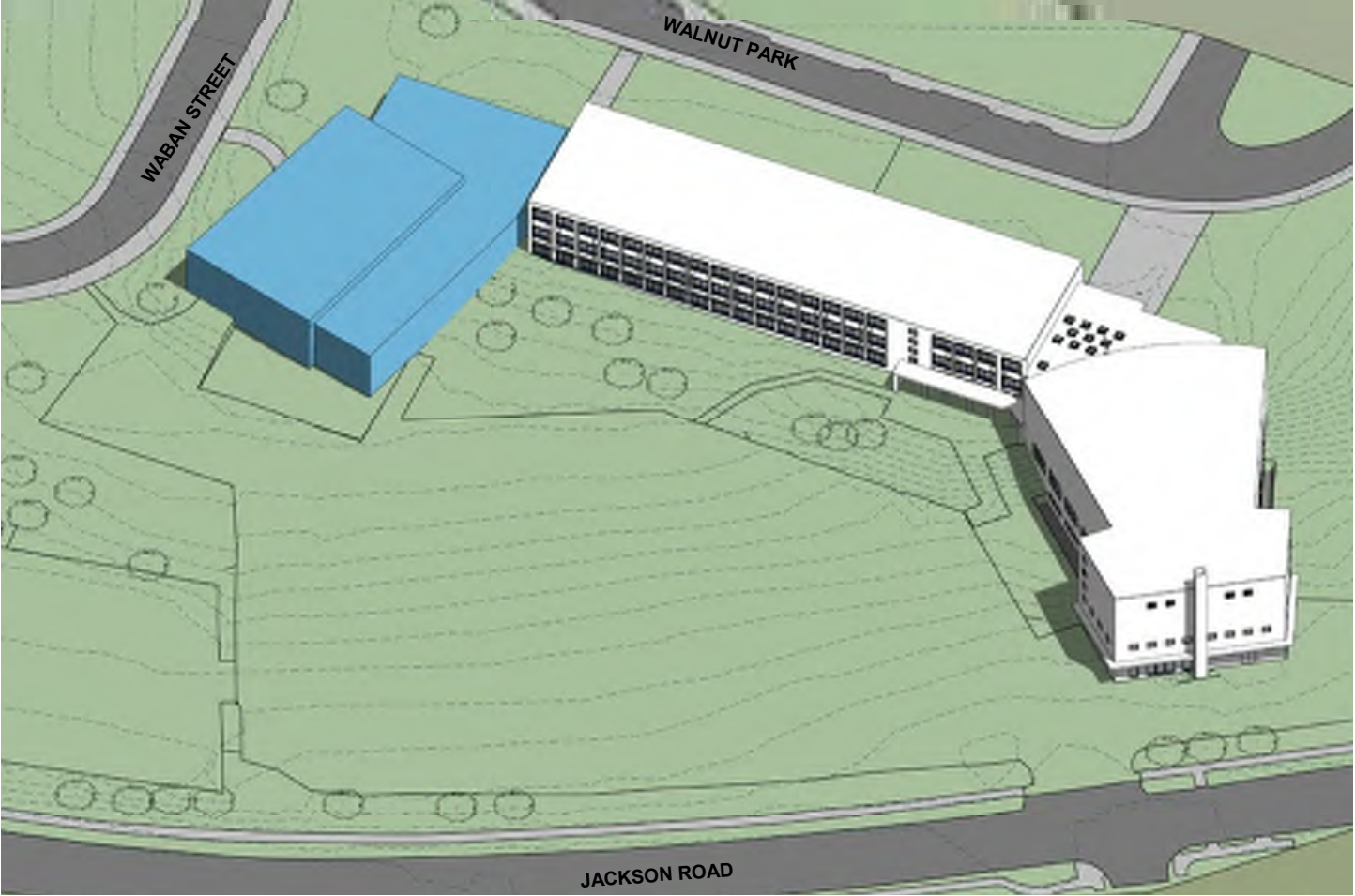


**NEW OPTION**  
**ADDITION/RENOVATION OPTION 1.B**  
BUILDING AXONOMETRIC & WEST ELEVATION



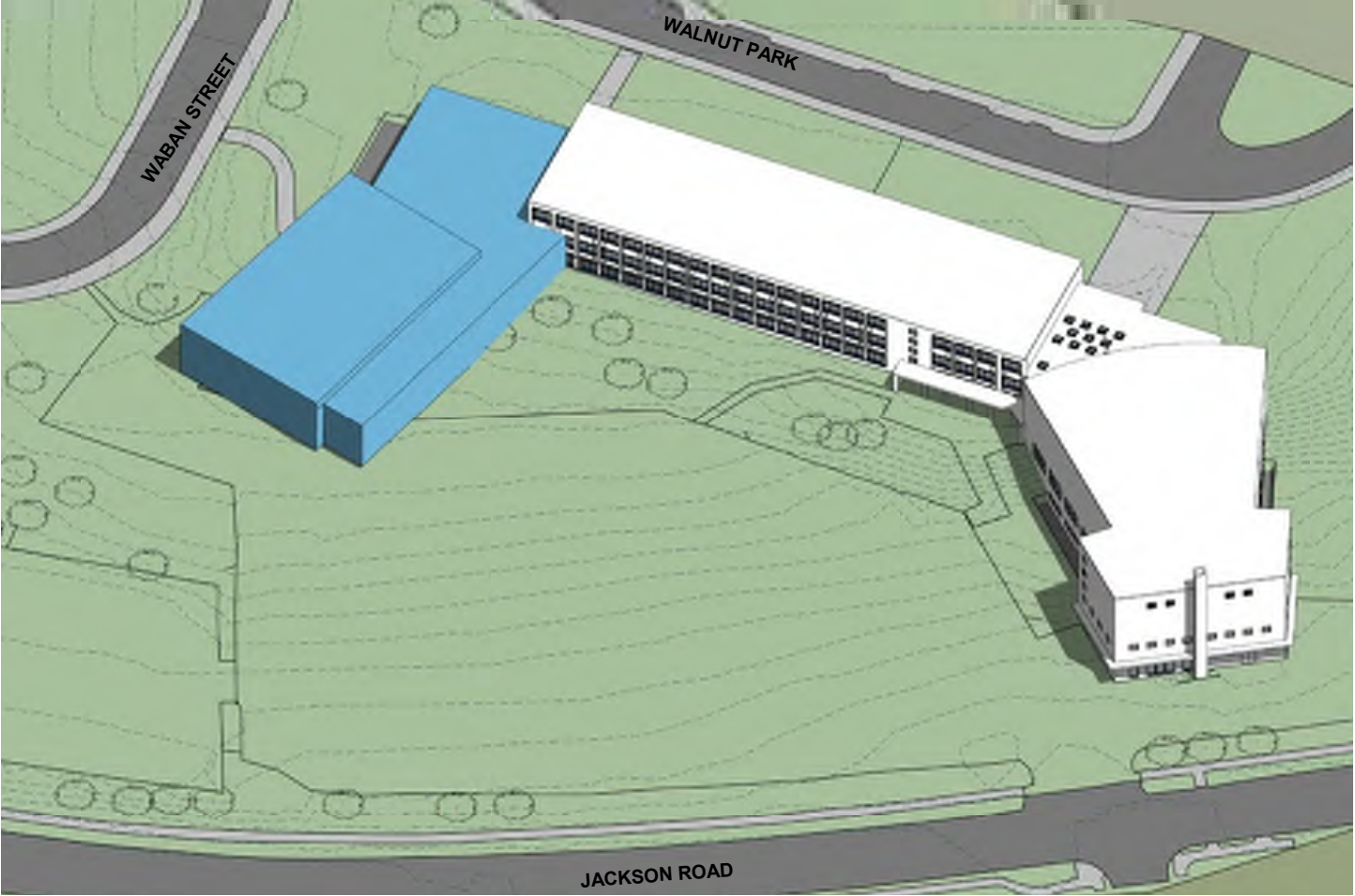


ADDITION/RENOVATION OPTION 2  
