

December 6, 2022



Countryside Elementary School Project

School Building & Design Review

Committee Meeting #6

December 6th, 6:00 PM – Remote Meeting

 **DINISCO DESIGN**
architects + planners


DORE + WHITTIER

SBC & DRC Meeting Agenda – December 6th, 2022, 6:00PM Remote

1. *Call to Order & Intro*
2. *Approval of Minutes:*
 - *10/18/22 SBC Meeting Minutes*
 - *11/15/22 SBC Meeting Minutes*
3. *Timeline/Schedule Update*
4. *Educational Plan & Space Summary Updates*
5. *Site Analysis*
6. *Preliminary Design Concepts*
7. *Public Comment*
8. *Next Meeting*
9. *Adjourn*

Call to Order & Intro

1. Call to Order & Intro

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Approval of Meeting Minutes

2. Approval of Minutes

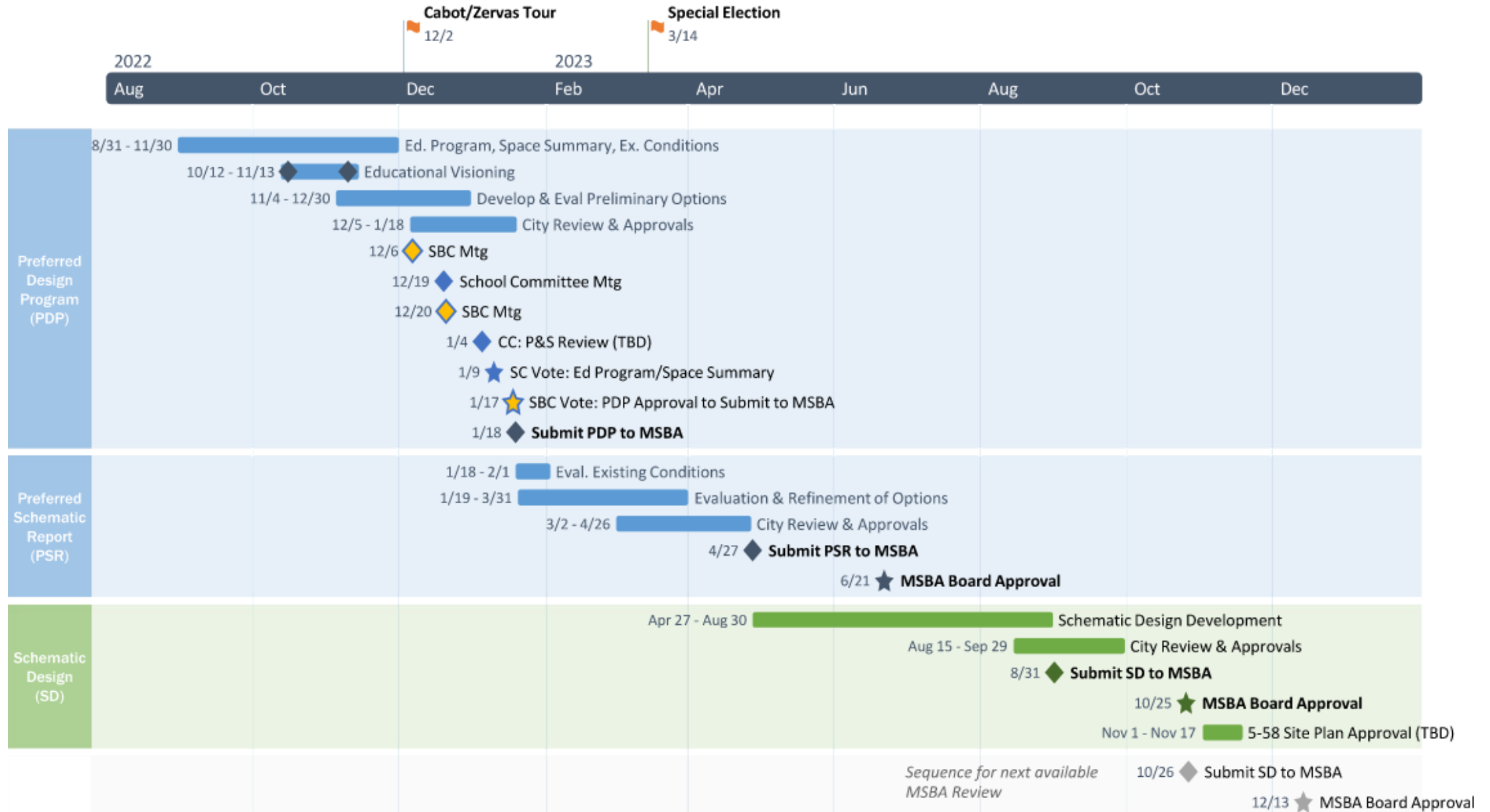
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Timeline/Schedule Update



Preliminary Design Program

1. *Introduction*
2. *Educational Program*
3. *Initial Space Summary*
4. *Evaluation of Existing Conditions*
5. *Site Development Requirements*
6. *Preliminary Evaluation of Alternatives*
7. *Local Actions & Approvals*
8. *Appendix*

Preliminary Design Program

1. Introduction

2. *Educational Program*
3. *Initial Space Summary*
4. *Evaluation of Existing Conditions*
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6. *Preliminary Evaluation of Alternatives*
7. *Local Actions & Approvals*
8. *Appendix*

Introduction

Facility Deficiencies

Program Deficiencies

MSBA Invitation

Design Enrollment

Capital Budget Statement Narrative

Local Process

Project Directory

Project Schedule

Preliminary Design Program

1. *Introduction*

2. Educational Program

3. *Initial Space Summary*

4. *Evaluation of Existing Conditions*

5. *Site Development Requirements*

6. *Preliminary Evaluation of Alternatives*

7. *Local Actions & Approvals*

8. *Appendix*

Grade and School Configuration Policies

Class Size Policies & School Scheduling

Teaching Methodology & Structure

Teacher Planning, Room Assignments &

Pre-K & K Program

Lunch Programs

Nurse/Medical, Media Center/Library

Technology Instruction Policies & Program

Art, Music & Performing Arts

Physical Education

Special Education

Transportation Policies

Functional Relationships & Adjacencies

Security & Visual Access Requirements

Preliminary Design Program

1. *Introduction*
2. *Educational Program*
- 3. Initial Space Summary**
4. *Evaluation of Existing Conditions*
5. *Site Development Requirements*
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Narrative

