

Cabot School Building Committee & Design Review Committee Joint Meeting

Thursday, January 15, 2015

Newton Education Center, 100 Walnut Street, Room 210

6:00 PM

Agenda

1. **Approval of CSBC+DRC Joint Meeting Minutes (10/16/2014)**
2. **Alternate Site Selection Matrix**
3. **Preliminary Existing Conditions Report**
4. **Proposed Public Outreach**
5. **Overall Feasibility Schedule**
6. **Other Business**
7. **Upcoming Meetings**

- 1/20/15 BOA+SC joint meeting 8:00PM Newton City Hall
- 1/26/15 School Committee 7:00PM Newton Ed Center
- 1/26/15 Parks and Rec Meeting 7:00PM City Hall, Room 209
- 1/29/15 CSBC+DRC joint meeting 6:00PM Newton Ed Center, Room 210
- 2/12/15 Public Forum 7:00PM Cabot School

Alternative Site Matrix | Draft

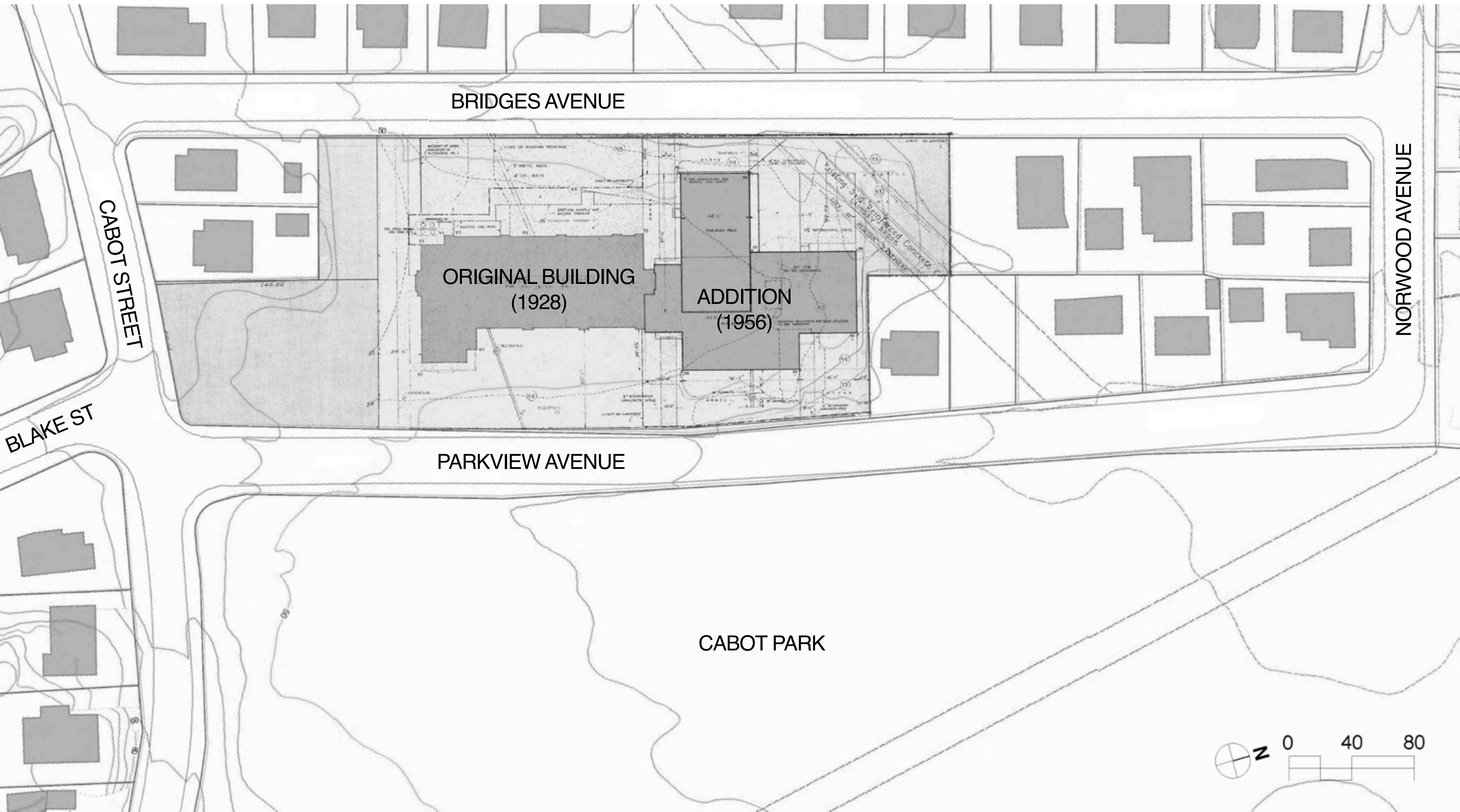
Feasible
 Not feasible
 Not available

Favorable
 Neutral
 Unfavorable

CRITERIA		IN CABOT DISTRICT				OUTSIDE OF DISTRICT			
		1	2	3	4	5	6	7	8
Angier ES Comparison: Current usable site: 1.76 acres Reclaimed site area: .08 acres Total size of new site: 1.84 acres Note: SF data does not include reclaimed area for parking and play space.		Existing Cabot site	Cabot Park (101 Eastside Parkway)	Edmands Park (Blake St)	255-257 Newtonville Ave	Education Center (100 Walnut Street)	PW Garage (90 Crafts Street)	48 & 34 Crafts Street	Aquinas College (15 Walnut Park)
SITE									
