

District: Town of Lincoln  
 School Name: Lincoln School  
 Recommended Category: Preferred Schematic  
 Date: January 18, 2012

### Recommendation

That the Executive Director be authorized to approve the Town of Lincoln, as part of its Invitation to Feasibility Study, to proceed into schematic design for an addition and renovation project at the Lincoln School. MSBA staff has reviewed the Feasibility Study and accepts the District's preferred solution for an addition and renovation project.

<b>District Information</b>	
District Name	Town of Lincoln
Elementary School	Lincoln School (K-8)
Middle School	N/A
High School	N/A
Priority School Name	Lincoln School
Type of School	K-8 School
Grades Served	K-8
Year Opened	1948
Total Square Footage	141,664
Additions	Classroom additions and upgrades completed in 1953, 1955, 1963, and 1970; and an addition/renovation in 1994 provided a new library, media center, and several classrooms.
Acreage of Site	54.39 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Accessibility</li> </ul> In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2010-2011 Enrollment	624
Agreed Upon Enrollment	600
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 600 students serving grades K-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	September 30, 2009
Preferred Schematic Authorization	January 25, 2012
Project Scope & Budget Authorization	District is targeting Board authorization on July 25, 2012

Reimbursement Rate Before Incentives	35.42%
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<b>Consultants</b>	
Owner’s Project Manager	Skanska USA Building, Inc.
Designer	OMR Architects, Inc.

**Discussion**

The existing Lincoln School is a sprawling, two-building facility located on a flat site in a largely residential area of Lincoln. The existing facility currently houses grades K-8.

The original school building was constructed in 1948. Upgrades and additions were completed in 1953, 1955, 1963, 1970, and 1994. The District identified numerous deficiencies in the Statement of Interest. The existing facility requires complete system upgrades and extensive structural and architectural upgrades to meet current building code and to support the District’s educational program. The existing facility is located on a large site, which presents the opportunity to build a right-sized addition adjacent to the existing school, while not disturbing current programs or requiring substantial swing space.

In October of 2011, the MSBA entered into a Feasibility Study Agreement with the District to further investigate the issues stated above and to evaluate potential options that would address the needs of the Lincoln School.

In conjunction with the design team, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its design team initially studied 11 preliminary options that included nine addition/renovation configurations and two new construction options. The following is a detailed list of the preliminary alternatives considered.

Option	Description
1	<b>No Build</b> – Repair existing building systems as required to address deficiencies. No major adjustments to educational spaces.
2	<b>Minor Additions/Major Renovation</b> – Construct an addition to connect academic building to existing field house and add cafeteria adjacent to existing Smith building. Repair existing building systems as required to address deficiencies. Leave educational spaces intact.
3	<b>Minor Additions/Major Renovation</b> – Construct an addition consisting of new academic space for the grades 7-8. Separate additions add PK space and SPED/Art and Music space. Repair existing building systems as required to address deficiencies.
4	<b>Moderate Additions/Major Renovation</b> – Construct an addition consisting of new academic space for the grades 7-8. Separate additions replace academic spaces for grades 1-4. Repair existing building systems as required to address deficiencies.
5	<b>2-Story Major Addition/Minor Renovation</b> – Construct 2-story addition to replace all academic spaces while connecting the existing “link” building to the existing auditorium and field house buildings. Repair existing building systems as required to

	address deficiencies.
6	<b>2-Story Major Addition/Minor Renovation</b> – Similar to Option 5 except with a different configuration of new construction.
7	<b>2-Story Major Addition/Very Minor Renovation</b> – Construct 2-story addition to replace all academic spaces, as well as existing auditorium, while connecting the existing “link” building and existing field house building. Repair existing building systems as required to address deficiencies.
8	<b>2-Story Major Addition/Very Minor Renovation</b> – Construct 2-story addition to replace entire building with the exception of the cafeteria and media center which are located in the existing “link” building.
9	<b>2-Story Major Addition/Very Minor Renovation</b> – Similar to Option 8 except with a different configuration of new construction.
10	<b>New Building</b> – Construct new 2-story building south of the existing structure.
11	<b>New Building</b> – Construct new 2-story building west of the existing structure.

