

# 4. PRELIM. OPTIONS

1

Facility  
Needs Only

2

À La Carte Educational Enhancements

3

Comprehensive Educational  
Enhancements

DRAFT

# 4. OPTIONS

## Facility Needs

1

1A	1B
\$12.2M	\$29.2M

## À La Carte Educational Enhancements

2

2A	2B	2C	2D	2E	2F
\$29.5M	\$29.8M	\$32.0M	\$36.6M	\$36.9M	\$47.6M

## Comp. Ed. Enhancements

3

3A	3B	3C	3D
\$54.7M	\$55.8M	\$58.8M	\$66.3M

# Lincoln School: Facility Needs

A formal and detailed presentation of these options will occur on 12/2/14 at 7PM in the Brooks Auditorium.

## Option 1A

Option 1A is a *de minimus* project that addresses immediate needs and focuses on systems that are at the end of their useful life and if not addressed in a planned manner could jeopardize the operation of the school until repaired. This option provides no educational enhancements and does not address near term, or deferrable needs.

0-5 years.....**\$12.2 M**

## Option 1B

Option 1B addresses immediate and near-term needs as determined by the SBAC. Addressing these needs in a single project would be the most cost effective way of maintaining the school facility. This option provides no educational enhancements and does not address near term, or deferrable needs.

0-10 years.....**\$29.2 M**

Educational	Facilities	IMMEDIATE
<ul style="list-style-type: none"> <li><input type="checkbox"/> Classroom Acoustics</li> <li><input type="checkbox"/> Smith Kitchen / Cafeteria</li> <li><input type="checkbox"/> Brooks Kitchen/Cafeteria</li> <li><input type="checkbox"/> Small Group Rooms</li> <li><input type="checkbox"/> 2<sup>nd</sup> Grade Classrooms</li> <li><input type="checkbox"/> Neighborhoods</li> <li><input type="checkbox"/> Hub Spaces</li> <li><input type="checkbox"/> Spatial Adjacencies</li> <li><input type="checkbox"/> Windowless Offices</li> <li><input type="checkbox"/> Acoustical Ceilings Throughout</li> <li><input type="checkbox"/> Science Rooms Upgrade</li> <li><input type="checkbox"/> Art Rooms Upgrade</li> <li><input type="checkbox"/> Improved Entrance Security</li> <li><input type="checkbox"/> Improved School Offices</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sprinklers</li> <li>✓ Fire Alarm</li> <li>✓ Roofing</li> <li>✓ Precast Concrete</li> <li>✓ Boilers &amp; Boiler Room</li> <li>✓ Emergency Generator</li> <li>+ Code Triggers</li> </ul>	
	<ul style="list-style-type: none"> <li>✓ Building Envelope</li> <li>✓ Elect. Infrastructure</li> <li>✓ Classroom Lighting</li> <li>✓ Plumbing</li> <li>✓ Intrusion Alarm</li> <li>✓ Heating/Ventilating</li> <li>✓ Hazardous Materials</li> </ul>	DEFERRED
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Interior Finishes</li> <li><input type="checkbox"/> Remaining Lighting</li> <li><input type="checkbox"/> Furnishings &amp; Equip.</li> <li><input type="checkbox"/> Girls Locker Room</li> <li><input type="checkbox"/> Paving and Curbing</li> <li><input type="checkbox"/> Play Field Improvement</li> </ul>	

- Renovated
- New Construction
- Educational Enhancement



**100% reno**  
**0% new**



# Lincoln School: A la Carte program

## Option 2A

Option 2A addresses all facility needs addressed in option 1B and provides acoustical treatments to classrooms as an educational enhancement. It does not provide any other educational enhancements or address deferrable facility needs.

# \$29.5 M

Educational	Facilities	IMMEDIATE
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Classroom Acoustics</li> <li><input type="checkbox"/> Smith Kitchen / Cafeteria</li> <li><input type="checkbox"/> Brooks Kitchen/Cafeteria</li> <li><input type="checkbox"/> Small Group Rooms</li> <li><input type="checkbox"/> 2<sup>nd</sup> Grade Classrooms</li> <li><input type="checkbox"/> Neighborhoods</li> <li><input type="checkbox"/> Hub Spaces</li> <li><input type="checkbox"/> Spatial Adjacencies</li> <li><input type="checkbox"/> Windowless Offices</li> <li><input type="checkbox"/> Acoustical Ceilings Throughout</li> <li><input type="checkbox"/> Science Rooms Upgrade</li> <li><input type="checkbox"/> Art Rooms Upgrade</li> <li><input type="checkbox"/> Improved Entrance Security</li> <li><input type="checkbox"/> Improved School Offices</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Sprinklers</li> <li><input checked="" type="checkbox"/> Fire Alarm</li> <li><input checked="" type="checkbox"/> Roofing</li> <li><input checked="" type="checkbox"/> Precast Concrete</li> <li><input checked="" type="checkbox"/> Boilers &amp; Boiler Room</li> <li><input checked="" type="checkbox"/> Emergency Generator</li> <li>+ Code Triggers</li> </ul> <hr/> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Building Envelope</li> <li><input checked="" type="checkbox"/> Elect. Infrastructure</li> <li><input checked="" type="checkbox"/> Classroom Lighting</li> <li><input checked="" type="checkbox"/> Plumbing</li> <li><input checked="" type="checkbox"/> Intrusion Alarm</li> <li><input checked="" type="checkbox"/> Heating/Ventilating</li> <li><input checked="" type="checkbox"/> Hazardous Materials</li> </ul>	NEAR-TERM
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Interior Finishes</li> <li><input type="checkbox"/> Remaining Lighting</li> <li><input type="checkbox"/> Furnishings &amp; Equip.</li> <li><input type="checkbox"/> Girls Locker Room</li> <li><input type="checkbox"/> Paving and Curbing</li> <li><input type="checkbox"/> Play Field Improvement</li> </ul>	DEFERRED

