

**EWING  
COLE** | SMMA

# Lincoln Public Schools

## Community Workshop No. 3

January 23, 2018

# Today's Agenda

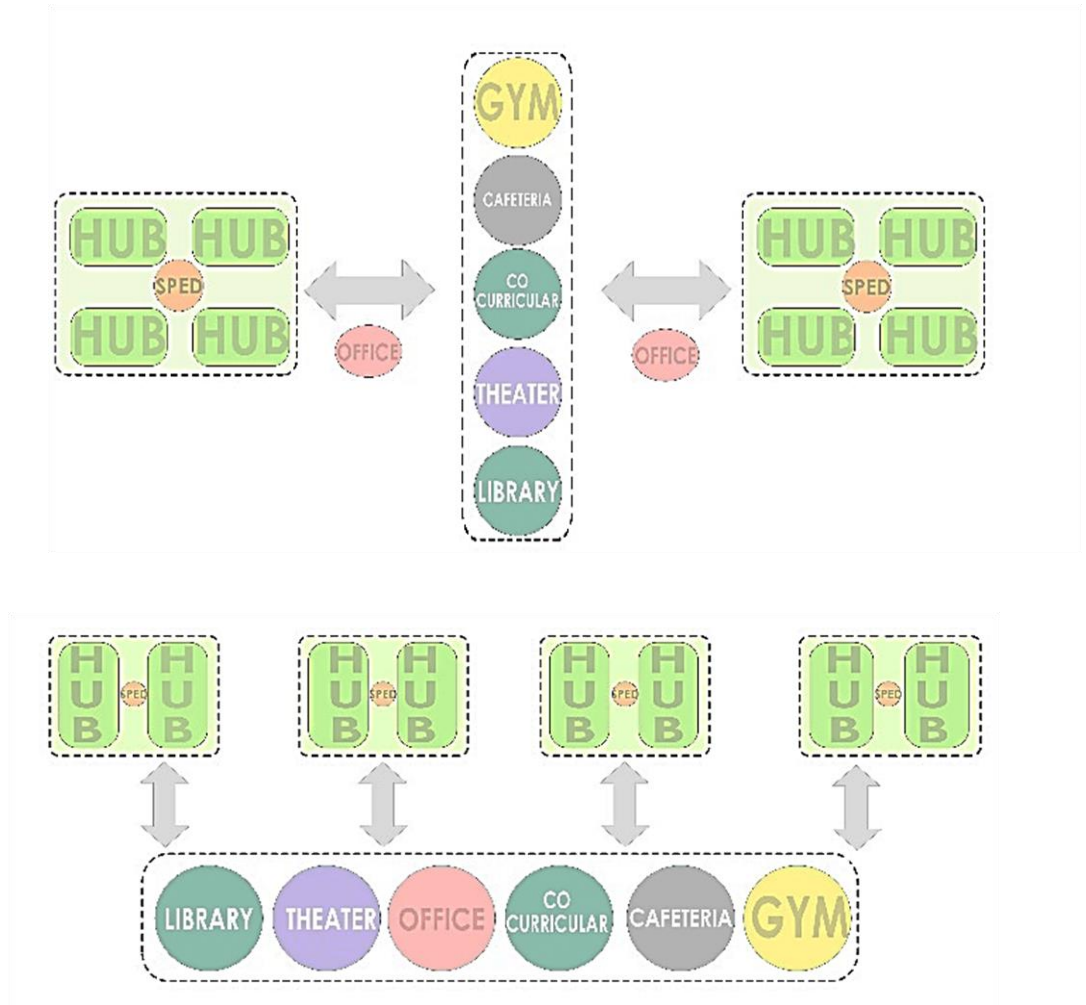
- Educational Programming
- Cost and Market Conditions
- Revised Plan Configuration Strategies
- Discussion & Feedback

# Educational Program – Guiding Principles

- Create Engaging and Inspiring Learning Spaces
  - Foster 21<sup>st</sup> Century Learning Skills
  - Facilitate Communication and Collaboration
  - Optimize connection to the Natural Environment
  - Plan for Long-term Flexibility
- Accommodate Historic Enrollment Range
- Integrate PreK into the School Building

# Educational Program - Organization

- 1. Grade Level or Team Teaching Hub Organization**
- 2. Hub Definition**  
4-6 Classrooms, Small Group Learning  
Break-Out Space, Resource Room  
Special Education Support
- 3. Specials within School Footprint  
not embedded within Hubs**  
Art, Science, Music
- 4. School Wide Specials**  
Performing Arts, Media Center/Library,  
Vocational Technology
- 5. Flexible Use Dining Commons**  
Single Kitchen, Divisible Cafeteria



# Educational Program – Key Terms

- **Hub** – a neighborhood comprised of core curriculum, break-out, small group, special education and resource rooms developed around a collaboration space providing for flexible, differentiated learning
- **Commons** – a central multi-use area for dining, presentation, formal and informal learning
- **Maker Space** – a hands-on space to create, prototype and test ideas and projects

An aerial photograph of a city, likely San Francisco, is shown with a semi-transparent blue overlay. The image captures a mix of urban buildings, green spaces, and a winding road. The text is centered over the image in a white, sans-serif font.

# Project Update: Context for Current Options Essential Program Changes

# Optimal Program – 178,041 SF

PreK and K Classrooms – 1,200 sf

General Classrooms – 900 sf

PreK – 5 Hubs - 1,200 sf

6 -8 Hubs – 1,500 sf

Science Rooms – 1,200 sf

Resource Rooms – 600 sf

Computer Labs – 1,200 sf

Media Center/Library – 4,000 sf

# Optimal Program – 178,041 SF

A1 - \$115.6M

A2 - \$118.6M

B1 - \$116.7M

B2 - \$120.3M

C1 - \$118.6M

C2 - \$118.6M





# Essential Program – 158,171 SF

PreK Classrooms –	1,100 sf	(less 100 sf)
K Classrooms –	1,000 sf	(less 200 sf)
General Classrooms –	800 sf	(less 100 sf)
3 – 5 Hubs -	1,080 sf	(less 120 sf and no Hubs in PreK-2)
6 -8 Hubs –	1,300 sf	(less 200 sf)
Science Rooms –	1,050 sf	(less 150 sf)
Resource Rooms –	400 sf	(less 200 sf)
Computer Labs –	1,080 sf	(less 120 sf)
Media Center/Library–	3,500 sf	(less 500 sf)