BUILDING AXONOMETRIC & WEST ELEVATION



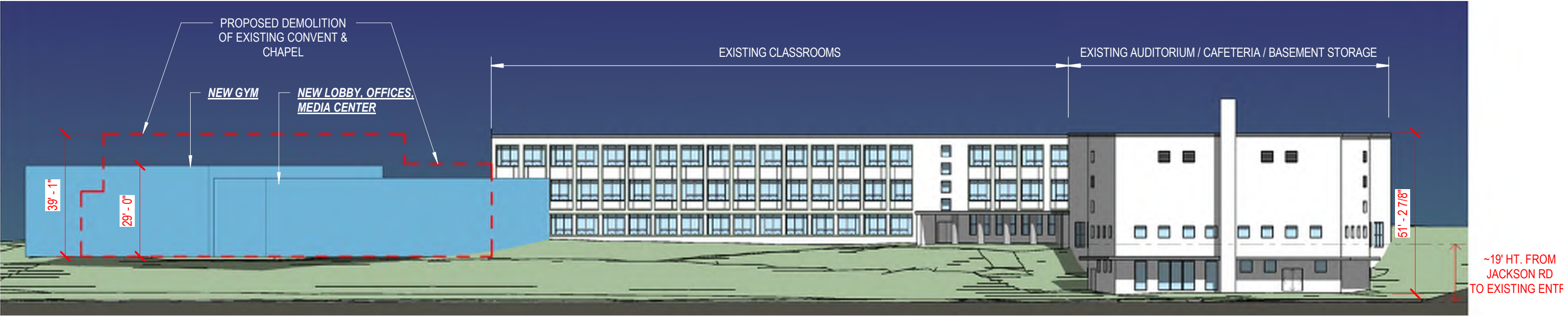
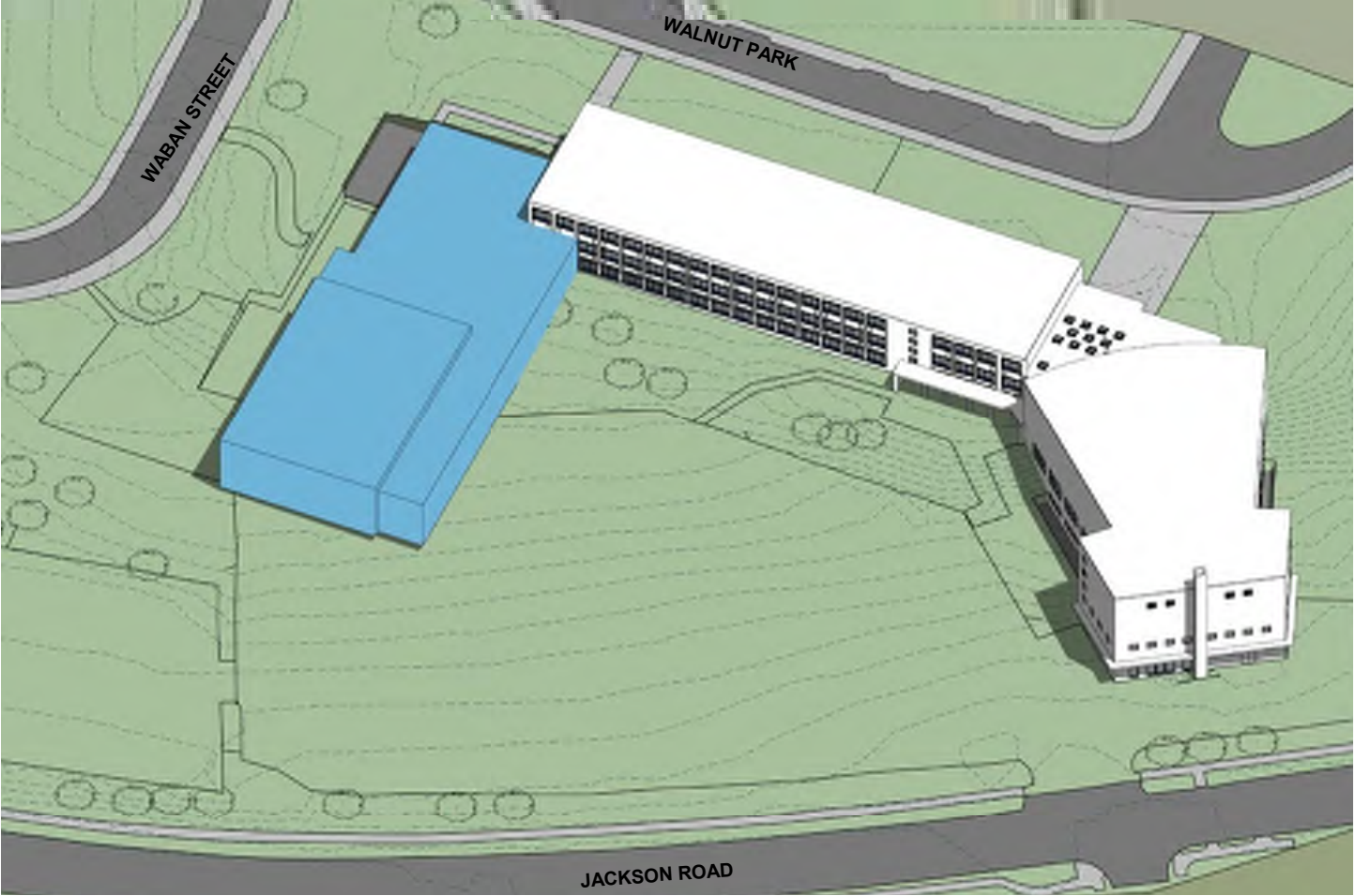