- Renovated
- New Construction
- Educational Enhancements



**100% reno**  
**0% new**

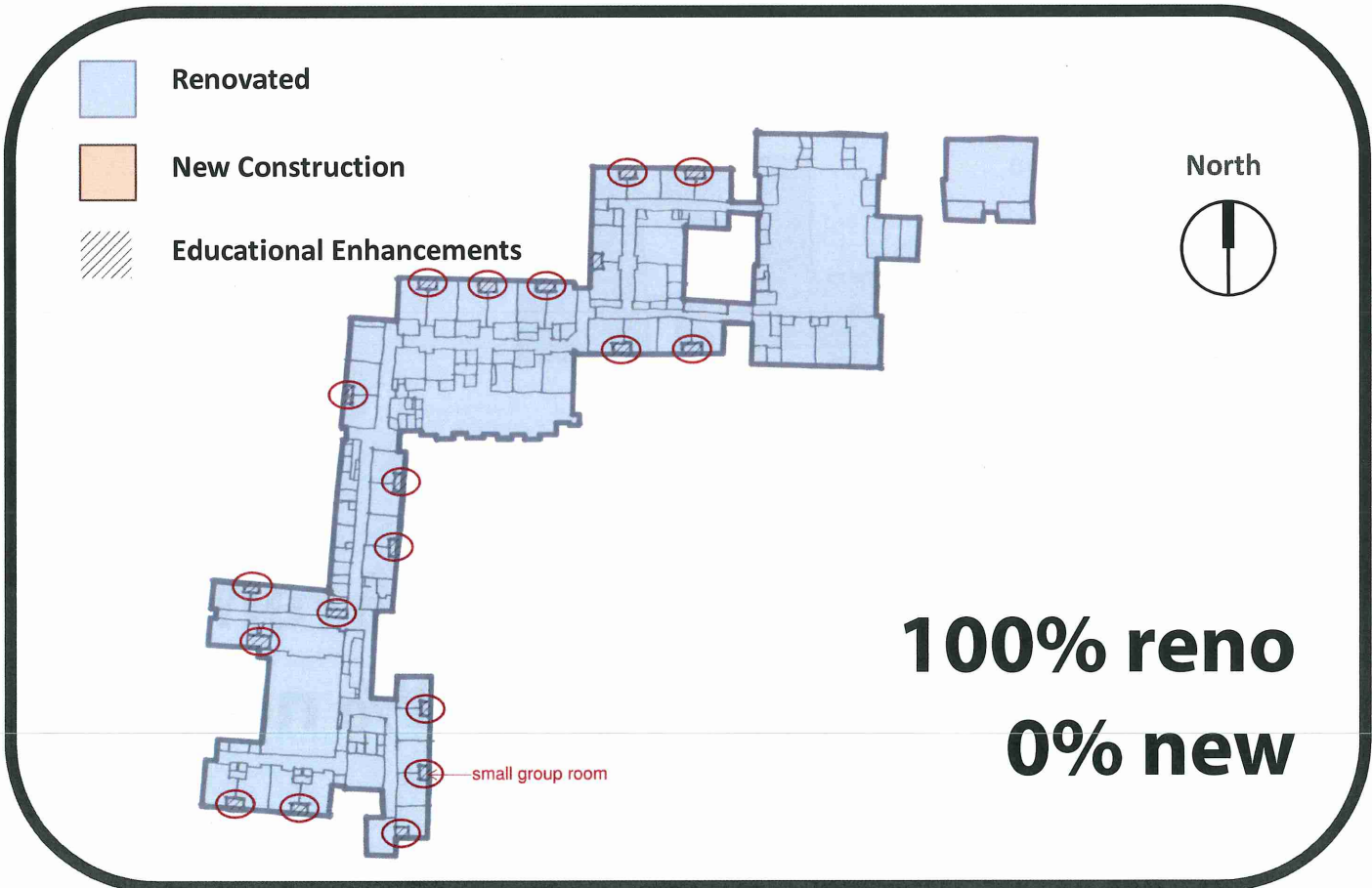
# Lincoln School: A la Carte program

## Option 2B

Option 2B addresses all of the facility needs identified in Option 1B and provides small group rooms between pairs of classrooms as an educational enhancement. It does not provide any other educational enhancements or address deferrable facility needs.