Initial Space Summaries

Existing Facilities Floor Plan

Preliminary Design Program

1. *Introduction*
2. *Educational Program*
3. *Initial Space Summary*
- 4. **Evaluation of Existing Conditions****
5. *Site Development Requirements*
6. *Preliminary Evaluation of Alternatives*
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8. *Appendix*

Legal Deeds to Sites

Traffic Study Report

Stormwater Investigation Reports

Phase I ESA Reports

HazMat Reports

Preliminary Design Program

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- 5. **Site Development Requirements****
6. *Preliminary Evaluation of Alternatives*
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Site Development Narrative

Structures & Fences

Site Access & Circulation

Parking & Paving

Code Requirements

Zoning Setbacks & Limitations

Accessibility Requirements

Easements

Wetlands and/or Flood Restrictions

Emergency Vehicle Access

Safety & Security Requirements

Utilities

Athletic /Outdoor Educational Spaces

Site Orientation / Location Considerations

Preliminary Design Program

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 - 6. Preliminary Evaluation of Alternatives**
 7. *Local Actions & Approvals*
 8. *Appendix*
- School Assignment Practices*
 - Tuition Agreements*
 - Rental or Acquisition of Existing Buildings*
 - Code Upgrade Option*
 - Renovation and/or Addition Options*
 - New Building Options & Locations*
 - Cost Summary of Options*

Preliminary Design Program

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- 7. Local Actions & Approvals**
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Local Actions & Approvals Certification
Certified Copy of SBC Minutes
Meeting Agendas & Minutes

Preliminary Design Program

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- 8. **Appendix****

Countryside Statement of Interest (SOI)
MSBA Feasibility Study Invitation
Design Enrollment Certification
Capital Budget Statement
Project Directory
Project Schedule
SBC Agendas & Meeting Minutes
Visioning & Community Forum
Presentations