# Essential Program – 158,171 SF

A1- \$73.6M

A2 - \$83.0M

A3 - \$82.2M

A4 – \$84.8M



B6 - \$95.3M

B7 - \$95.3M

B8 - \$95.8M

B9 - \$100.4M



# Essential Program (refined) – 160,971 SF

Classrooms increased back to 900 sf

All other spaces remain the same

# Essential Program (refined) – 160,971 SF

A1.1- \$75.0M

A3.1 - \$88.0M

A3.2 - \$89.2M

A3.3 – \$87.8M

A3.4 - \$88.3M

B6 - \$89.8M

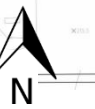
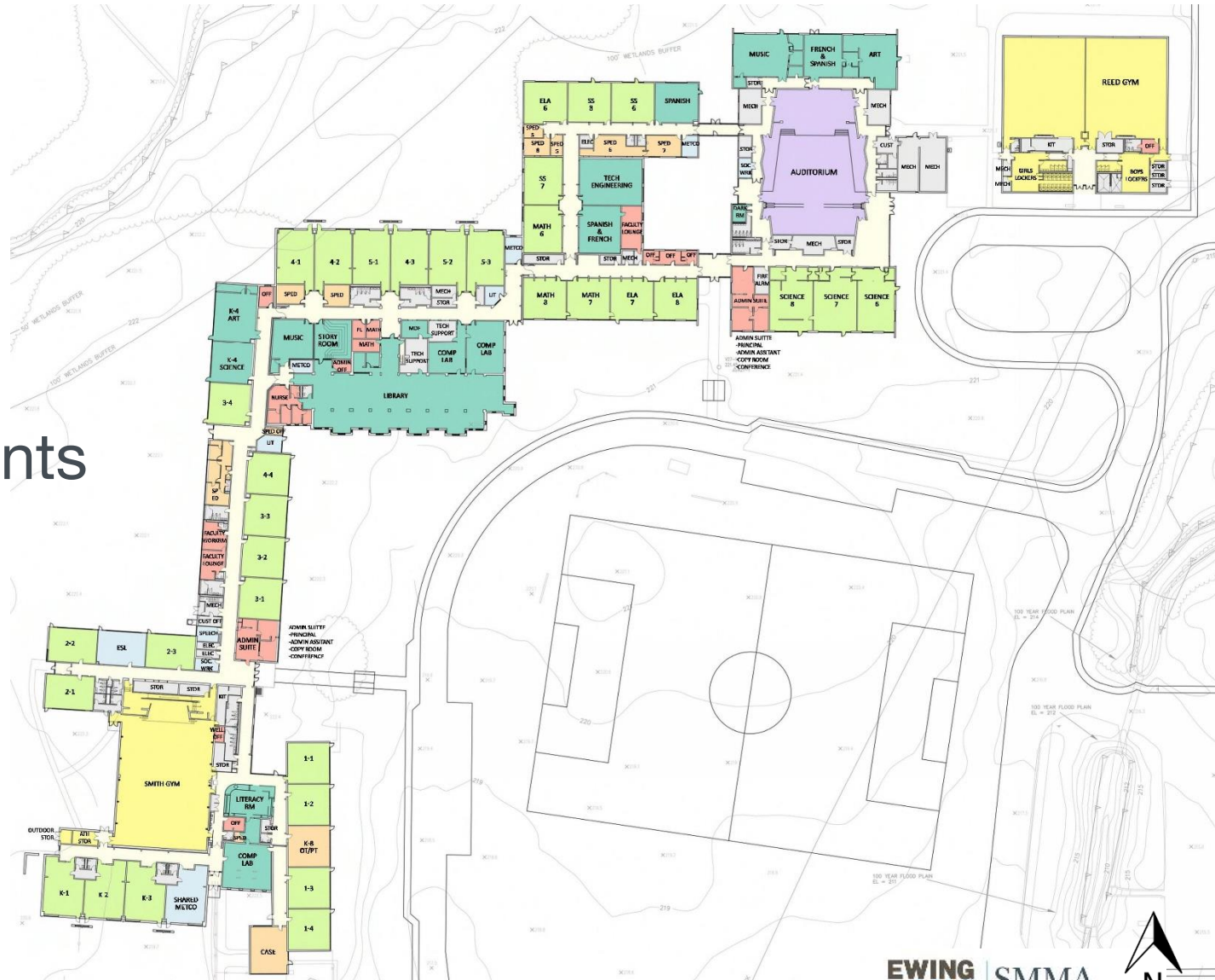


# Current Program – 138,464 SF

Repair Only - \$48.7M

Renovation Only - \$59.2M

No educational improvements



# Costs and Market Changes

The background of the slide is an aerial photograph of a city, showing various buildings, streets, and green spaces. The entire image is covered with a semi-transparent blue filter, which makes the underlying details of the city less distinct but still visible. The text 'Costs and Market Changes' is centered in the upper half of the image in a white, sans-serif font.

# MSBA School Construction Costs

	2015	2016	2017	2018	2019
<b>High</b>	\$457	\$400	\$493	\$509	\$513
<b>Low</b>	\$330	\$319	\$337	\$351	\$428
<b>Average</b>	\$367	\$358	\$403	\$448	\$471
<b>Escalation</b>		-2.5%	12.5%	11%	5%*

Source MSBA  
\*estimated for 2019

Since 2015 there has been a rapid acceleration of costs in the Massachusetts public construction market:

- Booming construction industry in the greater Boston area
- Major labor shortage
- Increased demand for construction materials in the region

- **Dore & Whittier Study of the Lincoln Schools Final Report February 6<sup>th</sup>, 2015**

***Option 1b Immediate/Near Term Needs*** **Cost \$29.2M**

*This option provides no educational enhancements.*

- **SMMA/Ewing Cole/Daedalus Projects Conceptual Design and Costs January 10<sup>th</sup>, 2018**

***Repair Only Option*** **Cost \$48.9m**

*This option does not address nor meet the Districts Educational Program.*



# Factors in Cost Difference

- The D&W study does not include any site improvements to the campus.

The EC/SMMA includes resurfacing (mill & overlay) of existing roads and parking areas, restriping, stormwater management measures, limited landscape improvements and modifications to existing utility infrastructure.

- The D&W study does not include the cost for phasing and/or temporary accommodation of student during renovation of the building.

The EC/SMMA study includes an allowance to accommodate student temporarily during the repairs/renovation of the existing building.

- The D&W cost assumed a construction start date of November 2015.

The EC/SMMA study assumes construction start date in the second quarter of 2020. The current costs include the estimated actual and projected escalation from 2015 to 2020.



# Current Options

# Site Program



# Tree Health & Quality Map



### Tree Legend

-  Good health - high quality to campus
-  Good health - small or ornamental, could be relocated or replaced
-  Fair health - some failing branches, or signs of rot, but retains shape and value to campus
-  Poor health - significant dieback, major limbs lost, or heavily diseased; likely removed in 5-10 years

# Current Options

Repair Only - \$48.7M

Renovation Only - \$59.2M

Option A1.1 - \$75.0M

Option A3.4 - \$88.3M

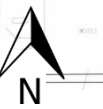
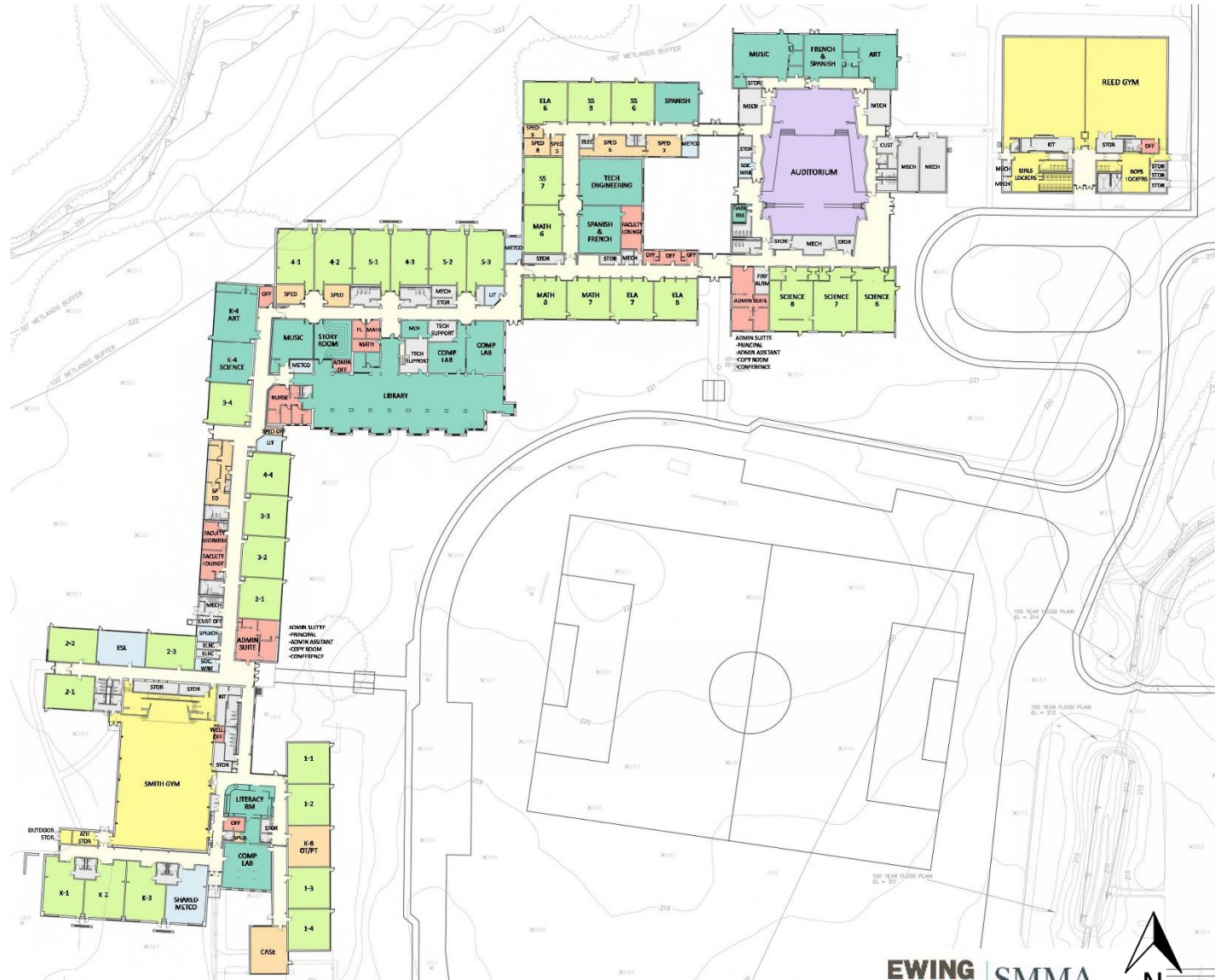
Option B6 - \$89.8M



