TOWN OF LEXINGTON Lexington, Massachusetts



DRAFT REPORT

Lexington Elementary Schools Master Plan Study

January 2007





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SECTION 4: EVALUATION OF MASTER-PLAN OPTIONS

Based on school committee decision on number and size of schools, Identify and evaluate school-specific district –wide elementary school master plan options as follows:

- **a.** Develop prototype ed specs for new and renovated-as-new schools based on school size decision, using the new Harrington and Fiske ed specs as a starting point for a prototype ed spec.
- b. Develop building plans and site plans for new school and renovated-as-new school options for each of the Bowman, Bridge, Estabrook and Hastings sites.
- c. Develop preliminary cost estimates for new and renovated-as-new plans at 4 school sites.
- d. Establish a possible time-line for master plan implementation. Describe alternative approaches to temporary housing for schools during construction. Show when old Harrington would be no longer needed for swing space.

SECTION 5: CENTRAL ADMINISTRATION

Develop space program for central administration. Explore options for relocation, including fit of space needs into old Harrington.



A. PROJECT BACKGROUND

The public school system of the Town of Lexington includes the Lexington High School, two middle schools, six elementary schools, and a central administration building (the "White House"). Of the 6 elementary schools, one is in a new building (Harrington), 4 are in buildings dating from the 1950's (Bowman, Bridge, Estabrook and Harrington), and one (Fiske) is housed temporarily in an old school building (old Harrington) while its new building is being completed.

DPC was engaged by the Town of Lexington in July 2006 to undertake a Master Plan study of its elementary school system. This engagement follows in the steps of several previous school master planning and study efforts. Among other considerations, this current master planning effort needs to address several major system-wide elementary school issues:

- * With the exception of the two new schools, all of the elementary schools are 50 years old, with building systems and enclosure elements having met or exceeded their useful service life. Additionally, these buildings do not meet current standards for educational space size or handicapped accessibility.
- * Serious inequities exist, both educationally and from a facilities standpoint, between the two new schools and the 4 old schools.
- * Recent enrollment projections by the Lexington Public Schools show a likely significant decline in elementary school enrollments over the next few years, which potentially changes the long-term elementary school needs of the town.

Against this background, DPC's primary charge is to develop a long-term master plan for Lexington's elementary schools. The working assumption is that no new sites would be available for school construction. Consequently, master plan options are presumed to involve either renovation and expansion of existing schools, replacement of existing schools on their existing sites, or some combination of those approaches.

A related short-term objective of the study effort is to assist in the current re-districting effort by calculating appropriate student capacities for the existing elementary schools, taking into account non-classroom space needs for specialized instructional programs such as art & music and the space needs of special education programs, both school-specific and district-wide.

An additional part of the charge is to investigate alternatives and recommend a solution for housing the school department's central administration functions. This is considered a high priority concern, as the existing central administration building is severely undersized for its function and in poor condition. A recent design study indicates a very high cost to renovate and expand the existing building for this purpose.

C. STEPS TO COMPLETE THE MASTER PLAN

The sequence of tasks required to complete the Master Plan study in an orderly fashion is outlined below.

- 1. Confirm the 10 year projected K-5 enrollment; adopt a district-wide K-5 design enrollment for master plan purposes.
- 2. Determine capacities of the existing schools, including modular CR's. Present this information to the Superintendent in a form that can be used to determine redistricting requirements.
- 3. Identify system-wide options in terms of number and size of schools, based on calculated capacities for the new Harrington school and new Fiske schools. We will consider the remaining schools as either new schools, renovated as-new schools, or removed from service, and we will look at both a 5-school model and a 6-school model.
- 4. Based on school committee decision on number and size of schools, Identify and evaluate school-specific district –wide elementary school master plan options as follows:
 - a. Develop prototype ed specs for new and renovated-as-new schools based on school size decision, using the new Harrington and Fiske ed specs as a starting point for a prototype ed spec.
 - b. Develop building plans and site plans for new school and renovated-as-new school options for each of the Bowman, Bridge, Estabrook and Hastings sites.
 - c. Develop preliminary cost estimates for new and renovated-as-new plans at 4 school sites.
 - d. Compare options (replacement school, renovate as new, or close school) at each of the 4 school school sites. Be prepared to offer a system-wide recommendation based on the comparison.
 - e. Establish a possible time-line for master plan implementation. Describe alternative approaches to temporary housing for schools during construction. Show when old Harrington would be no longer needed for swing space.
- 5. Develop space program for central administration. Explore options for relocation, including fit of space needs into old Harrington.

2. Existing School Capacities:

As our next step, DPC developed working capacity calculations for each of the existing elementary schools, based on the premise that, as planned for redistricting, each school should have dedicated space for art, music and technology. The capacity calculations also recognize the need for resource and specialist space and for space to house district-wide special education programs at each school. These have been reviewed with the superintendent and presented to the redistricting committee.

Since the end result of our work includes recommendations on providing school space for the projected elementary school enrollment, and since the new Fiske and Harrington schools are presumed to be part of that accommodation, we had to adopt working capacities for those new schools in order to be able to quantify the seats that need to be provided at other schools. For this purpose, we have used the working capacities of 490 and 444 respectively determined as noted above. These differ from the nominal design capacities of 500 pupils per school, primarily because the working capacities make allowances for space dedicated to district-wide special needs programs, something not specifically identified in the design capacities.

3. Master plan configuration options:

We took as a starting point our projections for the district-wide K-5 projected enrollment and the calculated capacities for the new Harrington and Fiske Schools. Based on these considerations, we determined that the enrollments that need to be accommodated in the remaining schools is 1272 pupils. This remaining enrollment can be accommodated in the context of either a 6-school (as currently exists) or a 5-school district-wide K-5 configuration. Assuming a desire for schools of equal size (to the greatest extent possible), this calculation indicates that the remaining enrollments could be housed in 3 schools of 426 pupils (19 CR's) or 4 schools of 318 pupils (14-15 CR's).

From this point forward in the planning process, we saw our task as providing a recommended master plan meeting the long-range elementary needs, beyond the capacities of the new Harrington and new Fiske, with either new schools or functionally-as-new renovated & expanded schools at existing elementary school sites.

School Committee presentation of 11/14/06

A progress presentation of our work-to-date was made to the School Committee on November 14. The presented work to date included the enrollment projections and recommended elementary grades design enrollment, the calculations of present working capacities for the elementary schools and the mathematical models for the 5-school and 6-school district wide elementary school plans as described above.

In choosing between the 5 school model and the 6 school model, it is important to recognize the relative operational and cost inefficiencies of operating 6 elementary schools compared to 5 elementary schools serving the same enrollment, and to also acknowledge the educational advantages, including the increased potential to provide specialists dedicated to a single school and the opportunity to provide more capacious core facilities, of a 400 pupil school over a 300 pupil school.

With these considerations in mind, we recommended to the School Committee that they direct us, without regard to which school sites might be involved or to whether individual schools would be renovations & additions or replacement new schools, to proceed with exploration of master plan

Lexington Elementary School Master Plan

options based on the 5-school model, including the new Harrington, the new Fiske, and 3 other schools of 426 pupils each.

In the discussion and public q & a that followed, the School Committee expressed its concern that the enrollment projections, in showing a dramatic future decline in elementary school enrollments, do not take into account all factors which could affect future enrollments. Among factors causing concern is the possibility that the inherent attractiveness of the Lexington Public Schools could cause a wave of in-migration, not reflected in historic trends, that would drive up future enrollments beyond what is shown in any of the projections.

As part of this discussion, several points were brought out:

- * The proposed design enrollment and the prototype ed specs being developed from them contain contingencies and a significant degree of "elasticity", so that there is accommodation for a considerable degree of uncertainty.
- * The enrollment projections have been prepared on the assumption that future enrollment patterns will, in broad ways, follow historic trends. In that context, it is possible to imagine changes to enrollment growth & shrinkage patterns that would push actual future enrollments beyond what is projected.
- * The master plan process is expected to culminate in a long-term recommendation to engage in a number of school building projects over a period of years. The master plan should be structured to allow recognition of and accommodation for the possibility that, over a period of years, actual enrollments may deviate from what is projected.
- * The advantage of a plan that calls for incremental implementation is that, successive implementation steps can be adjusted, by increasing or decreasing the amount built, to accommodate changes in actual need that occur over time.

In light of this discussion, the School Committee asked if it is possible to develop the the master plan based on a school slightly larger than the 426 pupil school model that is proposed as part of the 5 school plan. On being told that this is possible, the School Committee directed DPC to complete the master plan study using as model a school of approximately 450 pupils, with an educational space program essentially equivalent to the new Harrington School.

4. System-Wide Master Plan Options

a. Prototype Educational specifications:

Based on the meeting with the School Committee, DPC developed a prototype ed spec for a 21–room 450-pupil school. This ed spec became the basis for developing both new school plans and plans for renovation/expansion to functionally as-new condition at each school site. Versions of this ed spec have been developed to reflect the slight differences in district-wide SpEd program space needs that occur at each school. These have been reviewed with the Superintendent and have been used to develop preliminary plans for each site. These educational space programs are in the appendix.

b. Develop preliminary site and building plans:

For each of the 4 sites of active older elementary schools, we developed site plans and building plan options, looking at both new school and renovate-to-as-new for each site and school. We recognized that the preferred school size decision by the School Committee, taken together with our district-wide design enrollment projection, pointed to a 5-school elementary school master plan. Our thinking was that, by developing new and renovation options at each site, we had a "kit of parts" from which the family of all reasonable options could be developed. District-wide options would consist of the two new schools plus 3 of the older school sites, in some combination of new and renovation.

1. *Preliminary site plans*: In developing new and renovated school site plans at each site, we aimed to provide the greatest possible quantity and best locations for fields, play-space and tot lots, parking and roadways. We also looked to provide the highest possible degree of separation of uses, between cars and buses and between vehicles and pedestrians.

The opportunities for improvement provided in the site plans for renovated buildings are obviously limited by the need to work with existing building locations. In the site plans for new buildings, there is more opportunity to take maximum advantage of the sites because of the options available for siting of the new buildings. Given that the existing Lexington school sites are all fairly small sites with, in many cases, significant constraints such as wetlands, topography and easements, the freedom to site new buildings has proven to offer significant advantages.

2. *Preliminary building plans:* Both new and renovation building plans were developed to satisfy the 450 pupil prototype ed spec. Since our goal is to provide equity of educational facility in all cases, this meant that some significant reconfigurations of existing buildings were required to meet program.

Since, with the exception of the Hastings School, all of the active older school buildings are single-story, we have developed plans for the renovations & expansions of those buildings as single story. For the new school options, we have shown those as 2 story plans in all cases. Because of the limited site space, the reduced footprint of a 2 story plan yields significantly more site area that can be used to other purposes, so there is a significant advantage to the 2 story plans.

d. Comparisons of and recommendation of a District-wide Master Plan Option:

In comparing options, it was assumed, for reasons already described, that the elementary school Master Plan would be for a 5 school district, including the two new schools and 3 other schools using existing elementary school sites. On that basis, the identification of a recommended district-wide master plan option is, to some extent, a process of elimination of options at each potential site, based on a number of considerations. These include:

- * Building Project (construction & related) First Costs *
 - **Relative operations costs:**

-Energy

- -Maintenance
- Site considerations: -Safety -Site constraints -Traffic & parking -School needs—athletics, P.E., play-space -Community needs—athletics & recreation * **Building considerations:** -Ability of building to meet educational program needs -Ability of building to serve community needs

Based on our evaluation, taking these considerations as criteria, our recommendation is to

discontinue use of the Hastings site as a permanent elementary school site and build new elementary schools for 450 pupils at each of the other 3 sites. In making this recommendation, our thinking is as follows:

- 1. *Recommendation to close a school: why choose Hastings?*
 - * The Hastings site is the tightest and most constrained for play-space, parking and drop-off space.
 - * The site and building are the least accommodating for renovations & additions. Effective accommodation of program needs requires demolition & replacement of a large part of the building, with consequent higher costs. Because part of the building is buried, the plan creates windowless space for which there is no appropriate program use. This adds to cost. Because the building is cut into the embankment, there will also be premium costs for foundation waterproofing & drainage.
 - * The site is the least accommodating for new construction. To accommodate changes in grade, major retaining walls will be required. If these are incorporated in the site, they pose a hazard to children. If they are incorporated in the building, they create windowless space for which there is no appropriate program use, which adds to cost. Because the building is cut into the embankment, there will also be premium costs for foundation waterproofing & drainage.
 - * Both renovation and new construction costs are higher than at other sites.

4. Time line for implementation:

Following identification of this recommended approach, we developed two alternative preliminary implementation timelines. Both of these assume the following:

- Three new elementary schools will be built sequentially, with the 4th school (Hastings) used as swing space, so that students are assumed not to be on site during construction at any school site.
- * It is assumed that construction can begin in the summer of 2010, and that it will be possible to close a school that year for construction to begin based on the projected decline in enrollments.
- * It is assumed that the time from start of construction to completion, furnishing and occupancy is 18 months.

The difference between the two implementation plans lies in the presumed duration between start of successive school building projects. The 24 month schedule assumes that new schools will not be occupied (and old schools vacated) until completion of a school year. This means that the interval between the starts of successive school projects will be 24 months.

The 18 month schedule assumes that mid-year occupancy of a new school will be possible, thus allowing the next school project to start 6 months earlier. This plan would allow the construction of 3 schools to be completed one year earlier.

5. Program and plan options for relocation of Central Administration:

Our report on evaluation of options for Central Administration is addressed in the appendix. We limited our assessment of options to the Old Harrington School and the Hastings School, which may become available in the future under the proposed master plan. We did not evaluate continued use of the "white house", as that has already been the focus of a planning study.

Recognizing that both options for housing Central Administration provide more space than is needed for the functions currently housed at the white house, and understanding that there are some functions currently housed elsewhere that could benefit from proximity to Central Administration, we developed an expanded program of spaces that include some of these functions, including the K-5 Curriculum Center (previously expected to move to the new Fiske) and Central Supply Storage, currently at the High School.

We are also including space in this program for School Facilities, recognizing that it may well be incorporated into the new DPW building if that project is approved and built. We recognize that some of these functions may not end up being located with Central Administration, and we also realize that there are other functions that may need space available in these buildings. Evaluation of those needs and the potential conjoined fit of Central Administration with other non-school-related functions has not been a part of this study.

ENROLLMENT PROJECTIONS

Confirm the 10 year projected K-5 enrollment; adopt a district-wide K-5 design enrollment for master plan purposes.