# \$29.8 M

Educational	Facilities	IMMEDIATE
<ul style="list-style-type: none"> <li><input type="checkbox"/> Classroom Acoustics</li> <li><input type="checkbox"/> Smith Kitchen / Cafeteria</li> <li><input type="checkbox"/> Brooks Kitchen/Cafeteria</li> <li><input checked="" type="checkbox"/> Small Group Rooms</li> <li><input type="checkbox"/> 2<sup>nd</sup> Grade Classrooms</li> <li><input type="checkbox"/> Neighborhoods</li> <li><input type="checkbox"/> Hub Spaces</li> <li><input type="checkbox"/> Spatial Adjacencies</li> <li><input type="checkbox"/> Windowless Offices</li> <li><input type="checkbox"/> Acoustical Ceilings Throughout</li> <li><input type="checkbox"/> Science Rooms Upgrade</li> <li><input type="checkbox"/> Art Rooms Upgrade</li> <li><input type="checkbox"/> Improved Entrance Security</li> <li><input type="checkbox"/> Improved School Offices</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sprinklers</li> <li>✓ Fire Alarm</li> <li>✓ Roofing</li> <li>✓ Precast Concrete</li> <li>✓ Boilers &amp; Boiler Room</li> <li>✓ Emergency Generator</li> <li>+ Code Triggers</li> </ul>	
	<ul style="list-style-type: none"> <li>✓ Building Envelope</li> <li>✓ Elect. Infrastructure</li> <li>✓ Classroom Lighting</li> <li>✓ Plumbing</li> <li>✓ Intrusion Alarm</li> <li>✓ Heating/Ventilating</li> <li>✓ Hazardous Materials</li> </ul>	NEAR-TERM
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Interior Finishes</li> <li><input type="checkbox"/> Remaining Lighting</li> <li><input type="checkbox"/> Furnishings &amp; Equip.</li> <li><input type="checkbox"/> Girls Locker Room</li> <li><input type="checkbox"/> Paving and Curbing</li> <li><input type="checkbox"/> Play Field Improvement</li> </ul>	