# Current Program – 138,464 SF

Repair Only - \$48.7M

Renovation Only - \$59.2M



# Repair Only - \$48.7M

- No Educational Improvements
- New HVAC, Plumbing and Electrical Systems
- New Fire Sprinkler System
- Accessibility and Building Code Upgrades- Site and Building
- Roof Replacement and Code Required Structural Upgrades
- Replace Original Uninsulated Windows
- Minimal Site Improvements



# Renovation Only - \$59.2M

- No Educational Improvements
- New HVAC, Plumbing and Electrical Systems
- New Fire Sprinkler System
- Accessibility and Building Code Upgrades- Site and Building
- Roof Replacement and Code Required Structural Upgrades
- Replace All Existing Windows
- Moderate Site Improvements
- New Interior Finishes
- New Smith Boiler Room





# Program Impacts – Current Options

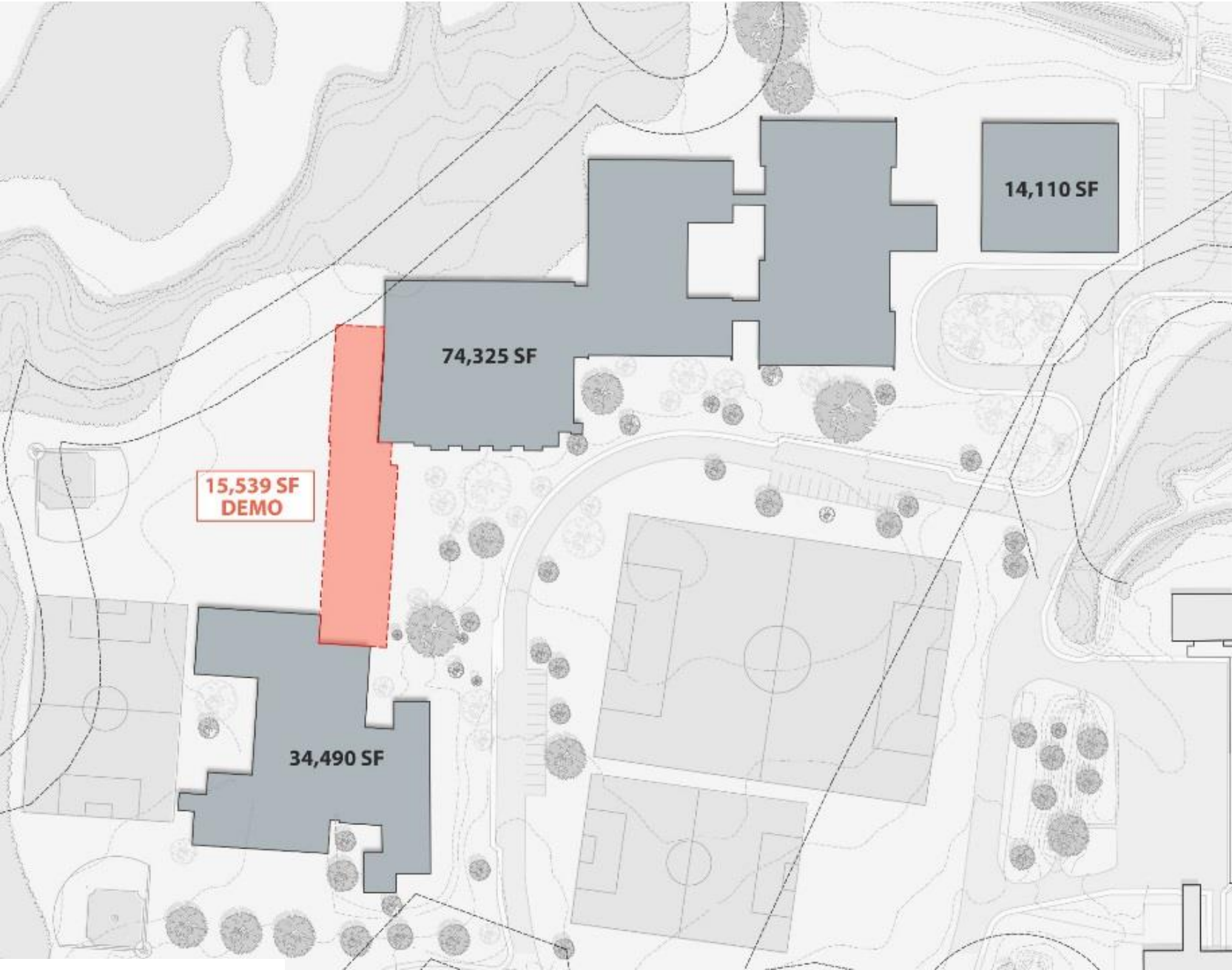
- Essential Program - Three fewer Classrooms than existing – Limits expansion near term
- No Hub spaces in Repair, Renovation and A1.1 Options
- No Hub spaces for PreK-2 Grades in Options A3.4 and B6
- No combined central Kitchen and Dining Commons in Repair and Renovation Options
- No new playing fields in Repair, Renovation, A1.1 and A3.4 Options
- Access to the Loading Dock reduces green space in A1.1 and A3.4 Options

# Option A1.1

An aerial photograph of a residential development, overlaid with a semi-transparent blue filter. The image shows several houses with light-colored roofs and walls, arranged around a large, irregularly shaped central pond. The surrounding area is filled with trees and greenery. The text 'Option A1.1' is prominently displayed in white on the left side of the image.

