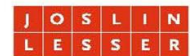


ZERVAS SCHOOL BUILDING COMMITTEE and DESIGN REVIEW COMMITTEE - UPDATE

Zervas Elementary School – Newton, MA

June 4th, 2014



Project Management

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Current Project Phases







Feasibility Study

- Establish Goals
- Assess Existing Site and Building Conditions
- Establish Program and Scope
- Identify and Test Alternatives
- Select Preferred Concept (called Preferred Schematic)

Schematic Design

- Confirm and Refine Program
- Develop Preferred Concept (site, plans, elevations and sections)
- Study Refinements and Options (room layouts, materials, systems, etc.)
- Conduct Preliminary Reviews for Approvability
- Reconcile Scope and Budget



EXISTING SITE STUDIES		SITE PROGRAM ELEMENTS						OTHER NOTES
5.3 acre site (3.5 useable including setbacks)		Play Space	Parking	Car Drop*	Bus Drop	Outdoor Learning	Service	Including Wetland Buffers**
	EXISTING Pinwheel Plan	43k square feet	57 spaces	0 cars	1 bus	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • Small Scale / 1 to 1-1/2 Story Building • Wetland Buffer Overlaps = 18k SF • West Facing Entry • East/West Classroom Orientation • All Bus & Car Drop-Offs on Street
	A1.1b Multi-Wing Plan	50k square feet	20 spaces	10 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • 2 Story Along Beethoven Edge, 1 & 2 Story Behind • Reduced Wetland Buffer Overlap • Hidden / North Entry • Playfields Behind School
	A1.2b Elbow Plan - South	50k square feet	36 spaces	0 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • Maintains 1 & 2 Story Building • Increased Wetland Buffer Overlap • North-West Entry • Narrow / Separated Playfields
	A1.2c Elbow Plan - North	50k square feet	52 spaces	23 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • Wetland Buffer Overlap = Existing • South-West Entry • 3-Story Adjacent to Neighbors with 1 & 2 Story Caf/Gym Opposite
	A1.3b Pinwheel Plan	50k square feet	38 spaces	0 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • Maintains 1 & 2 Story Building • Reduced Wetland Buffer Overlap • North-West Entry • Very Separate Playfields
	A1.4b Add/Reno Plan	45k square feet	40 spaces	0 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • Maintains 1 & 2 Story Building • Reduced Wetland Buffer Overlap • South-West Entry • Very Separated Playfields
PROGRAM NEEDS		50-60k	80-95	TBD	4	2	2	







*Car drop-off counts listed are within the property. Additional drop-off/cueing remains along Beethoven Avenue.

** Any work within wetland buffers requires Conservation Commission approval

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EXPANDED SITE STUDIES		SITE PROGRAM ELEMENTS						OTHER NOTES
6.0 acre site (4.2 useable including setbacks)		Play Space	Parking	Car Drop*	Bus Drop	Outdoor Learning	Service	Including Wetland Buffers**
	EXISTING Pinwheel Plan	43k square feet	57 spaces	0 cars	1 bus	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • Small Scale / 1 to 1-1/2 Story Building • Wetland Buffer Overlaps = 18k SF • West Facing Entry • East/West Classroom Orientation • Bus & Car Drop-Offs on Street
	A2.1b Multi-Wing Plan	50k square feet	80 spaces	10 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • 2 Story Along Beethoven, 1 & 2 Story Behind • Reduced Wetland Buffer Overlaps • Hidden / North Entry • Playfields Behind School
	A2.2b Elbow Plan - South	50k square feet	80 spaces	15 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • Wetland Buffer Overlap = Existing • North West Entry • Separate Playfields + Rd Crossing • Long / Narrow Service Approach
	A2.3b Elbow Plan - North	58k square feet	80 spaces	30 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • 3-Story Along Beacon, 2 Story Behind • Reduced Wetland Buffer Overlaps • South West Entry • Diverts Culvert
	A2.3c Elbow Plan - North	50k square feet	80 spaces	30 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • 2 Story • Reduced Wetland Buffer Overlaps • South West Entry • Tight Service & Perimeter Access • Diverts Culvert
	A2.4 Box Plan	45k square feet	80 spaces	0 cars	4 buses	2 (classroom + garden)	2 dumpsters + loading	<ul style="list-style-type: none"> • 2 Story along Wetland, 1 Story Front • Wetland Buffer Overlap = Existing • North West Entry • Narrow / Separated Playfields • Building Plan Not Ideal (un-zoned)
PROGRAM NEEDS		50-60k	80-95	TBD	4	2	2	

*Car drop-off counts listed are within the property. Additional drop-off/cueing remains along Beethoven Avenue.

