



ARROWSTREET

LINCOLN-ELIOT ELEMENTARY SCHOOL

DRC MEETING

NEWTON, MA

09 AUGUST 2023



PREPARED FOR

Dr. Anna Nolin,
Superintendent



Ruthanne Fuller,
Mayor



AGENDA /

1 DRC COMMENTS & RESPONSES

2 SITE PLAN UPDATE

3 MONUMENT SIGN

DRC REVIEW COMMENTS & DESIGN TEAM RESPONSES

	A	B	C	D	E
1	NEWTON - Lincoln-Eliot DRC COMMENTS				August 7, 2023
2	Section	Comment from		DRC Comment	Designer Response
3	HVAC				
4	HVAC	Peter Barrer	M0.10	Performance of air cooled condensing units not specified	All schedules shall be completed for the final 100% CD submission
5	HVAC	Peter Barrer	M0.10	Air handler sound power levels and sound attenuators not specified	All schedules shall be completed for the final 100% CD submission
6	HVAC	Peter Barrer	M0.10	VAV box cfm not specified	All schedules shall be completed for the final 100% CD submission
7	HVAC	Peter Barrer	M0.10	RTU schedule. Supplemental resistance heat is greater than heat pump capacity. Heat pump only heats to 70 deg. Supplemental heats to 85 deg. Looks like always depending on resistance heat in colder weather. Meaning of column "SA temp 70 deg" in supplemental heating section? Exhaust (return) air cfm not specified. AHU-10 not filled in; what is its heating source?	Supplemental Electric Heat is greater due to limited sizes (for example they don't make a 43 kW electric heater so they would provide the next available size, which is 50 kW) Electric heat is provided with SCR control for increased efficiency/temp control. Heat pump section shuts off when ambient is below 10°F, therefore electric resistance heat shall only be active below 10°F ambient. The SA temp is the design supply air temp.
8	HVAC	Peter Barrer	M0.10	Remove makeup air unit from schedule sheet	Makeup air unit has been removed from the schedule.
9	HVAC	Peter Barrer		VRF condensate piping not shown or sized	Condensate has been coordinated and will be shown for future submissions.
10	HVAC	Peter Barrer		Need temperature control in all spaces. Concern that we do not have temperature control in all occupied rooms with closed doors; does this meet Newton project requirements? For example, Breakout 114, which has a constant volume damper 50 cfm with no temperature control. Also see for example Breakout Room 116, which has no means of temperature control and no VAV or CVD damper to manage airflow.	Agreed. Electric Radiant panels or VRF units shall be added as needed.
11	HVAC	Peter Barrer	M3.2	Control sequences dwg M3.2. Needs thorough work and thought. Titles in sequences for RTU's 1-9 do not conform to schedules (some refer to indoor air handling units). Controls show electric preheat but there is no electric preheat in schedules. AHU-10 shows fixed heat recovery section, specs call for wheel. RTU sequence refers to primary water heating in warmup paragraph.	Agreed, control drawings shall be reviewed thoroughly and revised accordingly.
12	HVAC	Peter Barrer	Commissioning Spec:	1.6.B.1. Add VRF system to the list of the HVAC systems to be commissioned and documented.	Spec section shall be updated accordingly.
13	HVAC	Peter Barrer	Other comments regarding roof plans:	Dwg 2.24C consider designating location of future solar panels	The solar PV panels designated areas are usually located on the architectural roof plans. Please refer to sheet A2.24A, A2.24B, A2.4C. Solect provided an update on estimated PV system.
14	HVAC	Peter Barrer		HVAC Consolidate locations of rooftop equipment to maximize availability of clear space for future solar panels. For example EF-3 and all DCU's. See A2.24A, B, C.	We shall review with the architect for the possibility of this revision
15	Plumbing				
16	Plumbing	Peter Barrer		Plumbing: Move locations of roof vent locations near other rooftop equipment to maximize the availability of clear space for future solar panels. See A2.24A, B, C.	AST - Noted and will coordinate.
17	Plumbing	Peter Barrer		Also please check coordination of roof drains and HVAC equipment locations. (I did not have time to check this).	AST - Noted and will coordinate.
18	Energy Model				
19		Peter Barrer		There is a lot of electric resistance heating including in RTU's. Is this reflected in the energy model?	Yes. However note that the electric heating section should only be active when the ambient is below 10°F. At 10°F and above the heat pump section is capable of heating to our desired supply air temperature. The electric resistance heating can also be used in the event of a heat pump failure.