1	Newton village	Newtonville	Newtonville	Newtonville	Newtonville	Nonantum	Nonantum	Nonantum	Nonantum
2	Walking distance from district center (miles)	0.4	0.6	0.8	0.7	1.0	0.9	0.9	1.3
3	Size of site (acres)	1.8	11.6	12.7	1.8	3.8	4.1	1.8	6.0
AVAILABILITY & FEASIBILITY	4	Legal restrictions, City owned land	●	○	○	-	○	○	-
	5	Site acquisition/legal issues, privately owned land	-	-	-	○	-	-	○
	6	Publicly owned	X	X	X	-	X	X	-
	7	Privately owned	-	-	-	X	-	-	X
	8	Maintains neighborhood 'walkability' *	●	●	●	⊙	○	○	○
	9	Minimizes busing	●	●	●	○	○	○	○
	10	Degree of redistricting required	●	●	●	○	○	○	○
11	Optimizes parking and play capacity	●	○	●	○	●	●	○	
12	Minimizes building height	⊙	⊙	⊙	⊙	⊙	⊙	⊙	
13	Does not increase demand for on street parking	⊙	⊙	●	○	●	●	○	
COST									
1	Site acquisition cost *	●	⊙	⊙	○	●	○	○	○
2	Minimizes phasing logistics	●	●	●	⊙	○	⊙	⊙	⊙
3	Minimizes busing	●	●	●	⊙	○	○	○	○
4	Reduces need for swing space/busing	●	●	●	⊙	○	⊙	⊙	⊙
5	Collateral budget implications *	●	●	●	○	○	○	○	○
RECREATIONAL IMPACT									
1	Minimizes recreational impact	⊙	○	○	⊙	⊙	⊙	⊙	⊙
TOTALS									
1	Favorability	●	⊙	⊙	⊙	○	○	○	○
within current Cabot district									

Existing Building

Composite Site Plan

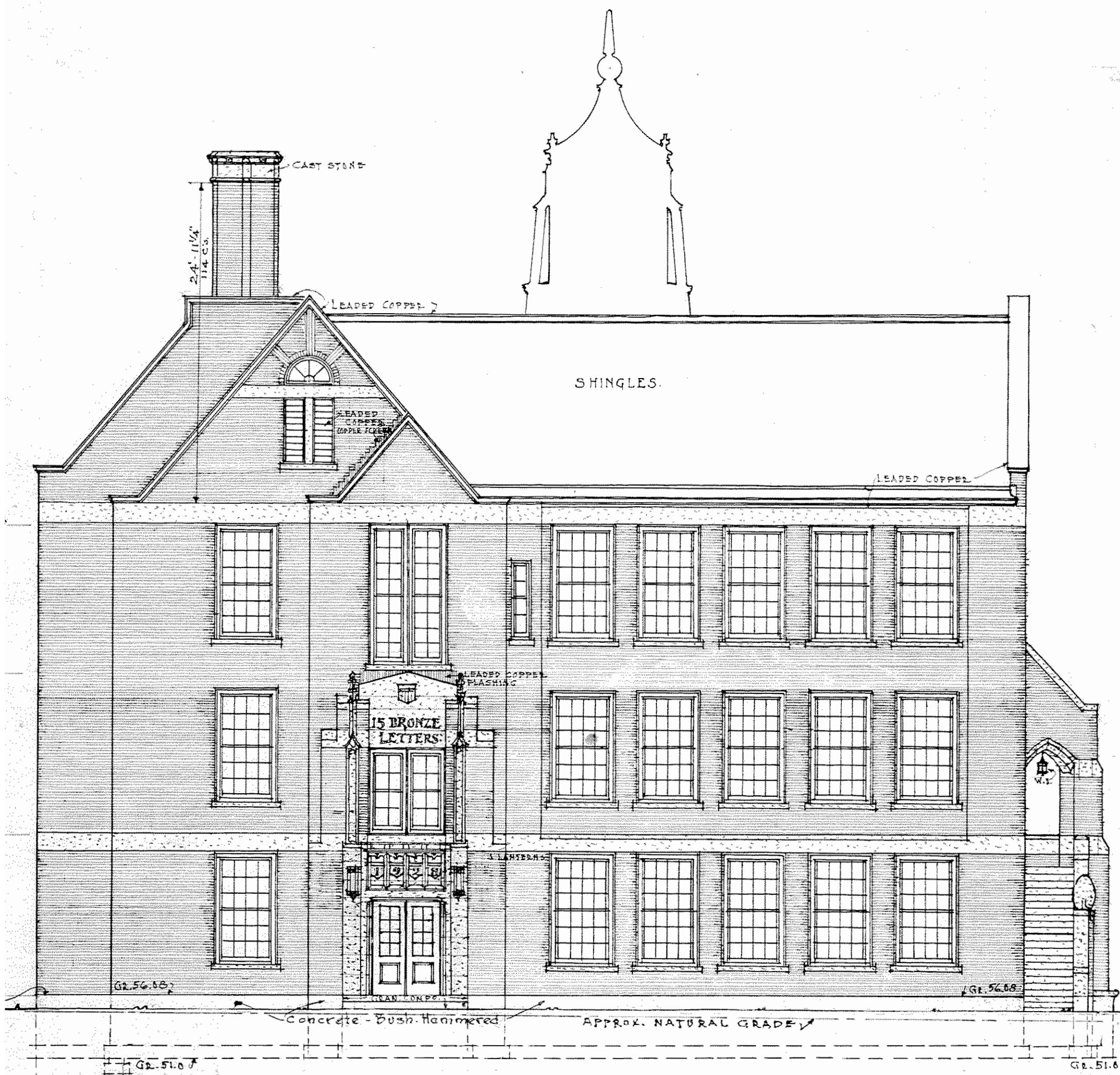


Existing Building

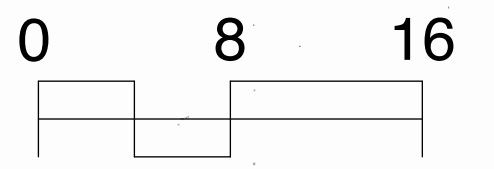
North & South Elevations



NORTH ELEVATION
SCALE 1/8" = 1'-0"