SUMMARY

- 15,539 SF- DEMOLITION



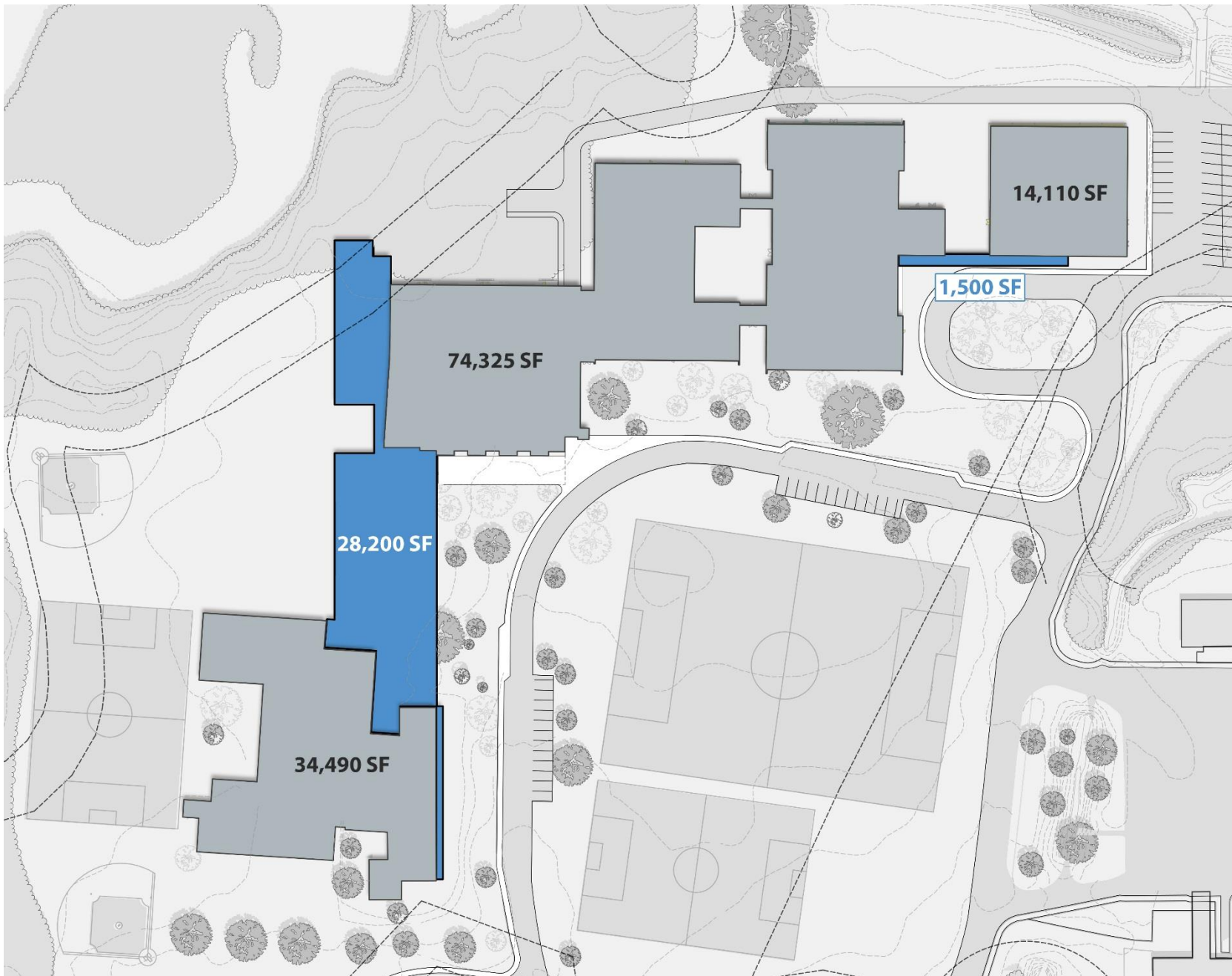
RENOVADE  
DEMOLITION



OPTION A1.1 JANUARY 23, 2018

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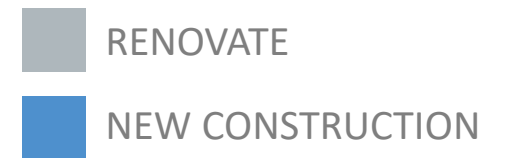


## SUMMARY

- 29,700 SF New Additions

## EDUCATIONAL ENHANCEMENTS

- Central Dining Commons + Full Kitchen
- New Consolidated Administrative Suite
- New 3<sup>rd</sup> and 4<sup>th</sup> Grade Classrooms
- New shared K-4 support (Art, Science, Music)
- New Media Center/Library
- New Connection to Reed Gymnasium
- Renovate balance of existing facility



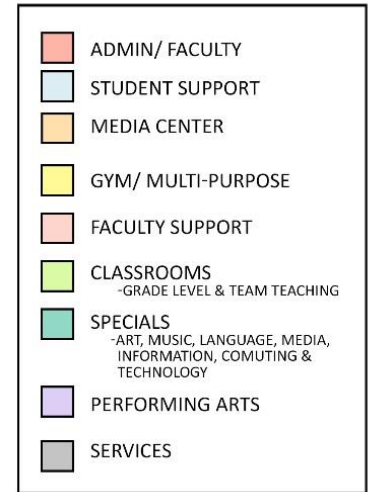
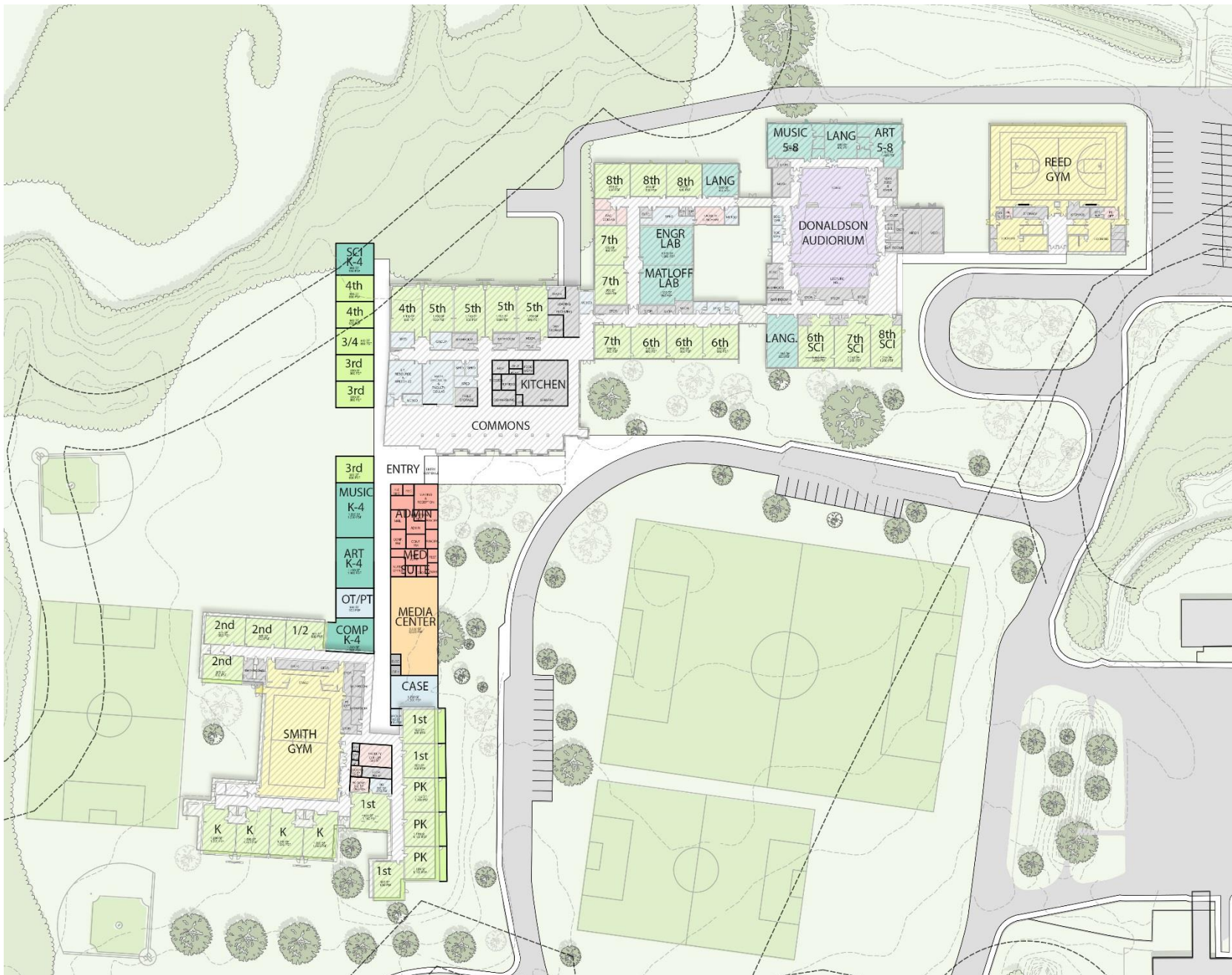
OPTION A1.1 JANUARY 23, 2018