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20	Misc.				
21	Misc.	Amy MacKrell	Water Bubbler #1	We need to include an outdoor water bubbler/water bottle filler. I show suggested location which works well with playground and has plumbing available from bathrooms. The preference is to have a wall mounted bubbler so the shut off can be located inside. I also showed a H.B. there.	AST - An outdoor bubbler with bottle filler is being added near the cafeteria exterior doors. Shutoff valve is planned to be on the interior (behind the bubbler). We will include a hose bib near the bubbler.
22	Misc.	Amy MacKrell	Water Bubbler #2	See if we can add an H.B. on the addition facing the playground. I see plumbing has a H.B. on the addition facing Waban which is good. Could some look at existing plumbing documents and confirm locations of existing H.B.'s and include requirement to make sure they work (replace). I believe we use ones where there is a key or removable turn valve to prevent people from using the water.	AST - A hose bib is shown on the exterior wall facing the south (towards the playground). Any existing water piping requires replacement due to lead pipes.
23	Misc.	Amy MacKrell	ADA locker locations	ADA Locker locations to be identified.	AST - Accessible lockers are being specified with adjustment bottom shelves and they can be utilized in any of the bottom lockers.
24					
25	G0.01	Thomas Gloria	General	under the 2030 Challenge Summary , will these attributes be completed?	AST - these will be completed for the final CDs.
26	Interior				
27	Interior	Amy MacKrell	Corridor Floor Pattern	Corridor floor pattern has many color transitions. I don't recall seeing a rendering of this. Would be good to see to confirm the pattern is working with what's happening on the walls.	AST - We have reviewed the floor patterns and colors with the Working Group extensively and had it has been approved by the Working Group.
28	Interior	Amy MacKrell	Ceiling Panels	Not clearly identified on the RCP's. I'm also concerned about the multiple colors - seems visually busy as well as difficult to achieve with public bidding.	AST - For the lobby, we have 3 colors selected that are to compliment the paint colors. We will confirm there are 3 or more equal products.
29	Interior	Amy MacKrell	ADA lockers	locations to be identified	AST - Accessible lockers are being specified with adjustment bottom shelves and they can be utilized in any of the bottom lockers.
30	Landscape				
31	Landscape	SingNing Kuo	L1.03 Playground - Swing set	Rotate the swing set to be parallel to the basketball court	AST - The playground layout has been carefully reviewed by playground design expert as well NPS and Park and Rec. Safety clearances that are needed and that the desire to make the play structure completely accessible required a larger footprint. Rotating the swings will impact the hard surface play area. The design has balanced out all the needs and requests from the school, PR&C, and the desire to create a fully accessible play structure.
32	Landscape	SingNing Kuo	L1.04 Playground - Surfacing	Peral color will become gray overtime and lose the contrast in this color pallet	AST - The colors were reviewed and studied with the school, PR&C and the city's ADA Coordinator. The Pearl Gray has been used by the city on other playground projects and is intended to be a neutral background color. The contrast color for the swings and equipment is blue.
33	Landscape	SingNing Kuo	L2.01 Stairs at Cafeteria exterior	Rotate the stairs to accommodate people coming from the lower walkway	AST - Adjusting the location of the stairs and will be reflected in final CDs.
34	Landscape	SingNing Kuo	L2.01 Benches on cross site walkway	Locate 2 benches to the other side of the walkway for a better view down to the field	AST - Benches will remain on the field side to avoid constructing a retaining wall on the east side of the walkway where the grade is sloping upward toward the playground.
35	Landscape	SingNing Kuo	L2.02 Walnut Park pollinator garden	Is it possible to make the shape a bit more interesting?	AST - Will adjust the shape of the pollinator garden and will be reflected in final CDs.