Design partnership

Elementary Grade Enrollment Projections – DPC Confirmation



2138 1986 2288 1842 High / Middle Projection Low / Middle Projection DPC Projections High Projection Low Projection Elementary School Enrollment 1000 -2800 1200 2600 1600 1400

3000

Fiscal Year



Lexington, MA Resident Birth Data

| YEAR | RESIDENT BIRTHS (State Records.) | RESIDENT BIRTHS (Local Records) |
|------|----------------------------------|---------------------------------|
| 1985 | 269 | |
| 1986 | 244 | |
| 1987 | 254 | |
| 1988 | 243 | |
| 1989 | 267 | |
| 1990 | 313 | |
| 1991 | 260 | |
| 1992 | 256 | |
| 1993 | 275 | |
| 1994 | 282 | 272 |
| 1995 | 297 | 295 |
| 1996 | 274 | 273 |
| 1997 | 286 | 288 |
| 1998 | 293 | 297 |
| 1999 | 241 | 248 |
| 2000 | 303 | 301 |
| 2001 | 237 | 228 |
| 2002 | 225 | 227 |
| 2003 | 219 | 221 |
| 2004 | 222 | 219 |
| 2005 | | 210 |

RESIDENT RESIDENT BIRTHS (SRESIDENT BIRTHS (Local Records)

| 282 | | |
|-----|-----|-----|
| 297 | | |
| 274 | | |
| 286 | | |
| 293 | | |
| 241 | | |
| 303 | | |
| 237 | 237 | 228 |
| 225 | 225 | 227 |
| 219 | 219 | 221 |
| 222 | 222 | 219 |
| | | 210 |



Enrollment Projections Based on 222 births/year

Academic Year

Lexington Schools Enrollment Projections Summary (Based on 222 projected births/year)

| | Historic | Α | В | С | D | Е |
|-----------|----------|------|------|------|------|------|
| 1989-1990 | 2057 | | | | | |
| 1990-1991 | 2124 | | | | | |
| 1991-1992 | 2201 | | | | | |
| 1992-1993 | 2276 | | | | | |
| 1993-1994 | 2418 | | | | | |
| 1994-1995 | 2520 | | | | | |
| 1995-1996 | 2623 | | | | | |
| 1996-1997 | 2727 | | | | | |
| 1997-1998 | 2724 | | | | | |
| 1998-1999 | 2794 | | | | | |
| 1999-2000 | 2817 | | | | | |
| 2000-2001 | 2834 | | | | | |
| 2001-2002 | 2766 | | | | | |
| 2002-2003 | 2715 | | | | | |
| 2003-2004 | 2764 | | | | | |
| 2004-2005 | 2701 | | | | | |
| 2005-2006 | 2700 | | | | | |
| 2006-2007 | | 2629 | 2623 | 2623 | 2624 | 2628 |
| 2007-2008 | | 2549 | 2537 | 2545 | 2545 | 2555 |
| 2008-2009 | | 2479 | 2462 | 2476 | 2475 | 2491 |
| 2009-2010 | | 2370 | 2348 | 2375 | 2371 | 2395 |
| 2010-2011 | | 2309 | 2284 | 2317 | 2312 | 2343 |
| 2011-2012 | | 2185 | 2154 | 2201 | 2185 | 2232 |
| 2012-2013 | | 2159 | 2128 | 2175 | 2160 | 2206 |
| 2013-2014 | | 2154 | 2123 | 2170 | 2154 | 2201 |
| 2014-2015 | | 2159 | 2128 | 2175 | 2160 | 2206 |
| 2015-2016 | | 2159 | 2128 | 2175 | 2160 | 2206 |
| | | | | | | |

| School | Cohort Birth | Cohort | | | | | | | | | | | | | | |
|-----------|--------------|--------|-----|------|-----|------|-----|------|-----|------|-----|------|-----|------|-----|------|
| Year | Year | Births | | | ¥ | | - | | 7 | | ო | | 4 | | 2 | K-5 |
| 1989-1990 | 1984 | | 240 | 1.42 | 341 | | 347 | | 326 | | 350 | | 335 | | 358 | 2057 |
| | | | | | | 1.11 | | 1.01 | | 1.04 | | 1.04 | | 1.00 | | |
| 1990-1991 | 1985 | | 269 | 1.32 | 354 | | 379 | | 352 | | 340 | | 364 | | 335 | 2124 |
| | | | | | | 1.07 | | 1.01 | | 0.97 | | 1.04 | | 1.01 | | |
| 1991-1992 | 1986 | | 244 | 1.55 | 377 | | 379 | | 384 | | 340 | | 352 | | 369 | 2201 |
| | | | | | | 1.14 | | 1.02 | | 1.03 | | 1.02 | | 1.01 | | |
| 1992-1993 | 1987 | _ | 254 | 1.43 | 364 | | 428 | | 387 | | 396 | | 347 | | 354 | 2276 |
| | | | | | | 1.12 | | 1.02 | | 1.09 | | 1.05 | | 1.03 | | |
| 1993-1994 | 1988 | | 243 | 1.56 | 379 | | 408 | | 438 | | 420 | | 417 | | 356 | 2418 |
| | | | | | | 1.16 | | 1.02 | | 1.03 | | 0.99 | | 1.01 | | |
| 1994-1995 | 1989 | | 267 | 1.41 | 377 | | 439 | | 415 | | 452 | | 417 | | 420 | 2520 |
| | | | | | | 1.14 | | 1.03 | | 1.05 | | 1.01 | | 1.02 | | |
| 1995-1996 | 1990 | | 313 | 1.37 | 429 | | 429 | | 450 | | 435 | | 455 | | 425 | 2623 |
| | | | | | | 1.13 | | 1.07 | | 1.03 | | 1.01 | | 1.04 | | |
| 1996-1997 | 1991 | | 260 | 1.58 | 412 | | 486 | | 457 | | 462 | | 439 | | 471 | 2727 |
| | | | | | | 1.10 | | 1.07 | | 1.01 | | 1.01 | | 1.00 | | |
| 1997-1998 | 1992 | | 256 | 1.49 | 381 | | 455 | | 521 | | 462 | | 466 | | 439 | 2724 |
| | | | | | | 1.15 | | 1.02 | | 1.04 | | 1.02 | | 1.00 | | |
| 1998-1999 | 1993 | | 275 | 1.50 | 413 | | 437 | | 465 | | 540 | | 471 | | 468 | 2794 |
| | | | | | | 1.13 | | 1.04 | | 1.01 | | 1.01 | | 1.01 | | |
| 1999-2000 | 1994 | | 282 | 1.43 | 402 | | 467 | | 455 | | 470 | | 547 | | 476 | 2817 |
| | | | | | | 1.16 | | 1.03 | | 1.01 | | 1.02 | | 1.01 | | |
| 2000-2001 | 1995 | | 297 | 1.33 | 394 | | 467 | | 482 | | 461 | | 479 | | 551 | 2834 |
| | | | | | | 1.17 | | 1.04 | | 1.02 | | 0.98 | | 1.02 | | |
| 2001-2002 | 1996 | | 274 | 1.40 | 383 | | 462 | | 488 | | 494 | | 452 | | 487 | 2766 |
| | | | | | | 1.17 | | 1.00 | | 1.03 | | 1.00 | | 1.01 | | |
| 2002-2003 | 1997 | | 286 | 1.22 | 349 | | 447 | | 464 | | 504 | | 496 | | 455 | 2715 |
| | | | | | | 1.18 | | 1.00 | | 1.03 | | 1.02 | | 1.02 | | |
| 2003-2004 | 1998 | | 293 | 1.38 | 404 | | 413 | | 446 | | 478 | | 515 | | 508 | 2764 |
| | | | | | | 1.11 | | 1.04 | | 1.05 | | 1.01 | | 1.01 | | |
| 2004-2005 | 1999 | | 241 | 1.47 | 354 | | 450 | | 429 | | 468 | | 482 | | 518 | 2701 |
| | | | | | | 1.17 | | 1.03 | | 1.04 | | 1.01 | | 1.04 | | |
| 2005-2006 | 2000 | | 303 | 1.33 | 403 | | 413 | | 464 | | 446 | | 472 | | 502 | 2700 |

Lexington Schools Historic Enrollment

| School | Cohort Birth | Cohort Birthe | | | ۲ | | Ŧ | | ç | | ç | | - | | Ľ | R K |
|-----------|--------------|------------------|-----|------|-----|-------------------|-----|-------------------|------------|-------------------|-------|--------------------------|--------------------|------------------------|-----|--------|
| 1989-1990 | 1984 | | 240 | 1.42 | 341 | | 347 | | 326 | | 350 | (7) | 135 135 | ., | 358 | 2057 |
| | | | | | | 1.11 | | 1.01 | | .04 | 1. | .04 | 1. | 00. | | |
| 1990-1991 | 1985 | | 269 | 1.32 | 354 | 20 7 | 379 | | 352 | 20 | 340 | 5 | 364 1 | 5 | 335 | 2124 |
| 1991-1992 | 1986 | | 244 | 1.55 | 377 | 10-1 | 379 | | 384 | 16. | 340 | 5 | 352 ⁽ . | 5 | 369 | 2201 |
| 1992-1993 | 1987 | | 254 | 1.43 | 364 | 1.14 | 428 | 1.02 | 387 | 50. | 396 | ۳. 20. | 347 ¹ . | | 354 | 2276 |
| 1993-1994 | 1988 | | 243 | 1.56 | 379 | 1.12 | 408 | 1.02 | 138 | 60. | 420 | .05 | нт ¹ . | | 356 | 2418 |
| 1994-1995 | 1989 | | 267 | 1.41 | 377 | 1.16 | 439 | 1.02 | 15 115 | .03 | 452 0 | .99 | И7 ^{1.} | .01 | 420 | 2520 |
| 1995-1996 | 1990 | | 313 | 1.37 | 429 | 1.14 | 429 | 1.03 2 01 4 | 450 450 | <u>6</u> . | 435 | -01 | 1. 155 | 7 20. 0 | 425 | 2623 |
| 1996-1997 | 1991 | | 260 | 1.58 | 412 | 1.13 | 486 | 1.07 | 457 | <u>50</u> | 462 | 10. 4 | 1. | 40. 24 | 471 | 2727 |
| 1997-1998 | 1992 | | 256 | 1.49 | 381 | 1.10 | 455 | 7.07 | 521 | <u>10</u> | 462 | 0. 00 4 | 1. 166 | 7 00 0 | 439 | 2724 |
| 1998-1999 | 1993 | | 275 | 1.50 | 413 | 1.15 | 437 | 1.02 | 165 | .04 | 540 | 02 7 | 171 | 00 <mark>00</mark> | 168 | 2794 |
| 1999-2000 | 1994 | | 282 | 1.43 | 402 | 1.13 | 467 | 1.04 4 | 155 | .01 | 470 | .01 5 | 347 | | 476 | 2817 |
| 2000-2001 | 1995 | | 297 | 1.33 | 394 | 1.16 | 467 | 1.03 | 1 182 | .01 | 461 | 8 <mark>.</mark> | 1. 179 | | 551 | 2834 |
| 2001-2002 | 1996 | | 274 | 1.40 | 383 | 1.17 | 462 | 1.04 | 188 | .02 .05 | 494 | 000 000 000 000 | 152 | 05 02 | 487 | 2766 |
| 2002-2003 | 1997 | | 286 | 1.22 | 349 | 1.1/ | 447 | 1.00 | 1 464 | .03 | 504 | 00.00 | 1. 196 | .01 | 455 | 2715 |
| 2003-2004 | 1998 | | 293 | 1.38 | 404 | 1.18 | 413 | 1.00 | 446 | 50. L | 478 | 2 2 2 | 515 | | 508 | 2764 |
| 2004-2005 | 1999 | | 241 | 1.47 | 354 | | 450 | 1.04 | 129 | <u>60.</u> | 468 | 20. 4 | 182 | 1 . | 518 | 2701 |
| 2005-2006 | 2000 | | 303 | 1.33 | 403 | <mark>1.1/</mark> | 413 | ۲.03 | 164 | <mark>4</mark> 0. | 446 | 10. 4 | 172 | <mark>40.</mark> 7, | 502 | 2700 |
| METHOD A | | | | 1.37 | | 1.15 | | 1.02 | 1 | .04 | 1. | .01 | 1. | .02 | | |
| METHOD B | | | | 1.35 | | 1.16 | | 1.02 | 1 | .04 | 1. | .01 | 1. | .02 | | |
| METHOD C | | | | 1.39 | | 1.15 | | 1.03 | - | .03 | 1. | .01 | 1. | .01 | | |
| METHOD D | | | | 1.36 | | 1.17 | | 1.03 | - | .03 | 1. | .01 | 1. | .01 | | |
| METHOD E | | | | 1.41 | | 1.15 | | 1.03 | 1 | .03 | 1. | .01 | 1. | .01 | | |

Lexington Schools Historic Enrollment Averages

| Lexington S Enrollment F (Based on 22 | chools E Projectio 22 projec | Enrollm onsMet cted bir | ent Pro thod A ths/yea | jections ar) | | | | | | | | | | | | |
|---|------------------------------------|-------------------------------|------------------------------|-----------------|-----|-----------------|-----|------|-----|-------|-----|------|-----|------|-----|------|
| School B | tohort lirth | Cohor | ų | | | | | | | | | | | | | |
| Year Y. | ear | Births | | | ¥ | | - | | 7 | | ო | | 4 | | 2 | K-5 |
| 2005-2006 | 2000 | 0 | 303 | | 403 | | 413 | 20 | 464 | 20 | 446 | 70 | 472 | ç | 502 | 2700 |
| 2006-2007 | 2001 | | 237 | 1.37 | 325 | CI.1 | 465 | 1.02 | 423 | 1.04 | 483 | 101 | 451 | 1 02 | 483 | 2629 |
| 2007-2008 | 2002 | 01 | 225 | 1.37 | 308 | 1 15 | 375 | 1 02 | 476 | 104 | 440 | 101 | 488 | 1 02 | 462 | 2549 |
| 2008-2009 | 2003 | m | 219 | 1.37 | 300 | и 1 - 1 1 | 356 | 1 00 | 384 | | 495 | 101 | 445 | 1 00 | 499 | 2479 |
| 2009-2010 | 2004 | 4 | 222 | 1.37 | 304 | с. т т | 346 | 1 02 | 364 | | 399 | 10.1 | 501 | 20.1 | 455 | 2370 |
| 2010-2011 | 2005 | 10 | 225 | 1.37 | 308 | C - 1 71 | 351 | 1 02 | 355 | to | 379 | 10.1 | 404 | 1 02 | 513 | 2309 |
| 2011-2012 | 2006 | (0 | 222 | 1.37 | 304 | 1 15 | 356 | 1 02 | 360 | 104 | 369 | 101 | 383 | 1 02 | 413 | 2185 |
| 2012-2013 | 2007 | ~ | 222 | 1.37 | 304 | 1 15 | 351 | 1 02 | 364 | 1 04 | 374 | 101 | 373 | 1 02 | 392 | 2159 |
| 2013-2014 | 2008 | m | 222 | 1.37 | 304 | 1 15 | 351 | 1 00 | 360 | | 379 | 101 | 378 | 1 00 | 382 | 2154 |
| 2014-2015 | 2009 | 6 | 222 | 1.37 | 304 | С. Т Т | 351 | 1 02 | 360 | | 374 | 10.1 | 383 | 20.1 | 387 | 2159 |
| 2015-2016 | 2010 | 0 | 222 | 1.37 | 304 | 2 | 351 | 1.04 | 360 | t > - | 374 | | 378 | 1.01 | 392 | 2159 |