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# PROGRAM DEFICIENCIES

- No Breakout Space (Hubs) for Grades 3 through 8
- Limited Small Group Instruction/ SPED Space Improvements





OPTION A1.1 JANUARY 23, 2018

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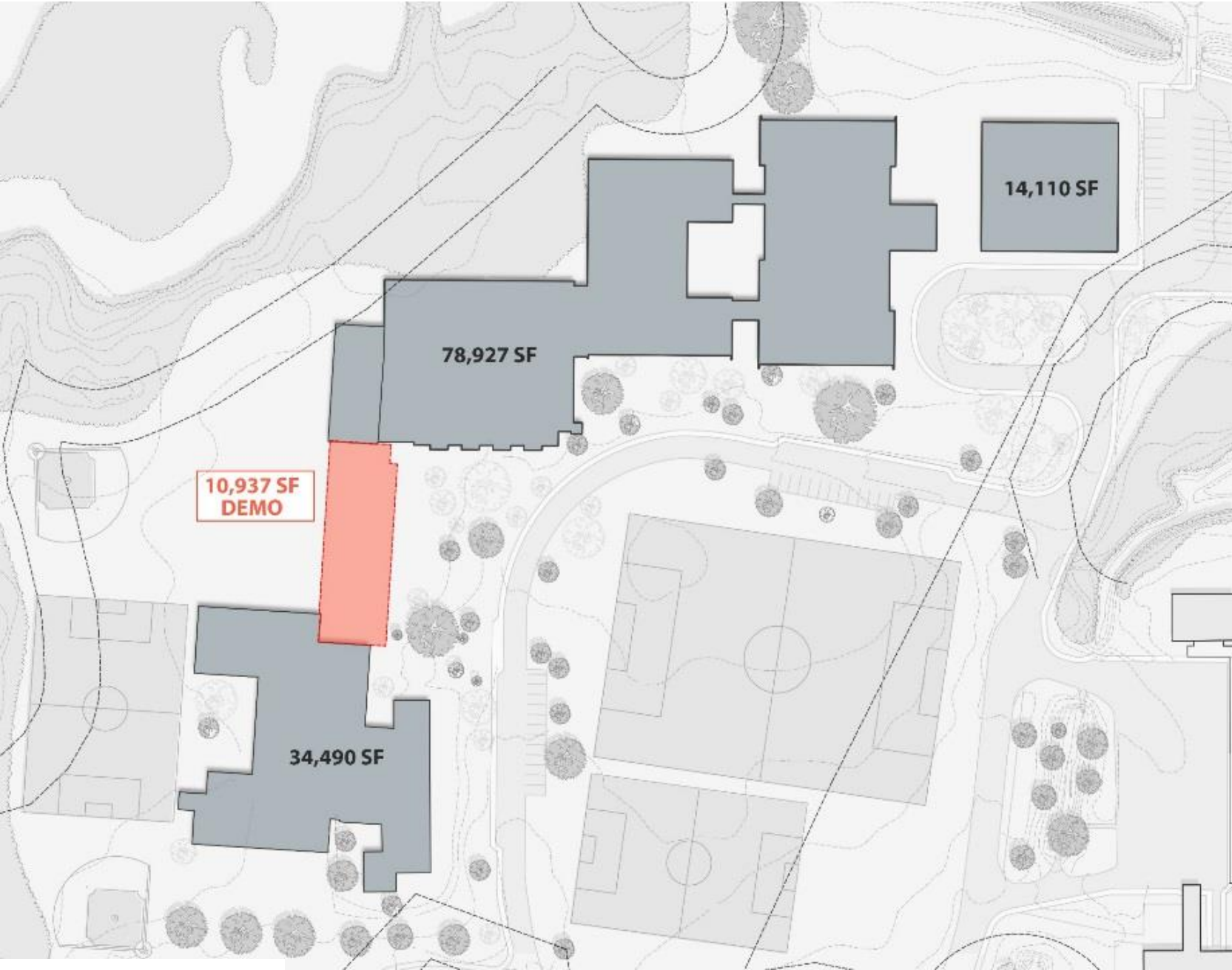


# Option A3.4

An aerial photograph of a residential development, including a large central pond, surrounded by houses and landscaping. The image is overlaid with a semi-transparent blue filter.