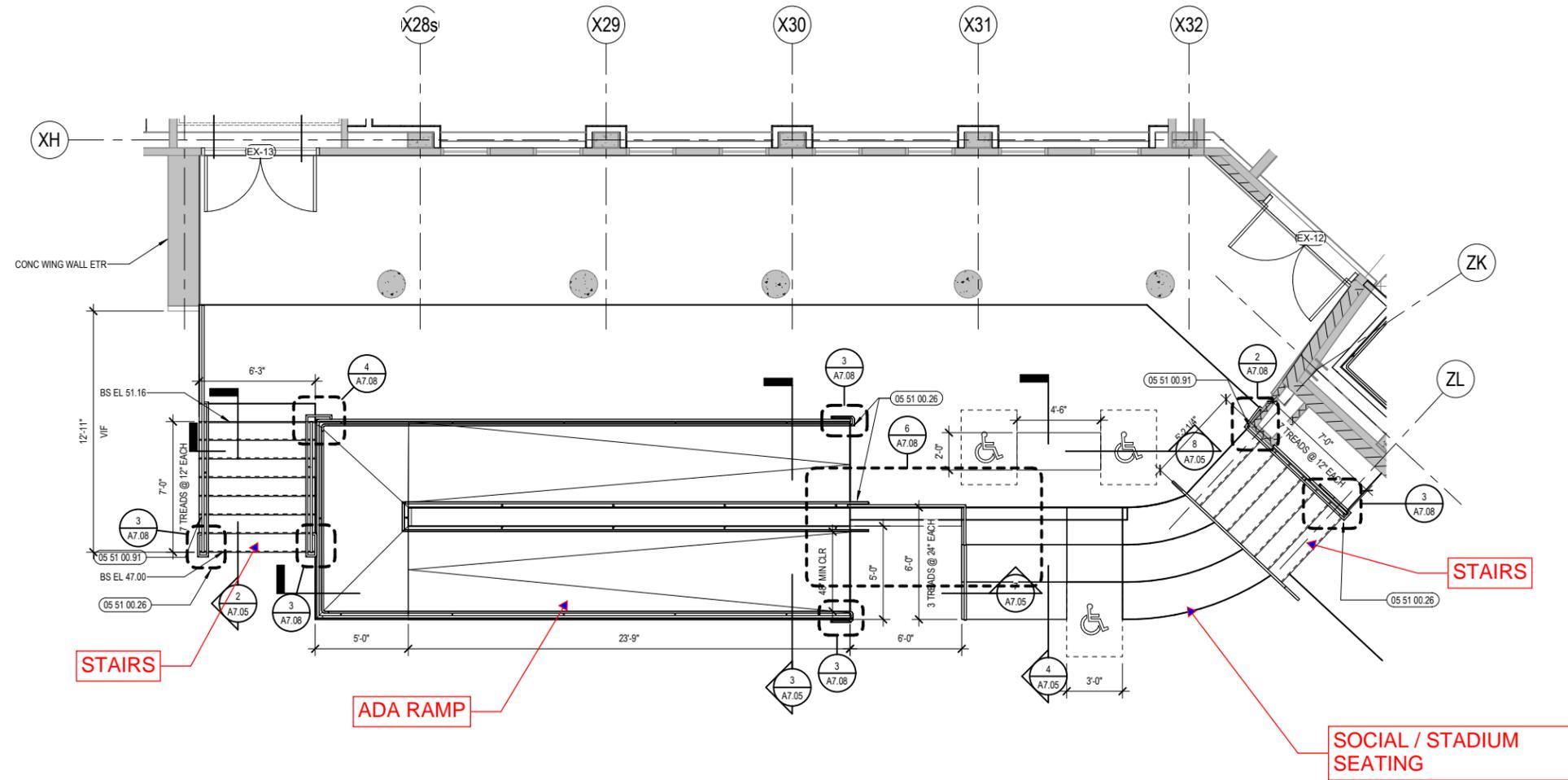
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36	Landscape	SingNing Kuo	L3.01 Lawn adjacent to Main Entry & Gym	Is it possible to have a group of flowering trees instead of one sugar maple? (Dogwood or Magnolia?)	AST - NPS does not want trees that have flowers or berries as this becomes an issue with students. The city's Director of Urban Forestry, Marc Welch, provided the team with input and we are working with him. We are looking to plant more trees and the location you identified is an area where we will look add trees. Marc Welch advised to plant the sugar maple and give it room to grow.
37	Landscape	SingNing Kuo	L3.01 Seating area outside of Cafeteria	Add shade for seating area	AST - Will add two trees near the seating area outside of the cafeteria and will be reflected in the 100% CD.
38	Landscape	Carol Schein	L1.03 Materials: Enlargement at Bldg.	Playground: concerned for children chasing balls from hardtop area into adjacent moving swings. Siting basketball court so close to swing buffer zone seems problematic. Suggest some sort of protection at rear of swing area to deflect balls.	TI - The location of the basketball hoop and its adjacency to the other play equipment was vigorously discussed in the design meetings and in our playground small group meetings. The suggestion for fencing between uses was not supported, and therefore, not shown in the plans. If future, it appears to be an issue, a fence could be added later.
39	Landscape	Carol Schein		Much prefer the flagpole placement now shown.	AST - Noted
40	Landscape	Carol Schein		Ensure sufficient distance between ends of hedges and main pathway railings as will be needed to run up and down as well as for large mower access. Hedge ends should be equidistant from path.	TI - There is 13'-0" clear between the railings and the end of the groundcover planting to allow mowing access. We will remove (4) groundcover plants from the left bed to have the beds be equidistant from the walkway.
41	Landscape	Carol Schein	L3.01 Planting Trees and Turf	Suggest perforated tabletops rather than proposed solid metal tabletops; they perform better under hot sun and in rain.	TI - We will explore the possibility of perforated tabletops from the site furnishing product manufacturers that were preferred by the City of Newton Parks Department.
42	Landscape		L3.02 Planting Enlargement at Bldg.	<i>Juniperus horizontalis</i> 'Grey Owl' and 'Bar Harbor' – No idea, but confirm berries are not toxic, if eaten by the curious.	TI - <i>Juniperus horizontalis</i> 'Bar Harbor' and <i>Juniperus virginiana</i> 'Grey Owl' have cones, not berries.
43	Landscape			Would be nicer if benches faced the field rather than the playground hedge. Leave enough room around them/between them for access by wheelchair and/or stroller.	TI - That was a graphic error and has been updated. In addition, there is a rectangular space in-between the two benches that reflects the space required for a wheelchair or stroller; we have graphically amended this zone with a hatch and note to read more clearly.
44	Landscape	Carol Schein	L4.01 Site Details	Detail 8 – needs correct label	TI - Yes, noted for correction.
45	Landscape			Detail 9 - Granite monolith slab bench – don't see these called out on plan. Add waiting-for-the-bus space for a wheelchair or two?	TI - There are (2) granite monoliths at the bus drop off along the pathway to allow seating while waiting for a bus. They are set into the 3:1 lawn slope from behind and exposed for use along the pathway. There is not enough dimensional space to place them into the walking surface.
46	Landscape	Carol Schein		Couldn't find specs or detail for school sign wall located at Jackson Road pathway entry. Suggest referencing the architectural plan/detail.	TI - The signage wall is not in the Landscape Scope. A note to see Architectural Plan and Detail has been added to L1.02.
47	Landscape	Carol Schein	L4.02 Ramps, Handrails, Fences and Furnishings	Layout of main pathway handrails not clear to me – if max. 30' length, what does it look like when two railing lengths meet? distance between railing section nosings? Can one cut across the pathway between nosings?	TI - The handrails are continuous along the entire length of the ramp from the start of the ramp to the final landing. There is no "cut through" between segments of ramp. The Landscape Contractor will issue Shop Drawings of the handrails for approval before fabrication to ensure all ADA regulations have been met.
48	Landscape	Carol Schein	L4.04 Planting	If there's any intent the athletic fields will actually be used for sports, I think the loam depth should be greater than 4" if it's to hold up under any extra use. Confirm with Newton PRC Department the proper soil profile for the fields area if it should differ, and add a detail.	TI - We will look forward to comment by the City of Newton Parks Department.