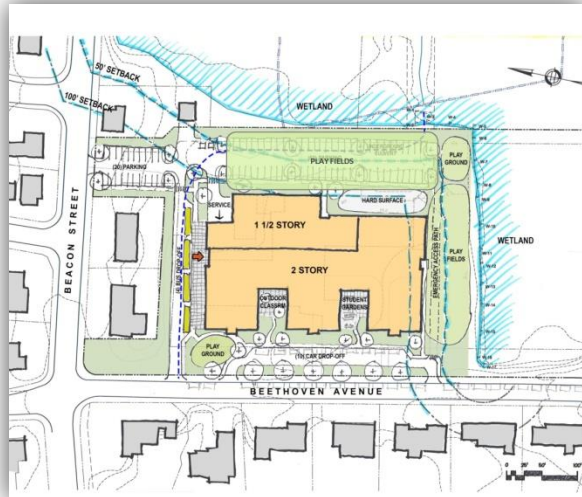
** Any work within wetland buffers requires Conservation Commission approval

Zervas Elementary School – Newton, MA

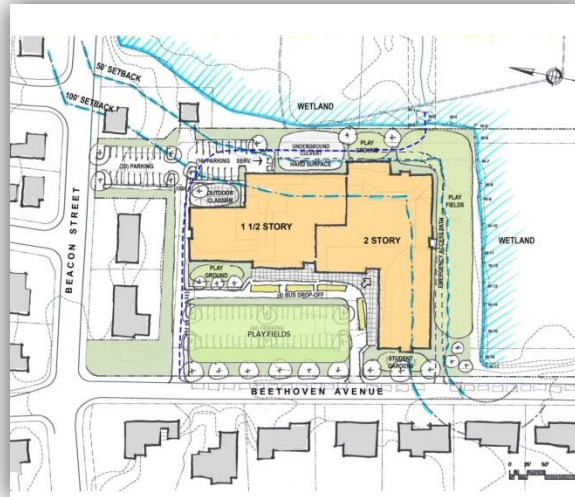
June 4th, 2014



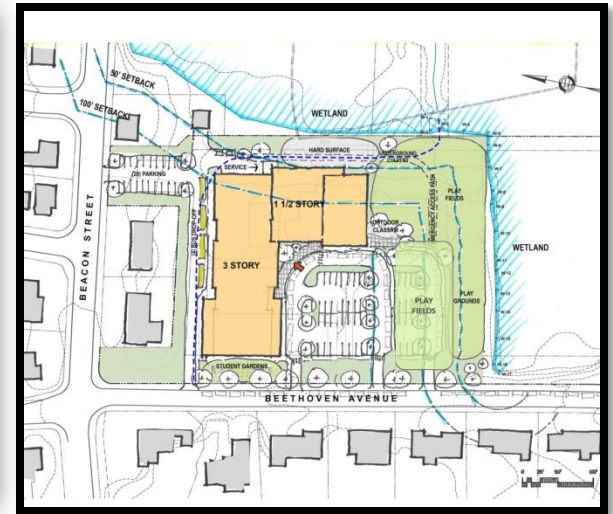
EXISTING SITE – RANGE of STUDIES:



A1.1b Multi-Wing Plan



A1.2b Elbow Plan - South



A1.2c Elbow Plan - North



A1.3b Pinwheel Plan



A1.4b Add/Reno Plan

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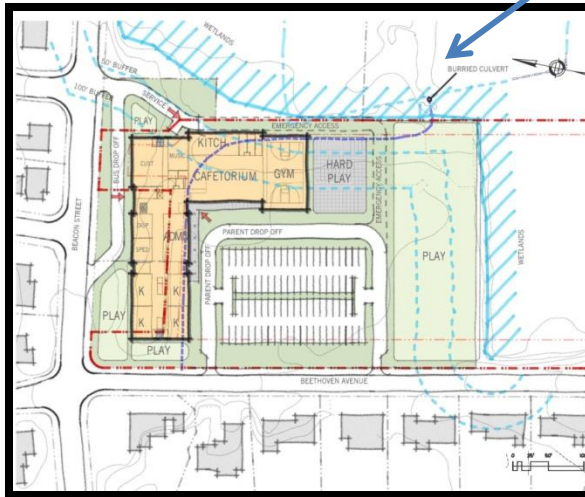
EXPANDED SITE – RANGE of STUDIES:



A2.1b Multi-Wing Plan



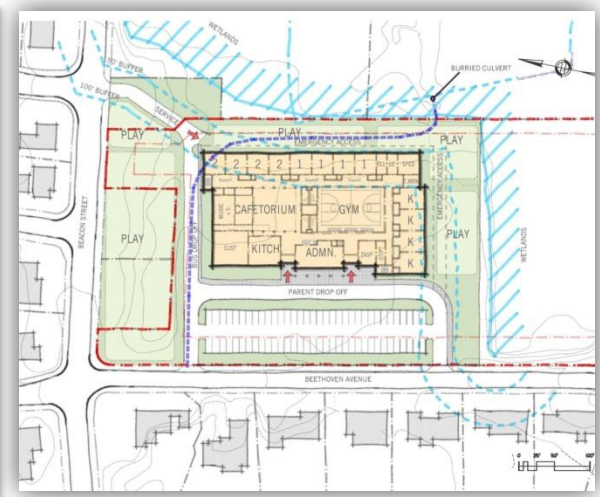
A2.2b Elbow Plan - South



A2.3b Elbow Plan - North



A2.3c Elbow Plan - North



A2.4 Box Plan

- Preference towards a variant of A2.3b, with building shifted South
- Less Mass on Beacon & Acoustic Separation
 - Corner Green Space
 - Split Parking/Paving

Expanded Site

A2.3d

Elbow Plan - North

Total Site = **6.0 acres***

Usable = **4.2 acres****

Play Areas = **52k SF**

Parking = **80 spaces**

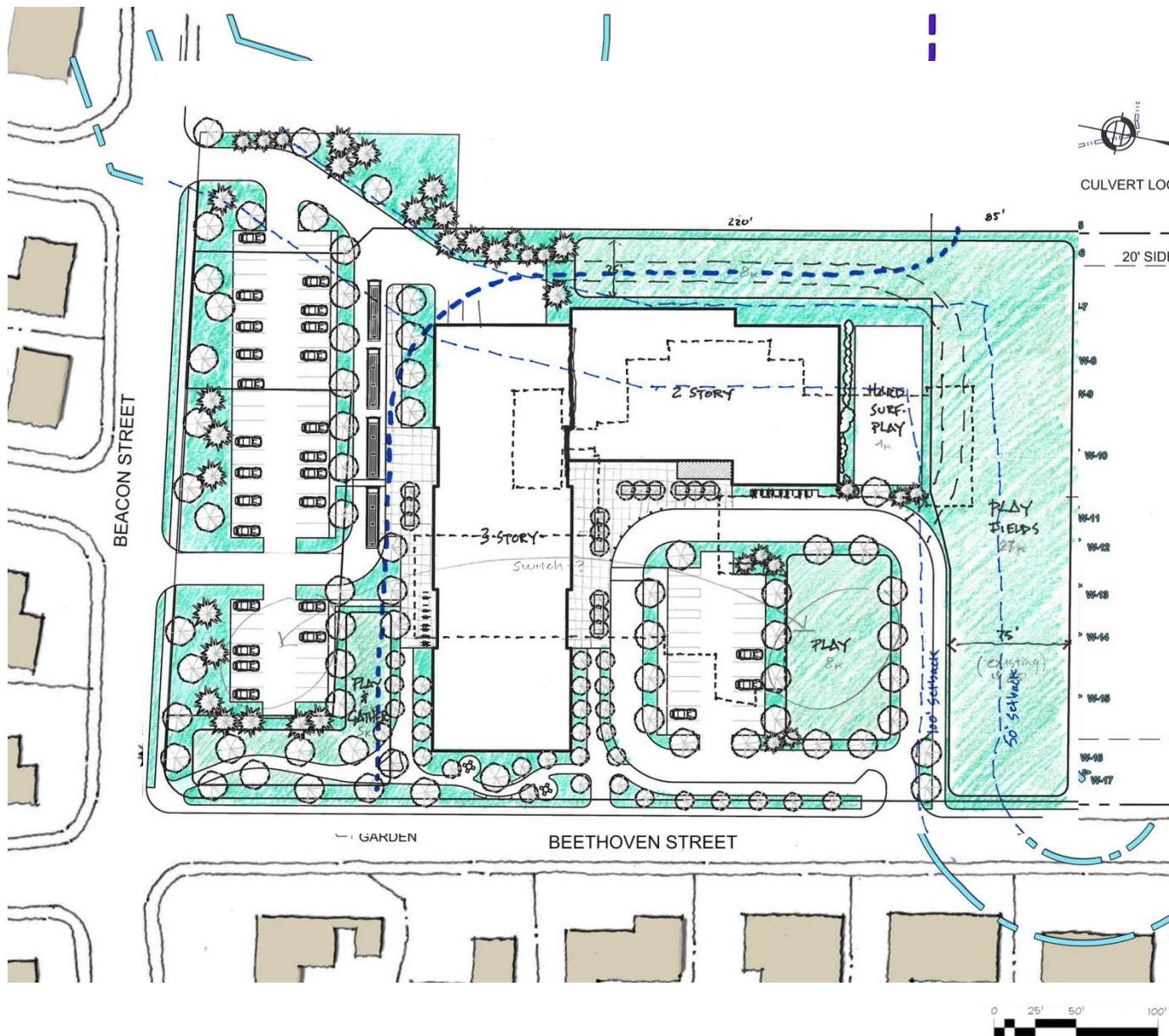
Drop-Offs = **30 car/4 bus**
(+ Beethoven Avenue)