**NEW OPTION**  
**ADDITION/RENOVATION OPTIONS 2B & 2C**  
BUILDING AXONOMETRIC & WEST ELEVATION



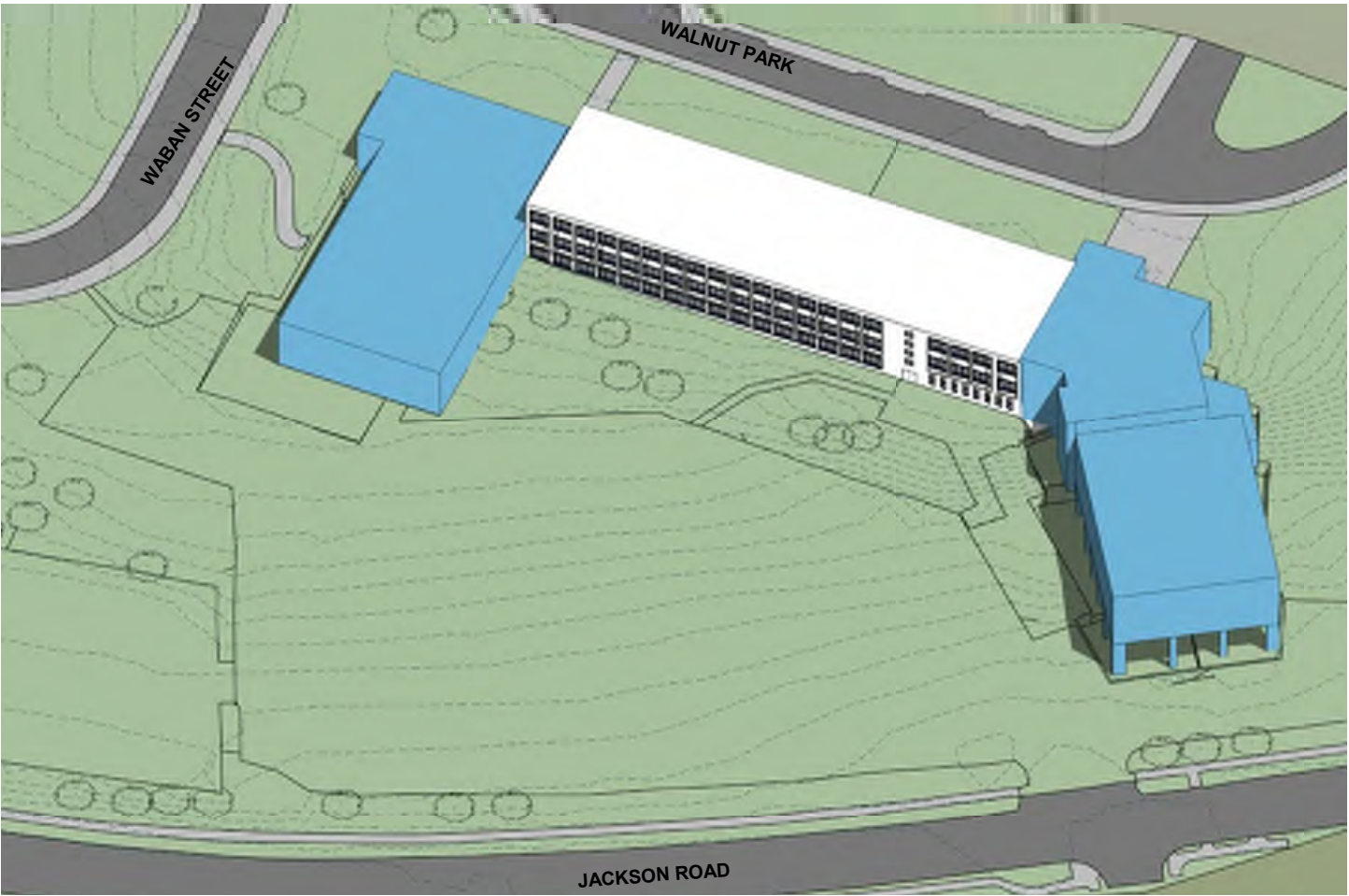