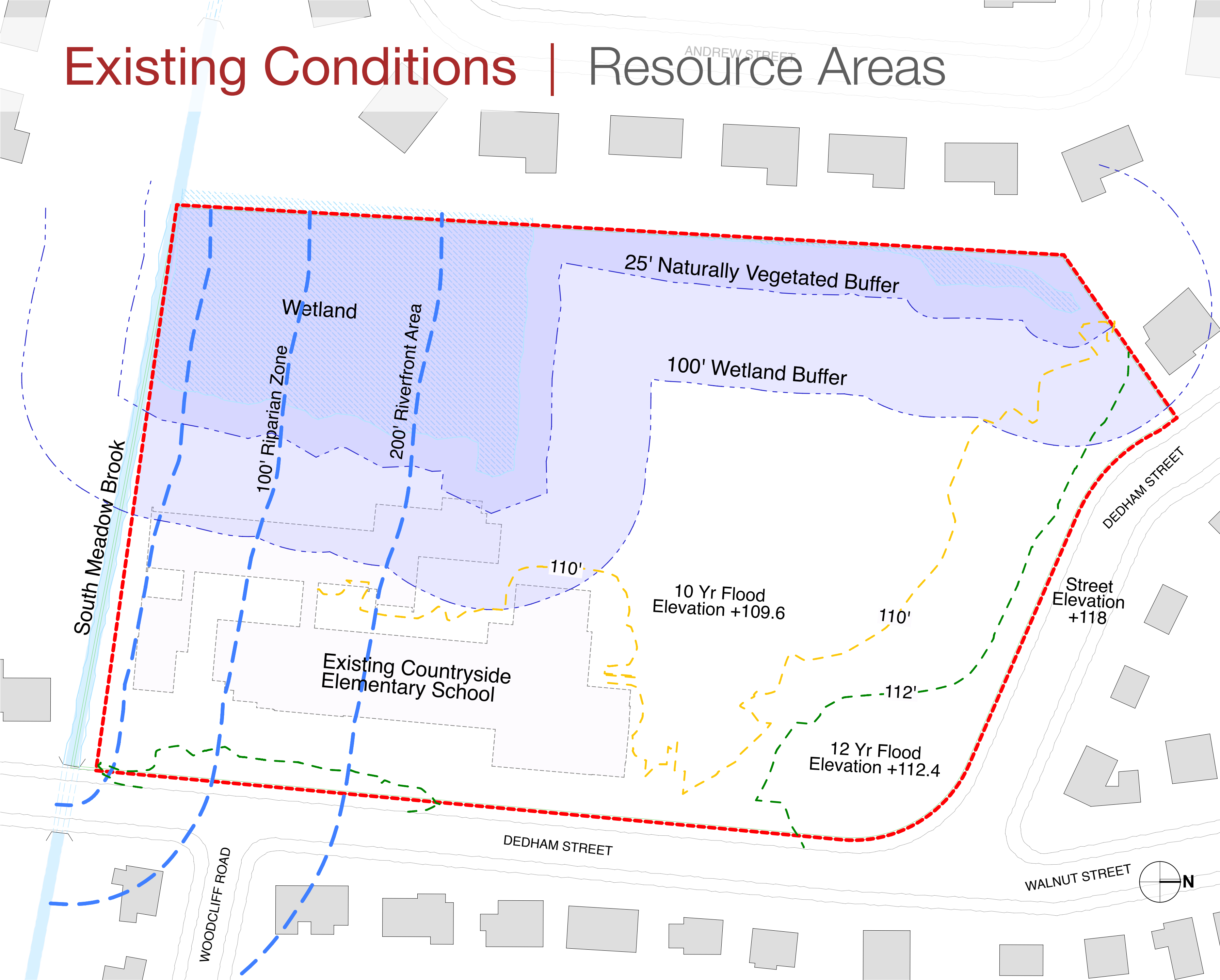
Educational Plan & Space Summary

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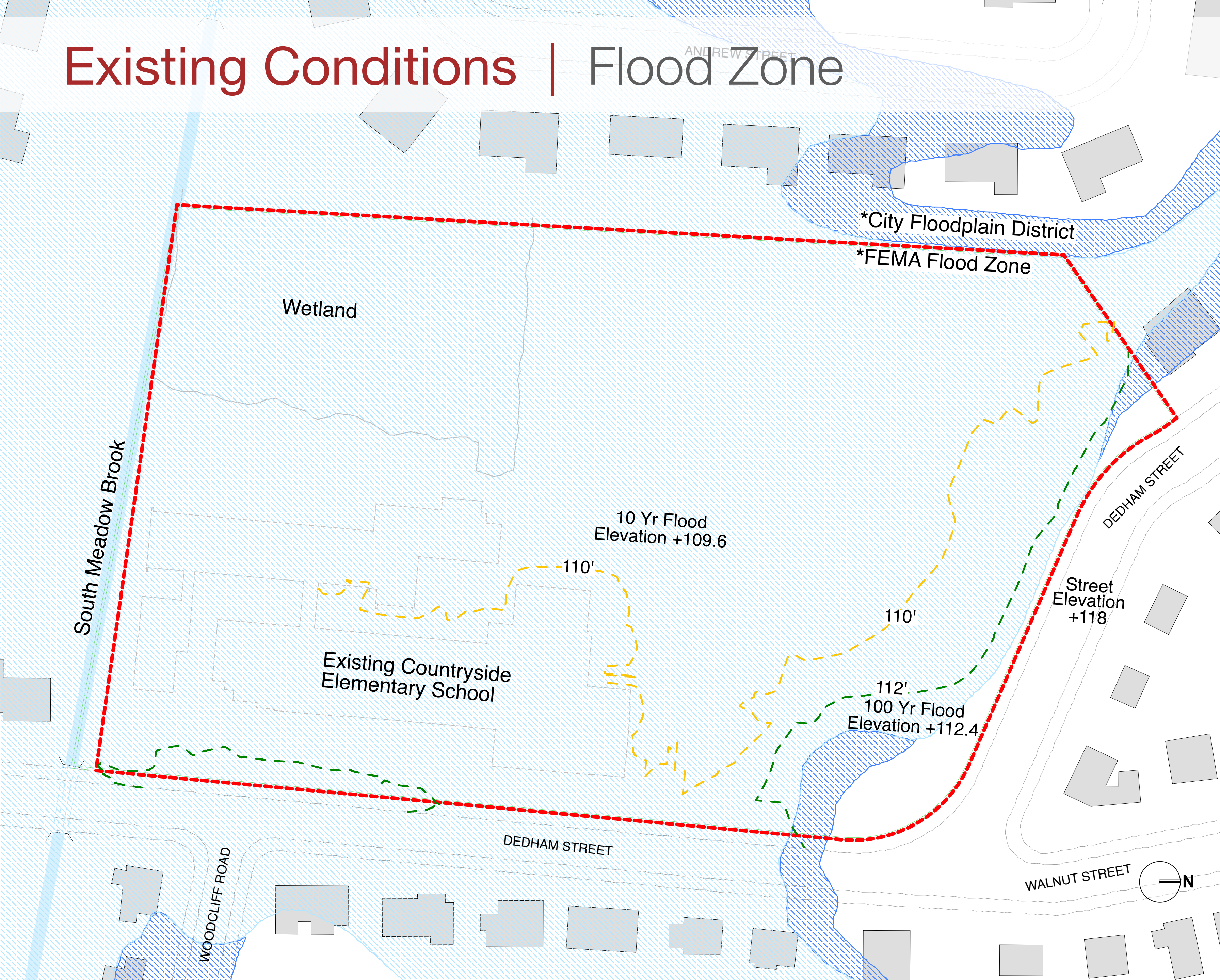
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Existing Conditions | Resource Areas



- Site bounded by wetlands and South Meadow Brook
- Existing school located inside riverfront area and wetland buffer
- Existing school first floor less than 1 foot above 10 year flood elevation
- Site almost entirely within 100 year flood elevation

Existing Conditions | Flood Zone



- Site almost entirely within 100 year flood elevation
- New development cannot exceed existing building footprint square footage
- Compensatory flood storage required if exceed existing building footprint square footage
- The FEMA maps are compiled at a much smaller scale and therefore are less accurate than Newton's Floodplains data layer

Existing Conditions | 372 Students, 50,900 SF (45,500 SF; 5,400 SF)