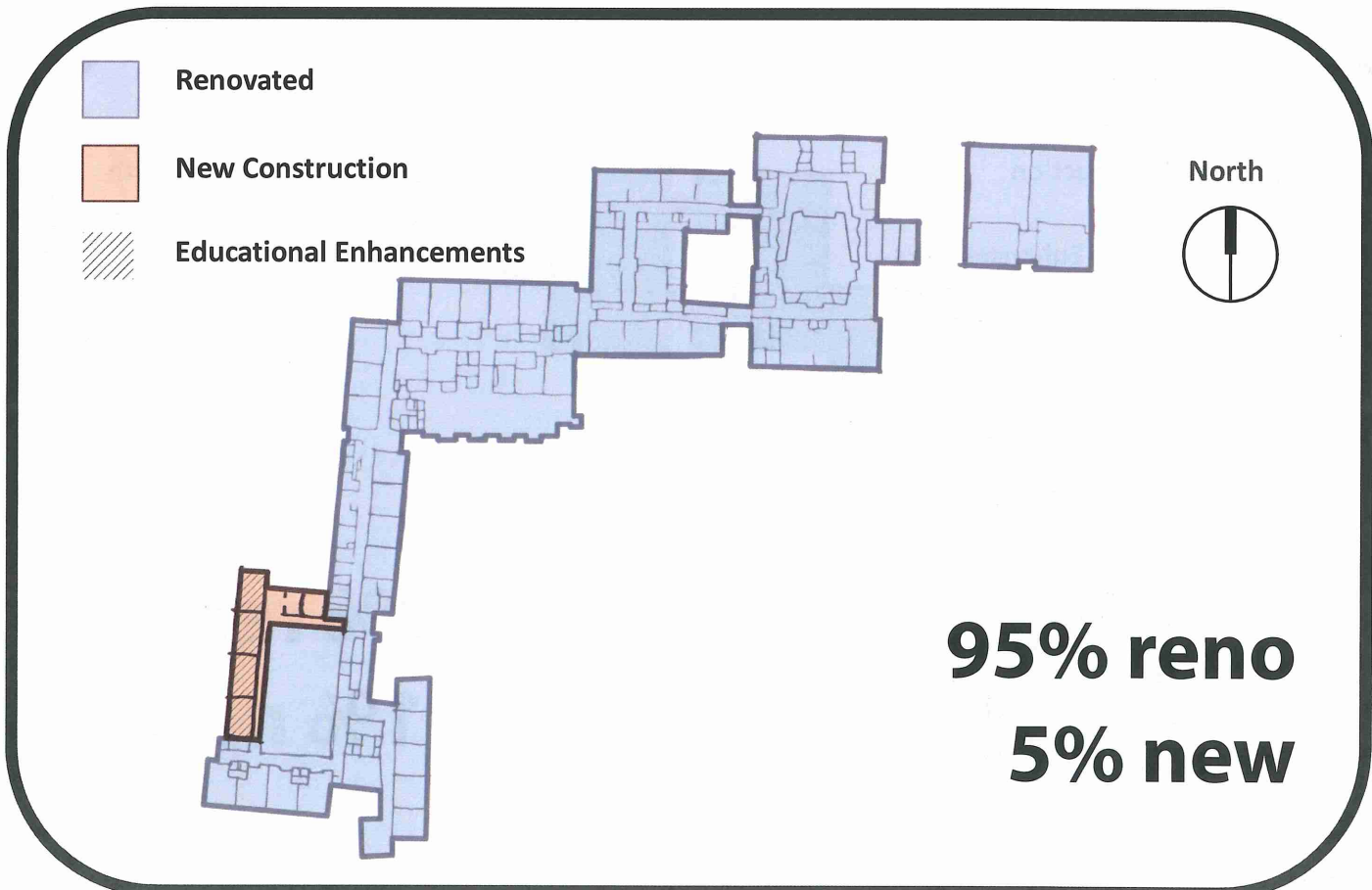
# Lincoln School: A la Carte program

## Option 2C

Option 2C addresses all of the needs identified in Option 1B and reconstructs the second grade classrooms as an educational enhancement. It does not provide any other educational enhancements or address deferrable facility needs.

# \$32.0 M

Educational	Facilities	IMMEDIATE
<ul style="list-style-type: none"> <li><input type="checkbox"/> Classroom Acoustics</li> <li><input type="checkbox"/> Smith Kitchen / Cafeteria</li> <li><input type="checkbox"/> Brooks Kitchen/Cafeteria</li> <li><input type="checkbox"/> Small Group Rooms</li> <li><input checked="" type="checkbox"/> 2nd Grade Classrooms</li> <li><input type="checkbox"/> Neighborhoods</li> <li><input type="checkbox"/> Hub Spaces</li> <li><input type="checkbox"/> Spatial Adjacencies</li> <li><input type="checkbox"/> Windowless Offices</li> <li><input type="checkbox"/> Acoustical Ceilings Throughout</li> <li><input type="checkbox"/> Science Rooms Upgrade</li> <li><input type="checkbox"/> Art Rooms Upgrade</li> <li><input type="checkbox"/> Improved Entrance Security</li> <li><input type="checkbox"/> Improved School Offices</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sprinklers</li> <li>✓ Fire Alarm</li> <li>✓ Roofing</li> <li>✓ Precast Concrete</li> <li>✓ Boilers &amp; Boiler Room</li> <li>✓ Emergency Generator</li> <li>+ Code Triggers</li> </ul>	NEAR-TERM
	<ul style="list-style-type: none"> <li>✓ Building Envelope</li> <li>✓ Elect. Infrastructure</li> <li>✓ Classroom Lighting</li> <li>✓ Plumbing</li> <li>✓ Intrusion Alarm</li> <li>✓ Heating/Ventilating</li> <li>✓ Hazardous Materials</li> <li><input type="checkbox"/> Interior Finishes</li> <li><input type="checkbox"/> Remaining Lighting</li> <li><input type="checkbox"/> Furnishings &amp; Equip.</li> <li><input type="checkbox"/> Girls Locker Room</li> <li><input type="checkbox"/> Paving and Curbing</li> <li><input type="checkbox"/> Play Field Improvement</li> </ul>	DEFERRED



**95% reno**  
**5% new**



# Lincoln School: A la Carte program

## Option 2D

Option 2D addresses all the facilities needs identified in Option 1B and provides additions at Brooks and Smith for new cafeterias, a main kitchen, and a warming kitchen as educational enhancements. It does not provide any other educational enhancements or address deferrable facility needs.