SITE PLAN UPDATE

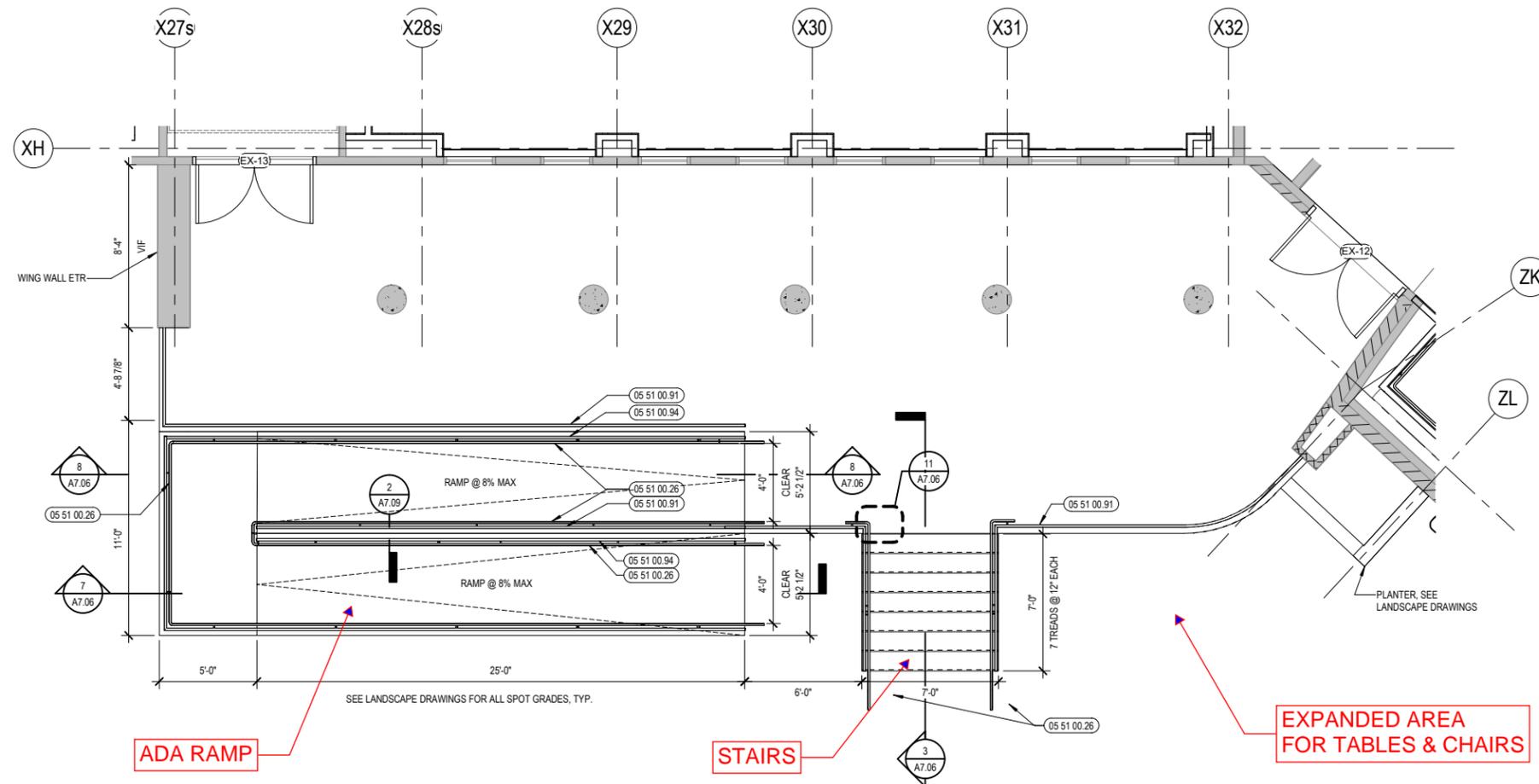
CAFETERIA PATIO RAMP

90% CD