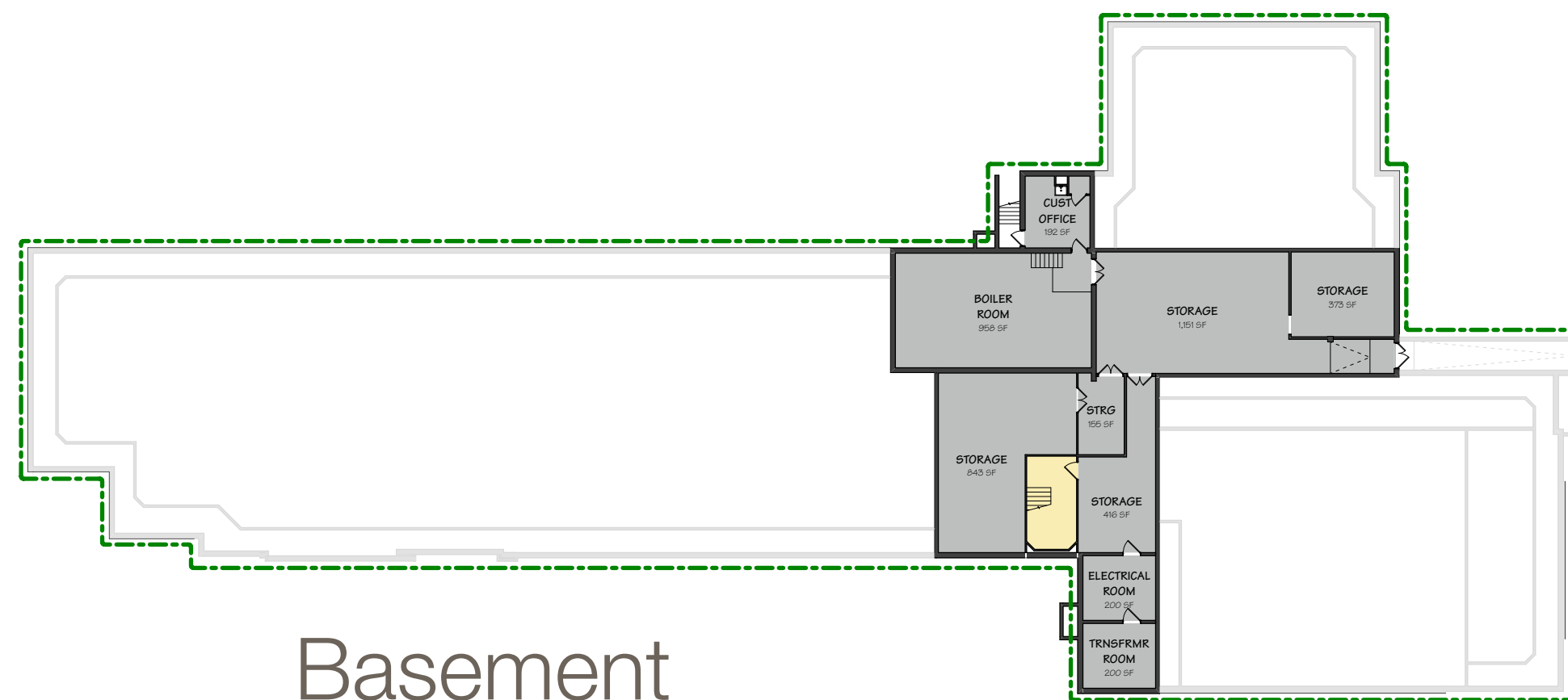
Existing Conditions | 372 Students



First Floor



Second Floor



Basement

LEGEND

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PHYS ED
- MEDIA CENTER
- DINING & FOOD SERVICE
- PLATFORM
- MEDICAL
- ADMIN & GUIDANCE
- OTHER / EXTENDED DAY
- CUST, MAINT, & TOILETS
- CIRCULATION

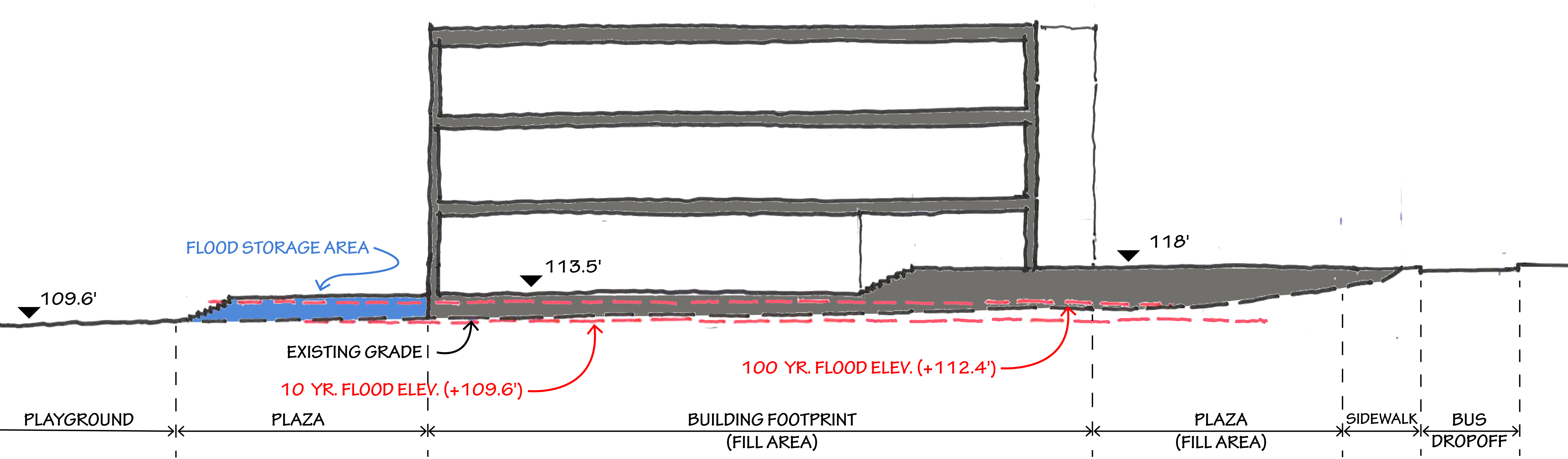
ORIGINAL BUILDING
 ADDITIONS
 TEMPORARY PORTABLES

N

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Preliminary Concepts | Site Section



Criteria Matrix

CRITERIA MATRIX

DRAFT

October 13, 2022

COUNTRYSIDE ELEMENTARY SCHOOL – 191 Dedham Street, Newton, MA

Criteria Matrix

● Favorable ○ Neutral ○ Unfavorable

BUILDING EVALUATION CRITERIA MATRIX		340 STUDENT ENROLLMENT			465 STUDENT ENROLLMENT		
		1	2	3	4	5	6
		REPAIR ONLY Full renovation, no addition	ADD/RENO Renovation + Addition	NEW CONST. Full demo + new construction	REPAIR ONLY Full renovation, no addition	ADD/RENO Renovation + Addition	NEW CONST. Full demo + new construction
Building and Site Facts							
1	Student enrollment population	340	340	340	465	465	465
2	Size of site (acres)						
3	Site Environmental (wetlands, etc.)						
4	Site usable (acres)						
5	Classroom count						
6	Building gross square feet (GSF)						
7	Site improvements area (SF)						
Equity to Other Recently Updated Elementary Schools							
1	Comparable programs						
2	Comparable square footage						
Cost and Schedule							
1	Project Cost, \$million						
2	LCCA /annual expenses						
3	Allows students to move in to new school 2026						
4	Requires swing space						
5	Requires CM@Risk (i.e. due to scheduling for early release packages)						
6	Maintains standard site plan approval schedule						
Educational							
1	Meets educational program for all students (pre-req.)						
2	Meets space program (prereq.)						
3	Provides flexibility for future growth						