SUMMARY

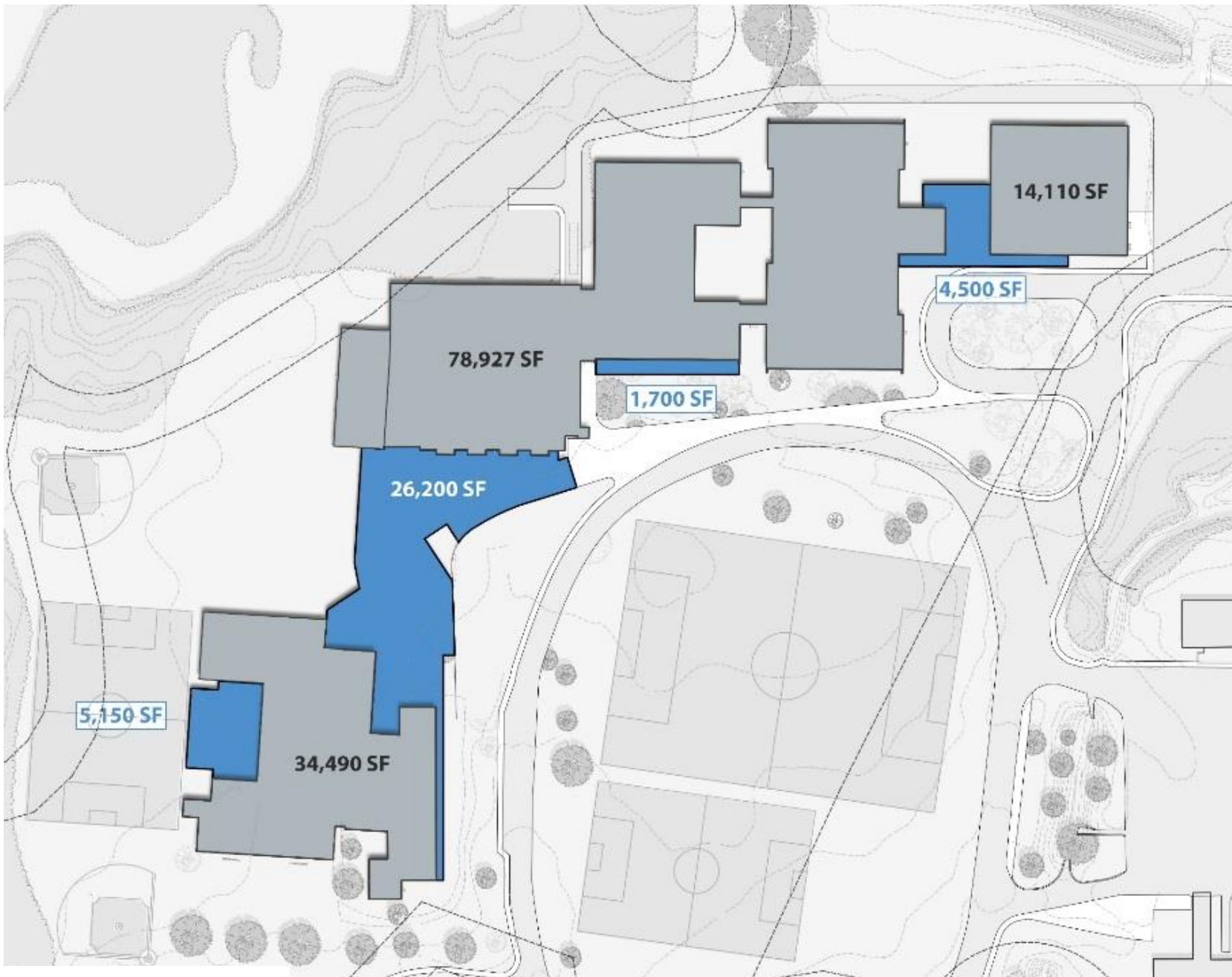
- 10,937 SF- DEMOLITION



RENOVATE  
DEMOLITION





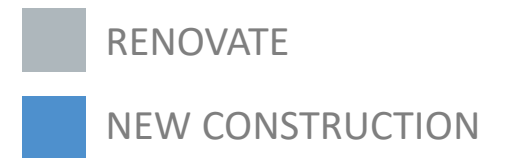


## SUMMARY

- 37,550 SF New Additions

## EDUCATIONAL ENHANCEMENTS

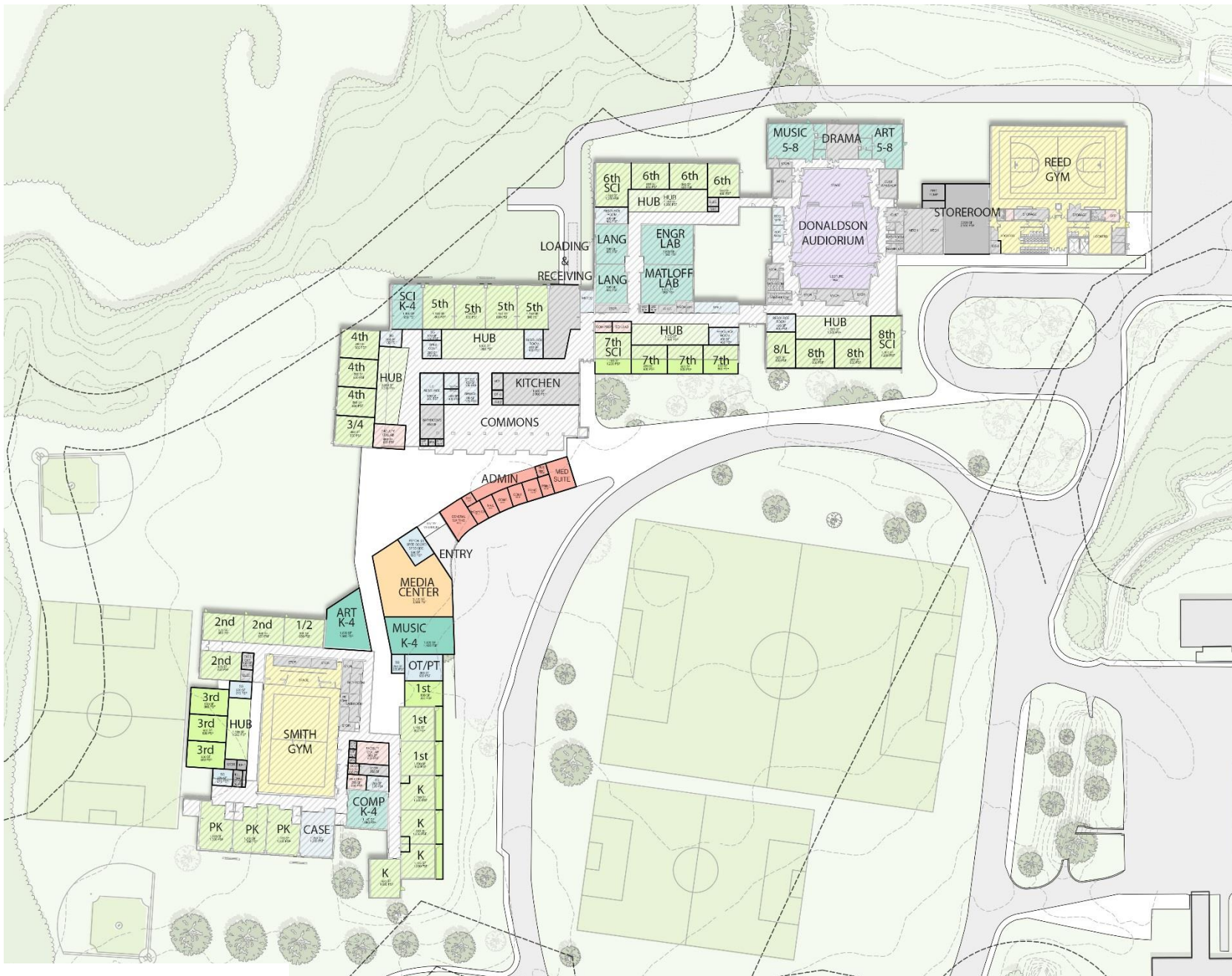
- Central Dining Commons + Full Kitchen
- New Consolidated Administrative Suite
- New 3<sup>rd</sup> Grade Classrooms
- New shared K-4 support (Art, Music)
- Breakout Spaces (Hubs) for Grades 3-8
- Improved Small Group Instruction/ SPED
- New Connection to Reed Gymnasium



OPTION A3.4 JANUARY 23, 2018

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- ADMIN/ FACULTY
- STUDENT SUPPORT
- MEDIA CENTER
- GYM/ MULTI-PURPOSE
- FACULTY SUPPORT
- CLASSROOMS  
-GRADE LEVEL & TEAM TEACHING
- SPECIALS  
-ART, MUSIC, LANGUAGE, MEDIA,  
INFORMATION, COMUTING &  
TECHNOLOGY
- PERFORMING ARTS
- SERVICES



OPTION A3.4 JANUARY 23, 2018





OPTION A3.4 JANUARY 23, 2018

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OPTION A3.4 JANUARY 23, 2018

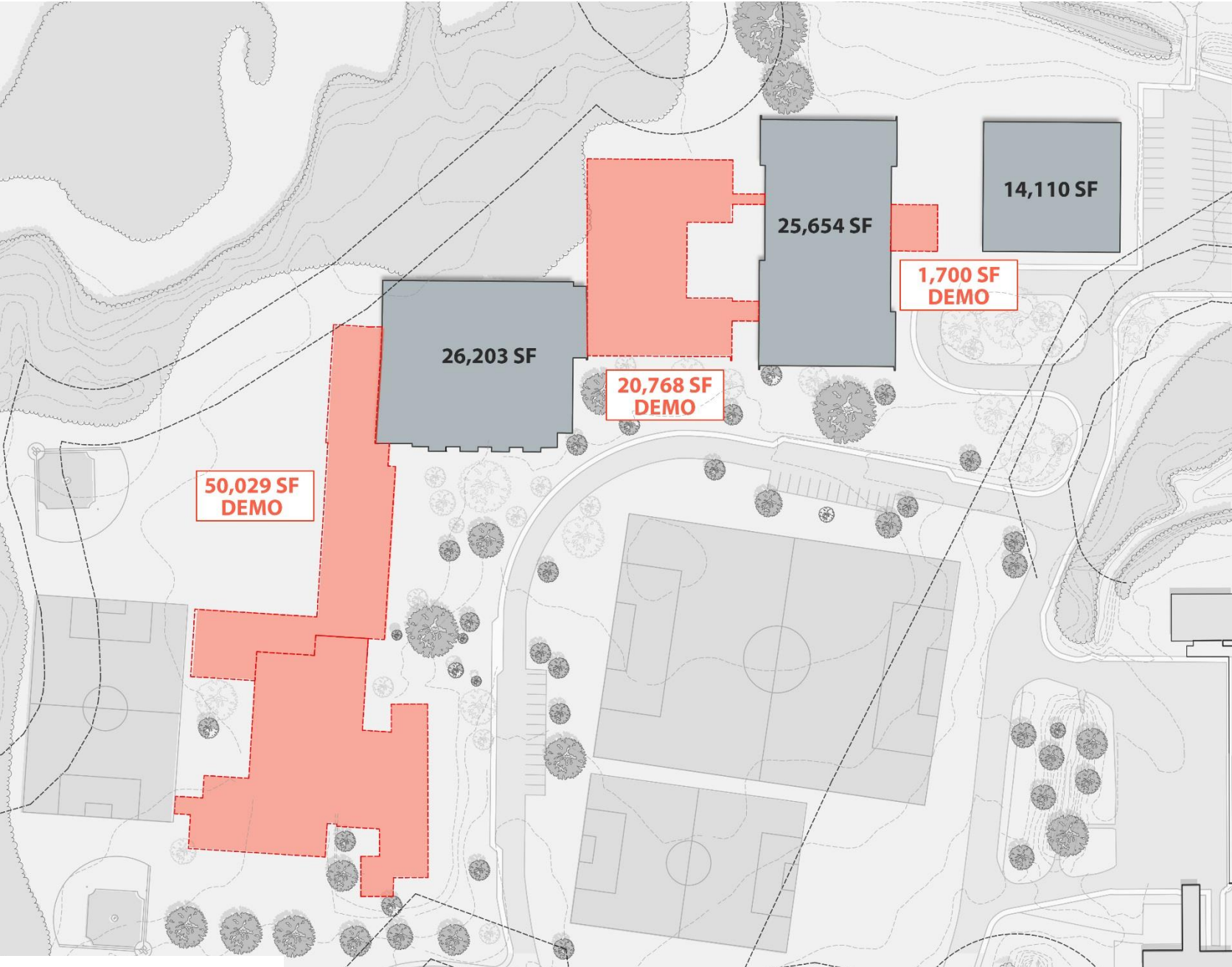
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# Option B6