| Lexington S Enrollment (Based on 2 | Schools E Projectio (22 projec | Enrollme onsMet cted birt | ent Pro hod B hs/yea | jections ır) | <i>(</i> 0 | | | | | | | | | | | |
|--|--------------------------------------|---------------------------------|----------------------------|-----------------|------------|------|-----|------|-----|------|-----|-------|-----|------|-----|------|
| School B | Cohort Sirth | Cohort | | | | | | | | | | | | | | |
| Year Y | (ear | Births | | | × | | ~ | | 7 | | б | | 4 | | 5 | K-5 |
| 2005-2006 | 2000 | ., | 303 | | 403 | | 413 | | 464 | | 446 | | 472 | | 502 | 2700 |
| | | | | | | 1.16 | | 1.02 | | 1.04 | | 1.01 | | 1.02 | | |
| 2006-2007 | 2001 | _ | 237 | 1.35 | 320 | 1.16 | 467 | 1.02 | 421 | 1.04 | 483 | 1.01 | 450 | 1.02 | 481 | 2623 |
| 2007-2008 | 2002 | ~ | 225 | 1.35 | 304 | | 371 | 00 | 477 | | 438 | | 487 | | 459 | 2537 |
| 2008-2009 | 2003 | ~ | 219 | 1.35 | 296 | 1.16 | 352 | 1.02 | 379 | 1.04 | 496 | 1.01 | 442 | 1.02 | 497 | 2462 |
| | | | | | | 1.16 | | 1.02 | | 1.04 | | 1.01 | | 1.02 | | |
| 2009-2010 | 2004 | | 222 | 1.35 | 300 | | 343 | 00 | 359 | | 394 | | 501 | 00 | 451 | 2348 |
| 2010-2011 | 2005 | | 225 | 1 35 | 304 | 1.16 | 348 | 1.02 | 350 | 1.04 | 374 | 1.01 | 308 | 1.02 | 511 | 2284 |
| | 1001 | - | | 00.1 | | 1.16 | 5 | 1.02 | | 1.04 | 5 | 1.01 | 2 | 1.02 | | |
| 2011-2012 | 2006 | (0 | 222 | 1.35 | 300 | 76 | 352 | 007 | 355 | 10 | 364 | 101 | 378 | 0 7 | 406 | 2154 |
| 2012-2013 | 2007 | • • | 222 | 1.35 | 300 | | 348 | 20.1 | 359 | | 369 | | 367 | 20.1 | 385 | 2128 |
| 2013-2014 | 2008 | ~ | 222 | 1.35 | 300 | 1.10 | 348 | 1.02 | 355 | 1.04 | 374 | 1.0.1 | 372 | 1.02 | 375 | 2123 |
| 2014-2015 | 2009 | (| 222 | 1.35 | 300 | 1.16 | 348 | 1.02 | 355 | 1.04 | 369 | 1.01 | 378 | 1.02 | 380 | 2128 |
| 2015-2016 | 2010 | 0 | 222 | 1.35 | 300 | 1.16 | 348 | 1.02 | 355 | 1.04 | 369 | 1.01 | 372 | 1.02 | 385 | 2128 |

| Lexington { Enrollment (Based on 2 | Schools I Projectic 222 proje | Enrollm onsMet cted birt | ent Pro thod C ths/yea | jections ar) | (0 | | | | | | | | | | | |
|--|-------------------------------------|--------------------------------|------------------------------|-----------------|-----|---------|-----|------|-----|----------------|-----|------|-----|-------|-----|------|
| School E | Cohort 3irth | Cohori | <u>.</u> | | | | | | | | | | | | | |
| Year | Year | Births | | | ¥ | | - | | 7 | | ю | | 4 | | Ŋ | K-5 |
| 2005-2006 | 2000 | 0 | 303 | | 403 | | 413 | | 464 | | 446 | | 472 | | 502 | 2700 |
| 2006-2007 | 2001 | - | 237 | 1.39 | 329 | 1.15 | 463 | 1.03 | 425 | 1.03 | 478 | 1.01 | 450 | 1.01 | 477 | 2623 |
| | | | | | | 1.15 | | 1.03 | | 1.03 | | 1.01 | | 1.01 | | |
| 2007-2008 | 2002 | | 225 | 1.39 | 313 | 1.15 | 379 | 1.03 | 477 | 1.03 | 438 | 1.01 | 483 | 1.01 | 455 | 2545 |
| 2008-2009 | 2005 | 0 | 219 | 1.39 | 304 | Li T | 360 | | 390 | () () () | 492 | 201 | 443 | 20 | 488 | 2476 |
| 2009-2010 | 2004 | | 222 | 1.39 | 309 | C1.1 | 350 | 50.1 | 370 | <u>یں،</u> | 402 | 10.1 | 497 | 1.0.1 | 447 | 2375 |
| | | | | | | 1.15 | | 1.03 | | 1.03 | | 1.01 | | 1.01 | | |
| 2010-2011 | 200£ | 10 | 225 | 1.39 | 313 | 1.15 | 355 | 1.03 | 361 | 1.03 | 382 | 1.01 | 406 | 1.01 | 502 | 2317 |
| 2011-2012 | 2006 | (0 | 222 | 1.39 | 309 | 1.15 | 360 | 1.03 | 366 | 1.03 | 371 | 1.01 | 385 | 1.01 | 410 | 2201 |
| 2012-2013 | 2007 | 2 | 222 | 1.39 | 309 | 1.15 | 355 | 1.03 | 370 | 1.03 | 376 | 1.01 | 375 | 1.01 | 389 | 2175 |
| 2013-2014 | 2005 | ŝ | 222 | 1.39 | 309 | 1.15 | 355 | 1.03 | 366 | 1.03 | 382 | 1.01 | 380 | 1.01 | 379 | 2170 |
| 2014-2015 | 2005 | G | 222 | 1.39 | 309 | 1.15 | 355 | 1.03 | 366 | 1.03 | 376 | 1.01 | 385 | 1.01 | 384 | 2175 |
| 2015-2016 | 2010 | C | 222 | 1.39 | 309 | | 355 | | 366 | | 376 | | 380 | | 389 | 2175 |

| School | Birth | Cohort | | | | | | | | | | | | | | |
|-----------|-------|----------|----|------|-----|-------|-----|--------------|-----|--------------|-----|------|-----|------|-----|------|
| Year | Year | Births | | | ¥ | | - | | 7 | | ო | | 4 | | 5 | K-5 |
| 2005-2006 | 200 | ю́ О | 03 | | 403 | | 413 | | 464 | | 446 | | 472 | | 502 | 2700 |
| 2006-2007 | 200 | 1 | 37 | 1.36 | 322 | 1.17 | 472 | 1.03 | 425 | 1.03 | 478 | 1.01 | 450 | 1.01 | 477 | 2624 |
| 2007-2008 | 3 200 | 7 | 25 | 1.36 | 306 | 1.17 | 377 | 1.03 | 486 | 1.03 | 438 | 1.01 | 483 | 1.01 | 455 | 2545 |
| 2008-2009 | 200 | 3 3 | 19 | 1.36 | 298 | | 358 | | 388 | | 500 | 10.1 | 443 | 10.1 | 488 | 2475 |
| 2009-2010 | 200 | 4 2 | 22 | 1.36 | 302 | | 348 | .0.1 | 369 | | 400 | 10.1 | 505 | 10.1 | 447 | 2371 |
| 2010-2011 | 200 | 5 2 | 25 | 1.36 | 306 | | 353 | .0.1 201 | 359 | 50.1 50.1 | 380 | 10.1 | 404 | 101 | 510 | 2312 |
| 2011-2012 | 200 | 6 2 | 22 | 1.36 | 302 | | 358 | 50.1 50.1 | 364 | SO.1 | 370 | 10.1 | 384 | 10.1 | 408 | 2185 |
| 2012-2013 | 200 | 7 2 | 22 | 1.36 | 302 | 1 1 1 | 353 | 50.1 50.1 | 369 | 50.1 50.1 | 375 | 10.1 | 373 | 10.1 | 387 | 2160 |
| 2013-2014 | 1 200 | 8 | 22 | 1.36 | 302 | 1 1 7 | 353 | 103 | 364 | 1 03 | 380 | 10.1 | 379 | 101 | 377 | 2154 |
| 2014-2015 | 200 | 9 | 22 | 1.36 | 302 | 1 1 7 | 353 | 50.1 50.1 | 364 | 50.1 50.1 | 375 | 10.1 | 384 | 10.1 | 382 | 2160 |
| 2015-2016 | 2010 | 0 | 22 | 1.36 | 302 | | 353 | <u>S</u> . | 364 | 8. | 375 | 10.1 | 379 | | 387 | 2160 |

Lexington Schools Enrollment Projections Enrollment Projections--Method D (Based on 222 projected births/year) Cohort

| Lexington S Enrollment (Based on 2 | Schools E Projectio (22 projec | Enrollmé onsMet cted birt | ent Pro thod E ths/yea | jections ır) | <i>(</i>) | | | | | | | | | | | |
|--|--------------------------------------|---------------------------------|------------------------------|-----------------|------------|-------|-----|------|-----|------|-----|------|-----|-------|-----|------|
| School B | Sohort Sirth | Cohort | | | | | | | | | | | | | | |
| Year Y | 'ear | Births | | | ¥ | | - | | 7 | | ю | | 4 | | Ŋ | K-5 |
| 2005-2006 | 2000 | | 303 | | 403 | | 413 | | 464 | | 446 | | 472 | | 502 | 2700 |
| 2006-2007 | 2001 | _ | 237 | 1.41 | 334 | 1.15 | 463 | 1.03 | 425 | 1.03 | 478 | 1.01 | 450 | 1.01 | 477 | 2628 |
| 2007-2008 | 2002 | | 225 | 1.41 | 317 | 1.15 | 384 | 1.03 | 477 | 1.03 | 438 | 1.01 | 483 | 1.01 | 455 | 2555 |
| 2008-2009 | 2003 | | 219 | 1.41 | 309 | 1.15 | 365 | 1.03 | 396 | 1.03 | 492 | 1.01 | 443 | 1.01 | 488 | 2491 |
| 2009-2010 | 2004 | | 222 | 1.41 | 313 | 1.15 | 355 | 1.03 | 376 | 1.03 | 408 | 1.01 | 497 | 1.01 | 447 | 2395 |
| 2010-2011 | 2005 | | 225 | 1.41 | 317 | 1.15 | 360 | 1.03 | 366 | 1.03 | 387 | 1.01 | 412 | 1.01 | 502 | 2343 |
| 2011-2012 | 2006 | | 222 | 1.41 | 313 | 1.15 | 365 | 1.03 | 371 | 1.03 | 377 | 1.01 | 391 | 1.01 | 416 | 2232 |
| 2012-2013 | 2007 | | 222 | 1.41 | 313 | 1.15 | 360 | 1.03 | 376 | 1.03 | 382 | 1.01 | 381 | 1.01 | 395 | 2206 |
| 2013-2014 | 2008 | ~ | 222 | 1.41 | 313 | CL.1 | 360 | 1.03 | 371 | 1.03 | 387 | 10.1 | 386 | 1.0.1 | 384 | 2201 |
| 2014-2015 | 2009 | (| 222 | 1.41 | 313 | CL.1 | 360 | 1.03 | 371 | 1.03 | 382 | 10.1 | 391 | 1.01 | 390 | 2206 |
| 2015-2016 | 2010 | • | 222 | 1.41 | 313 | ci .i | 360 | 50.1 | 371 | 50.1 | 382 | 10.1 | 386 | 1.0.1 | 395 | 2206 |

CAPACITY ANALYSIS

Determine capacities of the existing schools, including modular CR's. Present this information to the Superintendent in a form that can be used to determine redistricting requirements.



<u>_</u>:

| | Bowman | Bridge | Estabrook | Hastings | Fiske | Harrington | Total | total KG + general CR |
|------------------------------|--------|--|-----------|--|-------|------------|-------|--------------------------|
| Room count | |) | |) | |) | |) |
| KG's | 4 | 4 | 4 | 4 | 4 | 4 | 24 | 127 |
| gr. 1-2 CR's | 8 | 7 | 7 | 9 | 7 | 9 | | |
| gr.3-5 CR's total general | 11 | 10 | 10 | 10 | 11 | 10 | | |
| CR's CR's | 19 | 17 | 17 | 16 | 18 | 16 | 103 | |
| swing CR's | - | ~ | - | ~ | ~ | ~ | | |
| District-wide | | | | | | | | |
| Spec. Ed. | 2 | 0 | 7 | 7 | 0 | 2 | | |
| | П | CARE | CARE/EI | ILP | ILP | DLP | | |
| Art | 4 | - | 4 | ~ | ۲ | £ | | |
| Music | - | . | - | . | - | £- | | |
| Technology | - | - | - | - | - | ٢ | | |
| Extended Day | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Pupil Capacities | | | | | | | | |
| KG | 72 | 72 | 72 | 72 | 72 | 72 | 432 | |
| gr. 15 | 440 | 394 | 394 | 372 | 418 | 372 | 2,390 | |
| TOTAL | 512 | 466 | 466 | 444 | 490 | 444 | 2,822 | |
| | | | | | | | | |

Modular classrooms are included in the capacity counts. .-Notes:

=

- Classrooms used for extended day are not separately accounted but are recorded as regular classrooms. ŝ
- At schools where offices and small group rooms are currently used for Reading and Resource in lieu of full-sized classrooms, this analysis assumes continuation of that practice. с.
- At Estabrook, this analysis assumes that lunch continues to be taken in the main lobby. 4.
- At Fiske, this analysis assumes that the District-wide Curriculum Center will be housed at another location. ы.
 - At Harrington, this analysis assumes that the existing Early Childhood Center will remain. 6
- Pupil capacities are calculated for the general classroom and kindergarten count at each school (excluding swing CR's) based on the following policy for optimum class size at each grade: N.
- 22 24 Grades 1 & 2: Grades 3, 4, & 5: Kindergarten:



Elementary School Capacities



December 12, 2006



Sept.20, 2006

Hello Paul,

This is a brief report on the status of our school system enrollment planning. I'm working toward the goal of having school capacity calculations for existing schools by October 4. As a precursor to that, I am taking a first pass at calculating the long-term space needs. My thinking on this so far is as follows:

- Recognizing concerns that using too low a design enrollment could lead to overcrowding if the drop in enrollments does not quite reach the projections, I am using 2206 as a K-5 design enrollment for the 2015-2016 school year, based on the Method E projection by DPC. This is on the high side of average for enrollment projections by both DPC and the Lexington Public Schools, exceeding the LPS High / Middle projected K-5 total by 68 pupils. If we take the LPS High / Middle projection as a reasonable base, we can safely say that the 2206 number provides more than enough cushion for the anticipated enrollment impact of Avalon Bay, since that development is projected to add between 36 and 61 elementary school students (Koff Report, p. 4).
- 2. The district-wide design enrollments by grade, using this approach, are as follows:

| K | 1 | 2 | 3 | 4 | 5 | TOTAL |
|-----|-----|-----|-----|-----|-----|-------|
| 313 | 360 | 371 | 382 | 386 | 395 | 2206 |

- 3. In looking at individual school capacity, I am ignoring for the time being the impact of district-wide SpEd programs and focusing on Kindergarten and general classroom spaces as capacity-generating. A decision will have to be made whether to also count some or all SpEd space as "capacity generating", as may be appropriate for spaces with largely self-contained programs.
- 4. In looking at school capacities based on KG and CR count, calculations are based on what we understand to be School Committee policy regarding class size:

| Grade | Optimal Size | Maximum Size |
|-------|---------------------|--------------|
| Κ | 18 | 20 |
| 1 | 22 | 24 |
| 2 | 22 | 26 |
| 3 | 24 | 26 |
| 4 | 24 | 26 |
| 5 | 24 | 26 |

5. For determining total system-wide room requirements, we are using the optimal students / room plus 0.5, to allow a slight amount of rounding down. Beyond that figure, we are rounding up to the next higher number of rooms. On this basis, the

total number of rooms required district-wide on a grade by grade basis is as follows:

 K
 I
 2
 3
 4
 5
 TOTAL 1-5

 17
 16
 17
 16
 16
 17
 82

Assuming that Harrington and Fiske have KG's and CR's available for general instruction as explained below, this leaves a need for 9 KG's and 48 CR's within the district.