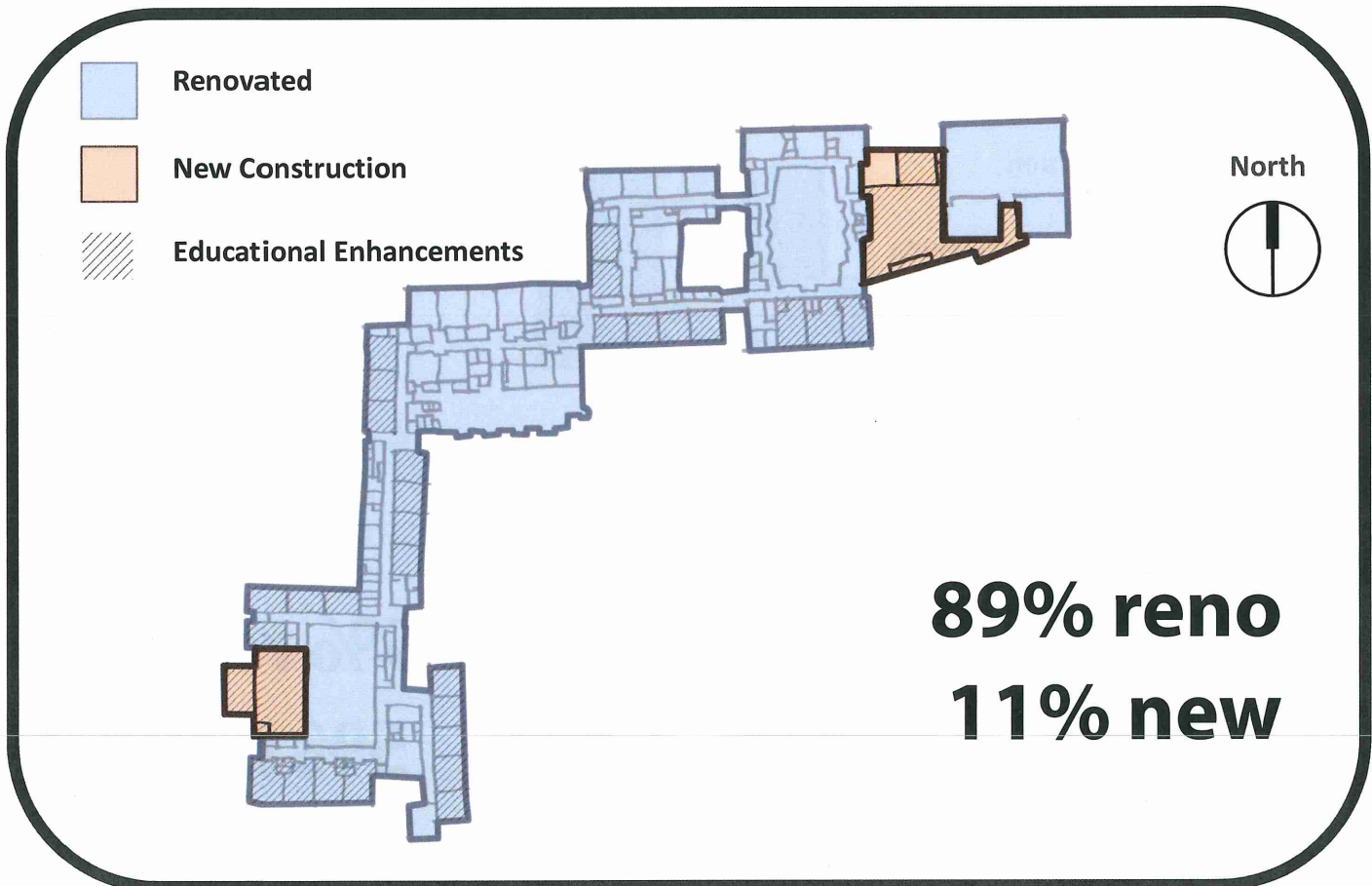
**\$36.6 M**

## Option 2E

Option 2E addresses all the facilities needs identified in Option 1B, provides acoustical enhancements to classrooms, and includes additions at Brooks and Smith for new cafeterias, a main kitchen, and a warming kitchen as educational enhancements. It does not provide any other educational enhancements or address deferrable facility needs.

**\$36.9 M**

Educational	Facilities	IMMEDIATE
<ul style="list-style-type: none"> <li>✓ Classroom Acoustics</li> <li>✓ Smith Kitchen / Cafeteria</li> <li>✓ Brooks Kitchen/Cafeteria</li> <li><input type="checkbox"/> Small Group Rooms</li> <li><input type="checkbox"/> 2nd Grade Classrooms</li> <li><input type="checkbox"/> Neighborhoods</li> <li><input type="checkbox"/> Hub Spaces</li> <li><input type="checkbox"/> Spatial Adjacencies</li> <li><input type="checkbox"/> Windowless Offices</li> <li><input type="checkbox"/> Acoustical Ceilings Throughout</li> <li><input type="checkbox"/> Science Rooms Upgrade</li> <li><input type="checkbox"/> Art Rooms Upgrade</li> <li><input type="checkbox"/> Improved Entrance Security</li> <li><input type="checkbox"/> Improved School Offices</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sprinklers</li> <li>✓ Fire Alarm</li> <li>✓ Roofing</li> <li>✓ Precast Concrete</li> <li>✓ Boilers &amp; Boiler Room</li> <li>✓ Emergency Generator</li> <li>+ Code Triggers</li> <li>✓ Building Envelope</li> <li>✓ Elect. Infrastructure</li> <li>✓ Classroom Lighting</li> <li>✓ Plumbing</li> <li>✓ Intrusion Alarm</li> <li>✓ Heating/Ventilating</li> <li>✓ Hazardous Materials</li> </ul>	
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Interior Finishes</li> <li><input type="checkbox"/> Remaining Lighting</li> <li><input type="checkbox"/> Furnishings &amp; Equip.</li> <li><input type="checkbox"/> Girls Locker Room</li> <li><input type="checkbox"/> Paving and Curbing</li> <li><input type="checkbox"/> Play Field Improvement</li> </ul>	DEFERRED



