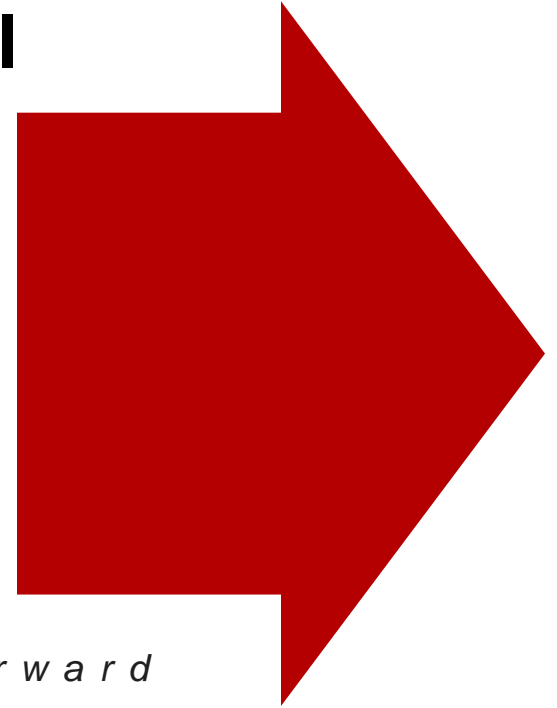




lincoln public schools

study of the lincoln school



... establishing a credible pathway forward

SBAC Work to Date:

May

- Re-establish the School Building Advisory Committee (SBAC)
- Develop Request for Proposals for the Lincoln School study

June/July

- Interview and Selection of Architect Team
- Award of Contract to Dore & Whittier Architects

August

- Preliminary work with Dore & Whittier

September

- Information gathering sessions with stakeholder groups

Upcoming Public Forums:

October 16th

7pm – 9pm, Reed Gym

November 15th

State of the Town Meeting

December 2nd

7pm – 9pm, Reed Gym

January 13th

7pm – 9pm, Reed Gym

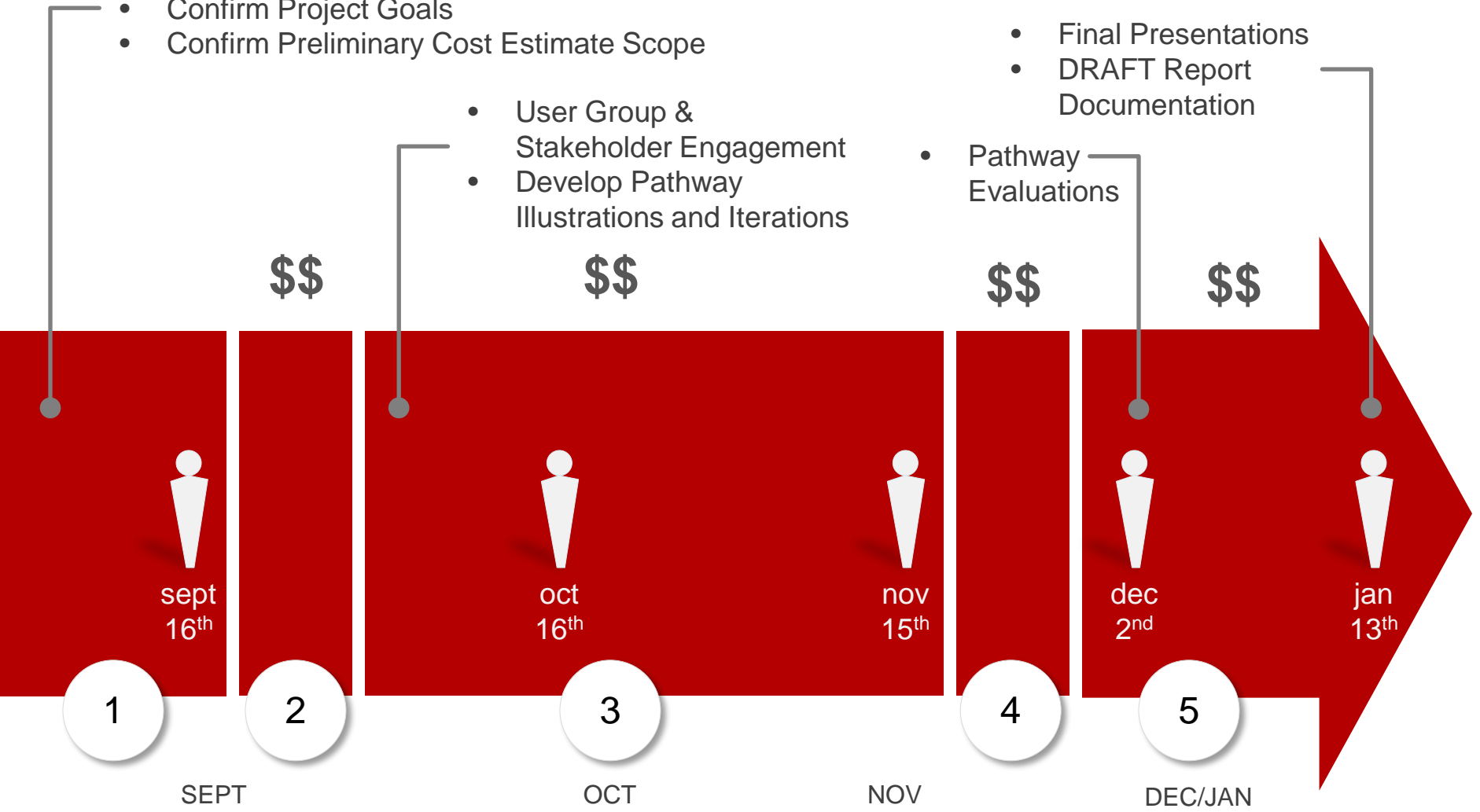
agenda | public meeting #1

- SBAC progress to date & introduction of D&W
- process for current study
- educational possibilities
- preliminary cost considerations
- small group break out sessions
- reporting out
- adjourn

- Previous Studies
- Confirm Project Goals
- Confirm Preliminary Cost Estimate Scope

- User Group & Stakeholder Engagement
- Develop Pathway Illustrations and Iterations