**NEW OPTION**  
**ADDITION/RENOVATION OPTION 2D**  
BUILDING AXONOMETRIC & WEST ELEVATION



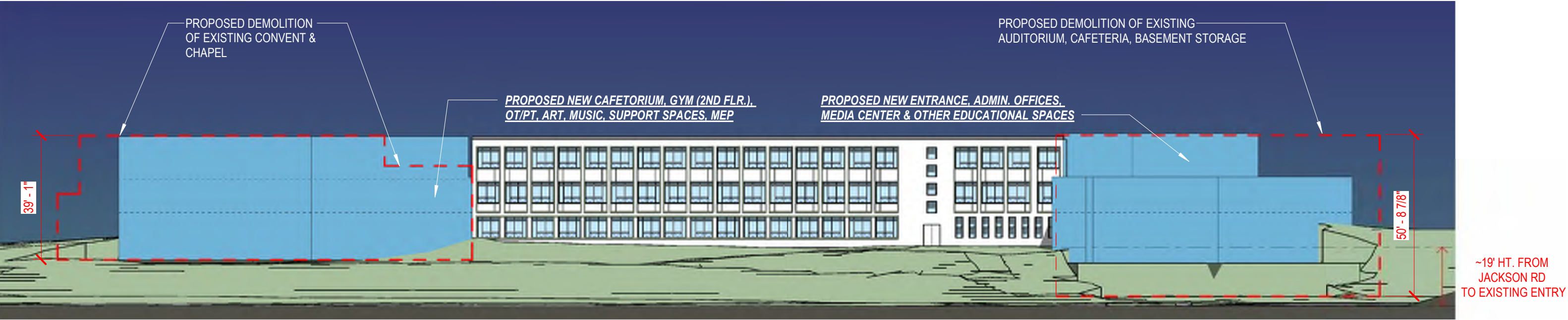
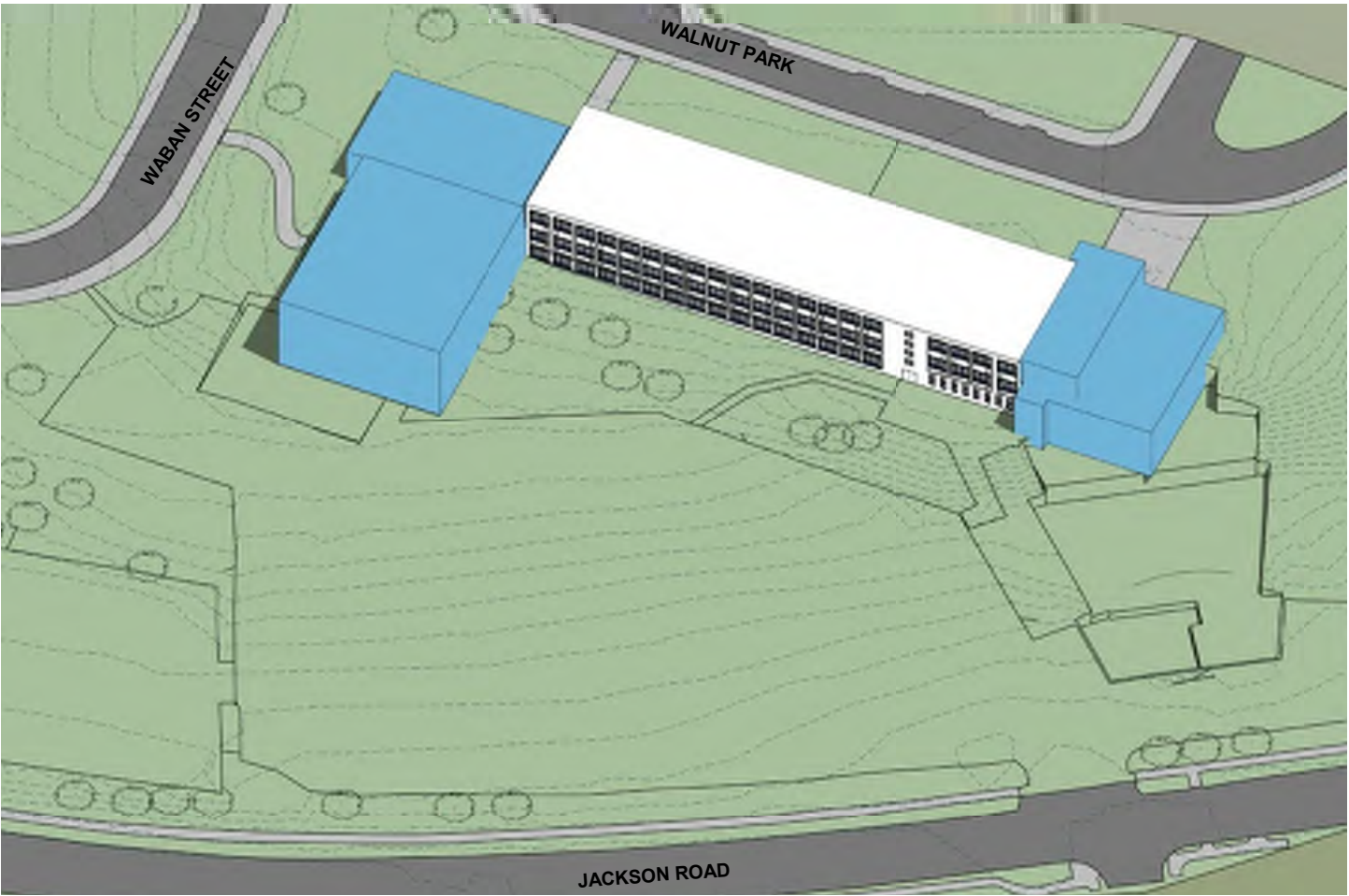