# Lincoln School: A la Carte program

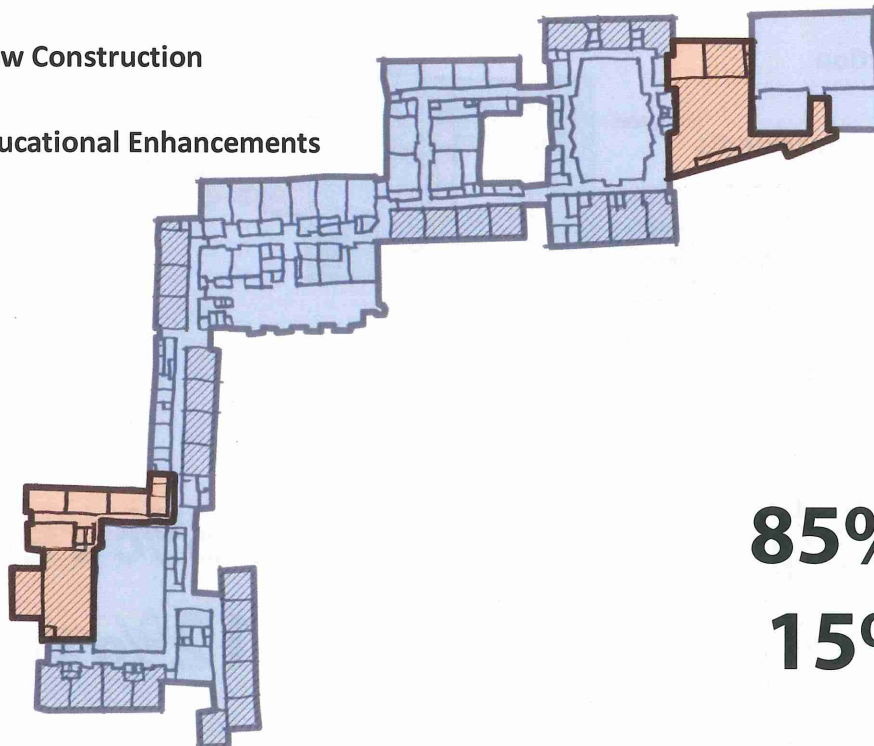
## Option 2F

Option 2F addresses all of the facility needs identified in Option 1B and deferrable needs, provides acoustical enhancements to classrooms, provides additions at Brooks and Smith for resized 2<sup>nd</sup> grade classrooms, new cafeterias, a main kitchen, and a warming kitchen as educational enhancements.

Educational	Facilities	IMMEDIATE
<ul style="list-style-type: none"> <li>✓ Classroom Acoustics</li> <li>✓ Smith Kitchen / Cafeteria</li> <li>✓ Brooks Kitchen/Cafeteria</li> <li><input type="checkbox"/> Small Group Rooms</li> <li>✓ 2nd Grade Classrooms</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sprinklers</li> <li>✓ Fire Alarm</li> <li>✓ Roofing</li> <li>✓ Precast Concrete</li> <li>✓ Boilers &amp; Boiler Room</li> <li>✓ Emergency Generator</li> <li>+ Code Triggers</li> </ul>	
<ul style="list-style-type: none"> <li><input type="checkbox"/> Neighborhoods</li> <li><input type="checkbox"/> Hub Spaces</li> <li><input type="checkbox"/> Spatial Adjacencies</li> <li><input type="checkbox"/> Windowless Offices</li> <li><input type="checkbox"/> Acoustical Ceilings Throughout</li> <li><input type="checkbox"/> Science Rooms Upgrade</li> </ul>	<ul style="list-style-type: none"> <li>✓ Building Envelope</li> <li>✓ Elect. Infrastructure</li> <li>✓ Classroom Lighting</li> <li>✓ Plumbing</li> <li>✓ Intrusion Alarm</li> <li>✓ Heating/Ventilating</li> <li>✓ Hazardous Materials</li> </ul>	NEAR-TERM
<ul style="list-style-type: none"> <li><input type="checkbox"/> Art Rooms Upgrade</li> <li><input type="checkbox"/> Improved Entrance Security</li> <li><input type="checkbox"/> Improved School Offices</li> </ul>	<ul style="list-style-type: none"> <li>✓ Interior Finishes</li> <li>✓ Remaining Lighting</li> <li>✓ Furnishings &amp; Equip.</li> <li>✓ Girls Locker Room</li> <li>✓ Paving and Curbing</li> <li>✓ Play Field Improvement</li> </ul>	DEFERRED