- Pathway Evaluations
- Final Presentations
- DRAFT Report Documentation





public presentations



local boards



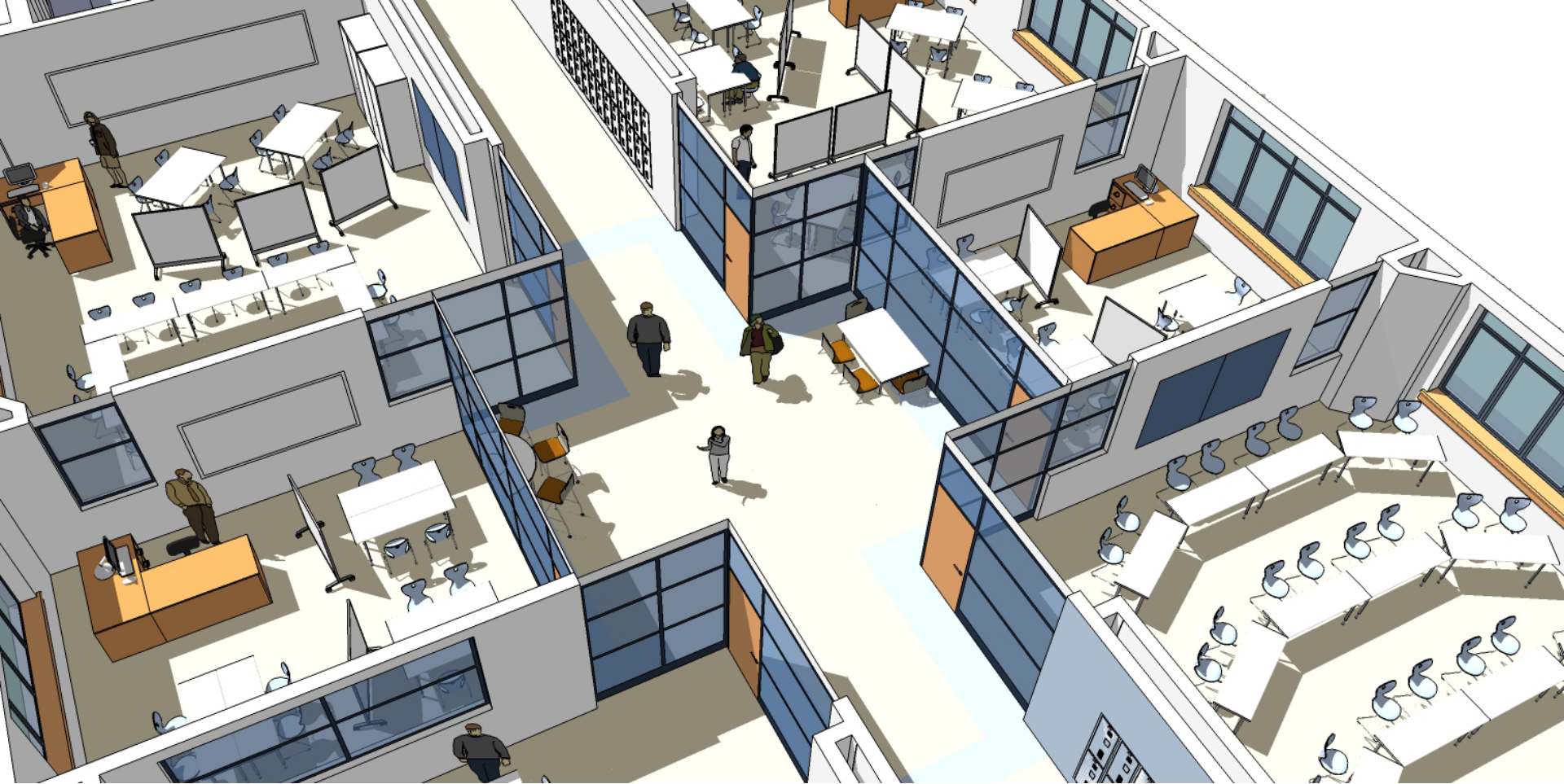
user groups



other stakeholders

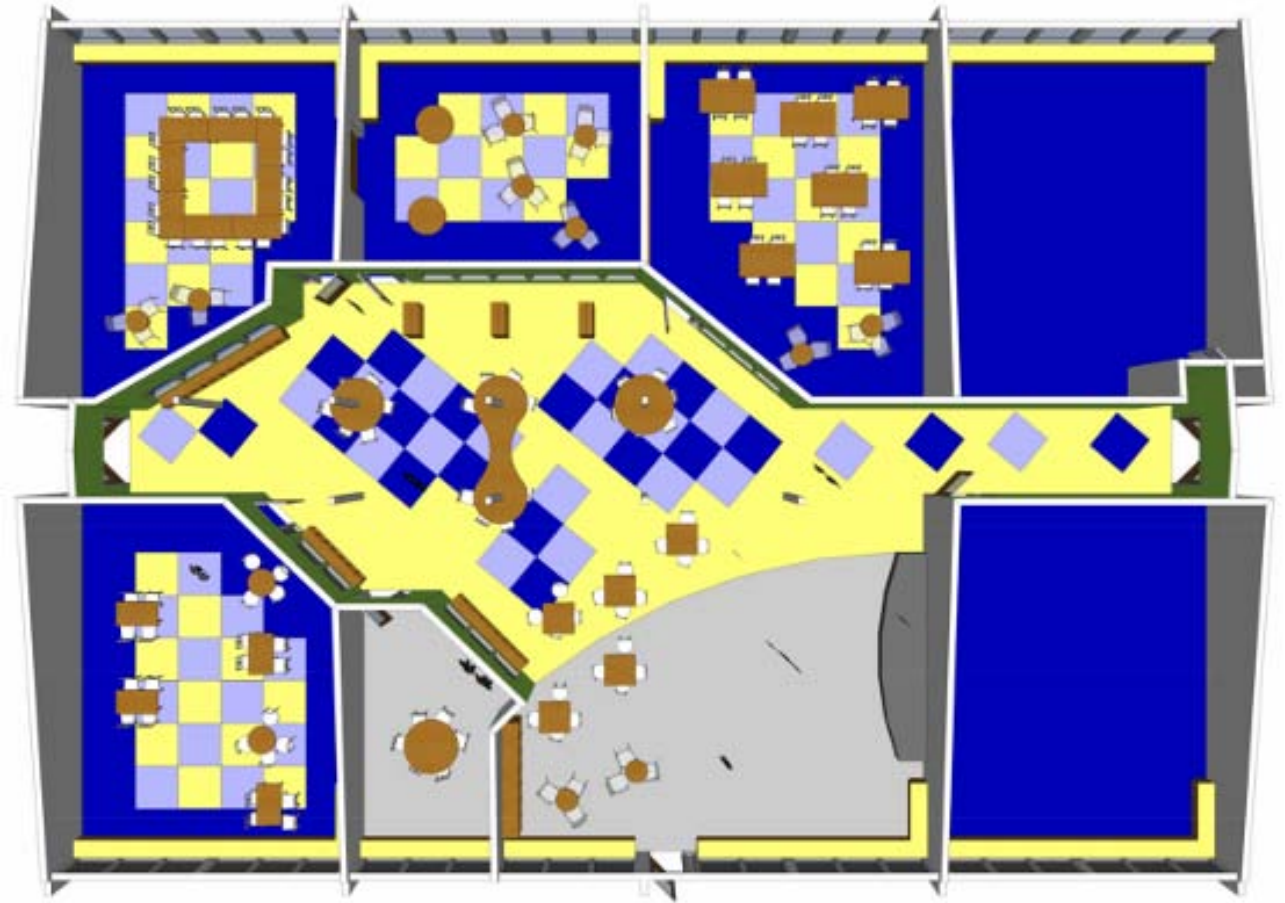
educational possibilities | 21st century