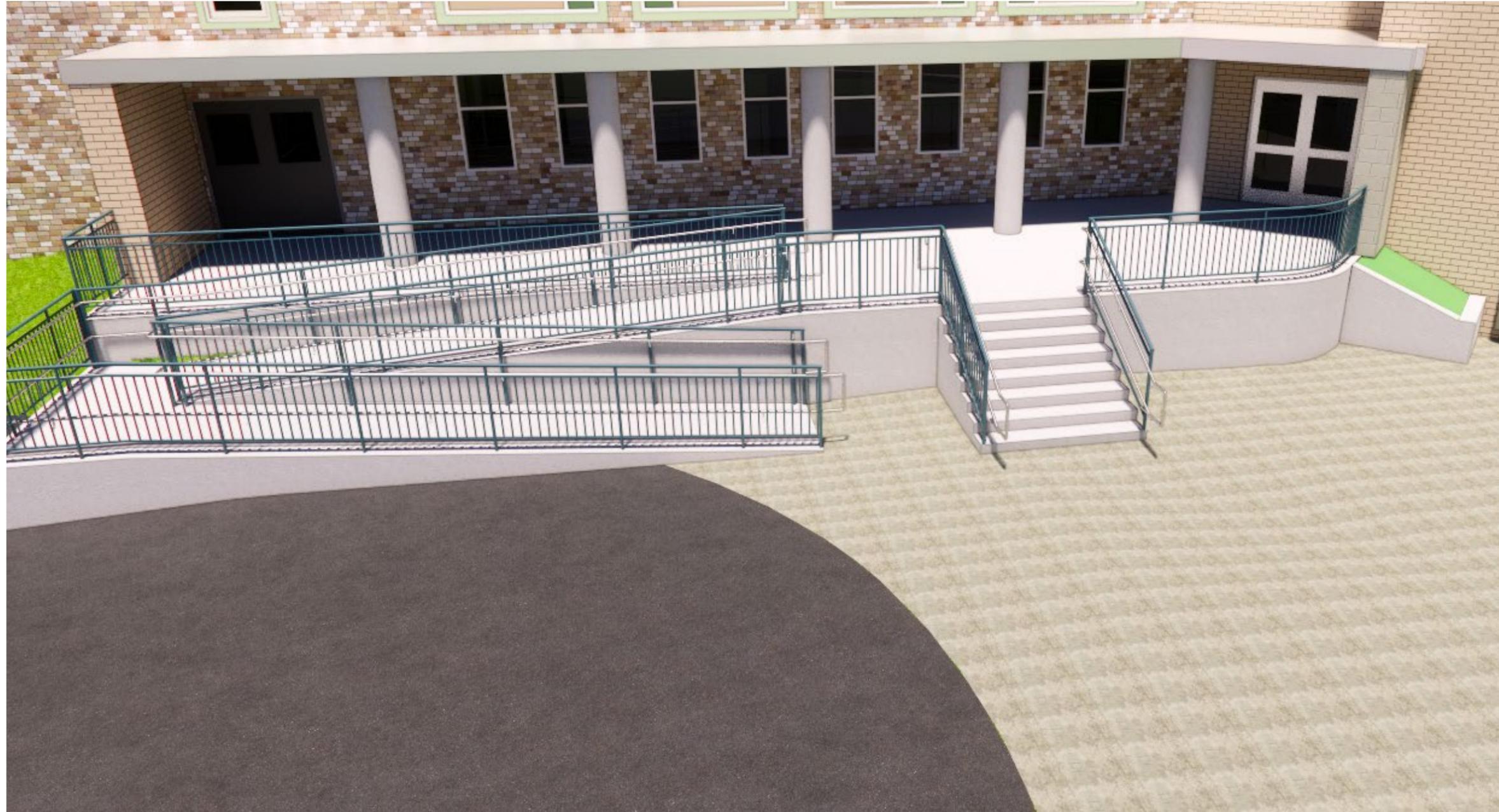
CAFETERIA PATIO RAMP

REVISED LAYOUT



CAFETERIA PATIO RAMP