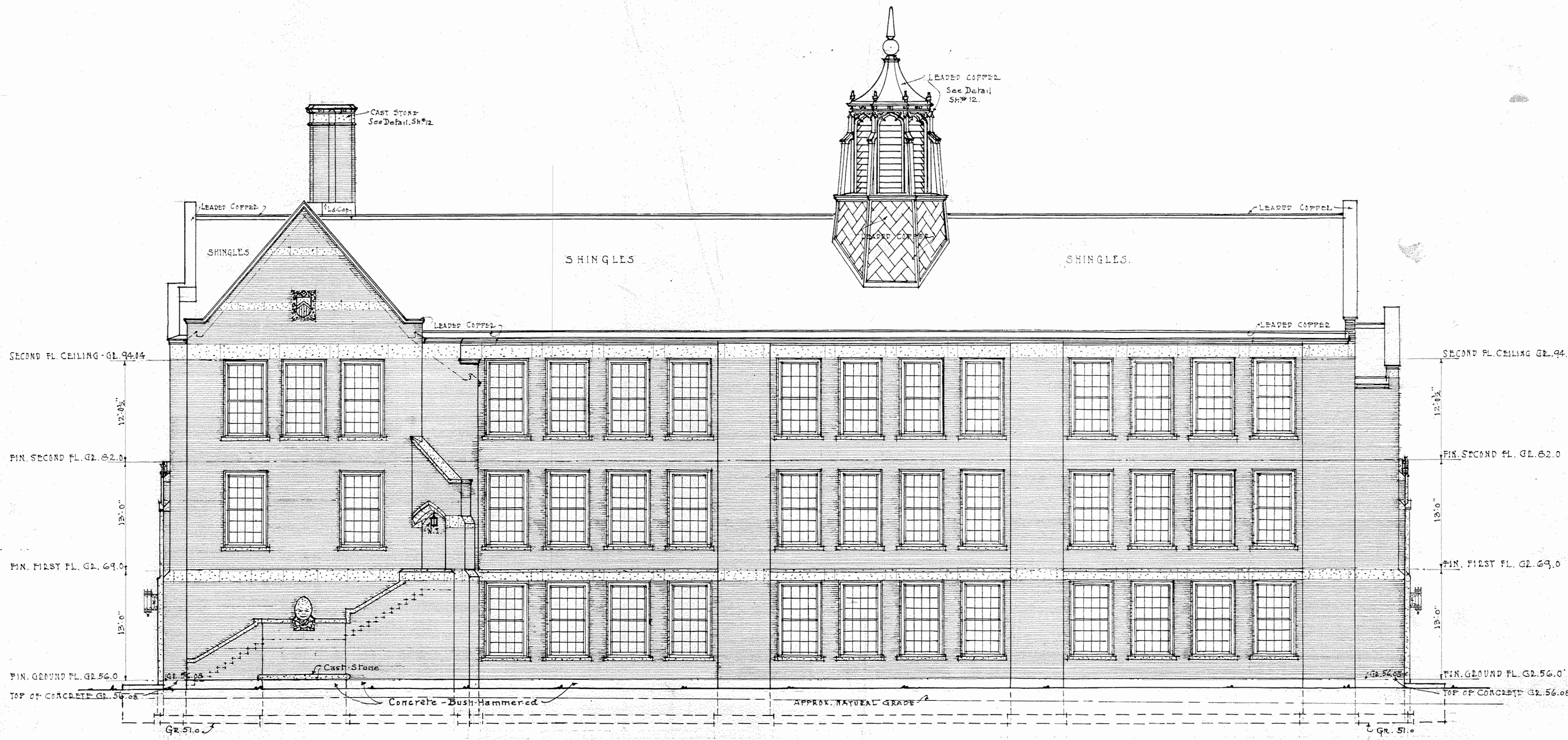


SOUTH ELEVATION
SCALE 1/8" = 1'-0"