Criteria Matrix

BUILDING EVALUATION CRITERIA MATRIX		340 STUDENT ENROLLMENT			465 STUDENT ENROLLMENT		
		1	2	3	4	5	6
		REPAIR ONLY Full renovation, no addition	ADD/RENO Renovation + Addition	NEW CONST. Full demo + new construction	REPAIR ONLY Full renovation, no addition	ADD/RENO Renovation + Addition	NEW CONST. Full demo + new construction
4	Provides flexibility for educational innovations / pedagogy						
5	Optimizes configuration and adjacency of teaching spaces						
6	Provides outdoor learning opportunities						
7	Allows for efficient program design layout						
8	Minimizes school disruption						
Safety & Security							
1	Optimizes safety and efficiency of on-site bus and van drop off						
2	Separates safe circulation of bus, vehicle, pedestrian and bike access						
3	Improves off site traffic impact						
4	Optimizes site for safe pedestrian and bike access						
5	Optimizes safe building access						
Community							
1	Provides accessibility to community used spaces (interior)						
2	Accommodates community program needs / extended day program						
3	Enhances community connections						
4	Enhances community green/open space and playground						
5	Construction Impact on abutters						
Building							
1	Meets current building codes (prereq.)						
2	Meets MAAB/ADA requirements (prereq.)						
3	Meets healthy building environment (prereq.)						
4	Meets hazardous material remedial requirements (prereq.)						
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	Allows efficient attainment of Green School/Stretch Code requirements						
Site							
1	Meets MAAB/ADA requirements (prereq.)						

Approaches 1 & 4 | Repair Only 340 / 465 Students



- Code Upgrade / Repairs only
- Does not include portable classrooms
- Does not improve the educational quality of spaces
- Does not meet MSBA Space Guidelines for 340 or 465 Students
- Requires building to be vacant

Approach 5 | Renovation & Addition 465 Students



- Does not include portable classrooms
- Maintains existing site relationships
- Site improvements include new playground and field

Approach 5A | Renovation & Addition | 2 Story Concept 465 Students



Second Floor

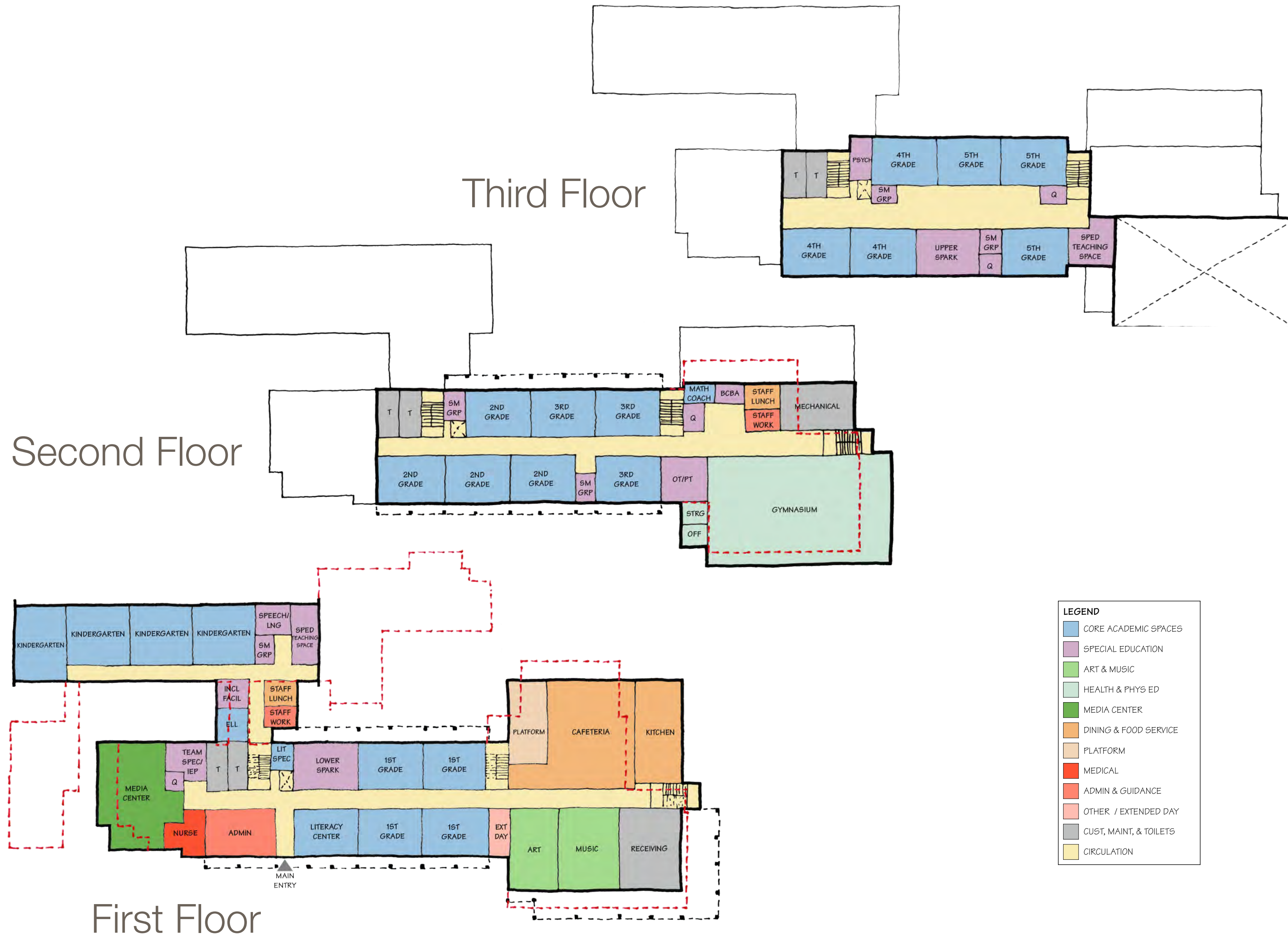


First Floor

LEGEND	
[Blue Box]	CORE ACADEMIC SPACES
[Purple Box]	SPECIAL EDUCATION
[Light Green Box]	ART & MUSIC
[Light Blue Box]	HEALTH & PHYS ED
[Dark Green Box]	MEDIA CENTER
[Orange Box]	DINING & FOOD SERVICE
[Light Orange Box]	PLATFORM
[Red Box]	MEDICAL
[Pink Box]	ADMIN & GUIDANCE
[Light Pink Box]	OTHER / EXTENDED DAY
[Grey Box]	CUST, MAINT, & TOILETS
[Yellow Box]	CIRCULATION