ADDITION/RENOVATION OPTION 3  
BUILDING AXONOMETRIC & WEST ELEVATION



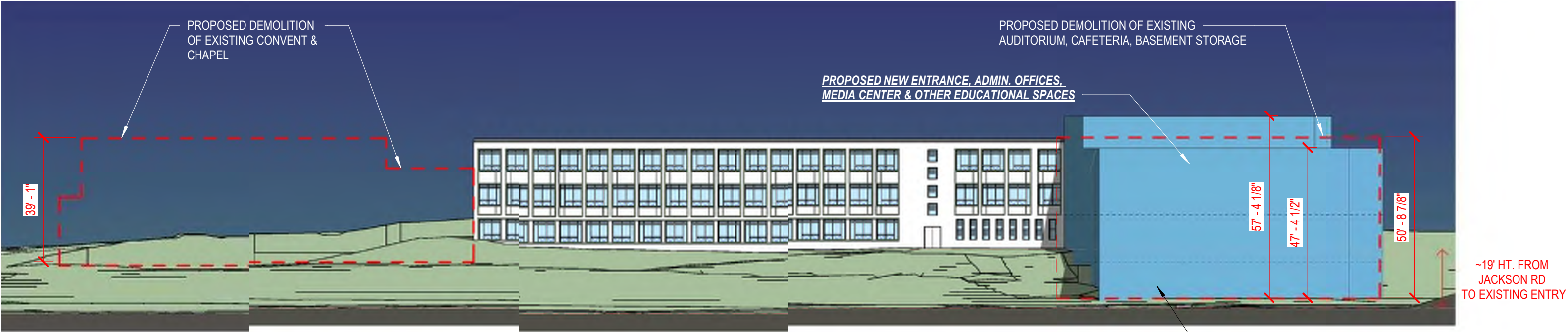
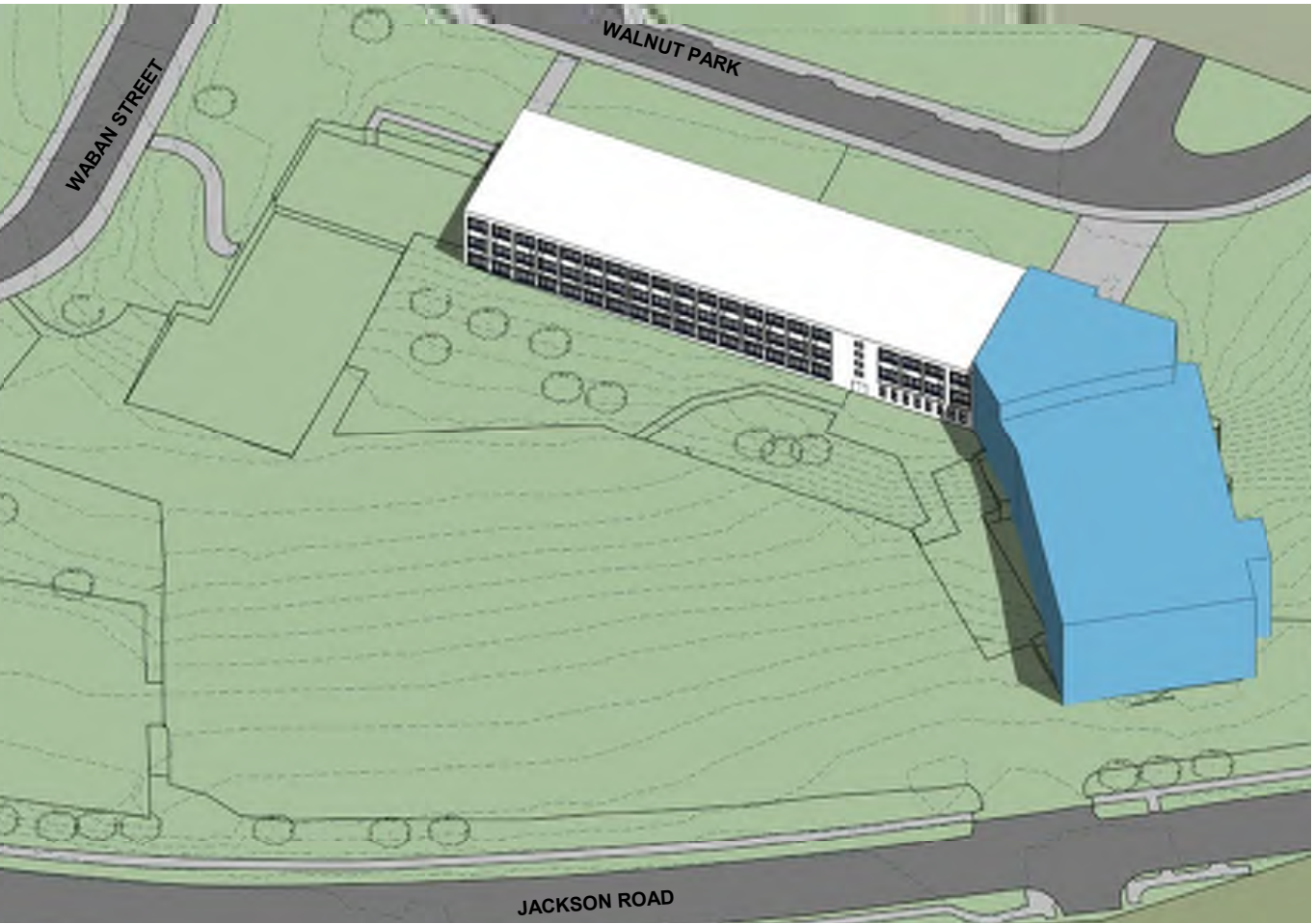