- provide warm, safe, and dry environment
- support individual learning modalities & multiple intelligences
- embody 4Cs – critical thinking, collaboration, communication, and creativity
- possess ubiquitous technology
- adapt to changes over time



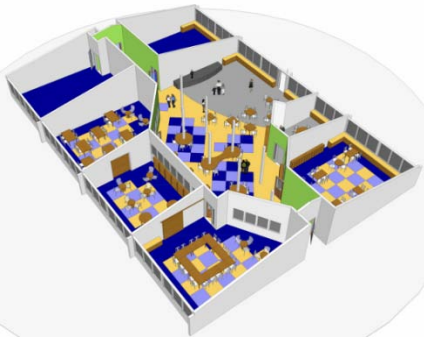
wilmington high school | wilmington, ma

small group break out: dore & whittier architects



forest avenue elementary school | middle town, RI

K-2 multi-age learning community : fielding/nair international

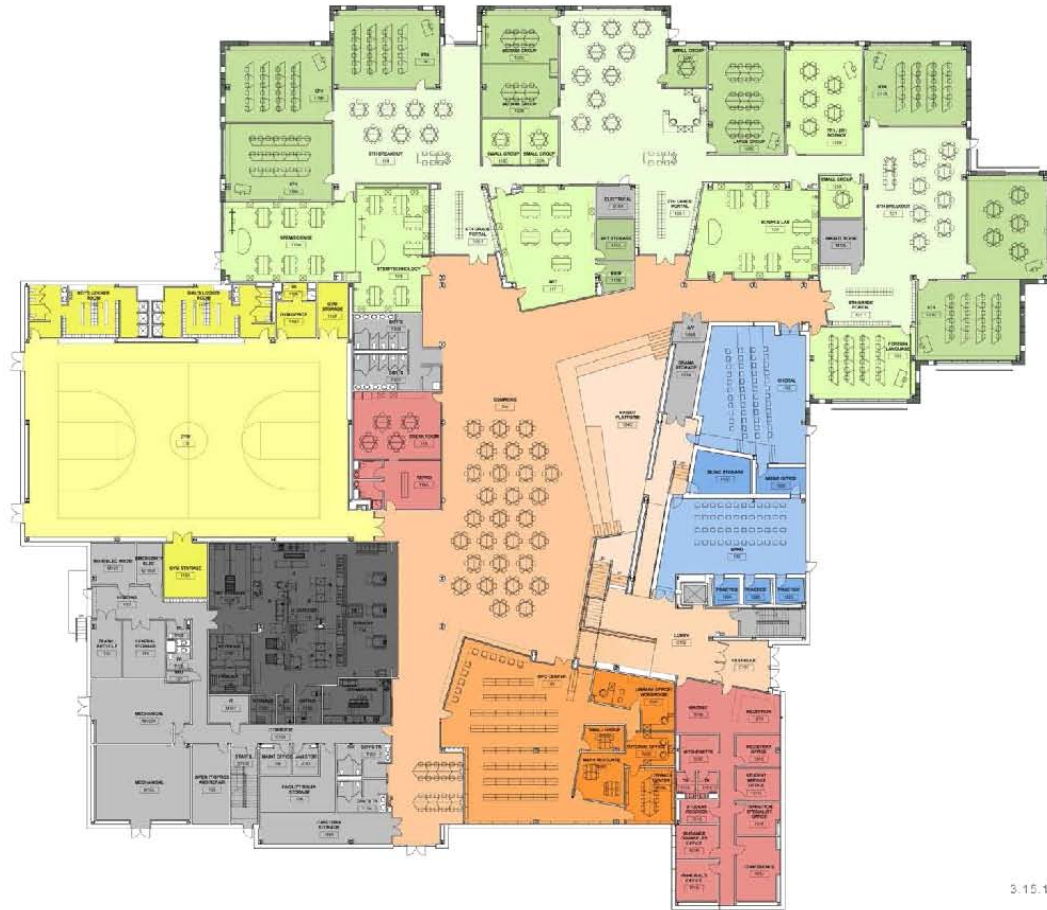