- 6. Based on recent discussions, there is an apparent need for space to support district-wide programs at Harrington. Recognizing a similar need at the new Fiske school, this suggests that Fiske and Harrington should have general education capacities of 4 KG's and 17 CR's each. Using the optimal pupils per room policy, this gives each school a capacity of 468, excluding self-contained SpEd.
- 7. Using the district-wide K-5 design enrollment of 2206, and subtracting the capacities of Harrington and Fiske as just calculated, this leaves 1270 K-5 pupils to be housed in the remaining schools. This could be distributed as follows:

| TOTAL | 3 Schools | 4 Schools | |
|-------|-----------|-----------|--|
| 1238 | 424 | 318 | |

8. Assuming, for discussion, that the decision is made to adopt a long-range plan with a total of 5 schools, this remaining population could be housed in 3 schools, new or renovated, with classroom counts and enrollments as follows:

| | | | | | | | | TOTAL K-5 |
|----------|---|---|---|---|---|---|-------|------------|
| | K | 1 | 2 | 3 | 4 | 5 | swing | enrollment |
| School 1 | 3 | 3 | 3 | 3 | 3 | 3 | 1 | 426 |
| School 2 | 3 | 3 | 3 | 3 | 3 | 3 | 1 | 426 |
| School 3 | 3 | 3 | 3 | 3 | 3 | 3 | 1 | 426 |

With this as a starting point, we have generated prototype ed specs for new schools of 3 KG's and 16 CR's. We are developing new building plans and renovation/expansion plans at each of the 4 active old school sites to determine the best long-term approach. We are also looking at the short-term capacities of each of the schools.



Distribution of Elementary Schools

Lexington Public Schools Elementary School Masterplan 11.8.06





Distribution of Elementary Schools

Lexington Public Schools Elementary School Masterplan 11.8.06



EVALUATION OF MASTER-PLAN OPTIONS

Based on school committee decision on number and size of schools, Identify and evaluate school-specific district –wide elementary school master plan options as follows:

- **a.** Develop prototype ed specs for new and renovated-as-new schools based on school size decision, using the new Harrington and Fiske ed specs as a starting point for a prototype ed spec.
- b. Develop building plans and site plans for new school and renovated-as-new school options for each of the Bowman, Bridge, Estabrook and Hastings sites.
- c. Develop preliminary cost estimates for new and renovated-as-new plans at 4 school sites.
- d. Compare options (replacement school, renovate as new, or close school) at each of the 4 school school sites. Be prepared to offer a system-wide recommendation



PROTOTYPE ED SPECS



Develop prototype ed specs for new and renovated-as-new schools based on school size decision, using the new Harrington and Fiske ed specs as a starting point for a prototype ed spec.



Lexington Elementary Schools Master Plan 11/8/06

ES District Configuration Options:

| K-5 Design Enrollment: 21 | Design Enr | ollment: | 2175 |
|---------------------------|-------------------|----------|------|
|---------------------------|-------------------|----------|------|

I. 6-School Option:

| | capacity |
|--------------|----------|
| Fiske | 490 |
| Harrington | 444 |
| New School 1 | 310 |
| New School 2 | 310 |
| New School 3 | 310 |
| New School 4 | 310 |
| Total | 2174 |

II. 5-School Option:

| | capacity |
|--------------|----------|
| Fiske | 490 |
| Harrington | 444 |
| New School 1 | 413 |
| New School 2 | 413 |
| New School 3 | 413 |
| Total | 2173 |

Town of Lexington - Bridge Elementary Program Study -

| | | Exist | . Program | SBA | standards | New P | rogram | | |
|-----|---------------------------------|-------|-----------|----------|-----------|-------|----------|-------------|--|
| | Room Name | No. | Size (sf) | Min (sf) | Max (sf) | No. | Ea. (sf) | Total (sf) | |
| | | | | | | | | | |
| Та | able A: Basic Educational Space | | | | | | 4 | 50 students | |
| | General Classrooms | | | | | | | | |
| 2 | * Kindergarten w/ toilet | 4 | 3 905 | 1 200 | 1.300 | 4 | 1,250 | 5.000 | |
| 3 | * 1st Grade | 4 | 3 703 | 900 | 1,000 | 3 | 980 | 2,940 | |
| | * 2nd Grade | 3 | 2,538 | 900 | 1.000 | 3 | 980 | 2,940 | |
| | * 3rd Grade | 3 | 2,531 | 900 | 1.000 | 3 | 980 | 2,940 | |
| | * 4th Grade | 5 | 4.278 | 900 | 1.000 | 3 | 980 | 2,940 | |
| | * 5th Grade | 4 | 3.387 | 900 | 1.000 | 3 | 980 | 2,940 | |
| | swing cr | | -, | | ., | 2 | 980 | 1,960 | |
| | subtotal | 23 | 20,342 | 5,700 | 6,300 | 21 | | 21,660 | |
| | Specialized Teaching Stations | | | | | | | | |
| 4. | * Art | | 760 | 1,000 | 1.200 | 1 | 1,500 | 1,500 | total w/ storage & kiln |
| | Art Storage | | | | | | , | , | |
| 5. | * Music | | | 1,000 | 1,200 | 1 | 1,400 | 1,400 | total w/ storage. VIF existing partitioned space |
| | Practice Room 1 | | | 75 | 130 | 1 | 130 | 130 | 5 51 1 |
| | Practice Room 2 | | | 75 | 130 | 1 | 130 | 130 | |
| 6. | * Computer Labs | | | 1,000 | 1,200 | 1 | 1,400 | 1,400 | total w/ storage, VIF existing partitioned space |
| 9. | Library | | 2,313 | 1,800 | 3,000 | 1 | 3,000 | 3,000 | |
| | Library Office | | 154 | | | 1 | 160 | 160 | |
| | Library Work | | 685 | | | 1 | 120 | 120 | |
| | A/V Storage | | 143 | | | 1 | 120 | 120 | |
| 10 | Gymnasium ** | | 3 157 | 3 000 | 6.000 ** | 1 | 4 400 | 4 400 | |
| 10. | Cymhaolan | | 0,101 | 0,000 | 0,000 | . | 4,400 | 4,400 | |
| | stage for "gymatorium" | - | 940 | | | | | | |
| | subtotal | | 8,152 | | | | | 12,360 | |
| 11. | Special Needs | | | | | | | | |
| | * Learning Center (Resource) | ??? | 1,737 | (as nee | ded) | 1 | 750 | 750 | |
| | * Tutorial4 @ 200 | | 549 | (as nee | ded) | 4 | 200 | 800 | distributed (in pairs ok) |
| | Occup. Therapy | | 197 | (as nee | ded) | 1 | 550 | 550 | near gym if poss. |
| | | | | (as nee | ded) | | | | |
| | subtotal | | 2,483 | | | | | 2,100 | |
| 12. | Reading / S L | | | | | | | | |
| | Reading Small Group Room | | 441 | (as nee | ded) | 1 | 350 | 350 | |
| | Reading Office/tutorial | | 197 | (as nee | ded) | 3 | 220 | 660 | } as a suite |
| | Speech/Office | | | (as nee | ded) | 2 | 250 | 500 | |
| | subtotal | | 638 | | | | | 1,510 | |
| 13. | District-wide SpEd | 1 | | | | | | | |
| | PALS program | | | | | 2 | 980 | 1,960 | } as a suite |
| | Total Table A | | 32,253 | | | | | 39,590 | |
| | | 1 | | 1 | | 1 | | | 1 |

* storage included within room size (note: the SBA reccommended classroom sizes exclude storage) ** SBA (603 CMR 38.05 Table 1) specifies in a 12+ classrm school, 3000sf for ea. of first 2 teaching stations & 2000 to 3000sf ea. additional

Town of Lexington - Bowman Elementary Program Study -

| | | Exist. Program | SBA | standards | New P | rogram | | |
|---------|---------------------------------|-----------------------|----------|-----------|-------|----------|-------------|---------------------------------------|
| | Room Name | No. Size (sf) | Min (sf) | Max (sf) | No. | Ea. (sf) | Total (sf) | |
| | | | | | | . , | . , | |
| Та | able A: Basic Educational Space | | | | | 4 | 50 students | |
| | General Classrooms | | | | | | | |
| 2 | * Kindergarten w/ toilet | 4 3,905 | 1 200 | 1 300 | 4 | 1 250 | 5 000 | |
| 2. 3 | * 1st Grade | 4 3,693 | 900 | 1,000 | 3 | 980 | 2 940 | |
| 5. | * 2nd Grada | 4 3,033 2 2,697 | 900 | 1,000 | 2 | 000 | 2,340 | |
| | * 3rd Crodo | 3 2,007 | 900 | 1,000 | 2 | 900 | 2,940 | |
| | * 4th Crade | 3 2,539 2 4002 Mad | 900 | 1,000 | 3 | 980 | 2,940 | V/IE Med 4th grade CD and edd |
| | 4th Grade | 3 1693+1000 | 900 | 1,000 | 3 | 980 | 2,940 | V.I.F. Mod 4th grade CR and add |
| | ^ 5th Grade | 5 4,248 | 900 | 1,000 | 3 | 980 | 2,940 | |
| | swing cr | | | | 2 | 980 | 1,960 | |
| | subtotal | 22 17,072 | 5,700 | 6,300 | 21 | | 21,660 | |
| | Specialized Teaching Stations | | | | | | | |
| 4. | * Art | 1.143 | 1.000 | 1.200 | 1 | 1.500 | 1.500 | total w/ storage & kiln |
| | Art Storage | , - | | | | , | , | |
| 5 | * Music | Mod | 1 000 | 1 200 | 1 | 1.400 | 1,400 | total w/ storage V I F Mod CR and add |
| 0. | Practice Room 1 | inica | 75 | 130 | 1 | 130 | 130 | |
| | Practice Room 2 | | 75 | 130 | 1 | 130 | 130 | |
| 6 | * Computer Labs | 760 | 1 000 | 1 200 | 1 | 1 400 | 1 400 | total w/ storage |
| о. а | Library | 2 313 | 1,000 | 3,000 | 1 | 3 000 | 3,000 | |
| 5. | Library Office | 154 | 1,000 | 3,000 | 1 | 3,000 | 160 | |
| | Library Work | 695 | | | 1 | 100 | 100 | |
| | | 005 | | | | 120 | 120 | |
| | A/V Storage | | | | | 120 | 120 | |
| 10. | Gymnasium ** | 3,157 | 3,000 | 6,000 ** | 1 | 4,400 | 4,400 | decide if stage is with caf or gym. |
| | stage for "gymatorium" | 940 | | | | | | |
| | | 0.450 | | | | | 40.000 | |
| | Subtotal | 9,152 | | | | | 12,360 | |
| 11. | Special Needs | | | | | | | |
| | * Learning Center (Resource) | 2,730 | (as nee | ded) | 1 | 750 | 750 | V.I.F. ext. partitioned space |
| | * Tutorial4 @ 200 | | (as nee | ded) | 4 | 200 | 800 | distributed (in pairs ok) |
| | Occup. Therapy | Incl. in above sf | (as nee | ded) | 1 | 550 | 550 | near gym if poss. |
| | | | (as nee | ded) | | | | |
| | subtotal | 2,730 | · | | | | 2,100 | |
| 12. | Reading / S L | | | | | | | |
| | Reading Small Group Room | 608 | (as nee | ded) | 1 | 350 | 350 | |
| | Reading Office/tutorial | 96 | (as nee | ded) | 3 | 220 | 660 | } as a suite |
| | Speech/Office | 441 | (as nee | ded) | 2 | 250 | 500 | |
| | subtotal | 1,145 | 1 | ·····/ | | | 1,510 | |
| 40 | | | | | | | | |
| 13. | District-wide SpEd | | | | | | 4 | |
| | LLP s.c. classrooms | | | | 2 | 980 | 1,960 | } as a suite |
| | Total Table A | 31,244 | | | | | 39,590 | |
| | | | | | | | | |

* storage included within room size (note: the SBA reccommended classroom sizes exclude storage) ** SBA (603 CMR 38.05 Table 1) specifies in a 12+ classrm school, 3000sf for ea. of first 2 teaching stations & 2000 to 3000sf ea. additional

Town of Lexington - Bowman Elementary Program Study -

| | | Exist. Program | SBA | standards | New P | rogram | | |
|----|---------------------------------|-----------------|-----------|-----------|----------|----------|------------|--|
| | Room Name | No. Size (sf) | Min (sf) | Max (sf) | No. | Ea. (sf) | Total (sf) | |
| т | able B: Misc. Educational Space | | | | | | 428stu.s | |
| 1. | Cafeteria | 3.219 | | | 1 | 2.140 | 2.140 | |
| | or | -, - | | | | , - | or | |
| 2. | Cafetorium | | | | | | | |
| | Platform | 0 | | | 1 | 800 | 800 | |
| | Seating Area + | 0 | | + | 1 | 3,210 | 3,210 | sized for 2 seatings for max. audience space |
| | subtotal | 3,219 | | | | | 4,010 | |
| | | | | | | | | |
| 3. | Guidance | | | | | | | |
| | Counseling Waiting Area | | (as nee | ded) | 1 | 100 | 100 | |
| | Courseling office | 200 | (as nee | ded) | 1 | 150 | 150 | |
| | psych office | 127 | (20 1100) | ded) | 1 | 150 | 150 | |
| | Conference/Testing | 127 | (as nee | ded) | | 150 | 150 | |
| | Conterence/Testing | | (as nee | ded) | | 150 | 150 | |
| | Assesment Storage | | (as nee | aea) | 1 | 100 | 100 | |
| | subtotal | 327 | | | | | 650 | |
| 4. | Health (Nurse) | 306 | 300 | 750 | 1 | 700 | 700 | (200sf office/waiting,200sf exam + rest |
| 5. | Kitchen ++ | 1,708 | 1,360 | 1,360 ++ | 1 | 1,360 | 1,360 | full service, incl. storage, toilet, walk-in, dw |
| | | | | | | | | |
| 6. | Administration | | | | | | | |
| | Principal | 200 | | | 1 | 200 | 200 | |
| | Asst. Princ. | 144 | | | 1 | 150 | 150 | |
| | Main Office | 496 | | | 1 | 470 | 470 | |
| | Work Rm/Kitchenette/Mailboxes | | | | 1 | 180 | 180 | |
| | | 65 | | | 1 | 50 | 50 | |
| | Conference 2@ 200 | 102 | | | 2 | 200 | 50 | |
| | Conterence 2@ 300 | 1.007 | | 800 | 2 | 300 | 1 650 | |
| | Subiotal | 1,097 | | 800 | | | 1,050 | |
| 8. | Small Group and Seminar | | | | | | | |
| | Teachers Work | | | 500 | 1 | 600 | 600 | |
| | Teachers Dining | 558 | | 500 | 1 | 500 | 500 | |
| | Tech aide / work | | | | 1 | 250 | 250 | |
| | Extended day office | | | | 1 | 200 | 200 | V.I.F. ext. partitioned space |
| | subtotal | 558 | | | | | 1.550 | |
| | | | | | | | -, | |
| 12 | . Specific Storage/Offices | | | | | | | |
| | Caf Storage | 1,238 | | | 1 | 200 | 200 | |
| | Gym Office | | | | 1 | 120 | 120 | |
| | Gym Storage | | | | 1 | 300 | 300 | |
| | subtotal | 1,238 | | | | | 620 | |
| | 0 | | | | | | | |
| | Community Use | | | | | | | |
| | | | | | | | | |
| | subtotal | 0 | | | | | 0 | |
| | Total Table B | 8.453 | | | | | 10.540 | |
| | | 0,100 | | | | | , | |
| | Total Table A + B | 39,697 | | | | I | 50,130 | |
| c | Other Space (partial listing) | | | | | | | |
| | | | | | | | | |
| | Custodial | 1 86 [6] | | | 1 | 150 | 150 | |
| | | | | | | | | |
| | Storage | | | | | | | |
| | | | | | | | | |
| | General Storage | | | | 1 | 900 | 900 | |
| | subtotal | 0 | | | | | 900 | |
| | Mechanical | | | | | | | |
| | MDF Rooms | | | | 1 | 110 | 110 | |
| | IDF Rooms | | | | 1 | 110 | 110 | |
| | Boiler Room | 1 271 | | | 1 | 1 500 | 1 500 | |
| | subtotal | 1 271 | | | <u> </u> | 1,000 | 1 720 | |
| | | 1,2/1 | | | | | 1,720 | |
| | Total Other Space | 1,457 | | | | | 2,770 | |