**ADDITION/RENOVATION OPTION 3.B**  
BUILDING AXONOMETRIC & WEST ELEVATION



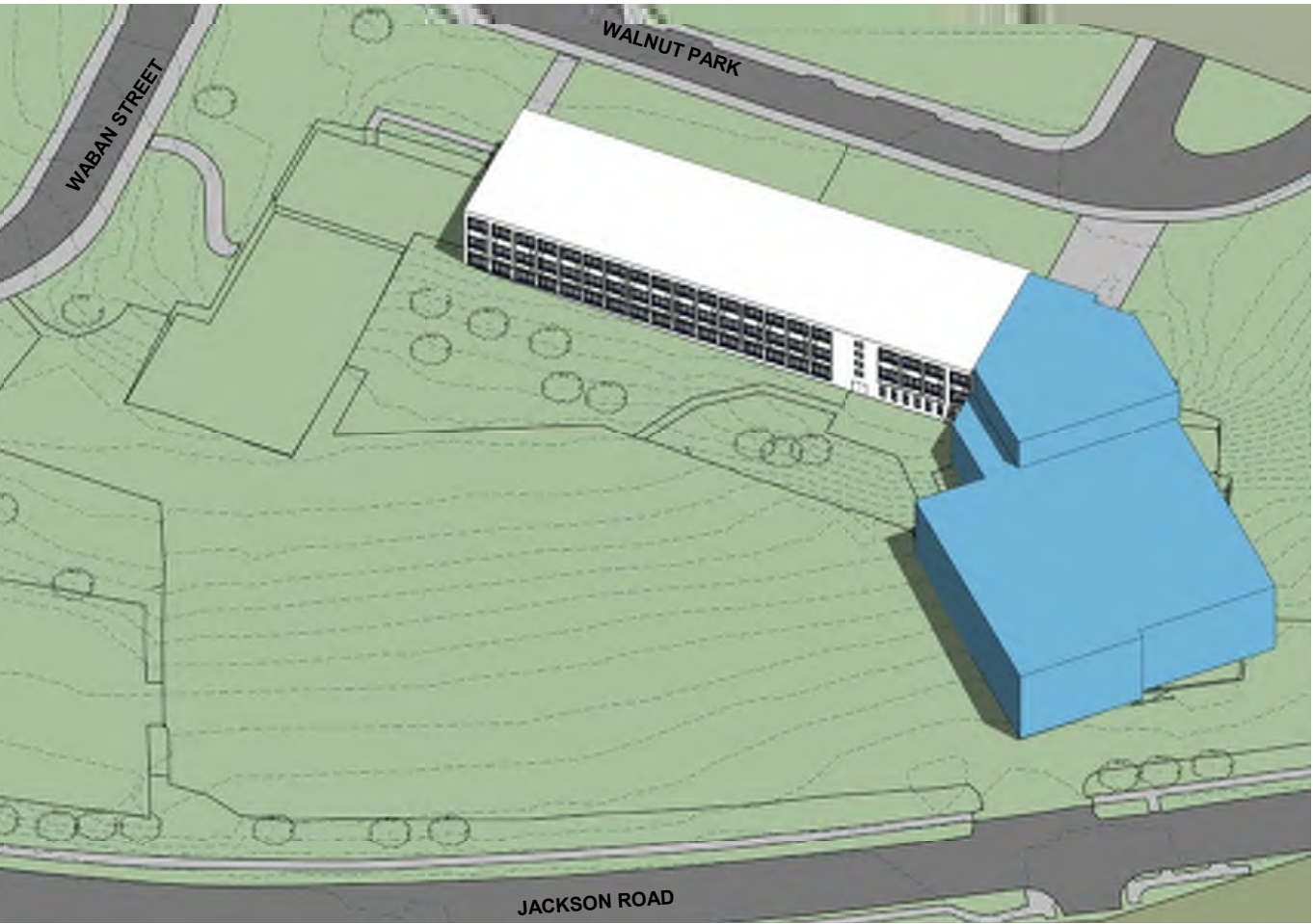


ADDITION/RENOVATION OPTIONS 3.C & 3.C v2  
BUILDING AXONOMETRIC & WEST ELEVATION










































































































**ADDITION/RENOVATION OPTION 3.D & 3.D v2**  
BUILDING AXONOMETRIC & WEST ELEVATION





# CRITERIA MATRIX

DRAFT FOR REVIEW

LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA															
 Favorable		 Neutral		 Unfavorable		YELLOW highlights cells are the new options with draft grades based on LESBC input									
UPDATED 12/31/21		GREEN highlighted cells are the previous options with draft grades adjusted based on comparing reno options against each other and based on LESBC input.													
		ADDITION / RENOVATION DESIGN OPTIONS													
		ADD/RENO: Demo Convent				ADD/RENO: Demo Chapel & Convent				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
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														

## EXPLANATION OF CHANGES HIGHLIGHTED IN GREEN:

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



# CRITERIA MATRIX

DRAFT FOR REVIEW

LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA														
Favorable    Neutral    Unfavorable		YELLOW highlights cells are the new options with draft grades based on LESBC input												
UPDATED 12/31/21  BUILDING EVALUATION CRITERIA MATRIX		GREEN highlighted cells are the previous options with draft grades adjusted based on comparing reno options against each other and based on LESBC input.												
		ADDITION / RENOVATION DESIGN OPTIONS												
		ADD/RENO: Demo Convent				ADD/RENO: Demo Chapel & Convent				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 v2
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
2	Meets MAAB/ADA requirements (prereq.)	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
4	Meets hazardous material remedial requirements (prereq.)	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													

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.



# CRITERIA MATRIX

DRAFT FOR REVIEW

LINCOLN-ELIOT ELEMENTARY SCHOOL - 150 Jackson Road, Newton, MA														
Favorable    Neutral    Unfavorable		YELLOW highlights cells are the new options with draft grades based on LESBC input												
UPDATED 12/31/21  BUILDING EVALUATION CRITERIA MATRIX		GREEN highlighted cells are the previous options with draft grades adjusted based on comparing reno options against each other and based on LESBC input.												
		ADDITION / RENOVATION DESIGN OPTIONS												
		ADD/RENO: Demo Convent				ADD/RENO: Demo Chapel & Convent				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 v2
Site														
1	Meets environmental remedial requirements (prereq.)	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													

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.



## CRITERIA MATRIX

**DRAFT FOR REVIEW**

[illegible]

		ADD/RENO: Demo Convent				ADD/RENO: Demo Chapel & Convent				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