forest avenue elementary school | middle town, RI

K-2 multi-age learning community : fielding/nair international

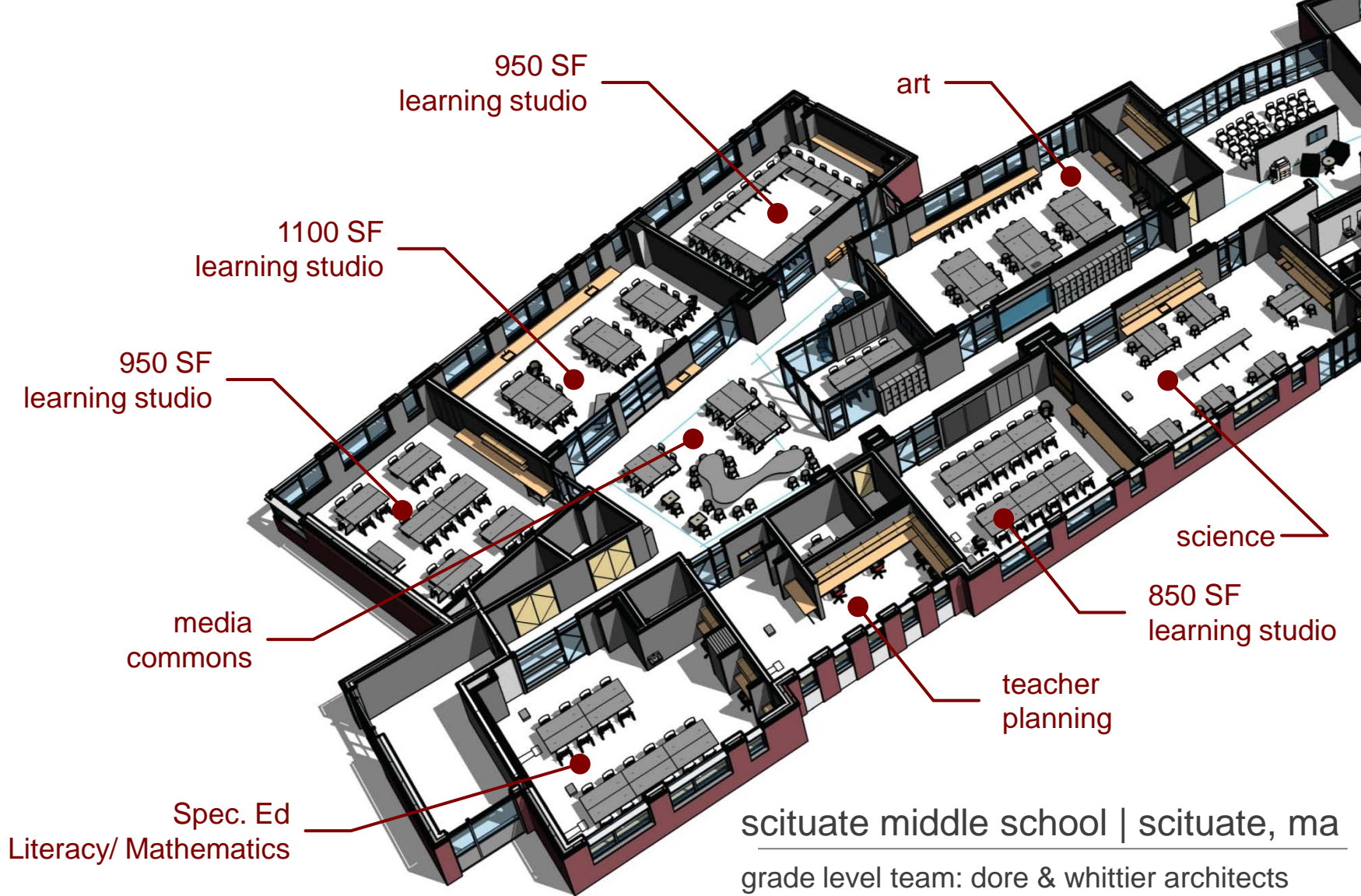


hanscom school | lincoln, ma
plan diagram: ewing cole



3.15.12

hanscom school | lincoln, ma
plan diagram: ewing cole



950 SF
learning studio

art

1100 SF
learning studio

950 SF
learning studio

media
commons

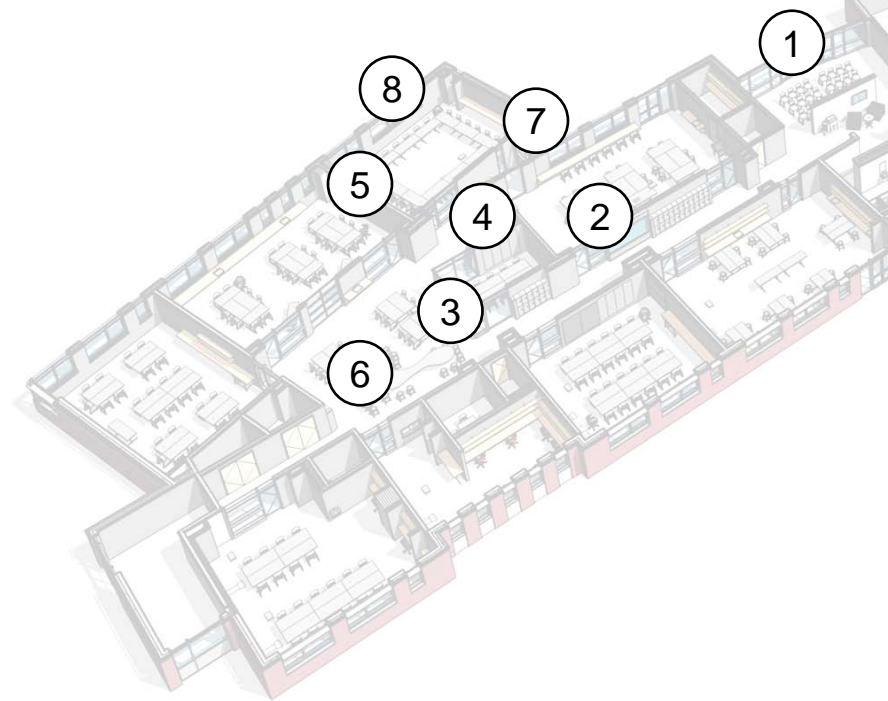
Spec. Ed
Literacy/
Mathematics

science

850 SF
learning studio

teacher
planning

scituate middle school | scituate, ma
grade level team: dore & whittier architects