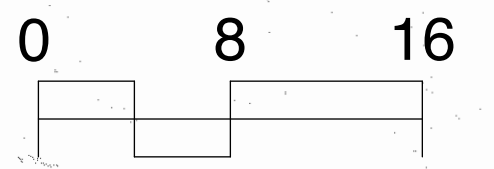
Existing Building

East Elevation



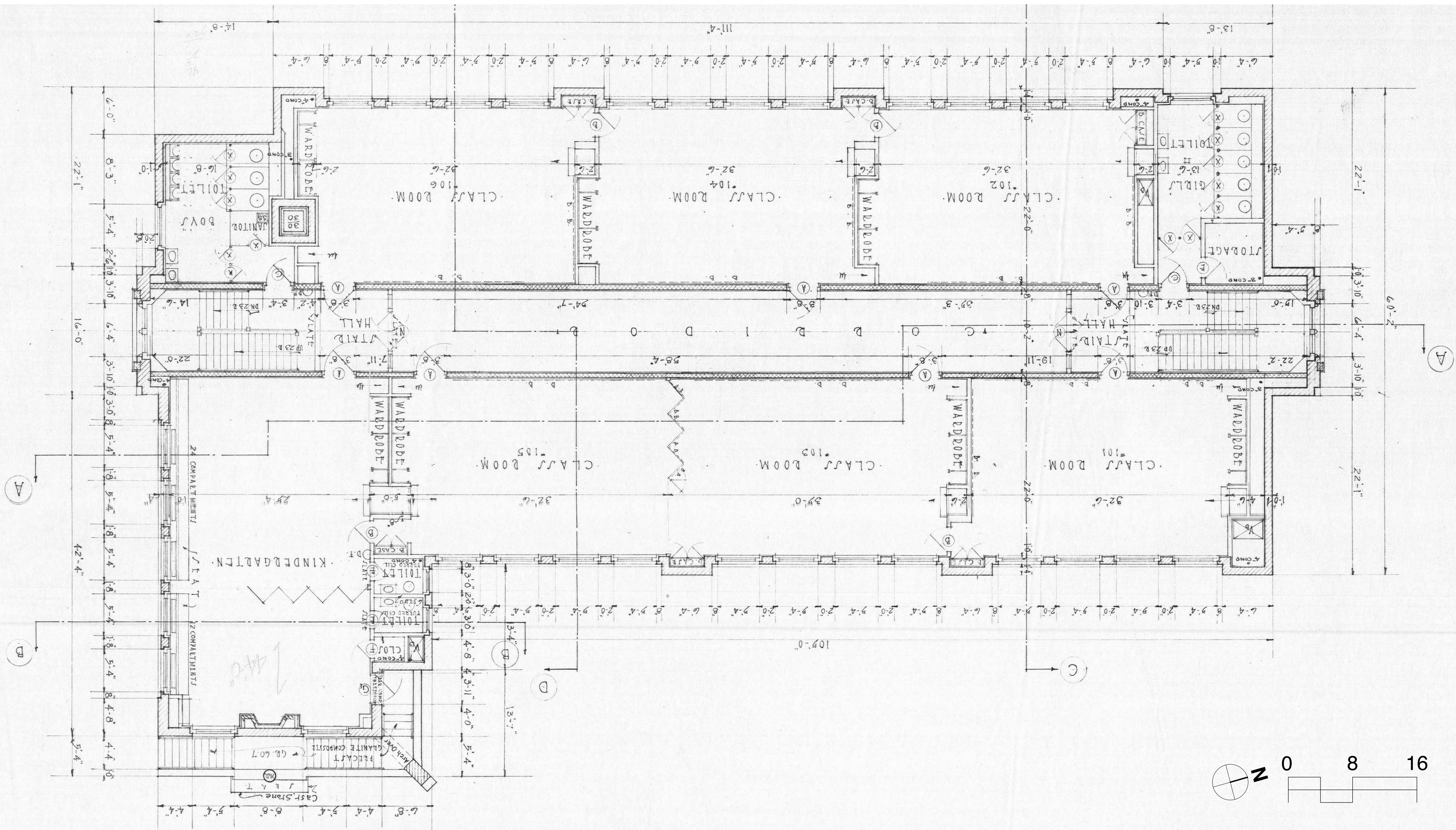
NOTE - SPECKLING indicates CAST STONE

EAST ELEVATION
SCALE 1/8" = 1'-0"



Existing Building

Second Floor Plan



CABOT ELEMENTARY SCHOOL BUILDING PROJECT

Please join
the Cabot School Building Committee and
the Newton Design Review Committee for a

PUBLIC FORUM

Thursday, February 12, 2015

and

Wednesday, March 11, 2015

7:00 PM



“Education is not simply a consumer good but also a common good, like the air we breathe, because the way in which the next generation is educated affects the whole society”.

- David Tyack, 2003



You are invited to attend this first forum to learn more about the new Cabot Elementary School project, which was recently approved by the Massachusetts School Building Authority.

The agenda for the evening is as follows:

- 7:00 PM **Cabot ES Building Tours**
(we will meet in the main lobby)
- 8:00 PM **Presentation**
(Room #)

Project History
Educational Goals
Project Design Update
Construction Phasing
Total Project Costs
Questions & Answers

Massachusetts School Building Authority

DiNisco Design

JOSLIN
LESSER
Project Management



Schedule

CABOT ELEMENTARY SCHOOL - NEWTON, MA

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APPROVALS PROCESS: Meeting & Milestone Schedule - Feasibility Study & Schematic Design

		Date	Item	Time	Location
FEASIBILITY STUDY	✓	TH 10/16/14	CSBC+DRC: Kick-off meeting	6:00PM	Ed Ctr, Rm 210
	✓	TH 12/11/14	Working Group: Review evaluation criteria matrix and site planning concepts; prepare for next CSBC+DRC meeting	9:30AM	Ed Ctr, Rm 217
	✓	TH 12/18/14	CSBC+DRC: Review evaluation criteria matrix and site planning concepts	6:00PM	Ed Ctr, Rm 210
	✓	TH 01/08/15	Working Group: Strategize and prepare for upcoming SC, BOA+SC and CSBC+DRC meeting	9:30AM	TBD
	✓	M 01/12/15	School Committee: Cabot program discussion	8:00AM	Ed Ctr, Rm 210
		TH 01/15/15	CSBC+DRC: Review evaluation criteria matrix, planning concepts and PDP	6:00PM	Ed Ctr, Rm 210
		TU 01/20/15	Board of Aldermen and School Committee: Preliminary Design Program (PDP) Presentation	7:00PM	City Hall
		TH 01/22/15	Working Group: Strategize and prepare for next CSBC+DRC meeting	9:30AM	TBD
		M 01/26/15	School Committee: VOTE on Cabot program	7:00PM	Ed Ctr, Rm 210
		M 01/26/15	Parks and Rec Meeting	7:00PM	CH Room 209
		TH 01/29/15	CSBC+DRC: Review Preliminary Design Program (PDP) and planning concepts - VOTE to submit PDP to the MSBA	6:00PM	Ed Ctr, Rm 210
		F 01/30/15	MSBA: Preliminary Design Program (PDP) Report submission	---	---
		TH 02/12/15	Public Forum #1	7:00PM	Cabot School
		TH 02/26/15	Working Group: Feasibility Study (Preferred Schematic Design) review; strategize and prepare for next CSBC+DRC meeting	9:30AM	TBD
		TH 03/05/15	CSBC+DRC: Feasibility Study (Preferred Schematic Design) update	6:00PM	Ed Ctr, Rm TBD
		W 03/11/15	Public Forum #2	7:00PM	Cabot School
		TH 03/19/15	Working Group: Strategize and prepare for next BOA+SC and CSBC+DRC meeting	9:30AM	TBD
		W 03/25/15	DRC: Feasibility Study (Preferred Schematic Design) update	6:00PM	Library
		TH 04/02/15	CSBC+DRC: Feasibility Study (Preferred SD) update; Prepare for next BOA+SC meeting	6:00PM	Ed Ctr, Rm TBD
		M 04/06/15	Board of Aldermen+School Committee (joint with Zervas)	7:00PM	City Hall
	TH 04/09/15	CSBC+DRC: Feasibility Study (Preferred SD) - VOTE to submit to the MSBA	6:00PM	Ed Ctr, Rm TBD	
	TH 04/16/15	MSBA: Feasibility Study (Preferred Schematic Design) submission to the MSBA	---	---	
	W 04/22/15	DRC: Schematic Design kick-off/integrated design meeting	6:00PM	Library	