An aerial photograph of a residential development, possibly a resort or a large housing complex, featuring a prominent central swimming pool area. The image is overlaid with a semi-transparent blue filter. The pool area is roughly rectangular with rounded corners and is surrounded by what appears to be a paved deck or walkway. In the background, there are several buildings, some with flat roofs and others with more complex structures, interspersed with trees and landscaping. The overall scene is captured from a high-angle perspective.

# SUMMARY

- 72,497 SF- DEMOLITION



■ RENOVAE  
■ DEMOLITION

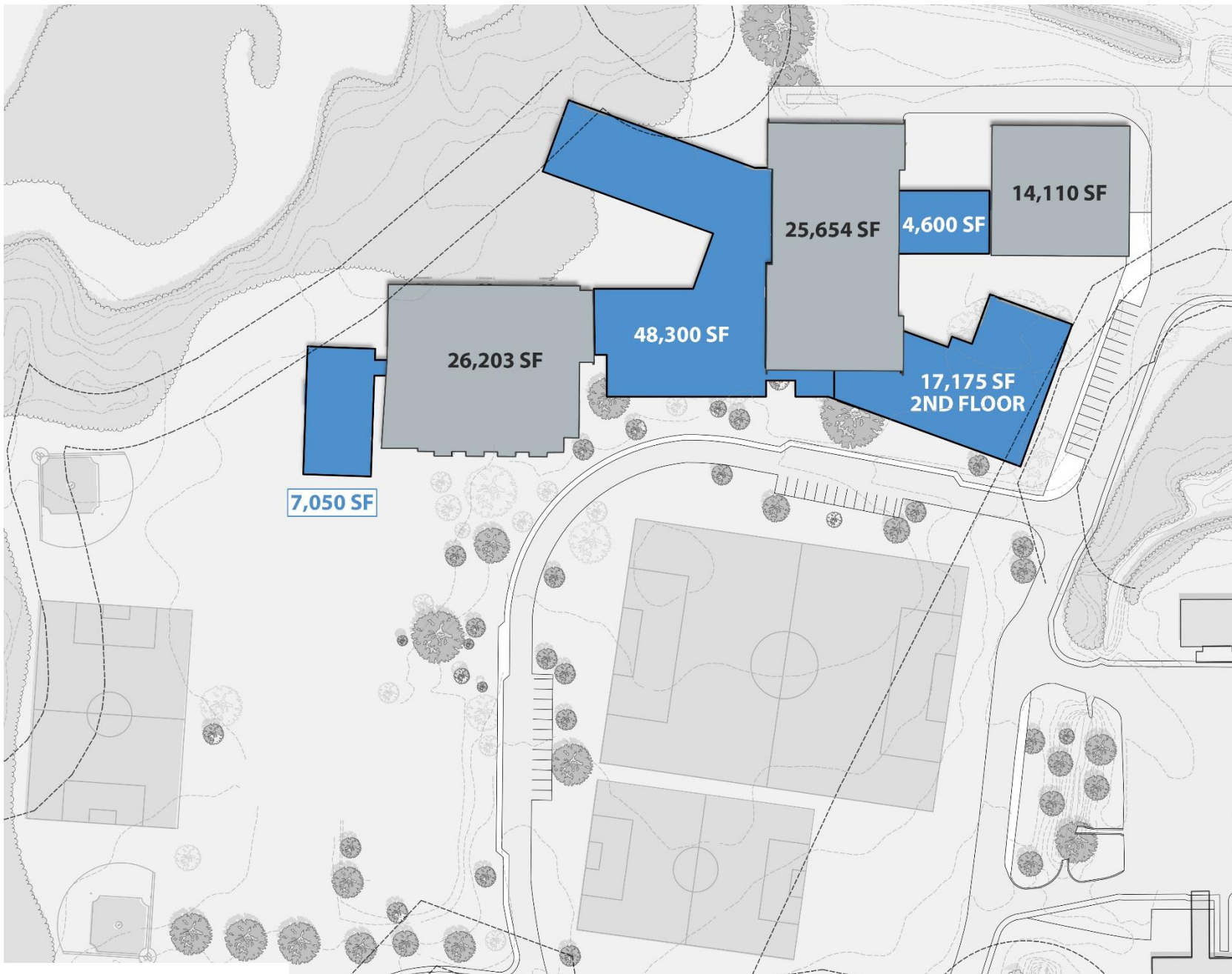


OPTION B6

JANUARY 23, 2018

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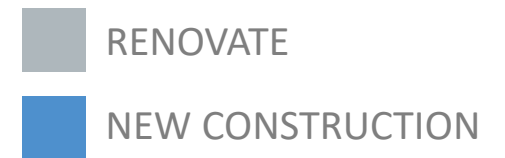


## SUMMARY

- 77,125 SF New Additions

## EDUCATIONAL ENHANCEMENTS

- New Dining Commons + Full Kitchen
- New Consolidated Administrative Suite
- Select New Classrooms in Lower School
- New shared K-4 support (Art, Science, Music)
- Breakout Spaces (Hubs) for Grades 3-8
- Improved Small Group Instruction/ SPED
- New Connection to Reed Gymnasium