Outdoor Class + Garden

- **Reduced Wetland Buffer Overlaps**
- **South West Entry**

*acreage obtained from the City Tax Assessor's web-site

**usable site includes areas within wetland buffers and is subject to Conservation Commission approval



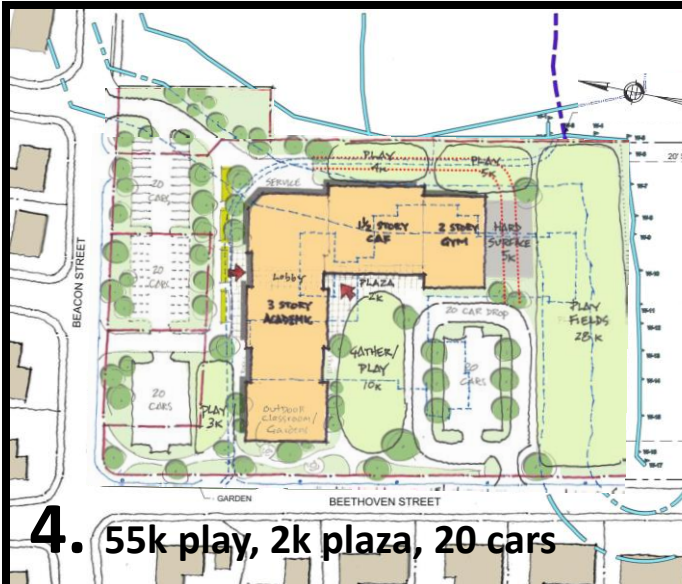
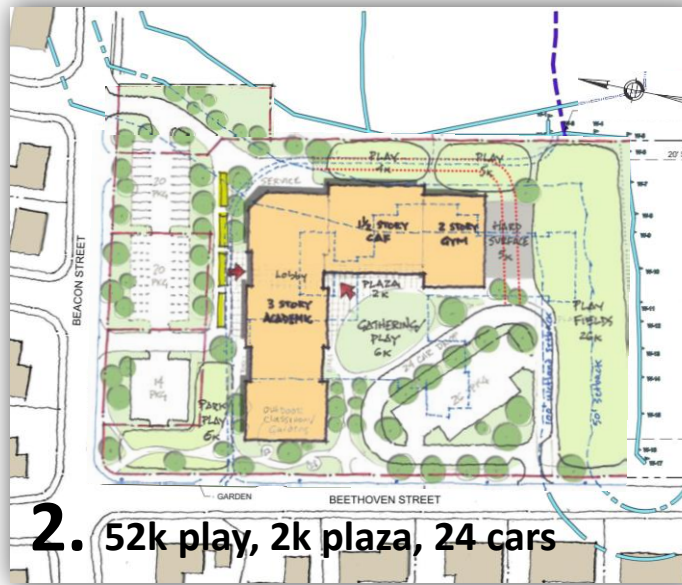
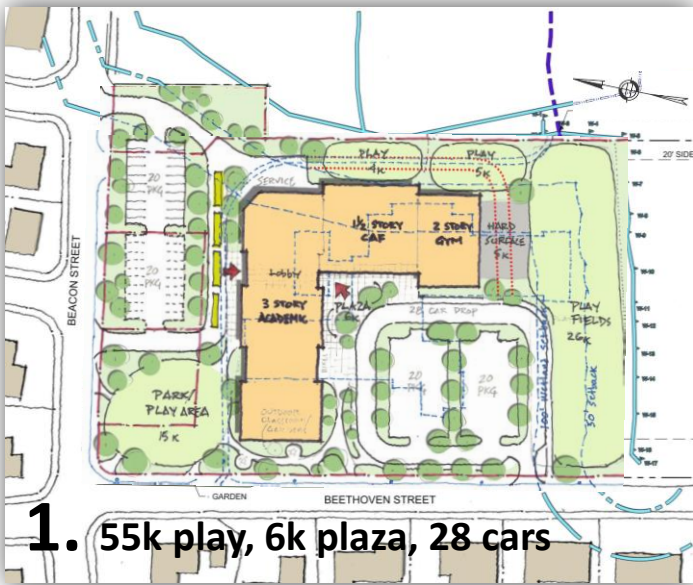
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Expanded Site