+ SBA specifies 15sf per pupil for 1/2 or 1/3 of the enrollment at each seating

++ SBA specifies for full service kitchen, 1300sf for the first 300 meals + 1sf for each additional meal serviced. For service kitchen only allow 800sf

+++ SBA specifies 7sf per pupil for seating; stage sf additional
Town of Lexington - Bridge Elementary Program Study -

| | | Exist. Program | SBA | standards | New P | rogram | | |
|----|---------------------------------------|----------------|----------|-----------|-------|----------|------------|--|
| | Room Name | No. Size (sf) | Min (sf) | Max (sf) | No. | Ea. (sf) | Total (sf) | |
| 1 | Table B: Misc. Educational Space | | | | | | 428stu.s | |
| - | · · · · · · · · · · · · · · · · · · · | | | | | | | |
| 1. | Cafeteria | 3,219 | | | 1 | 2,140 | 2,140 | |
| 2 | Cafetorium | | | | | | 0/ | |
| | Platform | | | | 1 | 800 | 800 | |
| | Seating Area + | | | + | 1 | 3.210 | 3.210 | sized for 2 seatings for max, audience space |
| | subtotal | 0 | | | | -, | 4,010 | |
| | | | | | | | | |
| 3. | Guidance | | | | | | | |
| | Counseling Waiting Area | | (as nee | ded) | 1 | 100 | 100 | |
| | Counseling office | | (as nee | ded) | 1 | 150 | 150 | |
| | psych office | 192 | (as nee | ded) | 1 | 150 | 150 | |
| | Conference/Testing | 127 | (as nee | ded) | 1 | 150 | 150 | |
| | Assesment Storage | | (as nee | ded) | 1 | 100 | 100 | |
| | subtotal | 319 | | | | | 650 | |
| 4. | Health (Nurse) | | 300 | 750 | 1 | 700 | 700 | (200sf office/waiting,200sf exam + rest |
| 5 | Kitchon | 1 566 | 1 260 | 1 260 | 1 | 1 260 | 1 260 | full convice |
| 5. | Kitchen ++ | 1,000 | 1,300 | 1,300 ++ | | 1,300 | 1,300 | |
| 6. | Administration | | | | | | | |
| | Principal | 200 | | | 1 | 200 | 200 | |
| | Asst. Princ. | 144 | | | 1 | 150 | 150 | |
| | Main Office | 496 | | | 1 | 470 | 470 | |
| | Work Rm/Kitchenette/Mailboxes | | | | 1 | 180 | 180 | |
| | Office Supplies | | | | 1 | 50 | 50 | |
| | Conference 2@ 300 | 200 | | | 2 | 300 | 600 | |
| | subtotal | 1,040 | | 800 | | | 1,650 | |
| 8 | Small Group and Seminar | | | | | | | |
| 0. | Teachers Work | | | 500 | 1 | 600 | 600 | |
| | Teachers Dining | | | 500 | 1 | 500 | 500 | |
| | Tech aide / work | | | 000 | 1 | 250 | 250 | |
| | Extended day office | | | | 1 | 200 | 200 | |
| | subtotal | 0 | | | | | 1.550 | |
| 40 | | | | | | | -, | |
| 12 | . Specific Storage/Offices | | | | | | | |
| | Cat Storage | | | | 1 | 200 | 200 | |
| | Gym Office | | | | 1 | 120 | 120 | |
| | Gym Storage | 0 | | | 1 | 300 | 300 | |
| | Subtotal | U | | | | | 620 | |
| | Community Use | | | | | | | |
| | | | | | | | | |
| | auhtatal | 0 | | | | | 0 | |
| | Subiotal | U | | | | | 0 | - |
| | Total Table B | 2,925 | | | | | 10,540 | ** Total is with Cafetorium, not Cafeteria - |
| | | 35 178 | | | | 1 | 50 130 | Adjust accordingly |
| | | 33,170 | | | | | 50,150 | |
| 0 | Other Space (partial listing) | | | | | | | |
| | Custodial | [6] | | | 1 | 150 | 150 | |
| | | | | | | | | |
| | Storage | | | | | | | |
| | | | | | | | | |
| | General Storage | | | | 1 | 900 | 900 | |
| | subtotal | 0 | | | | | 900 | |
| | Mechanical | | | | | | | |
| | MDF Rooms | | | | 1 | 110 | 110 | |
| | IDF Rooms | | | | 1 | 110 | 110 | |
| | Boiler Room | 1,271 | | | 1 | 1,500 | 1,500 | |
| | subtotal | 1,271 | | | 1 | | 1,720 | |
| | Total Other Space | 4 074 | | | 1 | | 0 770 | |
| | Total Other Space | 1,271 | | | 1 | | 2,770 | 1 |

+ SBA specifies 15sf per pupil for 1/2 or 1/3 of the enrollment at each seating

++ SBA specifies for full service kitchen, 1300sf for the first 300 meals + 1sf for each additional meal serviced. For service kitchen only allow 800sf

+++ SBA specifies 7sf per pupil for seating; stage sf additional

Town of Lexington - Estabrook Elementary Program Study -

| | | Exist | Program | SBA | standards | New P | rogram | | |
|-----|---------------------------------|----------|-----------|----------|-----------|-------|----------|-------------|-------------------------------------|
| | Room Name | No. | Size (sf) | Min (sf) | Max (sf) | No. | Ea. (sf) | Total (sf) | |
| | | | | | | | | | |
| Та | able A: Basic Educational Space | | | | | | 4 | 50 students | |
| | General Classrooms | | | | | | | | |
| 2 | * Kindergarten w/ toilet | 4 | 3 972 | 1 200 | 1.300 | 4 | 1,250 | 5,000 | |
| 3 | * 1st Grade | 3 | 2 460 | 900 | 1,000 | 3 | 980 | 2,940 | |
| | * 2nd Grade | - | _, | 900 | 1.000 | 3 | 980 | 2,940 | V.I.F. all Mod CR |
| | * 3rd Grade | 4 | 3.665 | 900 | 1.000 | 3 | 980 | 2,940 | |
| | * 4th Grade | | 940 | 900 | 1.000 | 3 | 980 | 2,940 | V.I.F. 2 Mod CR and add to total |
| | * 5th Grade | 4 | 3.566 | 900 | 1.000 | 3 | 980 | 2,940 | |
| | swing cr | - | -, | | ., | 2 | 980 | 1,960 | |
| | subtotal | 15 | 14,603 | 5,700 | 6,300 | 21 | | 21,660 | |
| | Specialized Teaching Stations | | | | | | | | |
| 4. | * Art | | 1.436 | 1.000 | 1.200 | 1 | 1.500 | 1.500 | total w/ storage & kiln |
| | Art Storage | Incl. in | above sf | | | | ., | ., | ······ |
| 5. | * Music | | 1.436 | 1.000 | 1.200 | 1 | 1.400 | 1.400 | total w/ storage |
| | Practice Room 1 | | ., | 75 | 130 | 1 | 130 | 130 | |
| | Practice Room 2 | | | 75 | 130 | 1 | 130 | 130 | |
| 6. | * Computer Labs | | 620 | 1,000 | 1.200 | 1 | 1,400 | 1,400 | total w/ storage |
| 9. | Library / Media Center | | 2,720 | 1,800 | 3,000 | 1 | 3,000 | 3,000 | - ° |
| | Library Office | | , - | | | 1 | 160 | 160 | |
| | Library Work | | | | | 1 | 120 | 120 | |
| | A/V Storage | | | | | 1 | 120 | 120 | |
| 10 | Cumposium ** | | 0.470 | 2 000 | £ 000 ** | | 4 400 | 4 400 | |
| 10. | Gymnasium | | 2,472 | 3,000 | 0,000 | ' | 4,400 | 4,400 | decide il stage is with cal of gym. |
| | stage for "gymatorium" | | 833 | | | | | | |
| | subtotal | | 9,517 | | | | | 12,360 | |
| 11. | Special Needs | | | | | | | | |
| | * Learning Center (Resource) | | | (as nee | ded) | 1 | 750 | 750 | |
| | * Tutorial4 @ 200 | | | (as nee | ded) | 4 | 200 | 800 | distributed (in pairs ok) |
| | Occup. Therapy | | | (as nee | ded) | 1 | 550 | 550 | near gym if poss. |
| | | | | (as nee | ded) | | | | |
| | subtotal | | 0 | | | | | 2,100 | |
| 12. | Reading / S L | | | | | | | | |
| | Reading Small Group Room | | | (as nee | ded) | 1 | 350 | 350 | h |
| | Reading Office/tutorial | | | (as nee | ded) | 3 | 220 | 660 | } as a suite |
| | Speech/Office | | | (as nee | ded) | 2 | 250 | 500 | |
| | subtotal | | 0 | | | | | 1,510 | |
| 13. | District-wide SpEd | | | | | | | | |
| | CARE program | | 527 | | | 2 | 980 | 1,960 | } as a suite |
| | Total Table A | | 24,120 | | | | | 39,590 | |
| | | 1 | | 1 | | 1 | | | |

* storage included within room size (note: the SBA reccommended classroom sizes exclude storage) ** SBA (603 CMR 38.05 Table 1) specifies in a 12+ classrm school, 3000sf for ea. of first 2 teaching stations & 2000 to 3000sf ea. additional

Town of Lexington - Estabrook Elementary Program Study -

| | | Exist. Program | SBA | standards | New P | rogram | | |
|----|----------------------------------|----------------|-----------|-----------|-------|---------------|------------|--|
| | Room Name | No. Size (sf) | Min (sf) | Max (sf) | No. | Ea. (sf) | Total (sf) | |
| 1 | Table B: Misc. Educational Space | | | | | | 428stu.s | |
| 1. | Cafeteria | 1,954 | | | 1 | 2,140 | 2,140 | |
| | or | | | | | | or | |
| 2. | Cafetorium | | | | | | | |
| | Platform | | | | 1 | 800 | 800 | |
| | Seating Area + | | | + | 1 | 3,210 | 3,210 | sized for 2 seatings for max. audience space |
| | subtotal | 0 | | | | | 4,010 | |
| З | Guidance | | | | | | | |
| 0. | | | (20, 200) | dod) | 1 | 100 | 100 | |
| | | | (as need | ded) | 1 | 100 | 150 | |
| | sych office | | (as need | ded) | 1 | 150 | 150 | |
| | Conference/Testing | | (as need | ded) | 1 | 150 | 150 | |
| | Assessment Storage | | (as need | ded) | 1 | 100 | 100 | |
| | subtotal | 0 | (83 11660 | ueu) | | 100 | 650 | |
| | Subiolai | Ŭ | | | | | 050 | |
| 4. | Health (Nurse) | 189 | 300 | 750 | 1 | 700 | 700 | (200sf office/waiting,200sf exam + rest |
| 5. | Kitchen ++ | 2,129 | 1,360 | 1,360 ++ | 1 | 1,360 | 1,360 | full service |
| ~ | | | | | | | | |
| 6. | Administration | | | | | | | |
| | Principal | 143 | | | 1 | 200 | 200 | |
| | Asst. Princ. | | | | 1 | 150 | 150 | |
| | Main Office | 377 | | | 1 | 470 | 470 | |
| | Work Rm/Kitchenette/Mailboxes | 840 | | | 1 | 180 | 180 | Spaces for offices, etc. |
| | Office Supplies | 211 | | | 1 | 50 | 50 | |
| | Conference 2@ 300 | | | | 2 | 300 | 600 | |
| | subtotal | 1,571 | | 800 | | | 1,650 | |
| 8. | Small Group and Seminar | | | | | | | |
| | Teachers Work | 938 | | 500 | 1 | 600 | 600 | |
| | Teachers Dining | 470 | | 500 | 1 | 500 | 500 | |
| | Tech aide / work | | | | 1 | 250 | 250 | |
| | Extended day office | | | | 1 | 200 | 200 | |
| | subtotal | 1,408 | | | | | 1,550 | |
| 10 | Specific Sterene (Offices | | | | | | | |
| 12 | Cof Storage/Offices | | | | | 200 | 200 | |
| | Car Storage | | | | 1 | 200 | 200 | |
| | Gym Character | 404 | | | | 120 | 120 | |
| | Gyni Storage | 401 | | | - | 300 | 500 | |
| | Subiotal | 401 | | | | | 020 | |
| | Community Use | | | | | | | |
| | | | | | | | | |
| | subtotal | 0 | | | | | 0 | |
| | Total Table B | 5,778 | | | | | 10,540 | ** Total is with Cafetorium, not Cafeteria - |
| | | | | | | | | Adjust accordingly |
| | Total Table A + B | 29,898 | | | | | 50,130 | |
| C | Other Space (partial listing) | | | | | | | |
| | Custodial | 102 [6] | | | 1 | 150 | 150 | |
| | | | | | | | | |
| | Storage | | | | | | | |
| | | | | | | | | |
| | General Storage | 2,019 | | | 1 | 900 | 900 | 1083 SF in basement |
| | subtotal | 2,019 | | | 1 | | 900 | |
| | Mechanical | | | | | | | |
| | MDF Rooms | | | | 1 | 110 | 110 | |
| | IDF Rooms | | | | 1 | 110 | 110 | |
| | Boiler Room | 2,106 | | | 1 | <u>1,50</u> 0 | 1,500 | |
| | subtotal | 2,106 | | | | | 1,720 | |
| | Total Other Space | 4 227 | | | + | | 2,770 | |
| | | | | | 1 | | _, | 1 |

+ SBA specifies 15sf per pupil for 1/2 or 1/3 of the enrollment at each seating

++ SBA specifies for full service kitchen, 1300sf for the first 300 meals + 1sf for each additional meal serviced. For service kitchen only allow 800sf