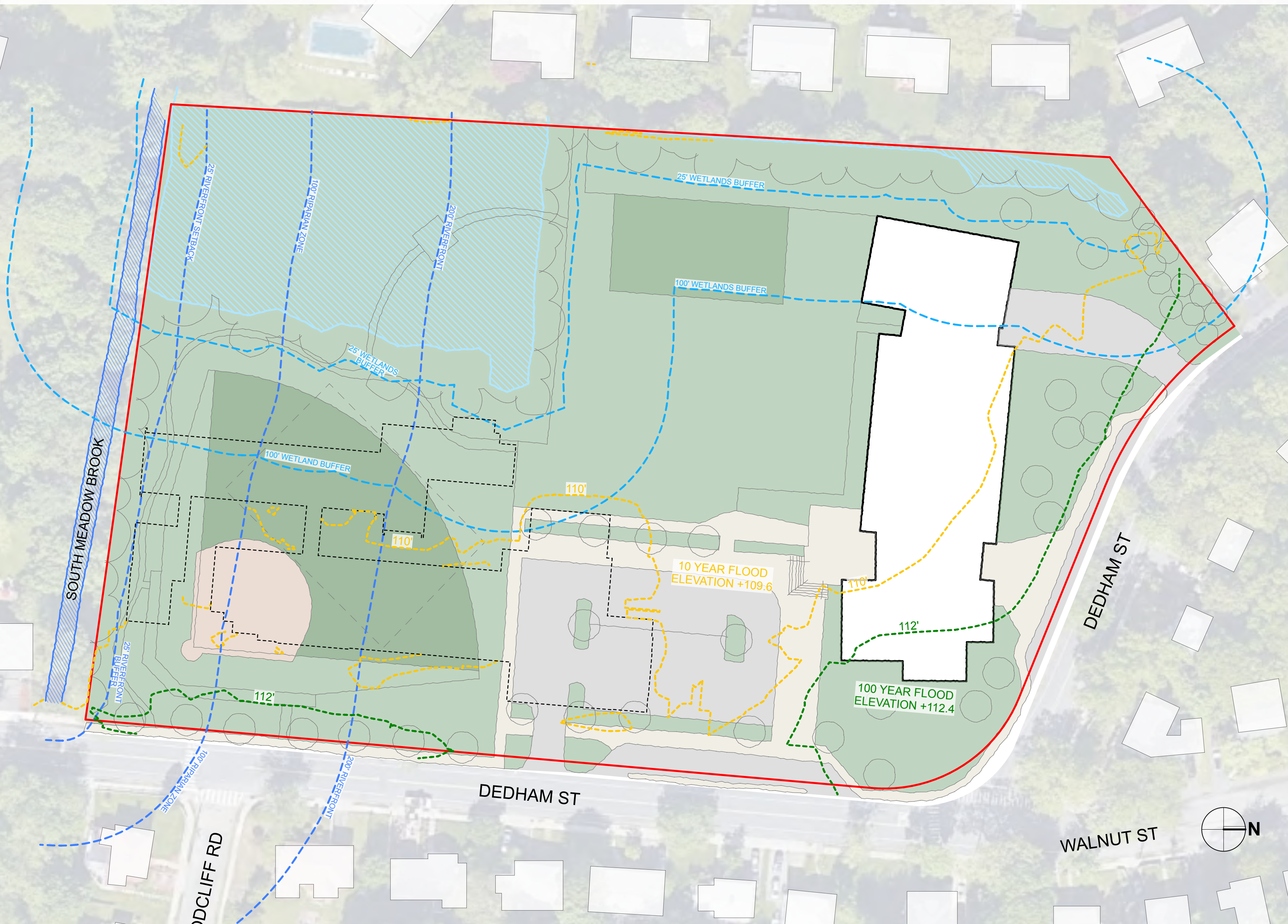
- Does not include the existing portable classrooms
- Meets MSBA Space Guidelines 465 Students
- Does not support spatial relationships and adjacencies
- Requires building to be vacant
- Maintains existing footprint square footage
- Second floor footprint larger than first floor at addition