A2.3d

Sub-Options

Building Shifted 15' North
(increased play & plaza)

No Traffic Crossings on Site
Bus Approach from Beacon
Dual Entry/Common Lobby
South-West Main Entry

Preferred Sub-Option 4 to
be Studied with Corner
Park/Play Area in Option 1

Zervas Elementary School – Newton, MA

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FEASIBILITY STUDY PLAN

Elbow Plan - North

Total Site = 6.0 acres*

Usable = 4.2 acres**

Play Areas = 55k SF

Parking = 80 spaces

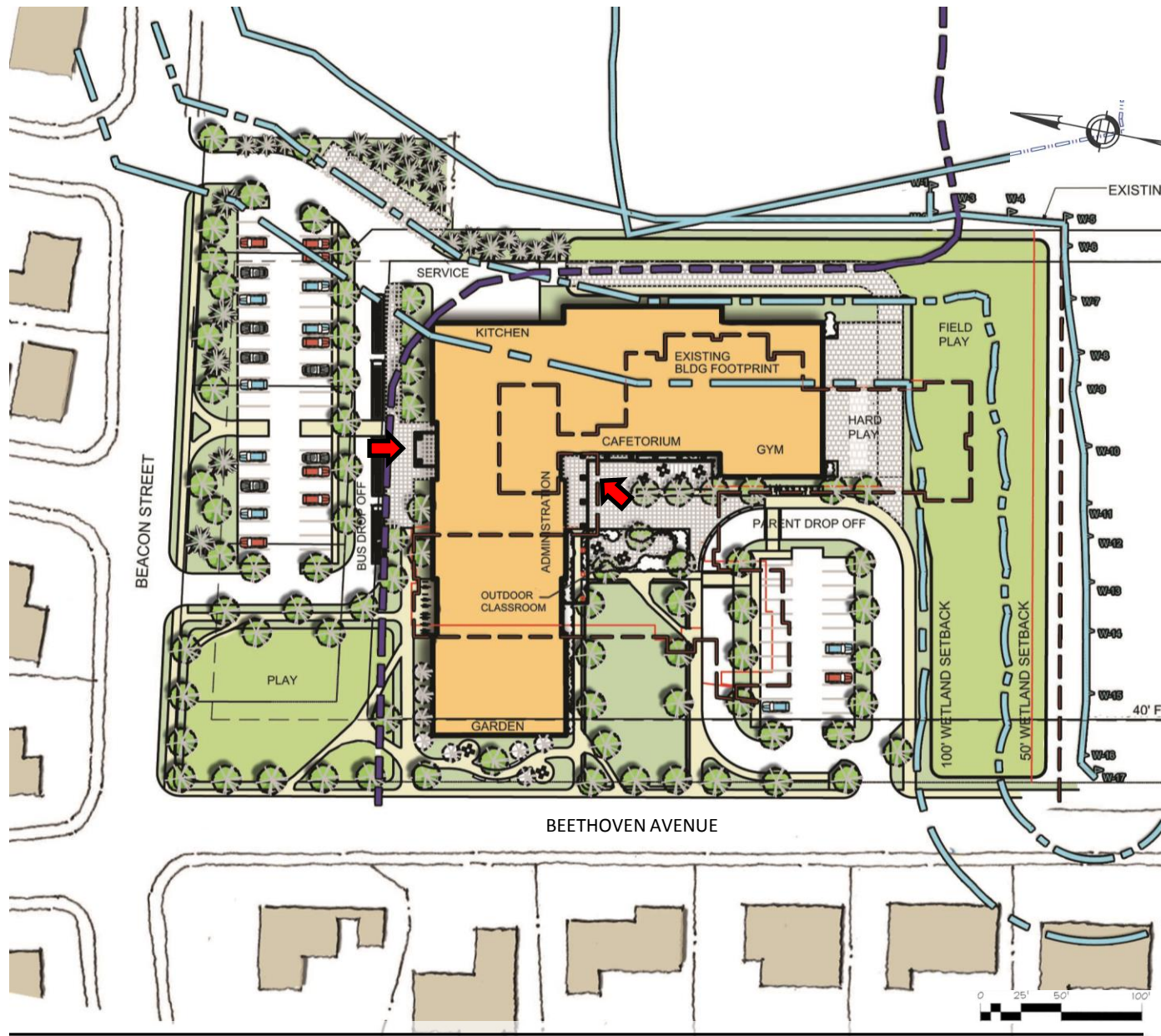
Drop-Offs = 20 car/4 bus
(+ Beethoven Avenue)