+++ SBA specifies 7sf per pupil for seating; stage sf additional

Town of Lexington - Hastings Elementary Program Study -

| | | Exist. | Program | SBA | standards | New P | rogram | | |
|-----|-----------------------------------|--------|-----------|----------|-----------|-------|----------|-------------|---------------------------|
| | Room Name | No. | Size (sf) | Min (sf) | Max (sf) | No. | Ea. (sf) | Total (sf) | |
| | | | | | | | | . , | |
| т | able A: Basic Educational Space | | | | | | 4 | 50 students | |
| | General Classrooms | | | | | | | | |
| 2 | * Kindergarten w/ toilet | 4 | 3 932 | 1 200 | 1 300 | 4 | 1 250 | 5 000 | |
| 2. | * 1st Grade | 3 | 2 502 | 900 | 1,000 | 3 | 080 | 2 940 | |
| 0. | * and Grade | 5 | 2,092 | 900 | 1,000 | 2 | 000 | 2,340 | |
| | * 2rd Crodo | 2 | 4,105 | 900 | 1,000 | 2 | 900 | 2,940 | |
| | * 4th Crade | 3 | 2,470 | 900 | 1,000 | 2 | 900 | 2,940 | |
| | 4 III Grade | 4 | 3,449 | 900 | 1,000 | 3 | 900 | 2,940 | V.I.F. all Wood CR |
| | Stri Grade | 4 | 3,450 | 900 | 1,000 | 3 | 980 | 2,940 | |
| | swing ci | 22 | 20.064 | E 700 | 6 200 | 2 | 900 | 1,960 | |
| | Subiotal | 23 | 20,004 | 5,700 | 0,300 | 21 | | 21,000 | |
| | Specialized Teaching Stations | | | | | | | | |
| 4. | * Art | see | Cafeteria | 1,000 | 1,200 | 1 | 1,500 | 1,500 | total w/ storage & kiln |
| | Art Storage | | 224 | | | | | | - |
| 5. | * Music | | 521 | 1,000 | 1,200 | 1 | 1,400 | 1,400 | total w/ storage |
| | Practice Room 1 | | | 75 | 130 | 1 | 130 | 130 | |
| | Practice Room 2 | | | 75 | 130 | 1 | 130 | 130 | |
| 6. | * Computer Labs | | 576 | 1,000 | 1,200 | 1 | 1,400 | 1,400 | total w/ storage |
| 9. | Library | | 1,444 | 1,800 | 3,000 | 1 | 3,000 | 3,000 | |
| | Library Office | | | | | 1 | 160 | 160 | |
| | Library Work | | 100 | | | 1 | 120 | 120 | |
| | A/V Storage | | | | | 1 | 120 | 120 | |
| 10 | | | 0.000 | 0.000 | 0.000 ** | | 4 400 | 4 400 | |
| 10. | Gymnasium ** | | 3,600 | 3,000 | 6,000 *** | 1 | 4,400 | 4,400 | |
| | stage for "gymatorium" | | 950 | | | | | | |
| | subtotal | | 7,415 | | | | | 12,360 | |
| 11 | Special Needs | | | | | | | | |
| | * Learning Center (Resource) | | 2 214 | (as nee | oded) | 1 | 750 | 750 | |
| | * Tutorial4 @ 200 | | 2,211 | (as nee | ded) | | 200 | 800 | distributed (in pairs ok) |
| | | | | (as nee | ded) | 1 | 550 | 550 | near gym if poss |
| | Cooup. Morupy | | | (as nee | ded) | 1 . | 000 | 000 | |
| | subtotal | | 2,214 | 100 1100 | | | | 2,100 | |
| 12 | Peading / S I | | | | | | | | |
| 12. | Reading Small Group Room | | 147 | (as noo | ded) | 1 | 350 | 350 | |
| | Reading Office/tutorial (AIDES??) | | 518 | (as nee | ded) | 3 | 220 | 660 | } as a suite |
| | Speech/Office | | 510 | (as nee | ded) | 2 | 250 | 500 | |
| | subtotal | | 665 | 103 1100 | .ucu) | - | 200 | 1,510 | |
| | | | | | | | | | |
| 13. | District-wide SpEd | | | | | | | | |
| | ILP classroom | | 1,666 | | | 2 | 980 | 1,960 | } as a suite |
| | Total Table A | | 31,023 | | | | | 39,590 | |
| | | | | | | | | | |

* storage included within room size (note: the SBA reccommended classroom sizes exclude storage) ** SBA (603 CMR 38.05 Table 1) specifies in a 12+ classrm school, 3000sf for ea. of first 2 teaching stations & 2000 to 3000sf ea. additional

Town of Lexington - Hastings Elementary Program Study -

| | | Exist. Program | SBA s | standards | New Pr | rogram | | |
|----|---------------------------------|----------------|----------|-----------|--------|----------|------------|--|
| | Room Name | No. Size (sf) | Min (sf) | Max (sf) | No. | Ea. (sf) | Total (sf) | |
| | | | | | | | | |
| Т | able B: Misc. Educational Space | | | | | | 428stu.s | |
| 1. | Cafeteria | 3,000 | | | 1 | 2,140 | 2,140 | Also used as Art Room |
| 2 | Cafetorium | | | | | | or | |
| | Platform | | | | 1 | 800 | 800 | |
| | Seating Area + | | | + | 1 | 3.210 | 3,210 | sized for 2 seatings for max, audience space |
| | subtotal | 0 | | | - | -, | 4.010 | |
| | | | | | | | , | |
| 3. | Guidance | | | | | | | |
| | Counseling Waiting Area | | (as need | ded) | 1 | 100 | 100 | |
| | Counseling office | | (as need | ded) | 1 | 150 | 150 | |
| | psych office | | (as need | ded) | 1 | 150 | 150 | |
| | Conference/Testing | | (as need | ded) | 1 | 150 | 150 | |
| | Assesment Storage | | (as need | ded) | 1 | 100 | 100 | |
| | subtotal | 0 | | | | | 650 | |
| 4. | Health (Nurse) | 497 | 300 | 750 | 1 | 700 | 700 | (200sf office/waiting,200sf exam + rest |
| | | | | | | | | |
| 5. | Kitchen ++ | 1,126 | 1,360 | 1,360 ++ | 1 | 1,360 | 1,360 | full service, includes serving |
| 6 | Administration | | | | | | | |
| 0. | Principal | 34 | | | 1 | 200 | 200 | |
| | Asst. Princ. | 0. | | | 1 | 150 | 150 | |
| | Main Office | 643 | | | 1 | 470 | 470 | |
| | Work Rm/Kitchenette/Mailboxes | | | | 1 | 180 | 180 | |
| | Office Supplies | | | | 1 | 50 | 50 | |
| | Conference 2@ 300 | | | | 2 | 300 | 600 | |
| | subtotal | 677 | | 800 | | | 1,650 | |
| 8 | Small Group and Seminar | | | | | | | |
| 0. | Teachers Work | | | 500 | 1 | 600 | 600 | |
| | Teachers Dining | | | 500 | 1 | 500 | 500 | |
| | Tech aide / work | | | | 1 | 250 | 250 | |
| | Extended day office | | | | 1 | 200 | 200 | |
| | subtotal | 0 | | | | | 1,550 | |
| 10 | Creatific Starses (Offices | | | | | | | |
| 12 | . Specific Storage/Offices | | | | | 200 | 200 | |
| | Cur Storage | | | | 1 | 200 | 200 | |
| | Gym Storage | 211 | | | 1 | 300 | 300 | |
| | subtotal | 211 | | | | 500 | 620 | |
| | Subtotal | 211 | | | | | 020 | |
| | Community Use | | | | | | | |
| | | | | | | | | |
| | subtotal | 0 | | | | | 0 | |
| | Total Table B | 2,511 | | | | | 10,540 | ** Total is with Cafetorium, not Cafeteria - |
| | | | | | | | | Adjust accordingly |
| | Total Table A + B | 33,534 | | | | | 50,130 | |
| c | Other Space (partial listing) | | | | | | | |
| | | | | | | | | |
| | Custodial | [6] | | | 1 | 150 | 150 | |
| | Storage | | | | | | | |
| | | | | | | | | |
| | General Storage | 1,305 | | | 1 | 900 | 900 | |
| | subtotal | 1,305 | | | | | 900 | |
| | Mechanical | | | | | | | |
| | MDF Rooms | | | | 1 | 110 | 110 | |
| | IDF Rooms | | | | 1 | 110 | 110 | |
| | Boiler Room | 998 | | | 1 | 1,500 | 1,500 | |
| | subtotal | 998 | | | | | 1,720 | |
| | Total Other Space | 2 303 | | | 1 | | 2 770 | 1 |
| | | 2,000 | | | 1 | | _, | 1 |

+ SBA specifies 15sf per pupil for 1/2 or 1/3 of the enrollment at each seating

++ SBA specifies for full service kitchen, 1300sf for the first 300 meals + 1sf for each additional meal serviced. For service kitchen only allow 800sf

+++ SBA specifies 7sf per pupil for seating; stage sf additional

BUILDING & SITE PLANS

Develop building plans and site plans for new school and renovated-as-new school options for each of the Bowman, Bridge, Estabrook and Hastings sites.





Site Plan New Construction - Bowman Elementary School



Site Plan Addition / Renovation - Bowman Elementary School



Bowman Elementary School





0 32' 64' 128





Site Plan New Construction - Bridge Elementary School



Site Plan Addition / Renovation - Bridge Elementary School



Lexington, Massachusetts

05 December, 2006



0 Ba" 82' 128"







Site Plan - Option 1 Site Plan - Option 2 New Construction - Estabrook Elementary School



Site Plan Addition / Renovation - Estabrook Elementary School



Estabrook Elementary School



05 December, 2006

0 32' 64' 128'







Site Plan - Option 1 Site Plan - Option 2 New Construction - Hastings Elementary School



Site Plan Addition / Renovation - Hastings Elementary School



Hastings Elementary School



SCALE

05 December, 2006





New Construction - Bowman Elementary School



RENOVATION KEY

DEMOLISH PARTITION

EXISTING PARTITION

NEW PARTITION

Ground Floor

Addition/Renovation - Bowman Elementary School

Program: 450 Pupils, 17 CRs, 4 KG Bowman Elementary School



05 December, 2006



0 16' 32' 64'





New Construction - Bridge Elementary School



Program: 450 Pupils, 17 CRs, 4 KG Bridge Elementary School



05 December, 2006







Second Floor



Ground Floor

New Construction - Estabrook Elementary School



Addition/Renovation - Estabrook Elementary School

Program: 450 Pupils, 17 CRs, 4 KG Estabrook Elementary School







0 16' 32' 64'





Second Floor



Ground Floor

New Construction - Hastings Elementary School



Second Floor



Addition / Renovation - Hastings Elementary School

Program: 450 Pupils, 17 CRs, 4 KG Hastings Elementary School



05 December, 2006



0 16' 32' 64'



PRELIMINARY COST ESTIMATES

Develop preliminary cost estimates for new and renovated-as-new plans at 4 school sites.



Estimated Project Costs in 2007 dollars

| | N | ew School | Additions & Renovations | | | |
|---------------------------------|--------|--------------|------------------------------------|----------|--------------|--|
| | New SF | project cost | New SF | Renov SF | Project cost | |
| Bowman Elementary School | 72,364 | \$24,228,110 | 11,259 | 61,349 | \$20,609,124 | |
| Bridge Elementary School | 71,988 | \$24,123,131 | 10,879 | 61,349 | \$20,445,066 | |
| Estabrook Elementary School | 72,234 | \$24,435,088 | 20,476 | 51,723 | \$22,514,286 | |
| Hastings Elementary School | 76,818 | \$25,461,195 | 48,732 | 27,406 | \$23,300,841 | |

Notes:

1. Estimated costs are complete project costs, including construction, site work, survey, site exploration, furnishings & equipment, technology, design and engineering fees, project management fees, commissioning, and bonding.

2. Estimated costs are in 1/1/2007 dollars. Escalation will have to calculated separately for future construction dates.

3. All costs, new and renovation, are for schools built, new or "functionally as new", to equivalent ed specs for a 450 pupil K-5 school, including 4 KG's and 17 general CR's, dedicated space for Art, Music, Technology, Resource & Remedial. Each school includes 2 additional classrooms for diestrict-wide SpEd programs.

4. Based on projected enrollments, it appears that 3 schools at 450 pupils will be sufficient to meet Lexington's projected K-5 needs.

II. Impact of Escalation on Estimated Project Costs:

a. Average cost of new school, 2007 dollars (Bowman, Bridge and Estabrook): \$24,300,000

b. Cost in future years, calculated at annual construction cost escalation of 7%:

| year | escalated total project cost | | | | | |
|------|------------------------------|--|--|--|--|--|
| 2007 | \$24,300,000 | | | | | |
| 2008 | \$26,001,000 | | | | | |
| 2009 | \$27,821,070 | | | | | |
| 2010 | \$29,768,545 | | | | | |
| 2011 | \$31,852,343 | | | | | |
| 2012 | \$34,082,007 | | | | | |
| 2013 | \$36,467,748 | | | | | |

12/1/06

Bowman Elementary School New School

| | Proposed Enrollmentpupils: | 450 | | | |
|------------|-------------------------------|----------------------|-----------------------------|----------------|-----------------------------|
| | Building Areagross SF: | 72,364 | 72,364 | | 72,364 |
| | | | NEW | | TOTAL |
| A. | BUILDING TRADE COST | | * 0.501. 0 55 | | * 0 <01 0 * < |
| | General Construction | \$132.68 | \$9,601,256 | | \$9,601,256 |
| | Casework | \$5.50 | \$398,002 | | \$398,002 |
| | Food Service Equipment | ls | \$150,000 | | \$150,000 |
| | Fire Protection | \$3.81 | \$275,707 | | \$275,707 |
| | Plumbing | \$6.89 | \$498,588 | | \$498,588 |
| | HVAC Electrical | \$18.63 | \$1,348,141 \$1,402,860 | | \$1,548,141 |
| | | \$20.63 | \$1,492,809 \$72,264 | | \$1,492,809 |
| | | \$1.00 | \$72,304 \$688,228 | | \$72,304 \$688,228 |
| | scope contingency | 3% | \$000,220 | | \$088,228 |
| | SUBTOTAL | \$200.72 | \$14,525,155 | | \$14,525,155 |
| В. | SITEWORK TRADE COST | | | | |
| | bulk demolition | RG | | | \$364,203 |
| | Hazardous Materials Abatement | | | | \$105,000 |
| | Earthwork/Site Improvements | | | | \$984,000 |
| | Utilities Civil | | | | \$231,000 |
| C. | TOTAL TRADE COST | | | | \$16,209,358 |
| | General Conditions | 7.5% | | | \$1,215,702 |
| | Overhead & Profit | 6.2% | | | \$1,004,980 |
| D. | GENERAL CONTRACTOR'S COS | ST | | | \$18,430,040 |
| Г | ESCALATED CENEDAL CO | | | | ¢19 /20 0/0 |
| L. | Bidding Contingency | | | | \$10,430,040 \$552.001 |
| Б | | 5.070 | | | ¢10 002 041 |
| r. | IOTAL ESTIMATED BID | 7 00/ | | | \$18,982,941 |
| | Construction Contingency | 5.0% | | | \$949,147 |
| G. | TOTAL ESTIMATED CONST | TRUCTION COST | | | \$19,932,088 |
| | INDIRECT COSTS | | | | \$3,210,561 |
| | FURNITURE & EQUIPMENT | | | | \$578,912 |
| | EDUCATIONAL TECHNOLOGY | | | | \$506,548 |
| | | | | | |
| H.4 | TOTAL ESTIMATED PROJE | CT COST | | \$334.81 \$/SF | \$24,228,110 |