The District and the MSBA met and discussed a number of additional potential solutions for consideration in the final evaluation of alternatives and, given the size of the existing facility, how these options might best address both MSBA guidelines and the needs of the educational program. Community input helped to clarify project priorities, which led to a re-evaluation of the space needed to deliver the educational program and a reduction in the scope of the amount of new construction that would be required. As a result, the District concluded that the final evaluation of alternatives should include variations of moderate to major addition/renovation projects as opposed to new construction or major phased additions.

After meeting with MSBA staff, the District and its design team identified three preliminary options, described below, for advancement into the final evaluation of alternatives. Each of the three options that were further investigated included minor variations and adjustments that were considered during the final evaluation of alternatives.

<b>Option</b>	<b>Description</b>
3	<b>Minor Additions/Major Renovation</b> – Two versions of Option 3 explored different configurations of minor additions.
4	<b>Moderate Additions/Major Renovation</b> – Two versions of Option 4 explored different configurations of moderate additions.
5	<b>2-Story Major Addition/Minor Renovation</b> – Six versions of Option 5 explored different configurations of a major addition replacing the existing academic space for grades K-5.

Upon further review, MSBA staff and the District agreed to three final options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below.

### Summary of Preliminary Design Pricing

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sf)	Estimated Total Project Costs
Option 3B: (Minor Addition/Moder ate Renovation)	154,954	131,779 \$216/sf	23,175 \$275/sf	\$5,930,976	\$40,768,365 \$263/sf	\$51,110,615
Option 4A: (Major Addition/Major Renovation)	153,320	103,670 \$235/sf	49,650 \$272/sf	\$6,033,048	\$43,900,298 \$286/sf	\$54,585,923
<b>Option 5E.1: (Major Addition/Major Renovation)***</b>	<b>140,000</b>	<b>87,000</b> <b>\$208/sf</b>	<b>53,000</b> <b>\$301/sf</b>	<b>\$5,213,188</b>	<b>\$39,262,188</b> <b>\$280/sf</b>	<b>\$49,000,000</b>

\* Marked up construction costs

\*\* Does not include construction contingency

\*\*\*District's preferred option

The District has selected a 2-Story Major Addition/Major Renovation option, Option 5E.1, as the preferred solution to proceed into schematic design. The District selected Option 5E.1 as its preferred alternative because it reduces the construction impact to students, incorporates the most effective and efficient re-use of existing buildings, and results in an energy-efficient facility that addresses the deficiencies identified in the Statement of Interest, best meets the needs of the District's educational program, and supports its existing extracurricular programs.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on December 14, 2011. At that meeting, members of the FAS raised a number of concerns regarding apparent discrepancies between the educational vision and the proposed facility layout and adjacencies and the importance of striving to locate resource spaces in the proximity of the student population to be served. The MSBA received a supplemental submittal on December 20, 2011, that documented the District's proposed changes to address the concerns raised to the extent feasible in the proposed addition and renovation project.

MSBA staff reviewed the conclusions of the Feasibility Study, all subsequent submittals, and the enrollment data with the District and found:

- 1) All initial paperwork required has been processed, including an executed Initial Compliance Certification, the composition of the School Building Committee, and the enrollment information.
- 2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District for a design enrollment of 600 students for the Lincoln School.

- 3) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's preferred solution is reasonable and cost effective and meets the needs identified by the District.
- 4) The District will submit an operational budget for educational objectives and a capital budget for MSBA review.
- 5) The District's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the schematic design submittal prior to a Project Scope and Budget Agreement.
- 6) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, with the exception of variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the schematic design phase.
- 7) As part of the Schematic Design phase, the MSBA will continue to work with the District to better understand the total area associated with health and physical education and how the space serves the student population and the renovation of the existing facility.
- 8) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of Lincoln be approved to proceed into schematic design for an addition and renovation project at the Lincoln School.