**\$47.6 M**

- Renovated
- New Construction
- Educational Enhancements



**85% reno**  
**15% new**



# Lincoln School: Comprehensive

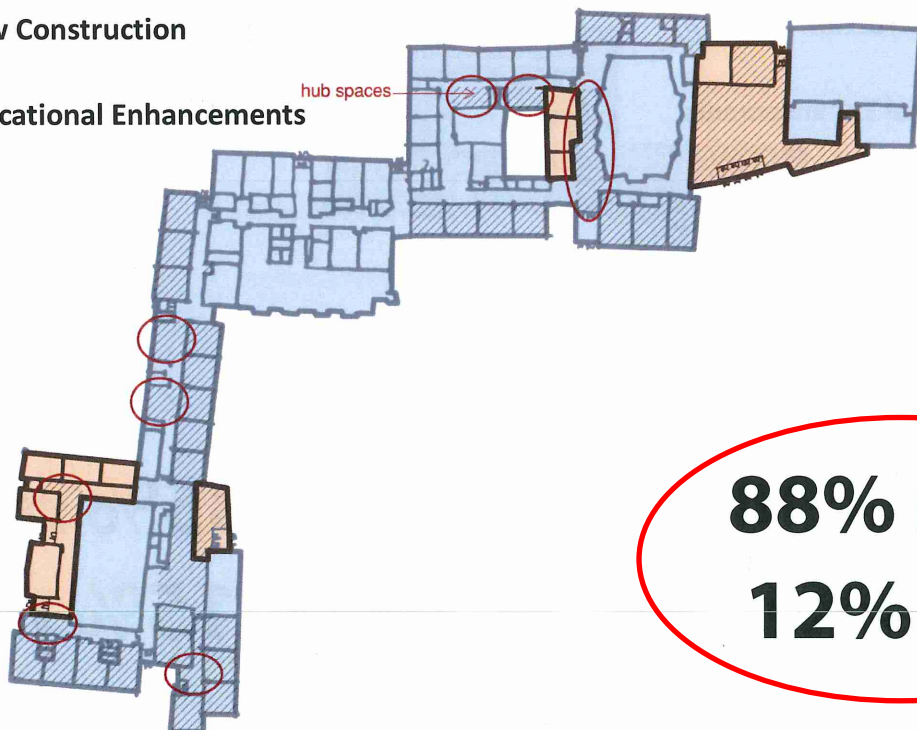
## Option 3A

Option 3A addresses all the facility needs and provides all the educational enhancements via comprehensive renovation augmented by new construction. This option reorganizes the Brooks and Smith classrooms to provide flexible learning spaces through the creation of neighborhoods, hub spaces, and small group rooms within the confines of the existing building. Additions at Brooks and Smith add kitchens and cafeterias for both schools.

# \$54.7 M

Educational	Facilities	
<ul style="list-style-type: none"> <li>✓ Classroom Acoustics</li> <li>✓ Smith Kitchen / Cafeteria</li> <li>✓ Brooks Kitchen/Cafeteria</li> <li>✓ Small Group Rooms</li> <li>✓ 2nd Grade Classrooms</li> <li>✓ Neighborhoods</li> <li>✓ Hub Spaces</li> <li>✓ Spatial Adjacencies</li> <li>✓ Windowless Offices</li> <li>✓ Acoustical Ceilings Throughout</li> <li>✓ Science Rooms Upgrade</li> <li>✓ Art Rooms Upgrade</li> <li>✓ Improved Entrance Security</li> <li>✓ Improved School Offices</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sprinklers</li> <li>✓ Fire Alarm</li> <li>✓ Roofing</li> <li>✓ Precast Concrete</li> <li>✓ Boilers &amp; Boiler Room</li> <li>✓ Emergency Generator</li> <li>+ Code Triggers</li> </ul>	<b>IMMEDIATE</b>
	<ul style="list-style-type: none"> <li>✓ Building Envelope</li> <li>✓ Elect. Infrastructure</li> <li>✓ Classroom Lighting</li> <li>✓ Plumbing</li> <li>✓ Intrusion Alarm</li> <li>✓ Heating/Ventilating</li> <li>✓ Hazardous Materials</li> </ul>	<b>NEAR-TERM</b>
	<ul style="list-style-type: none"> <li>✓ Interior Finishes</li> <li>✓ Remaining Lighting</li> <li>✓ Furnishings &amp; Equip.</li> <li>✓ Girls Locker Room</li> <li>✓ Paving and Curbing</li> <li>✓ Play Field Improvement</li> </ul>	<b>DEFERRED</b>