12/1/06

Bridge Elementary School New School

| | Proposed Enrollmentpupils: | 450 | | | |
|-----|-------------------------------|---------------------|-------------------|----------------|----------------------|
| | Building Areagross SF: | 71,988 | 71,988 | | 71,988 |
| | | | NEW | | TOTAL |
| A. | BUILDING TRADE COST | | 40 551 3 6 | | ************* |
| | General Construction | \$132.68 | \$9,551,368 | | \$9,551,368 |
| | Casework | \$5.50 | \$395,934 | | \$395,934 |
| | Food Service Equipment | ls | \$150,000 | | \$150,000 |
| | Fire Protection | \$3.81 | \$274,274 | | \$274,274 |
| | Plumbing | \$6.89 | \$495,997 | | \$495,997 |
| | HVAC | \$18.63 | \$1,341,136 | | \$1,341,136 |
| | Electrical | \$20.63 | \$1,485,112 | | \$1,485,112 |
| | VDV infrastructure | \$1.00 | \$71,988 | | \$/1,988 |
| | scope contingency | 5% | \$684,691 | | \$684,691 |
| | SUBTOTAL | \$200.73 | \$14,450,501 | | \$14,450,501 |
| В. | SITEWORK TRADE COST | | | | |
| | bulk demolition | RG | | | \$364,203 |
| | Hazardous Materials Abatement | | | | \$220,000 |
| | Earthwork/Site Improvements | | | | \$894,000 |
| | Utilities Civil | | | | \$210,000 |
| C. | TOTAL TRADE COST | | | | \$16,138,704 |
| | General Conditions | 7.5% | | | \$1,210,403 |
| | Overhead & Profit | 6.2% | | | \$1,000,600 |
| D. | GENERAL CONTRACTOR'S COS | Т | | | \$18,349,707 |
| E. | ESCALATED GENERAL CON | NTRACTOR'S COST | | | \$18.349.707 |
| 1. | Bidding Contingency | 3.0% | | | \$550.491 |
| F | TOTAL ESTIMATED BID | | | | \$18,900,198 |
| | Construction Contingency | 5.0% | | | \$945,010 |
| G. | TOTAL ESTIMATED CONST | RUCTION COST | | | \$19,845,208 |
| | INDIRECT COSTS | | | | \$3,198,103 |
| | FURNITURE & EQUIPMENT | | | | \$575,904 |
| | EDUCATIONAL TECHNOLOGY | | | | \$503,916 |
| H.4 | TOTAL ESTIMATED PROJE | CT COST | | \$335.10 \$/SF | \$24,123.131 |

12/1/06

Estabrook Elementary School New School

| | Proposed Enrollmentpupils: | 450 | | | |
|----|------------------------------|-----------|--------------------|--------------|---------------------|
| | Building Areagross SF: | 72,234 | | 72,234 | 72,234 |
| ٨ | DUIL DING TRADE COST | | | NEW | TOTAL |
| А. | General Construction | | \$132.68 | \$9 584 007 | \$9.584.007 |
| | Casework | | \$132.08 \$5.50 | \$397.287 | \$397.287 |
| | Food Service Equipment | | φ5.50 | \$150,000 | \$150,000 |
| | Fire Protection | | \$3.81 | \$275 212 | \$275 212 |
| | Plumbing | | \$6.89 | \$497.692 | \$497.692 |
| | HVAC | | \$18.63 | \$1.345.719 | \$1.345.719 |
| | Electrical | | \$20.63 | \$1,490,187 | \$1,490,187 |
| | VDV infrastructure | | \$1.00 | \$72.234 | \$72,234 |
| | scope contingency | | 5% | \$687,005 | \$687,005 |
| | SUBTOTAL | | \$200.73 | \$14,499,344 | \$14,499,344 |
| B. | SITEWORK TRADE COST | | | | |
| | bulk demolition | RG | 5.19 | | \$268,442 |
| | Hazardous Materials Abatemen | t | | | \$335,000 |
| | Earthwork/Site Improvements | | | | \$1,034,000 |
| | Utilities Civil | | | | \$222,000 |
| C. | TOTAL TRADE COST | | | | \$16,358,786 |
| | General Conditions | | 7.5% | | \$1,226,909 |
| | Overhead & Profit | | 6.2% | | \$1,014,245 |
| D. | GENERAL CONTRACTOR'S | COST | | | \$18,599,940 |
| F | | | | | ¢10 5 00 040 |
| E. | ESCALATED GENERAL | CONTRACTO | OR'S COST | | \$18,599,940 |
| | Bidding Contingency | | 3.0% | | \$557,998 |
| F. | TOTAL ESTIMATED BID |) | | | \$19,157,938 |
| | Construction Contingency | | 5.0% | | \$957,897 |
| G. | TOTAL ESTIMATED CO | NSTRUCTIO | N COST | | \$20,115,835 |
| | INDIRECT COSTS | | | | \$3,235,743 |
| | FURNITURE & EQUIPMENT | | | | \$577,872 |
| | EDUCATIONAL TECHNOLO | GY | | | \$505,638 |
| | | | | | |
| | | | | | |

H.4 TOTAL ESTIMATED PROJECT COST

\$338.28 \$/SF

\$24,435,088

12/1/06

Hastings Elementary School New School

| | Proposed Enrollmentpupils: | 450 | | | |
|----|---------------------------------|-------------|-----------|--------------|--------------|
| | Building Areagross SF: | 76,818 | | 76,818 | 76,818 |
| | | | | NEW | TOTAL |
| A. | BUILDING TRADE COST | | | | |
| | General Construction | | \$132.68 | \$10,192,212 | \$10,192,212 |
| | Foundation wall & waterproofing | | | \$265,000 | \$265,000 |
| | Casework | | \$5.50 | \$422,499 | \$422,499 |
| | Food Service Equipment | | ls | \$150,000 | \$150,000 |
| | Fire Protection | | \$3.81 | \$292,677 | \$292,677 |
| | Plumbing | | \$6.89 | \$529,276 | \$529,276 |
| | HVAC | | \$18.63 | \$1,431,119 | \$1,431,119 |
| | Electrical | | \$20.63 | \$1,584,755 | \$1,584,755 |
| | VDV infrastructure | | \$1.00 | \$76,818 | \$76,818 |
| | scope contingency | | 5% | \$743,377 | \$743,377 |
| | SUBTOTAL | | \$204.22 | \$15,687,733 | \$15,687,733 |
| B. | SITEWORK TRADE COST | | | | |
| | bulk demolition | RG | \$5.19 | | \$262,095 |
| | Hazardous Materials Abatement | | | | \$88,000 |
| | Earthwork/Site Improvements | | | | \$811,000 |
| | Utilities Civil | | | | \$190,000 |
| C. | TOTAL TRADE COST | | | | \$17.038.828 |
| с. | General Conditions | | 7 5% | | \$1 277 912 |
| | Overhead & Profit | | 6.2% | | \$1,056,407 |
| D | | | 0.270 | | \$1,050,407 |
| D. | GENERAL CONTRACTOR'S CO | 551 | | | \$19,373,148 |
| E | ESCALATED GENERAL CO | ONTRACI | OR'S COST | | \$19 373 148 |
| 2. | Bidding Contingency | | 3.0% | | \$581.194 |
| F. | TOTAL ESTIMATED BID | | 2.070 | | \$19 954 342 |
| | Construction Contingency | | 5.0% | | \$997,717 |
| G. | TOTAL ESTIMATED CONS | STRUCTIO | ON COST | | \$20,952,060 |
| | INDIRECT COSTS | \$3.356.865 | | | |
| | | | | | |
| | FURNITURE & EQUIPMENT | | | | \$614,544 |
| | EDUCATIONAL TECHNOLOGY | \$537,726 | | | |
| | | | | | |

H.4 TOTAL ESTIMATED PROJECT COST

\$331.45 \$ / SF \$25,461,195

12/1/06

Bowman Elementary School Additions & Renovations

| | Proposed Enrollmentpupils: | 450 | | | | | |
|-----|-------------------------------|---------------|----------|-----------------|----------|---------------|------------------------------|
| | Building Areagross SF: | 72,608 | | 61,349 RENOV | | 11,259 NEW | 72,608 TOTAL |
| A. | BUILDING TRADE COST | | | | | | |
| | General Construction | | \$64.67 | \$3,967,430 | \$149.87 | \$1,687,386 | \$5,654,816 |
| | Remedial Structural | | \$4.00 | \$245,396 | | | \$245,396 |
| | Casework | | \$5.50 | \$337,420 | | \$61,925 | \$399,344 |
| | Food Service Equipment | | ls | \$150,000 | | | \$150,000 |
| | Fire Protection | | \$3.81 | \$233,740 | | \$42,897 | \$276,636 |
| | Plumbing | | \$6.89 | \$422,695 | | \$77,575 | \$500,269 |
| | HVAC | | \$18.63 | \$1,142,932 | | \$209,755 | \$1,352,687 |
| | Electrical | | \$20.63 | \$1,265,630 | | \$232,273 | \$1,497,903 |
| VDV | ' infrastructure | | \$1.00 | \$61,349 | \$1.00 | \$11,259 | \$72,608 |
| | scope contingency | | 15% | \$1,164,786 | 5% | \$115,591 | \$1,280,377 |
| | SUBTOTAL | | \$157.42 | \$8,991,377 | | \$2,438,660 | \$11,430,037 |
| В. | SITEWORK TRADE COST | | | | | | |
| | bulk demolition | ľ | RG | | | | |
| | Hazardous Materials Abatement | | | | | | \$105,000 |
| | Earthwork/Site Improvements | | | | | | \$943,000 |
| | Utilities Civil | | | | | | \$222,000 |
| C. | TOTAL TRADE COST | | | | | | \$12,700,037 |
| | General Conditions | | 7.5% | | | | \$952,503 |
| | Overhead & Profit | | 6.2% | | | | \$787,402 |
| D. | SUBTOTAL GENERAL CONT | RACTOR'S COST | | | | | \$14,439,942 |
| | | | | | | | |
| Е. | TOTAL GENERAL CONTR | RACTOR'S COS | ST | | | | \$14,439,942 |
| | Bidding Contingency | | 3.0% | | | | \$433,198 |
| F. | TOTAL ESTIMATED BID | | | | | | \$14,873,140 |
| | Construction Contingency | | 10.0% | | | | \$1,487,314 |
| G. | TOTAL ESTIMATED CON | STRUCTION C | COST | | | | \$16,360,454 |
| | INDIRECT EXPENSES | | | | | | \$3,159,550 |
| | | | | | | | <i><i><i><i></i></i></i></i> |
| | FURNITURE & EQUIPMENT | | | | | | \$580,864 |
| | EDUCATIONAL TECHNOLOG | θY | | | | | \$508,256 |
| | | | | | | | |

H.4 TOTAL ESTIMATED PROJECT COST

\$283.84 \$ / SF \$20,609,124

12/1/06

Bridge Elementary School Additions & Renovations

| | Proposed Enrollmentpupils: | 450 | | | | | |
|-----|-------------------------------|---------------|----------|-----------------|----------|---------------|-----------------|
| | Building Areagross SF: | 72,228 | | 61,349 RENOV | | 10,879 NEW | 72,228 TOTAL |
| A. | BUILDING TRADE COST | | | | | | |
| | General Construction | | \$63.58 | \$3,900,609 | \$149.87 | \$1,630,436 | \$5,531,045 |
| | Remedial Structural | | \$4.00 | \$245,396 | | | \$245,396 |
| | Casework | | \$5.50 | \$337,420 | | \$59,835 | \$397,254 |
| | Food Service Equipment | | ls | \$150,000 | | | \$150,000 |
| | Fire Protection | | \$3.81 | \$233,740 | | \$41,449 | \$275,189 |
| | Plumbing | | \$6.89 | \$422,695 | | \$74,956 | \$497,651 |
| | HVAC | | \$18.63 | \$1,142,932 | | \$202,676 | \$1,345,608 |
| | Electrical | | \$20.63 | \$1,265,630 | | \$224,434 | \$1,490,064 |
| ٧DV | / infrastructure | | \$1.00 | \$61,349 | \$1.00 | \$10,879 | \$72,228 |
| | scope contingency | | 15% | \$1,154,763 | 5% | \$111,689 | \$1,266,452 |
| | SUBTOTAL | | \$156.05 | \$8,914,533 | | \$2,356,353 | \$11,270,886 |
| В. | SITEWORK TRADE COST | | | | | | |
| | bulk demolition | 1 | RG | | | | ¢220.000 |
| | Hazardous Materials Adatement | | | | | | \$220,000 |
| | Litilities Civil | | | | | | \$394,000 |
| - | | | | | | | \$210,000 |
| C. | TOTAL TRADE COST | | | | | | \$12,594,886 |
| | General Conditions | | 7.5% | | | | \$944,616 |
| | Overhead & Profit | | 6.2% | | | | \$780,883 |
| D. | SUBTOTAL GENERAL CONT | RACTOR'S COST | | | | | \$14,320,385 |
| E. | TOTAL GENERAL CONT | RACTOR'S COS | ST | | | | \$14.320.385 |
| | Bidding Contingency | | 3.0% | | | | \$429.612 |
| F | TOTAL ESTIMATED BID | | 01070 | | | | \$14 749 997 |
| г. | Construction Contingency | | 10.0% | | | | \$1 475 000 |
| G | TOTAL ESTIMATED CON | ISTRUCTION C | OST | | | | \$16,224,997 |
| 0. | | | 001 | | | | <i>\</i> |
| | INDIRECT EXPENSES | | | | | | \$3,136,650 |
| | FURNITURE & EQUIPMENT | | | | | | \$577,824 |
| | EDUCATIONAL TECHNOLOG | GY | | | | | \$505,596 |
| | | | | | | | |

H.4 TOTAL ESTIMATED PROJECT COST

\$283.06 \$ / SF \$20,445,066

12/1/06

Estabrook Elementary School Additions & Renovations

| | Proposed Enrollmentpupils: | 450 | | | | | |
|-----|-------------------------------|---------------|----------|------------------------|----------|---------------|-----------------|
| | Building Areagross SF: | 72,199 | | <i>51,723</i> RENOV | | 20,476 NEW | 72,199 TOTAL |
| A. | BUILDING TRADE COST | | | | | | |
| | General Construction | | \$74.32 | \$3,843,953 | \$149.87 | \$3,068,738 | \$6,912,691 |
| | Remedial Structural | | \$2.50 | \$129,308 | | | \$129,308 |
| | Casework | | \$5.50 | \$284,477 | | \$112,618 | \$397,095 |
| | Food Service Equipment | | ls | \$150,000 | | | \$150,000 |
| | Fire Protection | | \$3.81 | \$197,065 | | \$78,014 | \$275,078 |
| | Plumbing | | \$6.89 | \$356,371 | | \$141,080 | \$497,451 |
| | HVAC | | \$18.63 | \$963,599 | | \$381,468 | \$1,345,067 |
| | Electrical | | \$20.63 | \$1,067,045 | | \$422,420 | \$1,489,465 |
| VDV | ' infrastructure | | \$1.00 | \$51,723 | \$1.00 | \$20,476 | \$72,199 |
| | scope contingency | | 15% | \$1,048,773 | 5% | \$210,217 | \$1,258,990 |
| | SUBTOTAL | | \$173.51 | \$8,092,314 | | \$4,435,030 | \$12,527,344 |
| В. | SITEWORK TRADE COST | | | | | | |
| | bulk demolition | | RG | | | | |
| | Hazardous Materials Abatement | | | | | | \$335,000 |
| | Earthwork/Site Improvements | | | | | | \$900,000 |
| | Utilities Civil | | | | | | \$211,000 |
| C. | TOTAL TRADE COST | | | | | | \$13,973,344 |
| | General Conditions | | 7.5% | | | | \$1,048,001 |
| | Overhead & Profit | | 6.2% | | | | \$866,347 |
| D. | SUBTOTAL GENERAL CONT | RACTOR'S COST | | | | | \$15,887,692 |
| _ | | | | | | | |
| Е. | TOTAL GENERAL CONTI | RACTOR'S CO | ST | | | | \$15,887,692 |
| | Bidding Contingency | | 3.0% | | | | \$476,631 |
| F. | TOTAL ESTIMATED BID | | | | | | \$16,364,323 |
| | Construction Contingency | | 10.0% | | | | \$1,636,432 |
| G. | TOTAL ESTIMATED CON | STRUCTION (| COST | | | | \$18,000,755 |
| | INDIRECT EXPENSES | | | | | | \$3,430,546 |
| | FURNITURE & EQUIPMENT | | | | | | \$577,592 |
| | EDUCATIONAL TECHNOLOG | βY | | | | | \$505,393 |
| | | | | | | | |