scituate middle school | scituate, ma
grade level team: dore & whittier architects

preliminary cost considerations

- facility needs
- educational needs

Preliminary Facilities Scope		revised: 9.2.14							
				Required	Recommended	Optional			
Item #	Scope Description	Location	System Category	Priority	Required, Recommended, Optional	Code Reference	Scope Source	Unit QTY	S/SF
F-1	Provide sound-absorptive materials to classrooms to improve acoustics by removing existing acoustical ceiling panels installing suspended acp.	Brooks	Acoustics				SBAC Component	XX SF on Per Classroom	
F-1A	Provide sound-absorptive materials to classrooms to improve acoustics by removing existing acoustical wall panels and installing acoustic wall panels.	Brooks	Acoustics				SBAC Meeting	XX SF on Per Classroom	
F-1B	Provide sound-absorptive materials to classrooms to improve acoustics by removing existing acoustical wall panels and installing acousti-wrapped acoustical wall panels.	Brooks	Acoustics				SBAC Meeting	XX SF on Per Classroom	
F-1C	Provide speech amplification equipment	Brooks	Acoustics				SBAC Meeting	Per Classroom	
F-2	Remove existing roofing and trim components at Brooks School down to existing deck. Replace with new tapered insulation and single-ply roofing system to meet Energy 2010 goal. Base roof material white EPDM. Replace all trim components.	Brooks	Arch - Building Exterior				CDR Maguire	XXX SF	
F-2A	Remove existing roofing and trim components at Brooks School down to existing deck. Replace with new tapered insulation and single-ply roofing system to meet Energy 2010 goal. Base roof material white TPO. Replace all trim components.	Brooks	Arch - Building Exterior				SBAC Meeting	XXX SF	
F-2B	Remove existing roofing and trim components at Brooks School down to existing deck. Replace with new tapered insulation and single-ply roofing system to meet Energy 2010 goal. Base roof material white PVC. Replace all trim components.	Brooks	Arch - Building Exterior				SBAC Meeting	XXX SF	
F-3	Remove and replace existing uninsulated windows, curtain wall systems, and associated transite panels (ACAs) in the Brooks School and replace with double insulated and thermally broken, RS vinyl systems.	Brooks	Arch - Building Exterior				CDR Maguire	XXX SF	
F-3A	Remove and replace existing uninsulated windows, curtain wall systems, and associated transite panels (ACAs) in the Brooks School and replace with double insulated and thermally broken, R25 aluminum systems.	Brooks	Arch - Building Exterior				CDR Maguire, D&W	XXX SF	
F-4	Remove and install 4" closed cell spray foam. Painted gypsum finish interior surface.	Brooks	Arch - Building Exterior				D&W		
F-5	Remove exterior wall as back up for existing Auditorium only. Install air/vapor barrier, 4" of rigid insulation, 4" brick veneer on steel angles clipped to existing concrete.	Brooks	Arch - Building Exterior				D&W	XXX SF	
F-6	Clean and prepare existing surfaces for finishing. Repair all interior existing wood surfaces.	Brooks	Arch - Interior Finishes				CDR Maguire	XXX SF	
F-7	Remove and replace existing carpet throughout facility.	Brooks	Arch - Interior Finishes				CDR Maguire	XXX SF	
F-8	Remove existing carpet and replace with VCT in classrooms.	Brooks	Arch - Interior Finishes				CDR Maguire	XXX SF	
F-9	Remove and replace 12"x12" spline ceiling in classrooms (secondary issue). Replace with 2x2 acoustical ceiling.	Brooks	Arch - Interior Finishes				CDR Maguire	XXX SF	
F-10	Provide classroom and toilet fixture sinks to meet ADA and MSAB compliance	Brooks	Code Compliance				CDR Maguire		
F-11	Provide minimum breakers and back-flow prevention at cross connections	Brooks	Code Compliance				CDR Maguire		
F-12	Remove and replace natural gas piping to science classrooms. Equip with individual gas shut-off for each science room.	Brooks	Code Compliance				CDR Maguire		
F-13	Provide dedicated non-potable hot and cold water distribution to existing science classrooms. Provide backflow devices at all breaks.	Brooks	Code Compliance				CDR Maguire		