Schedule

CABOT ELEMENTARY SCHOOL - NEWTON, MA

APPROVALS PROCESS: Meeting & Milestone Schedule - Feasibility Study & Schematic Design

DRAFT COPY

		Date	Item	Time	Location
SCHEMATIC DESIGN	W	04/29/15	MSBA: Facilities Assessment meeting	---	MSBA
	TH	05/07/15	Working Group: Strategize and prepare for next CSBC+DRC meeting	9:30AM	TBD
	TH	05/14/15	CSBC+DRC meeting	6:00PM	Ed Ctr, Rm TBD
	W	06/03/15	MSBA: Board meeting to approve preferred option	---	MSBA
	W	05/27/15	DRC meeting	6:00PM	Library
	TH	06/11/15	Working Group: Strategize and prepare for next CSBC+DRC meeting	9:30AM	TBD
	TH	06/18/15	CSBC+DRC meeting	6:00PM	Ed Ctr, Rm TBD
	W	06/24/15	DRC meeting	6:00PM	Library
	TH	07/16/15	Working Group: Strategize and prepare for next CSBC+DRC meeting	9:30AM	TBD
	TH	07/23/15	CSBC+DRC meeting	6:00PM	Ed Ctr, Rm TBD
	W	TBD	DRC meeting	6:00PM	Library
	TH	08/20/15	Working Group: Strategize and prepare for next BOA and CSBC+DRC meeting	9:30AM	TBD
	TH	08/27/15	CSBC+DRC meeting	6:00PM	Ed Ctr, Rm TBD
	M	09/08/15	Board of Aldermen Meeting	7:00PM	City Hall
	TH	09/17/15	Working Group: Strategize and prepare for next CSBC+DRC meeting	9:30AM	TBD
	TH	09/24/15	CSBC+DRC meeting	6:00PM	Ed Ctr, Rm TBD
	TH	10/01/15	MBSA: Schematic Design Submission	---	---
	W	10/28/15	MSBA: Project Scope and Budget Conference	---	MSBA
W	11/18/15	MSBA: Board Meeting to approve Schematic Design	---	MSBA	
		02/01/16	Design Development Submittal to MSBA		



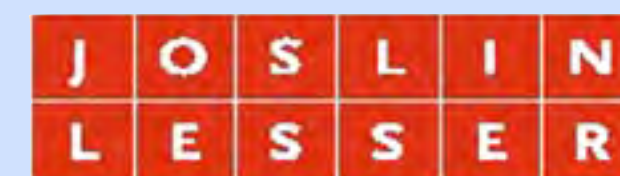
Board of Aldermen & School Committee Meeting

January 20, 2015

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Cabot Elementary School



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PARTNERSHIP

www.dinisco.com

Programming | Educational Considerations

- Educational practices
- Flexible learning environments
- Small group instruction
- Special Education
- Program relationships
- Program organization
- Core/community use



“To educate, prepare, and inspire all students to achieve their full potential as lifelong learners, thinkers, and productive contributors to our global society.”

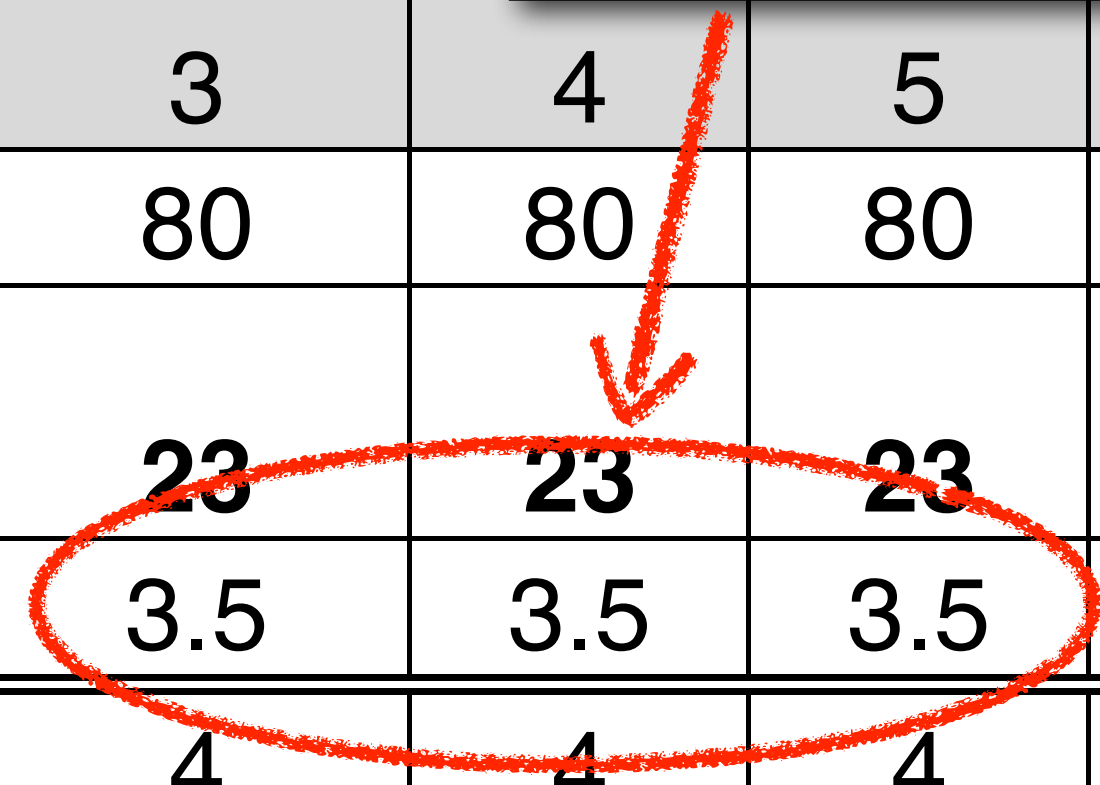
- Newton Public Schools Mission Statement