OPTION B6

JANUARY 23, 2018

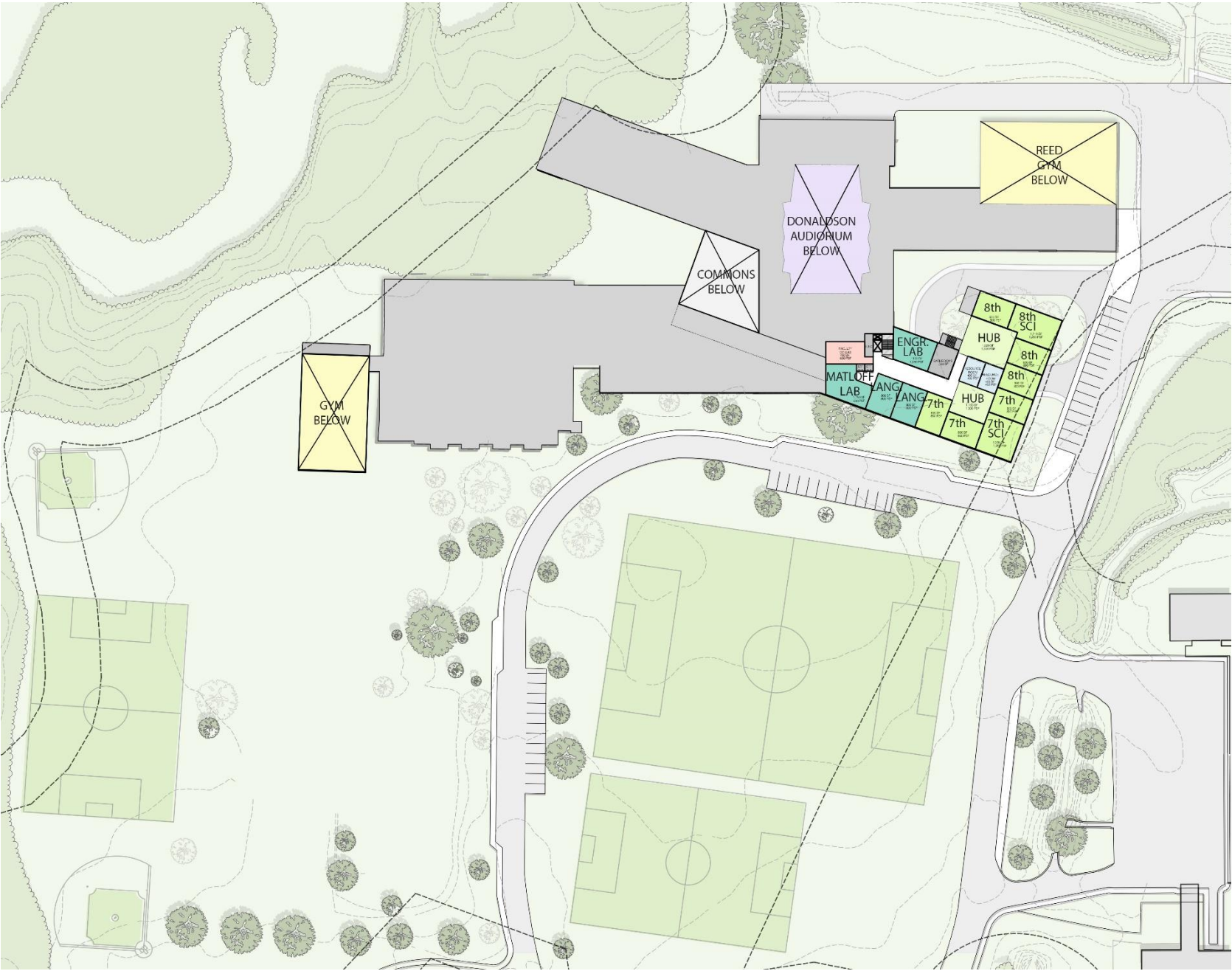
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# SECOND FLOOR PLAN



- ADMIN/ FACULTY
- STUDENT SUPPORT
- MEDIA CENTER
- GYM/ MULTI-PURPOSE
- FACULTY SUPPORT
- CLASSROOMS  
-GRADE LEVEL & TEAM TEACHING
- SPECIALS  
-ART, MUSIC, LANGUAGE, MEDIA, INFORMATION, COMUTING & TECHNOLOGY
- PERFORMING ARTS
- SERVICES

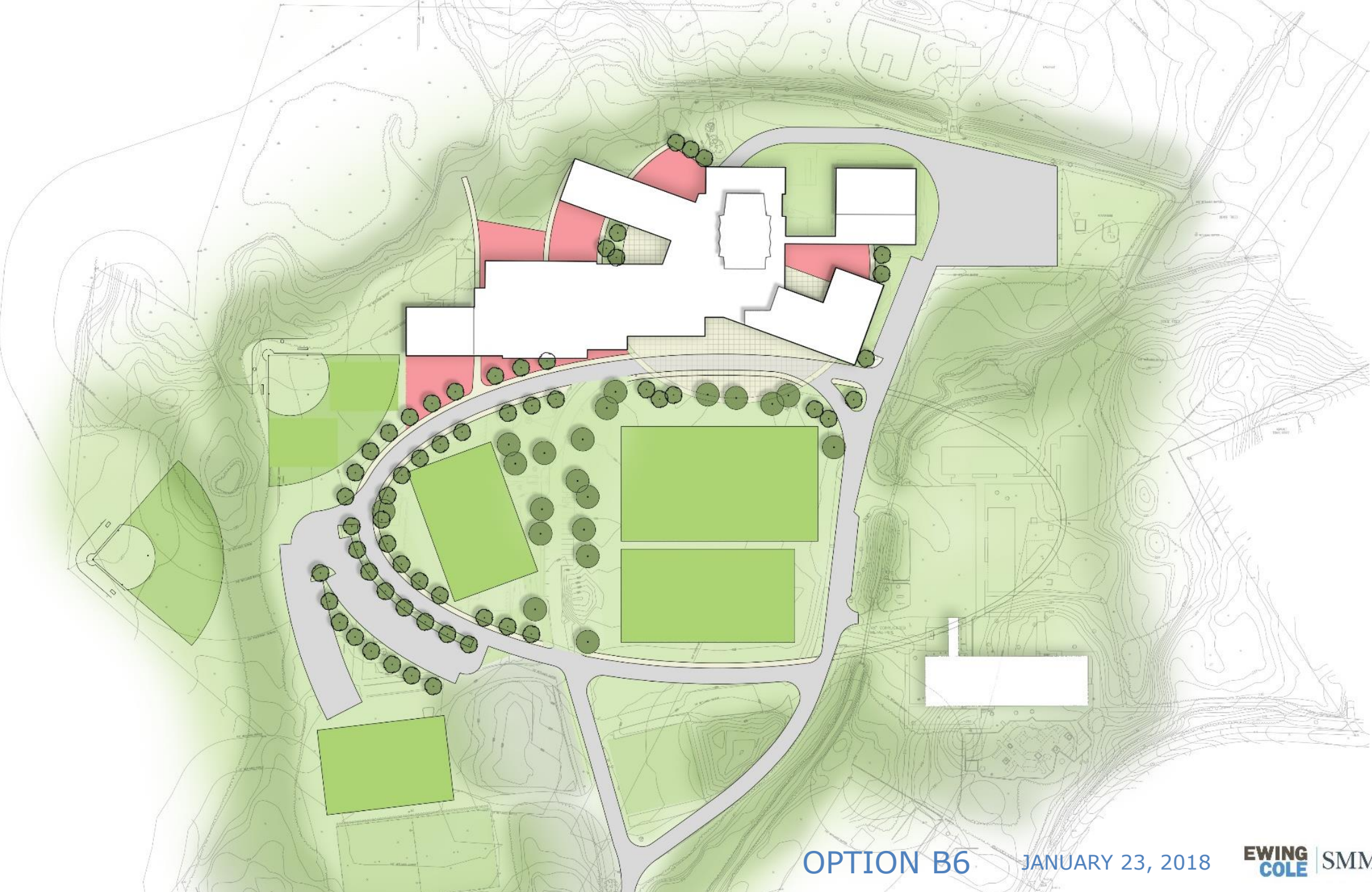


OPTION B6

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OPTION B6

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OPTION B6

JANUARY 23, 2018

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# Current Options

Repair Only - \$48.7M

Renovation Only - \$59.2M

Option A1.1 - \$75.0M

Option A3.4 - \$88.3M

Option B6 - \$89.8M



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Clarifying Questions?

# Breakout Session

1. If you were choosing today, which option would you pick? Why?
2. Which three options appeal to you the most? Why?
3. How would you rank the options? 1 is your favorite, 5 the least...

Feedback Form  
Community Workshops  
School Building Committee  
8am & 7pm, January 23, 2018

I am a (circle all that apply): Current Parent Community Member Faculty Member

Name & Email (optional) \_\_\_\_\_

1. If you had to choose a concept today, which concept would you pick? Why?
  
2. If you had to eliminate a concept today, which one would you get rid of? Why?
  
3. Please rank the 5 options: 1 = favorite... 5 = least favorite

Name of Concept	Rank	Comments about this concept
Repair		
Renovation		
Renovation + Dining Commons (A1.1)		
Comprehensive Renovation (A3.4)		
Mostly-New (B6)		

# Next Steps

- Perform Energy Performance Analysis of each option
- Develop Renovation-Only variations
- Continue to refine A1.1, A3.4 and B6 options
- Community Workshop in March
- Prepare for Town Meeting - June 9, 2018



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Thank you