existing facility | health, safety, welfare

- safety & security
- fire suppression
- hazardous materials
- accessibility
- acoustics
- structural code
- energy efficiency
- thermal comfort

existing facility | educational needs

- smith school 1955 classroom size
- classroom count
- cafeterias
- kitchens
- break-out spaces
- technology
- science



code requirements, triggers, and local bylaws

- Massachusetts Architectural Access Board
- Massachusetts State Building Code
- International Existing Building Code
- Lincoln Energy 2030 by-law

update on cost estimates

- general considerations – public construction c149
- roofing options
- window options
- heating/cooling options
- current construction market

update on cost estimates | roofing scope

opt 1
EPDM



opt 2
PVC



opt 3
TPO

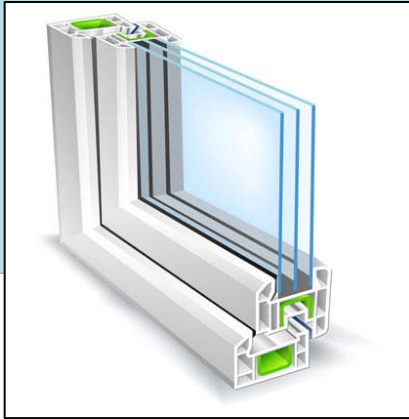


update on cost estimates | roofing scope

	opt 1 EPDM	opt 2 PVC	opt 3 TPO
hard costs +	\$2.3M	\$2.5M	\$2.3M
soft costs @ 25%	\$0.6M	\$0.6M	\$0.6M
total project	\$2.9M	\$3.1M	\$2.9M

update on cost estimates | window scope

opt 1 | energy 2030
(15,330 SF)



opt 2 | poor cond. only
(5,306 SF)



update on cost estimates | window scope

opt 1 | energy 2030
(15,330 SF)

opt 2 | poor cond. only
(5,306 SF)

hard costs +

\$2.0M

\$0.6M

soft costs @ 25%

\$0.5M

\$0.2M

total project

\$2.5M

\$0.8M

update on cost estimates | mechanical scope

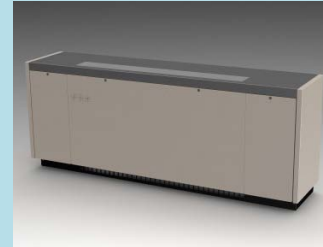
opt 1
(full ac w/ VAV)



opt 2
(full ac w/ induction)



opt 3
(new UV w/ CHW)



opt 4
(add split ductless)



update on cost estimates | mechanical scope

	opt 1 (full ac w/ VAV)	opt 2 (full ac w/ induction)	opt 3 (new UV w/ CHW)	opt 4 (add split ductless)
hard costs +	\$6.5M	\$6.4M	\$5.9M	\$1.8M
soft costs @ 25%	\$1.6M	\$1.6M	\$1.5M	\$0.5M
total project	\$8.1M	\$8.0M	\$7.4M	\$2.3M

update on cost estimates | general*

	light renovation	medium renovation	heavy renovation	new construction
base +	\$180	\$235	\$250	\$260
general conditions	\$45	\$60	\$65	\$65
total construction	\$225	\$295	\$315	\$325

*costs per square foot
cost range +/- 10%

small group break out sessions

Q1: What key issue details should the process explore?

1. Educational
2. Facilities
3. Site
4. Costs
5. Other

Q2: What are your priorities and briefly explain why?

Q3: How would you define a successful study/project?

Thank you.

- completion of preliminary component cost estimates
- initial development of comprehensive pathways
- next public meeting : Oct 16, 2014
- refinement of comprehensive pathways based on public comment and feedback
- state of the town : Nov 15th, 2014