Programming | Enrollment

- Enrollment = 480 Students | Grades K - 5
- 80 Students per grade
- Class Size Goal:
 Kindergarten - Grade 2: 20 students
 Grades 3 - Grades 5: 23 students

80 students ÷ 3 classrooms	=	27 students / classroom
80 students ÷ 4 classrooms	=	20 students / classroom

GOAL Class Size	K	1	2	3	4	5	Total
# Students	80	80	80	80	80	80	480
Average # students/class	20	20	20	23	23	23	
# of classrooms	4.0	4.0	4.0	3.5	3.5	3.5	22.4
Round	4	4	4	4	4	4	24
Bubble Classroom	0	0	0	0	0	0	0
Total Classrooms/Grade	4	4	4	4	4	4	24



Educational Programming | Comparisons

CABOT ELEMENTARY SCHOOL Preliminary Design Program	PROPOSED											
	Angier (90% CDs) 465 Students			Zervas (14-10-09) 490 Students			Cabot PDP 480 Students			MSBA Guidelines		
	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
CORE ACADEMIC SPACES			21,472			23,450		25	23,550		21	20,950
<i>(List classrooms of different sizes seperately)</i>												
Pre-Kindergarten w/ toilet										1,200		-
Kindergarten w/ toilet	1,131	4	4,524	1,200	4	4,800	1,200	4	4,800	1,200	4	4,800
General Classrooms - Grade 1-5	925	18	16,650	925	20	18,500	925	20	18,500	950	17	16,150
General Classrooms - Grade 1-5												
ELL Program	298	1	298	150	1	150	250	1	250			
SPECIAL EDUCATION			5,965			5,500			6,900			5,540
<i>(List rooms of different sizes seperately)</i>												
Self-Contained SPED	925	1	925	900	1	900	925	2	1,850	950	4	3,800
Self-Contained SPED - toilet										60	4	240
Resource Room										500	2	1,000
Small Group Room / Reading										500	1	500
Substantially Separate Classroom												
Learning Centers (K-2; 3-5)	470	2	940	450	2	900	475	2	950			
Breakout Rooms (individual instruction) 1/grade (Ave)	121	7	845	125	6	750	125	6	750			
OT/PT	511	1	511	450	1	450	475	1	475			
Quiet Room 1 / academic floor	106	2	212	100	2	200	100	3	300			
Speech + Language	298	1	298	150	2	300	250	1	250			
Reading Program / Literacy Room	925	1	925	900	1	900	925	1	925			
Inclusion Facilitators (office for 6 adults)	238	1	238	150	1	150	300	1	300			
Literacy Specialist (Office + teaching area for 6 stu.)	176	1	176	125	1	125	250	1	250			
Math Coach	161	1	161	125	1	125	150	1	150			
Team Specialist + IEP Conference Room (12 adults)	428	1	428	400	1	400	400	1	400			
Psychologist (office, testing, therapy, storage)	155	1	155	150	1	150	150	1	150			
Social Worker (Office, testing, conferences)	151	1	151	150	1	150	150	1	150			
ART & MUSIC			2,608			2,725			2,575			2,575
Art Classroom - 25 seats	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000
Art Workroom w/ Storage & kiln	178	1	178	150	1	150	150	1	150	150	1	150
Music Classroom / Large Group - 25-50 seats	1,168	1	1,168	1,200	1	1,200	1,200	1	1,200	1,200	1	1,200
Music Practice/ Ensemble (Groups 4 - 10 students)	162	1	162	150	2	300	150	1	150	75	3	225
Music Practice/ Ensemble (Groups 4 - 10 students)	100	1	100	75	1	75	75	1	75			