- Renovated
- New Construction
- Educational Enhancements



**88% reno**  
**12% new**

# Lincoln School: Comprehensive

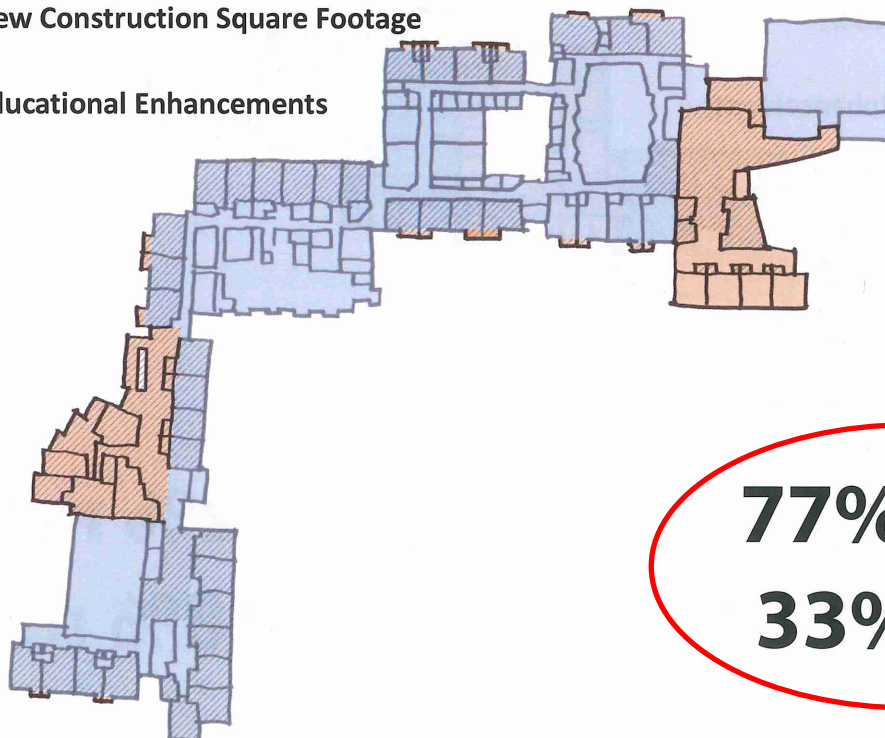
## Option 3B

Option 3B addresses all of the facility needs and provides all the educational enhancements. This options retains and renovates most of the existing building, but demolishes a portion of the 1948 area of the Smith school and constructs a new addition that houses a warming kitchen, cafeteria (multi-purpose space) to serve the Smith School, improved school offices, hubs, and small group rooms. A newly constructed addition connects the Brooks Auditorium to the Reed gym that houses a full-prep kitchen and cafeteria (mutli-purpose space), and four classrooms.

# \$55.8 M

Educational	Facilities	
<ul style="list-style-type: none"> <li>✓ Acoustics in Classroom</li> <li>✓ Smith Kitchen / Cafeteria</li> <li>✓ Brooks Kitchen/Cafeteria</li> <li>✓ Small Group Rooms</li> <li>✓ 2nd Grade Classrooms</li> <li>✓ Neighborhoods</li> <li>✓ Hub Spaces</li> <li>✓ Spatial Adjacencies</li> <li>✓ Windowless Offices</li> <li>✓ Acoustical Ceilings Throughout</li> <li>✓ Science Rooms Upgrade</li> <li>✓ Art Rooms Upgrade</li> <li>✓ Improved Entrance Security</li> <li>✓ Improved School Offices</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sprinklers</li> <li>✓ Fire Alarm</li> <li>✓ Roofing</li> <li>✓ Precast Concrete</li> <li>✓ Boilers &amp; Boiler Room</li> <li>✓ Emergency Generator</li> <li>+ Code Triggers</li> </ul>	<b>IMMEDIATE</b>
	<ul style="list-style-type: none"> <li>✓ Building Envelope</li> <li>✓ Elect. Infrastructure</li> <li>✓ Classroom Lighting</li> <li>✓ Plumbing</li> <li>✓ Intrusion Alarm</li> <li>✓ Heating/Ventilating</li> <li>✓ Hazardous Materials</li> </ul>	
	<ul style="list-style-type: none"> <li>✓ Interior Finishes</li> <li>✓ Remaining Lighting</li> <li>✓ Furnishings &amp; Equip.</li> <li>✓ Girls Locker Room</li> <li>✓ Paving and Curbing</li> <li>✓ Play Field Improvement</li> </ul>	<b>DEFERRED</b>

- Renovated Square Footage
- New Construction Square Footage
- Educational Enhancements



**77% reno**  
**33% new**



# Lincoln School: Comprehensive

## Option 3C

Option 3C addresses all the facility and educational needs via new construction and comprehensive renovation. This option retains and renovates the 1994 construction, the Smith gym, the Brooks auditorium, and the Reed gym. This option rebuilds the Brooks classrooms with optimal spatial adjacencies for hub spaces and small group rooms in an all new, one story addition. A new two story addition houses 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> grade classrooms organized into neighborhoods with hub spaces and small group rooms. This addition connects a renovated Link building to the renovated Smith gym.

# \$58.8 M

Educational	Facilities	
<ul style="list-style-type: none"> <li>✓ Classroom Acoustics</li> <li>✓ Smith Kitchen / Cafeteria</li> <li>✓ Brooks Kitchen/Cafeteria</li> <li>✓ Small Group Rooms</li> <li>✓ 2nd Grade Classrooms</li> <li>✓ Neighborhoods</li> <li>✓ Hub Spaces</li> <li>✓ Spatial Adjacencies</li> <li>✓ Windowless Offices</li> <li>✓ Acoustical Ceilings Throughout</li> <li>✓ Science Rooms Upgrade</li> <li>✓ Art Rooms Upgrade</li> <li>✓ Improved Entrance Security</li> <li>✓ Improved School Offices</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sprinklers</li> <li>✓ Fire Alarm</li> <li>✓ Roofing</li> <li>✓ Precast Concrete</li> <li>✓ Boilers &amp; Boiler Room</li> <li>✓ Emergency Generator</li> <li>+ Code Triggers</li> </ul>	<b>IMMEDIATE</b>
	<ul style="list-style-type: none"> <li>✓ Building Envelope</li> <li>✓ Elect. Infrastructure</li> <li>✓ Classroom Lighting</li> <li>✓ Plumbing</li> <li>✓ Intrusion Alarm</li> <li>✓ Heating/Ventilating</li> <li>✓ Hazardous Materials</li> </ul>	<b>NEAR-TERM</b>
	<ul style="list-style-type: none"> <li>✓ Interior Finishes</li> <li>✓ Remaining Lighting</li> <li>✓ Furnishings &amp; Equip.</li> <li>✓ Girls Locker Room</li> <li>✓ Paving and Curbing</li> <li>✓ Play Field Improvement</li> </ul>	<b>DEFERRED</b>