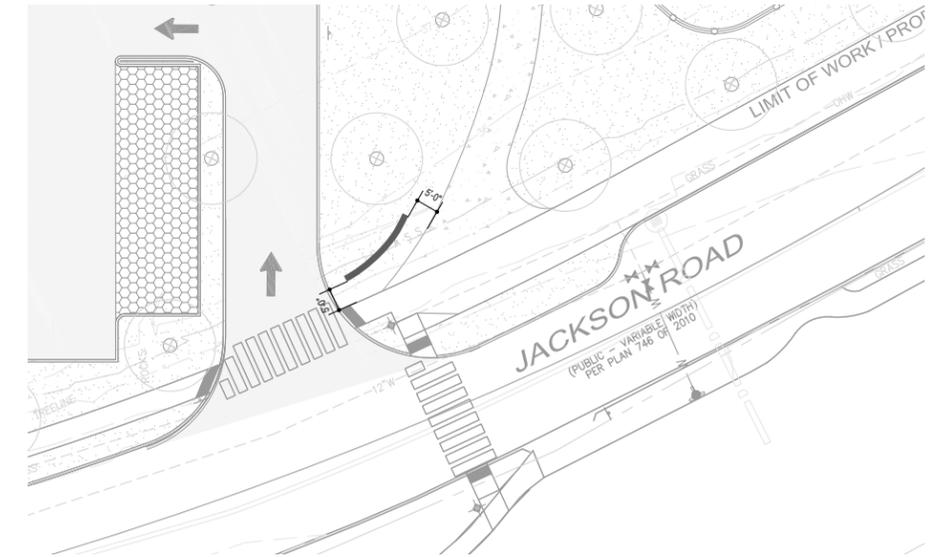
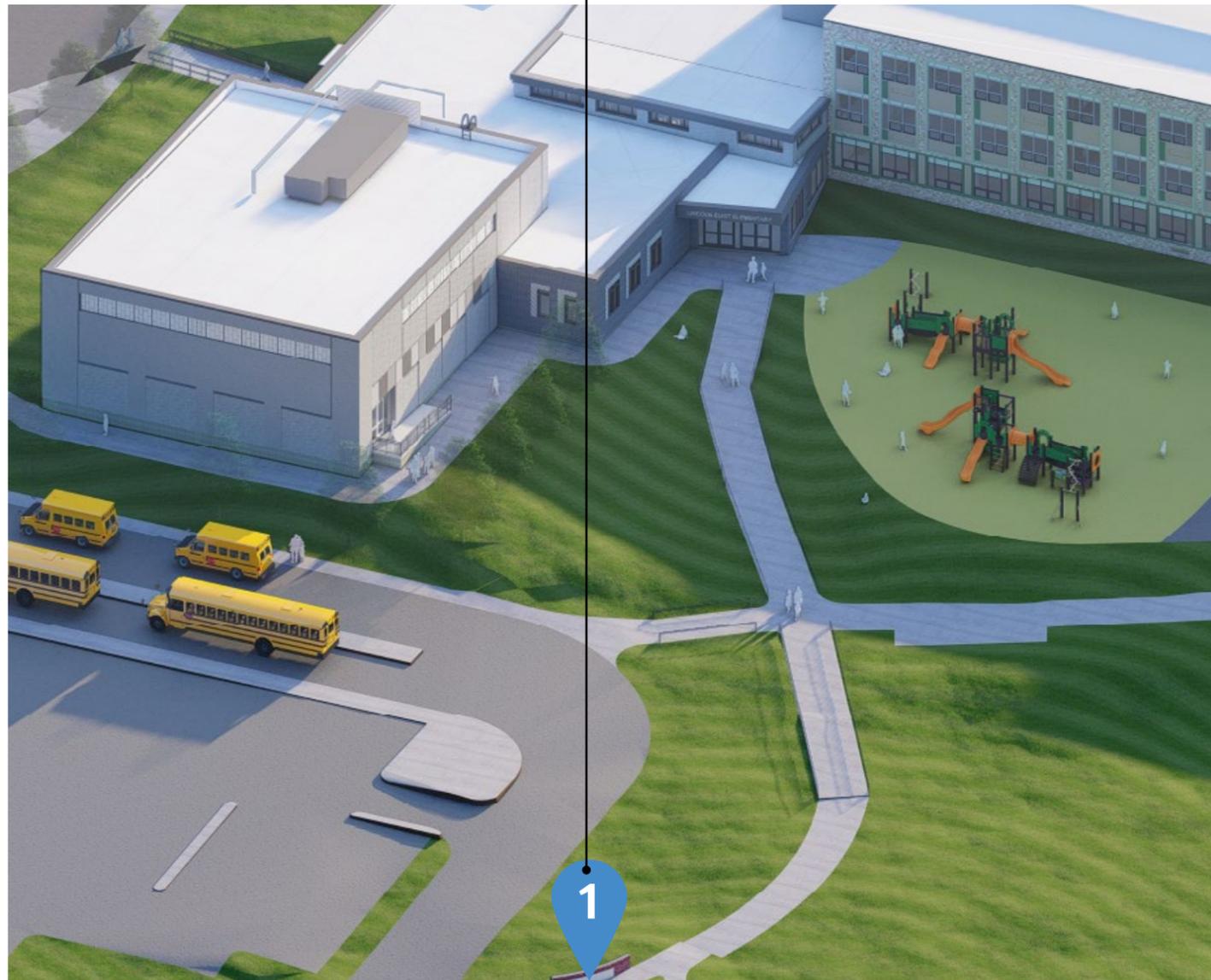
REVISED LAYOUT 3D