Educational Programming | Comparisons

PROPOSED												
CABOT ELEMENTARY SCHOOL Preliminary Design Program	Angier (90% CDs) 465 Students			Zervas (14-10-09) 490 Students			Cabot PDP 480 Students			MSBA Guidelines		
	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
HEALTH & PHYSICAL EDUCATION			6,105			6,300			6,300			6,300
Gymnasium	5,809	1	5,809	6,000	1	6,000	6,000	1	6,000	6,000	1	6,000
Gym Storeroom	176	1	176	200	1	200	175	1	175	150	1	150
Health Instructor's Office w/Shower & Toilet	120	1	120	100	1	100	125	1	125	150	1	150
MEDIA CENTER			2,770			2,875			2,830			2,830
Media Center/Reading Room	2,770	1	2,770	2,875	1	2,875	2,830	1	2,830	2,830	1	2,830
DINING & FOOD SERVICE			6,321			6,663			6,960			6,960
Cafeteria/Dining	3,035	1	3,035	3,200	1	3,200	3,400	1	3,400	3,600	1	3,600
Stage - existing used as SPED	950	1	950	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000
Chair/Table/Equipment Storage	408	1	408	363	1	363	360	1	360	360	1	360
Kitchen	1,460	1	1,460	1,600	1	1,600	1,700	1	1,700	1,780	1	1,780
Staff Lunch Room (1/3 of staff = 60 staff/3)	234	2	468	250	2	500	250	2	500	220	1	220
MEDICAL			569			510			510			510
Medical Suite Toilet	73	1	73	60	1	60	60	1	60	60	1	60
Nurses' Office/Waiting Room	306	1	306	250	1	250	250	1	250	250	1	250
Examination Room / Resting	95	2	190	100	2	200	100	2	200	100	2	200
ADMINISTRATION & GUIDANCE			2,305			2,515			2,595			2,345
General Office / Waiting Room/Toilet	750	1	750	680	1	680	650	1	650	390	1	390
Teachers' Mail and Time Room	Included in General Office			Included in General Office			Included in General Office			100	1	100
Duplicating Room	Included in General Office			Included in General Office			Included in General Office			150	1	150
Records Room	79	1	79	60	1	60	100	1	100	110	1	110
Principal's Office w/ Conference Area	301	1	301	300	1	300	300	1	300	375	1	375
Principal's Secretary / Waiting	Included in General Office			Included in General Office			Included in General Office			125	1	125
Assistant Principal's Office	117	1	117	125	1	125	125	1	125	120	0	-
Supervisory / Itinerant Teachers / Extended Program	428	1	428	650	1	650	750	1	750	120	1	120
Conference Room	218	1	218	200	1	200	250	1	250	250	1	250
Guidance Office	0	0	0	0	0	0	0	0	0	150	2	300
Guidance Storeroom	0	0	0	0	0	0	0	0	0	35	1	35
Teachers' Work Room	206	2	412	250	2	500	210	2	420	390	1	390

Educational Programming | Comparisons

CABOT ELEMENTARY SCHOOL Preliminary Design Program	PROPOSED									MSBA Guidelines		
	Angier (90% CDs) 465 Students			Zervas (14-10-09) 490 Students			Cabot PDP 480 Students					
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CUSTODIAL & MAINTENANCE			1,785			1,865			2,080			2,080
Custodian's Office	102	1	102	125	1	125	150	1	150	150	1	150
Custodian's Workshop	0	0	0	0	0	0	375	1	375	375	1	375
Custodian's Storage	583	1	583	147	3	440	375	1	375	375	1	375
Recycling Room / Trash	712	1	712	650	1	650	400	1	400	400	1	400
Receiving and General Supply	Included above			Included above			260	1	260	260	1	260
Storeroom	78	2	156	200	2	400	320	1	320	320	1	320
Network/Telecom Room	232	1	232	250	1	250	200	1	200	200	1	200
OTHER			0			0			0			0
Other (<i>specify</i>)												
Total Building Net Floor Area (NFA)			49,900			52,403			54,300			50,090
Proposed Student Capacity/Enrollment			465			490			480			480
Total Building Gross Floor Area (GFA) ²			74,960			78,800			81,450			76,320
Grossing factor (GFA/NFA)			1.50			1.50			1.50			1.52

Alternative Site Matrix | Draft

Feasible
 Not feasible
 Not available









Favorable
 Neutral
 Unfavorable

CRITERIA		IN CABOT DISTRICT				OUTSIDE OF DISTRICT				
		1	2	3	4	5	6	7	8	
Angier ES Comparison: Current usable site: 1.76 acres Reclaimed site area: .08 acres Total size of new site: 1.84 acres Note: SF data does not include reclaimed area for parking and play space.		Existing Cabot site	Cabot Park (101 Eastside Parkway)	Edmands Park (Blake St)	255-257 Newtonville Ave	Education Center (100 Walnut Street)	PW Garage (90 Crafts Street)	48 & 34 Crafts Street	Aquinas College (15 Walnut Park)	
SITE										
1	Newton village	Newtonville	Newtonville	Newtonville	Newtonville	Nonantum	Nonantum	Nonantum	Nonantum	
2	Walking distance from district center (miles)	0.4	0.6	0.8	0.7	1.0	0.9	0.9	1.3	
3	Size of site (acres)	1.8	11.6	12.7	1.8	3.8	4.1	1.8	6.0	
AVAILABILITY & FEASIBILITY	4	Legal restrictions, City owned land	●	○	○	-	○	○	-	-
	5	Site acquisition/legal issues, privately owned land	-	-	-	○	-	-	○	○
	6	Publicly owned	X	X	X	-	X	X	-	-
	7	Privately owned	-	-	-	X	-	-	X	X
	8	Maintains neighborhood 'walkability' *	●	●	●	⊙	○	○	○	○
	9	Minimizes busing	●	●	●	○	○	○	○	○
	10	Degree of redistricting required	●	●	●	○	○	○	○	○
11	Optimizes parking and play capacity	●	○	●	○	●	●	○	○	
12	Minimizes building height	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	
13	Does not increase demand for on street parking	⊙	⊙	●	○	●	●	○	●	
COST										
1	Site acquisition cost *	●	⊙	⊙	○	●	○	○	○	
2	Minimizes phasing logistics	●	●	●	⊙	○	⊙	⊙	⊙	
3	Minimizes busing	●	●	●	⊙	○	○	○	○	
4	Reduces need for swing space/busing	●	●	●	⊙	○	⊙	⊙	⊙	
5	Collateral budget implications *	●	●	●	○	○	○	○	○	
RECREATIONAL IMPACT										
1	Minimizes recreational impact	⊙	○	○	⊙	⊙	⊙	⊙	⊙	
TOTALS										
1	Favorability	●	⊙	⊙	⊙	○	○	○	○	
within current Cabot district										