Approach 5B | Renovation & Addition | 3 Story Concept 465 Students



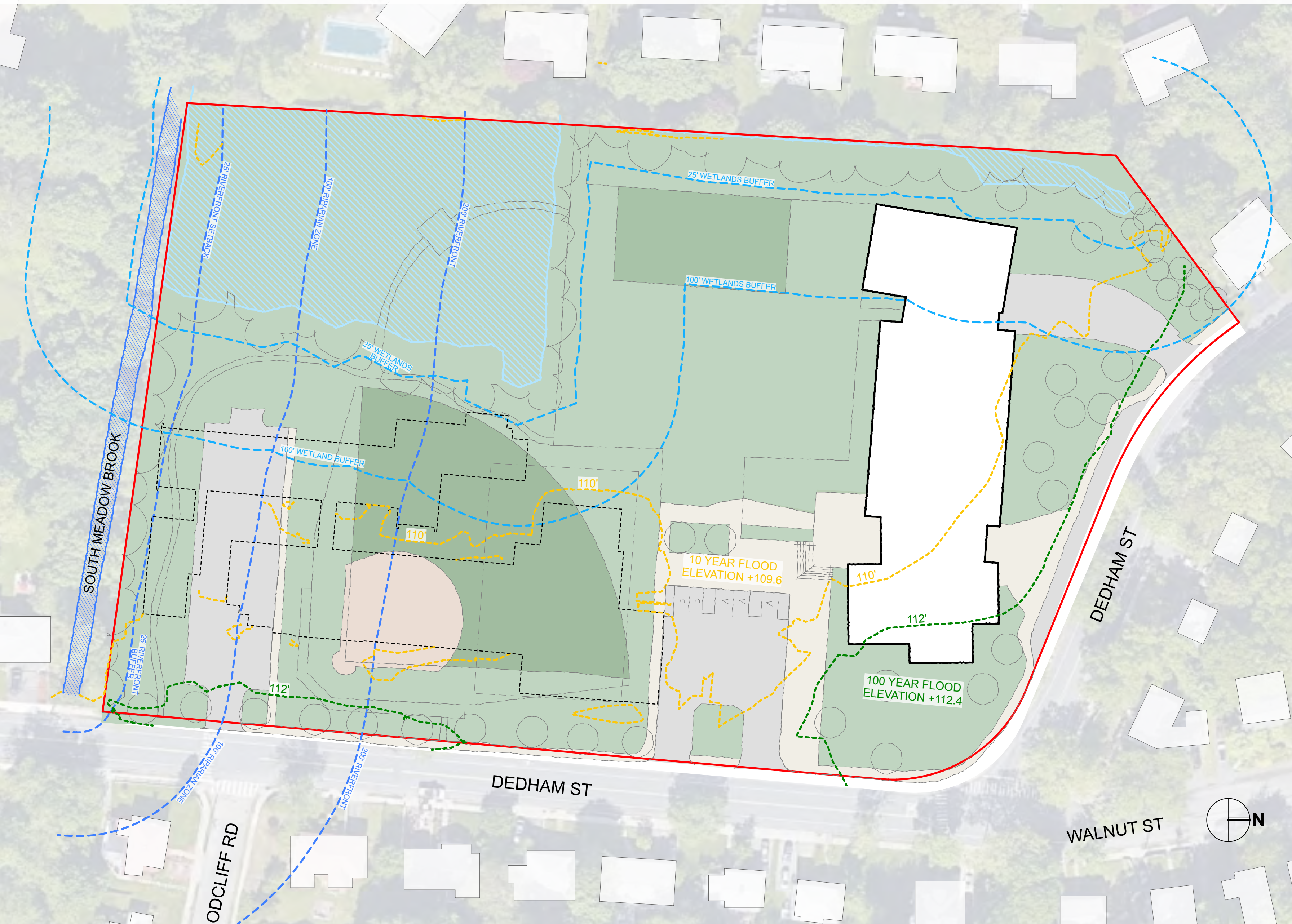
- Does not include the existing portable classrooms
- Meets MSBA Space Guidelines 465 Students
- Does not support spatial relationships and adjacencies
- Requires building to be vacant
- Requires independent structure to support third floor addition
- Maintains existing footprint square footage

Approach 6A | New Construction | 3 Story Concept 465 Students



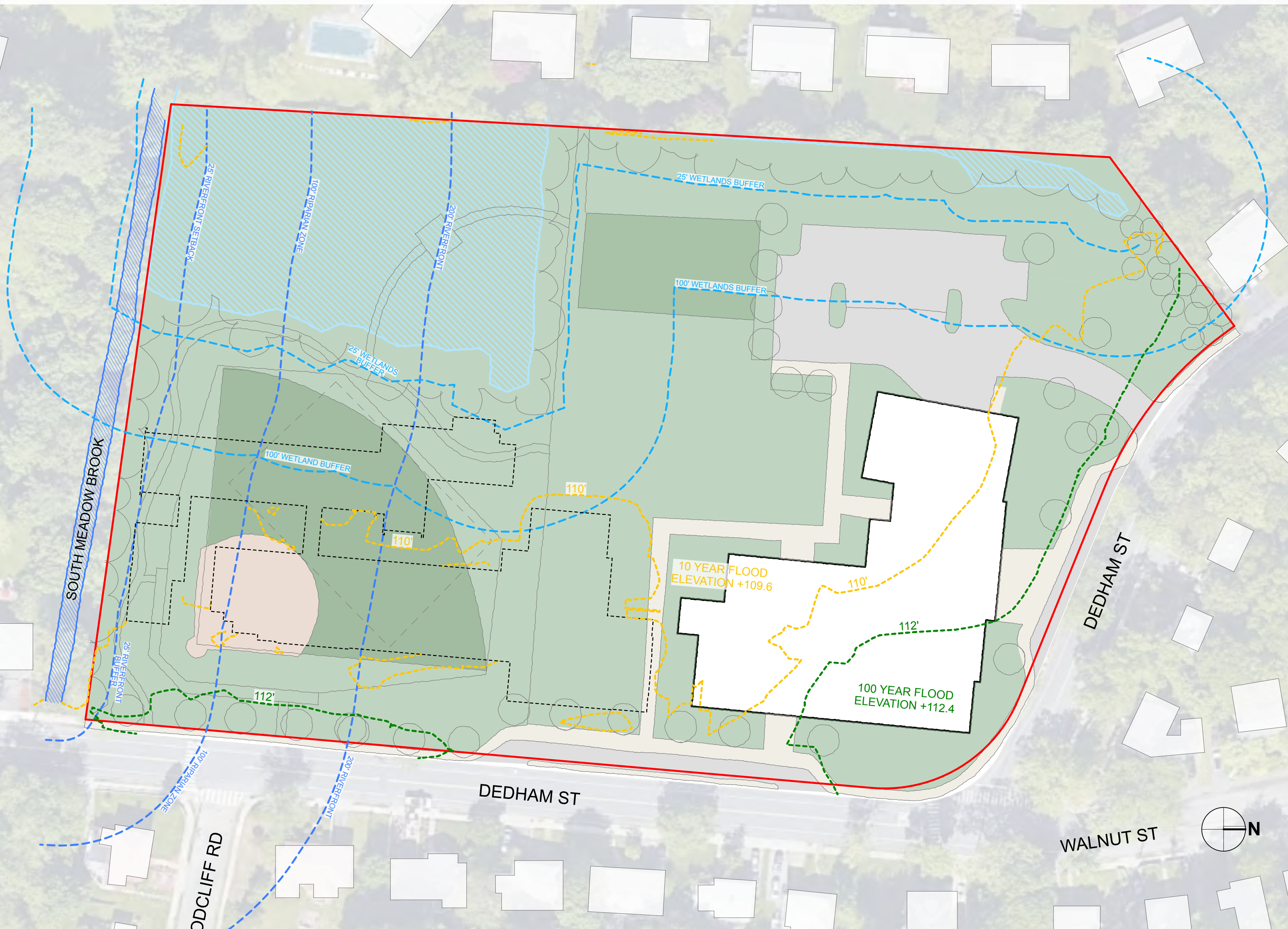
- Matches existing building footprint square footage
- Separates drop off for cars, buses, vans and service
- Site improvements include new playground, fields and parking
- Meets MSBA space guidelines
- Provides opportunity for occupied site during construction

