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
<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>October 16th</td>
<td>7pm – 9pm</td>
<td>Reed Gym</td>
</tr>
<tr>
<td>November 15th</td>
<td>State of the Town Meeting</td>
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<tr>
<td>December 2nd</td>
<td>7pm – 9pm</td>
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</tr>
<tr>
<td>January 13th</td>
<td>7pm – 9pm</td>
<td>Reed Gym</td>
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</table>
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

$\text{User Group & Stakeholder Engagement}$
$\text{Develop Pathway Illustrations and Iterations}$

$\text{Pathway Evaluations}$

$\text{Final Presentations}$
$\text{DRAFT Report Documentation}$

$\text{SEPT OCT NOV DEC/JAN}$

$\text{sept 16^{th}}$
$\text{oct 16^{th}}$
$\text{nov 15^{th}}$
$\text{dec 2^{nd}}$
$\text{jan 13^{th}}$
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
K-2 multi-age learning community : fielding/nair international
hanscom school | lincoln, ma

plan diagram: ewing cole
scituate middle school | scituate, ma
grade level team: dore & whittier architects
preliminary cost considerations

- facility needs
- educational needs
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

<table>
<thead>
<tr>
<th></th>
<th>Opt 1 EPDM</th>
<th>Opt 2 PVC</th>
<th>Opt 3 TPO</th>
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</thead>
<tbody>
<tr>
<td>Hard Costs</td>
<td>$2.3M</td>
<td>$2.5M</td>
<td>$2.3M</td>
</tr>
<tr>
<td>Soft Costs @ 25%</td>
<td>$0.6M</td>
<td>$0.6M</td>
<td>$0.6M</td>
</tr>
<tr>
<td>Total Project</td>
<td>$2.9M</td>
<td>$3.1M</td>
<td>$2.9M</td>
</tr>
</tbody>
</table>
update on cost estimates | window scope

- opt 1 | energy 2030 (15,330 SF)
- opt 2 | poor cond. only (5,306 SF)
<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Area (SF)</th>
<th>Hard Costs</th>
<th>Soft Costs (25%)</th>
<th>Total Project</th>
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</thead>
<tbody>
<tr>
<td>opt 1</td>
<td>energy 2030</td>
<td>15,330</td>
<td>$2.0M</td>
<td>$0.5M</td>
<td>$2.5M</td>
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<tr>
<td>opt 2</td>
<td>poor cond. only</td>
<td>5,306</td>
<td>$0.6M</td>
<td>$0.2M</td>
<td>$0.8M</td>
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</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Option</th>
<th>Cost Breakdown</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>opt 1</strong></td>
<td>(full ac w/ VAV)</td>
<td><strong>$6.5M</strong></td>
</tr>
<tr>
<td>Hard costs</td>
<td></td>
<td><strong>$6.5M</strong></td>
</tr>
<tr>
<td>Soft costs @ 25%</td>
<td></td>
<td><strong>$1.6M</strong></td>
</tr>
<tr>
<td><strong>Total project</strong></td>
<td></td>
<td><strong>$8.1M</strong></td>
</tr>
<tr>
<td><strong>opt 2</strong></td>
<td>(full ac w/ induction)</td>
<td><strong>$6.4M</strong></td>
</tr>
<tr>
<td>Hard costs</td>
<td></td>
<td><strong>$6.4M</strong></td>
</tr>
<tr>
<td>Soft costs @ 25%</td>
<td></td>
<td><strong>$1.6M</strong></td>
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<tr>
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<td><strong>opt 3</strong></td>
<td>(new UV w/ CHW)</td>
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<td><strong>opt 4</strong></td>
<td>(add split ductless)</td>
<td><strong>$1.8M</strong></td>
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<td><strong>$2.3M</strong></td>
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## update on cost estimates | general*

<table>
<thead>
<tr>
<th></th>
<th>light renovation</th>
<th>medium renovation</th>
<th>heavy renovation</th>
<th>new construction</th>
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<tbody>
<tr>
<td>base +</td>
<td>$180</td>
<td>$235</td>
<td>$250</td>
<td>$260</td>
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<tr>
<td>general conditions</td>
<td>$45</td>
<td>$60</td>
<td>$65</td>
<td>$65</td>
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<tr>
<td>total construction</td>
<td>$225</td>
<td>$295</td>
<td>$315</td>
<td>$325</td>
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*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