



Lincoln

Public Schools

Lincoln School Committee

State of the Town

Focus on Facilities Master Planning and
Emergency Access Road

November 1, 2007

Facilities Master Plan: Progress

September 2004: LPBA/ Architects, Inc.

Physical Needs Facility Study

Fall 2004

School Committee

sent

Establish Facilities Subcommittee - which
out out RFP for further study

July 2006

Contract SMMA

Begin Master Planning Process

September 2006 SMMA

Report on Existing Building Conditions

March 2007

School Committee Report at Town Meeting

September 2007 SMMA

Finalized Master Plan and Presented

Concepts

November 2007

School Committee Report at State of the

Phasing



SMMA Conclusions



- Confirmed LPBA's findings
- conducted more extensive assessment - Identified additional problems: The current facility is in disrepair
- Enrollment has declined from 723 in 2003 to 664 in 2008 and is projected to be flat. We may be entering the next growth cycle.
- Current space utilization at 100%
- Identified need for more flexible educational spaces for a 21st Century program
- Identified need for common spaces i.e., full kitchen and cafeteria
- Suggest five options: From Renovation only to Renovation with additions (3 options) to a new school

Master Plan Cost Analysis

Project Concepts	Estimated Cost Range
Renovation only - No Program Improvements 138,000 Sq. Ft. - Replacement of Most Systems, Roof and Windows	\$33M to \$42M
Option A: Small Addition; Partial Upgrade - 36,000 Sq Ft New Space, Renovate most Systems, Roof and Windows, total Project: 170,000 Sq. Ft.	\$43M to \$53M
Option B: reconstruction and Renovation; Program Upgrade: Replaces all systems, Roof, and windows, Redesigns some existing space, Total Project: 187,000 Sq. Ft.	\$52M to \$62M
Option C: More significant reconstruction and Renovation; Smaller Footprint, Program Upgrades: Replaces all systems, Roof, and windows, Redesigns some existing space, Total Project: 185,000 Sq. Ft.	\$53M to \$64M
Option D: New School, Addresses Program Needs, All new Systems, More energy Efficient, Total 169,000 Sq. Ft.	\$55M to \$65M

Next Steps

- Facilities Committee to schedule Public Discussions to collect feedback and hear ideas
- Develop Statement of Interest and submit to School Building Authority (**does not commit the Town to specific project but serves to Determine if Lincoln is eligible for state reimbursement**)
- Continue evaluation of proposed options; consider other options; narrow recommendation
- Make recommendation to Town for Action