Approach 6B | New Construction | 3 Story Concept 465 Students



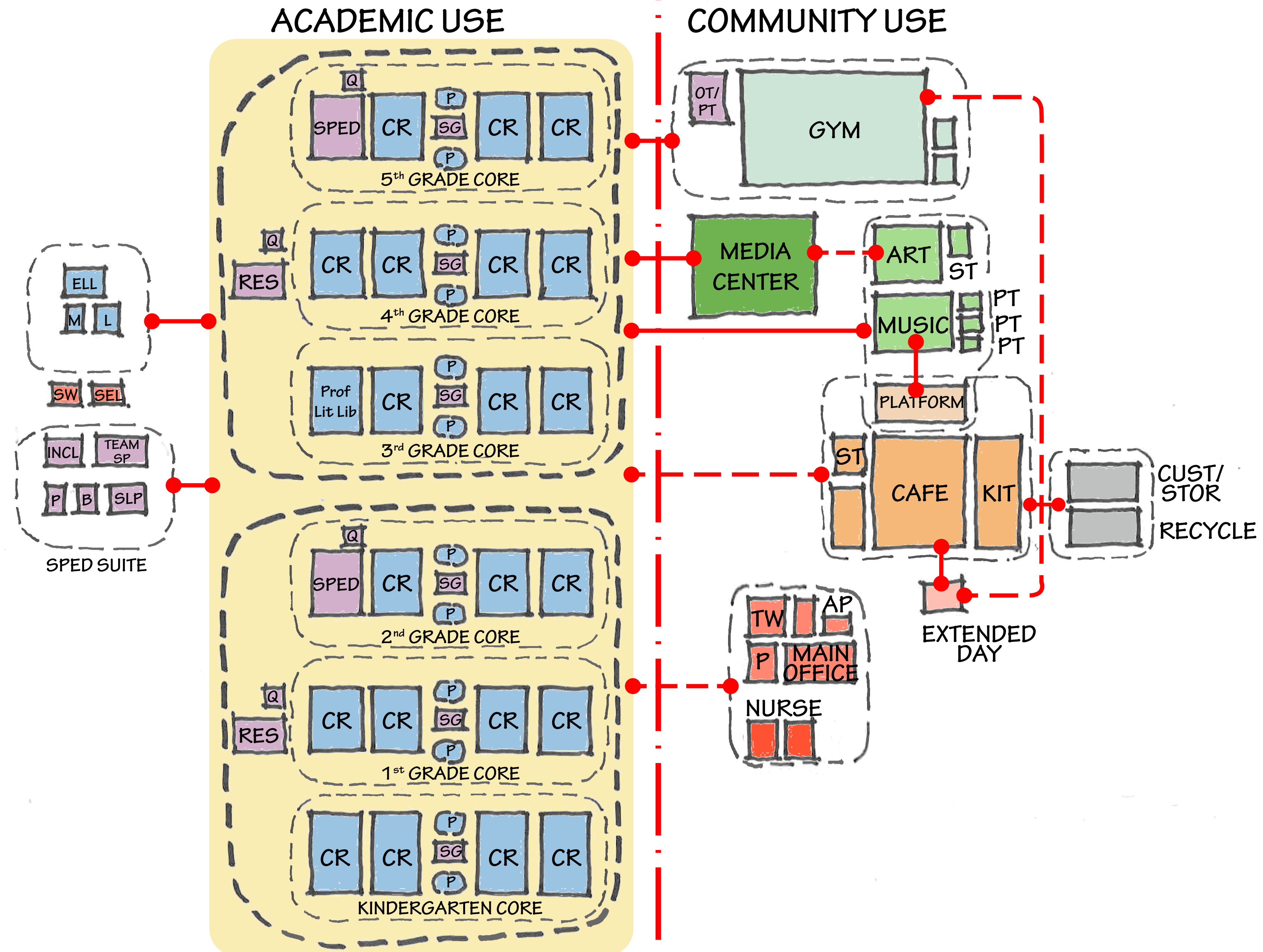
- Matches existing building footprint square footage
- Separates drop off for cars, buses, vans and service
- Accessible and van parking separate from staff parking and located near building entry
- Site improvements include new playground, fields and parking
- Meets MSBA space guidelines
- Provides opportunity for occupied site during construction

Approach 6C | New Construction | 3 Story Concept 465 Students



- Matches existing building footprint square footage
- Separates drop off for cars, buses, vans and service
- Site improvements include new playground, fields and parking
- Meets MSBA space guidelines
- Provides opportunity for occupied site during construction

Spatial Relationships & Adjacencies



What we know:

1st floor

- Administration
- Cafetorium
- Gym
- Receiving

To be determined:

Location of:

- Kindergarten Classrooms
- Library
- Art Room
- Music Room

Site Priorities

- Main entry at drop off area
- Separate bus and parent drop off areas
- Cafetorium connected to play area
- Receiving area in proximity to kitchen
- Gym with access to fields

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 - *Tuesday, December 20th, 2022, at 6:00PM*
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