Alternative Sites | District Map



Legend

-  Cabot School District Center
-  Cabot Distances
-  Cabot School Property
-  Other Public Properties
-  Other Private Properties
-  Cabot School District
-  Surface Water
-  Property Boundaries

Site List

1. 229 Cabot St.
2. 101 East Side Pkwy.
3. 70 Blake Street
4. 255-257
Newtonville Ave.
5. 100 Walnut St.
6. 90 Crafts St.
7. 48 & 34 Crafts St.
8. 15 Walnut Park

District Map | Alternative Sites



1.78 ac

1. 229 Cabot St. (Cabot School)



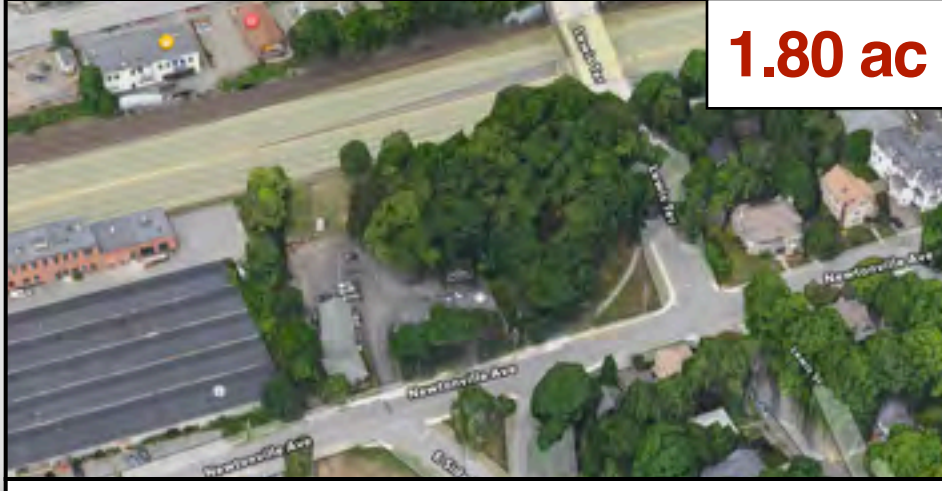
11.58 ac

2. 101 E. Side Pkwy. (Cabot Park)



12.69 ac

3. 70 Blake St. (Edmands Park)



1.80 ac

4. 255-257 Newtonville Ave.



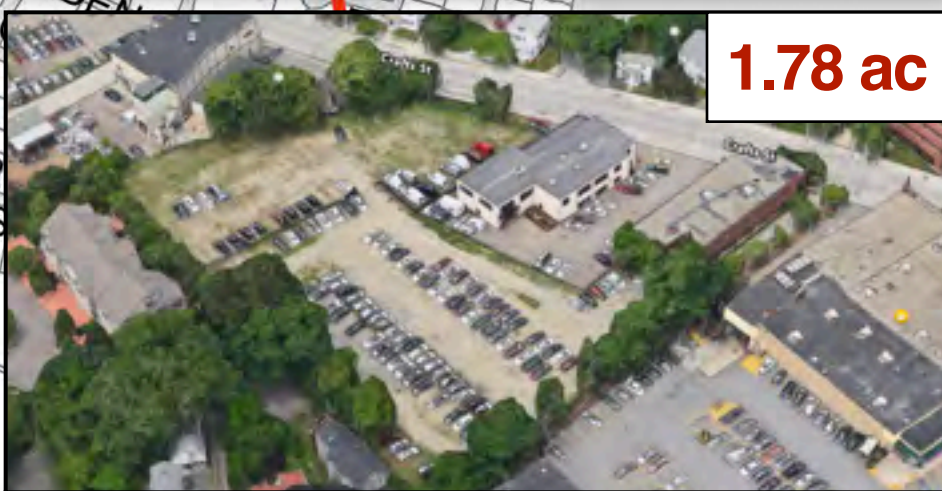
3.78 ac

5. 100 Walnut St. (Ed. Center)



4.12 ac

6. 90 Crafts Street (PW Garage)



1.78 ac

7. 48 & 34 Crafts Street



6.00 ac

8. 15 Walnut Pk. (Aquinas College)

Schedule I Project Milestone Schedule

Phase		Item	
	✓	07/08/14	Select OPM
	✓	09/23/14	Select Designer
FEASIBILITY		01/30/15	Submit Preliminary Design Program to MSBA
		04/16/15	Submit Preferred Schematic Report to MSBA
		04/29/15	MSBA Facilities Assessment Sub Committee Meeting
		06/03/15	MSBA Approval Preferred Schematic Study
SD		10/01/15	Submit Schematic Design to MSBA
		11/18/15	MSBA Approval Schematic Design
DD/CD		March 2017	Issue Construction Documents for Bidding
CONSTRUCTION		July 2017	Cabot School Moves to Carr School
		July 2017	Cabot School Construction Begins
		Jan 2019	Cabot School Opens

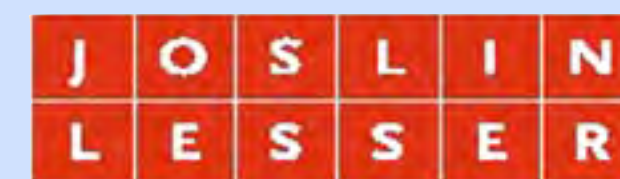


Board of Aldermen & School Committee Meeting

January 20, 2015



Cabot Elementary School



DiNisco Design
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