MONUMENT SIGN

MONUMENT SIGN OVERVIEW

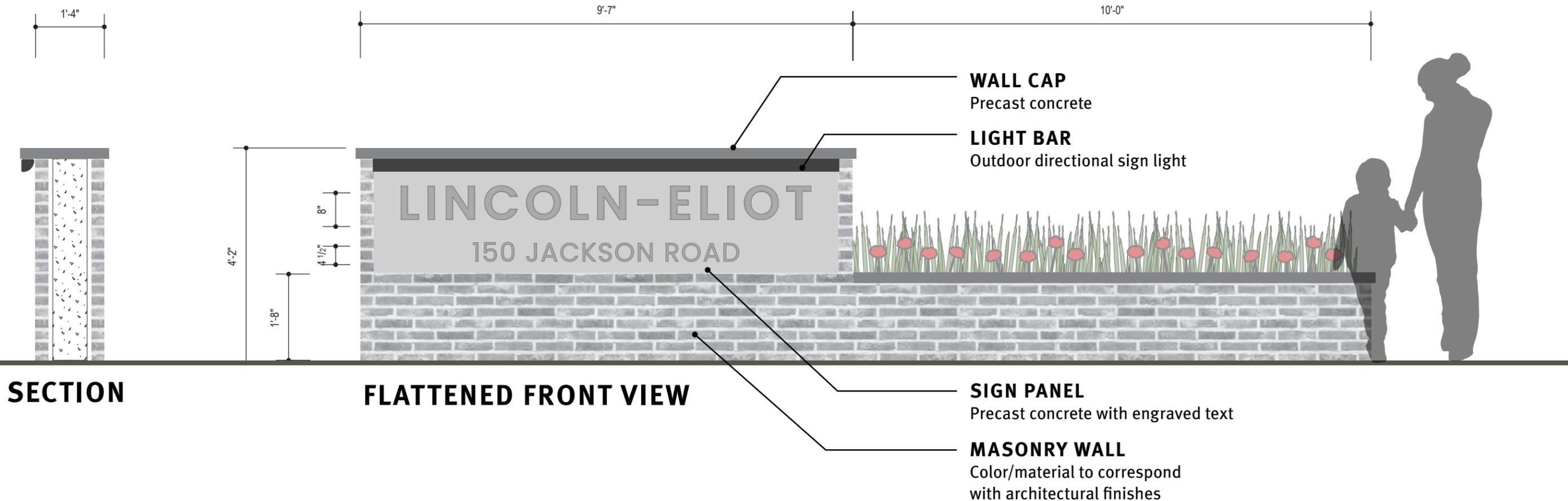
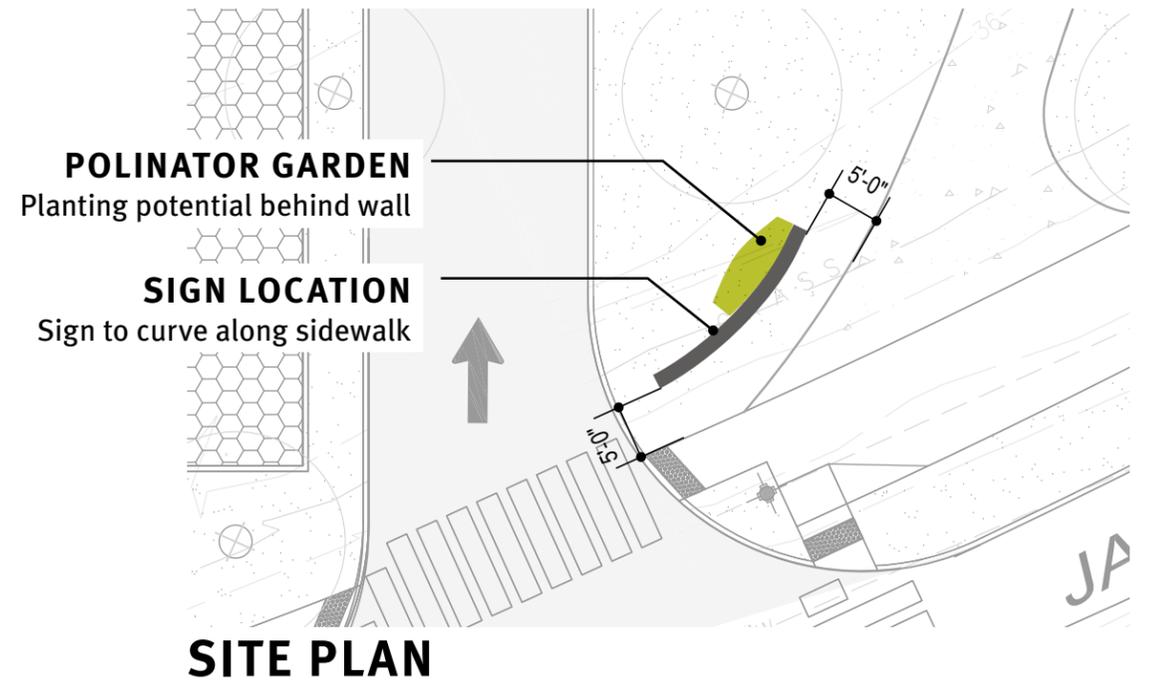
**LINCOLN-ELIOT
150 JACKSON ROAD**
Freestanding entry sign