Outdoor Class + Garden

- Increased Plaza/Play Areas
- No Traffic Crossings on Site
- Bus Approach on Beacon
- Reduced Wetland Buffer Overlaps
- Set Back from Beacon St.
- South West Main Entry
- Dual Entry/Common Lobby

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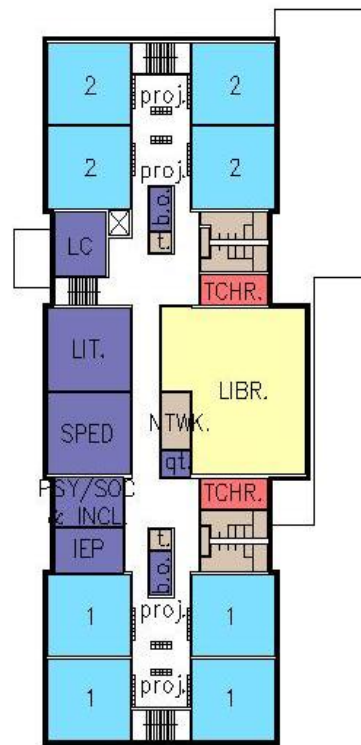
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FEASIBILITY STUDY PLAN



GROUND FLOOR



MID FLOOR



UPPER FLOOR

Elbow Plan - North

Total Site = 6.0 acres*

Usable = 4.2 acres**

Play Areas = 55k SF

Parking = 80 spaces

Drop-Offs = 20 car/4 bus
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Outdoor Class + Garden

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Combined Report (Merging MSBA Deliverables)

Preliminary Design Program

Part-1 Introduction

Including Deficiencies, Enrollment, Budget, Schedule & Directory

Part-2 Educational Program

Including Policies, Schedule, Structure and Curricula Needs (Update from Angier)

Part-3 Initial Space Summary

Including Floor Plans

Part-4 Evaluation of Existing Conditions

Including Site/Civil, Haz-Mat, Architectural, Structural, MEP & FP and Food Service

Part-5 Site Development Requirements

Including Program, Regulatory, Utilities, Access and Circulation

Part-6 Preliminary Evaluation of Alternatives

Including Site Selection, Existing/Expanded & Alternative Configurations

Preferred Schematic Report

Part-7 Final Evaluation of Alternatives

Including Site Options/Analysis, Renovation vs. New and Configuration Options

Part-8 Preferred Solution

Including Program, Space Summary, Site/Floor Plans, LEED Checklist Budget and Schedule

Part-9 Appendix

Including SOI, Project Directory, Schedule, Matrix/Studies Meeting Agendas and Minutes