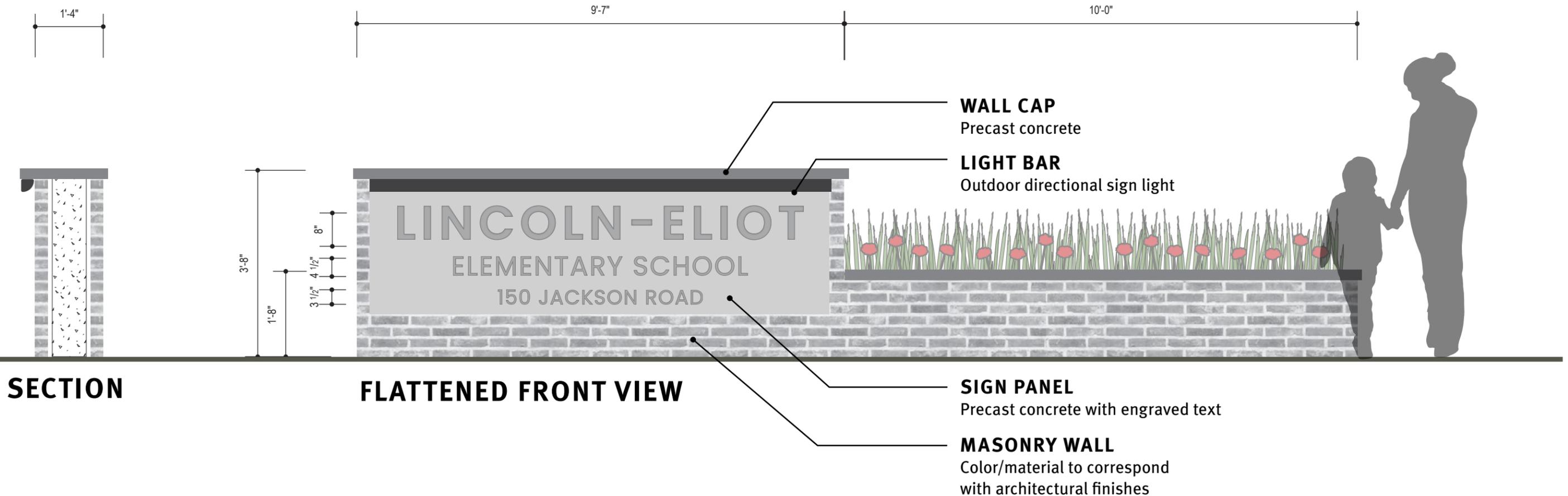
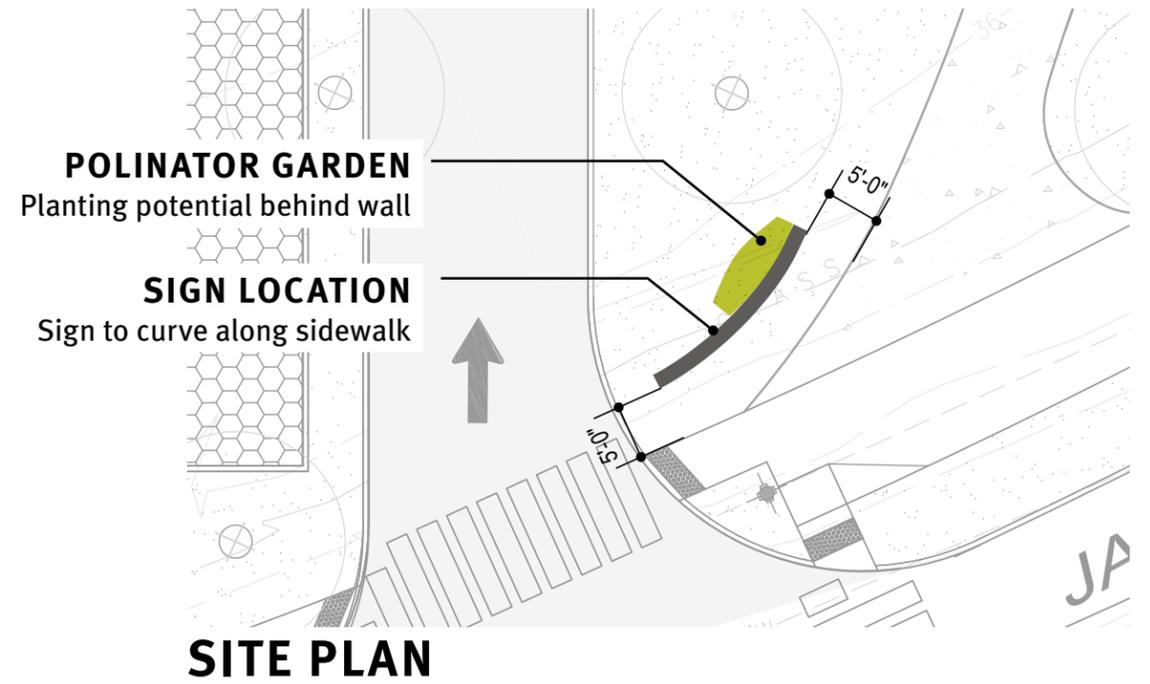
PRECEDENT IMAGES



MONUMENT SIGN DESIGN DETAILS



**MONUMENT SIGN
OPTION 2**



PROJECT SCHEDULE UPDATE

2023

- Aug. 9** DRC/SBC Meeting
DRC Vote on 90% Bid Documents
- Aug. 31** Final Construction/Bid Documents
- Sept. 14** Bid Phase
- Nov. 2** Award / Start Construction, 18-month duration

2025

- May 1** Complete Construction
- July/Aug** School Move-in

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
- » Vivian Varbedian, Project Manager, Hill International; vvarbedian@hillintl.com