H.4 TOTAL ESTIMATED PROJECT COST

\$311.84 \$/SF \$22,514,286

12/1/06

Hastings Elementary School Additions & Renovations

| | Proposed Enrollmentpupils: | 450 | | | | | |
|----|---------------------------------|---------------|------------|-------------|----------|-------------|--------------------|
| | Building Areagross SF: | 76,138 | | 27,406 | | 48,732 | 76,138 |
| | | | | RENOV | | NEW | TOTAL |
| A. | BUILDING TRADE COST | | | | | | |
| | General Construction | | \$44.25 | \$1,212,716 | \$132.68 | \$6,465,762 | \$7,678,477 |
| | Remedial Structural | | \$2.50 | \$68,515 | | | \$68,515 |
| | Foundation retaining wall & w'p | roofing | | | | \$157,000 | \$157,000 |
| | Casework | | \$5.50 | \$150,733 | | \$268,026 | \$418,759 |
| | Food Service Equipment | | ls | \$150,000 | | | \$150,000 |
| | Fire Protection | | \$3.81 | \$104,417 | | \$185,669 | \$290,086 |
| | Plumbing | | \$6.89 | \$188,827 | | \$335,763 | \$524,591 |
| | HVAC | | \$18.63 | \$510,574 | | \$907,877 | \$1,418,451 |
| | Electrical | | \$20.63 | \$565,386 | | \$1,005,341 | \$1,570,727 |
| VD | / infrastructure | | \$1.00 | \$27,406 | \$1.00 | \$48,732 | \$76,138 |
| | scope contingency | | 15% | \$442,675 | 5% | \$466,272 | \$908,947 |
| | SUBTOTAL | | \$174.18 | \$3,421,248 | | \$9,840,442 | \$13,261,691 |
| B. | SITEWORK TRADE COST | | | | | | |
| | bulk demolition | RG | \$5.19 | | | | \$119,858 |
| | Hazardous Materials Abatement | | | | | | \$88,000 |
| | Earthwork/Site Improvements | | | | | | \$798,000 |
| | Utilities Civil | | | | | | \$187,000 |
| C. | TOTAL TRADE COST | | | | | | \$14.454.549 |
| | General Conditions | | 7 5% | | | | \$1.084.091 |
| | Overhead & Profit | | 6.2% | | | | \$896 182 |
| D | SUDTOTAL CENEDAL CONT | | С.270 Г | | | | ¢020,102 |
| D. | SUBTUTAL GENERAL CONT. | KACTOR 5 COST | L | | | | \$10,434,822 |
| E. | TOTAL GENERAL CONTI | RACTOR'S CO | ST | | | | \$16,434,822 |
| | Bidding Contingency | | 3.0% | | | | \$493,045 |
| F. | TOTAL ESTIMATED BID | | | | | | \$16,927,866 |
| | Construction Contingency | | 10.0% | | | | \$1,692,787 |
| G. | TOTAL ESTIMATED CON | STRUCTION (| COST | | | | \$18,620,653 |
| | | | | | | | \$2,520,115 |
| | INDIRECT EXPENSES | | | | | | \$3,538,117 |
| | FURNITURE & EQUIPMENT | | | | | | \$609,104 |
| | EDUCATIONAL TECHNOLOG | θY | | | | | \$532,966 |
| | | | | | | | |
| | | | | | | | |

H.4 TOTAL ESTIMATED PROJECT COST

\$306.03 \$ / SF \$23,300,841

Note: renov cost for Hastings assumes existing windows and roof will remain.

TIME-LINE FOR MASTER PLAN IMPLEMENTATION

Establish a possible time-line for master plan implementation. Describe alternative approaches to temporary housing for schools during construction. Show when old Harrington would be no longer needed for swing space.



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December 12, 2006

Preliminary Implementation Plan – 18 months between const.projects

| | 2006 | 2007 | 2008 | 2009 | 2010 | 2 | 011 | 2012 | 201: | 3 20 | 14 20 | 015 |
|--|-------|-------|-------|------|------|-------|-------|----------|------|-------|-------|-----|
| | FY 07 | FY 08 | FY 09 | FY10 | | =Y 11 | FY 12 | <u>ц</u> | Y 13 | FY 14 | FY 15 | |
| Elementary School Master Plan | | | | | | _ | | | | | - | |
| presentations to SC & PBC | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Elementary School Project 1 | | | | | | | | | | | | |
| Authorize Preliminary Design | | | * | | | | | | | | | |
| Feasibility Study / Preliminary Design | | | | | | | | | | | | |
| Authorize Final Design | | | | * | | | | | | | | |
| Final Design | | | | | | | | | | | | |
| Authorize Construction | | | | | * | | | | | | | |
| bid & award | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Elementary School Project 2 | | | | | | | | | | | | |
| Authorize Preliminary Design | | | | * | | | | | | | | |
| Feasibility Study / Preliminary Design | | | | | | | | | | | | |
| Authorize Final Design | | | | | * | | | | | | | |
| Final Design | | | | | | | | | | | | |
| Authorize Construction | | | | | | | * | | | | | |
| bid & award | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Elementary School Project 3 | | | | | | | | | | | | |
| Authorize Preliminary Design | | | | | | * | | | | | | |
| Feasibility Study / Preliminary Design | | | | | | | | | | | | |
| Authorize Final Design | | | | | | | | * | | | | |
| Final Design | _ | | | | | | | | | | | |
| Authorize Construction | | | | | | | | | * | | | |
| bid & award | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| × | _ | | | | | | | | | | | |



December 12, 2006

Preliminary Implementation Plan – 24 months between const.projects

| | 2006 | 2007 | 2008 | | 2009 | 2010 | 2011 | 2012 | 2013 | _ | 2014 | 2015 |
|--|-------|-------|------|-------|------|-------|-------|------|------|----------|------|------|
| | FY 07 | FY 08 | | FY 09 | FY10 | FY 11 | FY 12 | 6 | 113 | EV 14 | EV 1 | |
| Elementary School Master Plan | | | | | | | ! | - | 2 | <u>-</u> | - | |
| presentations to SC & PBC | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Elementary School Project 1 | | | | | | | | | | | | |
| Authorize Preliminary Design | | | * | | | | | | | | | |
| Feasibility Study / Preliminary Design | | | | | | | | | | | | |
| Authorize Final Design | | | | | * | | | | | | | |
| Final Design | | | | | | | | | | | | |
| Authorize Construction | | | | | | * | | | | | | |
| bid & award | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Elementary School Project 2 | | | | | | | | | | | | |
| Authorize Preliminary Design | | | | | * | | | | | | | |
| Feasibility Study / Preliminary Design | | | | | | | | | | | | |
| Authorize Final Design | | | | | | * | | | | | | |
| Final Design | | | | | | | | | | | | |
| Authorize Construction | | | | | | | | * | | | | |
| bid & award | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Elementary School Project 3 | | | | | | | | | | | | |
| Authorize Preliminary Design | | | | | | | * | | | | | |
| Feasibility Study / Preliminary Design | | | | | | | | | | | | |
| Authorize Final Design | | | | | | | | * | | | | |
| Final Design | | | | | | | | | | | | |
| Authorize Construction | | | | | | | | | | | * | |
| bid & award | | | | | | | | | | | | |
| Construction | | | | | | | | | | | | |
| | | | | - | | | | | | | | * |
| , | | | | | | | | | | | - | |

CENTRAL ADMINISTRATION

Develop space program for central administration. Explore options for relocation, including fit of space needs into old Harrington.



Evaluation of Options for Central Administration

December 12, 2006

1. Options considered

Part of the charge for the Master Plan study is to look at options for relocation of the Lexington Schools Central Administration and to make recommendations. We restricted our consideration lo buildings under the control of the Lexington Public Schools, specifically the "White House", the old Harrington School and the Hastings School. which is recommended to come out of service as a school.

The Hastings and Old Harrington are of similar size and lit for Central Admin. The major difference in suitability is that Hastings is slated to remain in service as a school until either 2015 or 2016, whereas old Harrington can be made available as soon as Fiske moves into its own building.

Given the size limitations and cost per square foot to reconstruct the 'White House", as reported in a previous study, it appears that renovation of the old Harrington is a more cost-effective solution. Although overall cost for a full renovation to old Harrington may he higher, the old Harrington provides much more space, including a significant amount of "unassigiied space" available for other functions.

2. Costs for renovation of Old Harrington

The task of developing a renovation plan for old Harrington has been complicated by the fact that there have been some changes, and there remain unanswered questions, about the ultimate location of some program functions. The K-5 curriculum center, previously expected to go to the new Fiske, is now being proposed as part of Central Administration, to allow a higher pupil capacity at Fiske. School Facilities has been proposed for relocation lo a new DPW building, but that plan does not seem certain. Accordingly, we have continued to show space for Facilities in a relocated Central Administration. We have also included central supply storage, a function currently located elsewhere.

For the sake of this report, we have looked at renovation costs in two ways. We have calculated a Phase I cost, which is the minimal cost to renovate old Harrington so that Central Administration can move in on a short-term basis. These renovations are thought to be sufficient for an occupancy of several years, but they do not address long-term building system and envelope needs.

The Phase II renovation cost assumes full renovation of the building systems and exterior enclosure, concluding new HVAC, full electrical, plumbing and fire protection, new roof and windows, as well as completion of interior renovations for Central Administration. The only work not included in this cost is interior renovations of spaces not assigned as part of the relocation of Central Administration.

Rough budget costs, expressed in current dollars, are as follows;

Phase I: 2,850,000

Phase II: 6,875,000

Phase III: 9,725,000

Note that the Phase II costs assume that Phase I work is already completed, so that the total cost to complete Phase II is the combined total.

Town of Lexington - Old Harrington Program Study - Central Admin

| | i. | | | 12/11/06 |
|-----------------------------------|-------|-----------|------------|--------------------|
| | New P | rogram | | print shop deleted |
| Room Name | No. | Ea. (sf) | Total (sf) | |
| entral Admin Spaces | | | | |
| Student Services (SPED) | | | | |
| Assist. Director | 1 | 150 | 150 | |
| K-5 Coordinator | 1 | 150 | 150 | |
| Out of District | 1 | 150 | 150 | |
| IEP Processing | 1 | 120 | 120 | |
| Transportation | 1 | 120 | 120 | |
| Financial | 1 | 120 | 120 | |
| Conference Room | 1 | 250 | 250 | |
| Admin Assist | 2 | 200 | 150 | |
| Dent Head | 1 | 210 | 210 | |
| subtotal | - · | 210 | 1,420 | |
| | | | | |
| Human Resources | | | | |
| Dept. Head | 1 | 150 | 150 | |
| Conference Room | 1 | 200 | 200 | |
| Benefits | 1 | 100 | 100 | |
| File Room | 1 | 50 | 50 | |
| Licensure | 1 | 80 | 80 | |
| Supplies / Mailing | 1 | 120 | 120 | |
| subtotal | | | 700 | |
| Facilities | | | | |
| Recept / Response / Admin Assist | 1 | 400 | 400 | |
| Director of Facilities | 1 | 200 | 200 | |
| Assist. Director for Buildings | 1 | 150 | 150 | |
| Project Manager | 1 | 200 | 200 | |
| Conference Room | 1 | 250 | 250 | |
| Archives | 1 | 250 | 250 | |
| Central Supply | 1 | 2 500 | 2 500 | with loading dock |
| Shop A - General Maintenance | 1 | 1 100 | 1 100 | |
| Shop R UVAC | 1 | 400 | 400 | |
| Shop C Electrical | 1 | 200 | 400 | |
| Shop D - Electrical | | 200 | 200 | |
| Shop D - Plumbing | 1 | 200 | 200 | |
| subtotal | 1 | 900 | 6,750 | |
| | | | 0,100 | |
| Business / Finance | | | | |
| Work Room | 1 | 450 | 450 | |
| Payroll | 1 | 300 | 300 | |
| Dept. Head | 1 | 200 | 200 | |
| Conference Room | 1 | 250 | 250 | |
| subtotal | | | 1,200 | |
| District-wide Curriculum | | | | |
| Deputy Superintendent | 1 | 250 | 250 | |
| Assistant | 2 | 100 | 200 | |
| Conference Room | 1 | 250 | 200 | |
| Assist Superintendent | 4 | 200 | 200 | |
| subtotal | | 200 | 900 | |
| | | | | |
| K-5 Curriculum | | | | |
| Coordinator Offices | 5 | 150 | 750 | |
| Materials Library | 1 | 1,000 | 1,000 | |
| subtotal | | | 1,750 | |
| Superintendent | | | | |
| Conference Room | 1 | 200 | 200 | |
| | | | | |
| Superintendent | 1 | 400 | 400 | |
| Superintendent Admin Assistant | 1 | 400 75 | 400 75 | |

Town of Lexington - Old Harrington Program Study - Central Admin

| | | | | 12/11/06 |
|----------------------------------|-----|----------|------------|--------------------|
| | New | Program | | print shop deleted |
| Room Name | No. | Ea. (sf) | Total (sf) | |
| entral Admin Spaces (con't.) | _ | | | |
| Technology | | | | |
| Assist. Superintendent of Tech | 1 | 150 | 150 | |
| Administration Assistant | 1 | 100 | 100 | |
| subtotal | | | 250 | |
| Professional Development | | | | |
| Prof. Development/Community Room | 1 | 1,200 | 1,200 | |
| Resource | 1 | 250 | 250 | |
| subtotal | | | 1,450 | |
| Other | | | | |
| Storage | 1 | 300 | 300 | |
| Kitchen | 1 | 60 | 60 | |
| Central Admin | 1 | 200 | 200 | |
| Central Reception | 1 | 200 | 200 | |
| Lunch Room | 1 | 180 | 180 | |
| subtotal | | | 940 | |
| Total Table | + | | 16,035 | |



Main Floor



Ground Floor

Renovation - Old Harrington Building



Bowman Elementary School







0 16' 32' 64'



Lexington Public Schools

12/13/2006

Old Harrington School conversion to Central Administration

Phase I Scope:

Remove modulars Remove VAT in occ spaces, install new flooring (carpet or VCT) Renovate 2 large toilet rooms each floor New doors and hardware, all occupied space Main stair and handrail renovations Demol and replacement of partitions per plan Selective ceiling work Paint signage & fire extinguishers Shelving & cabinet allowance Fire alarm upgrades electrical upgrades for power & lighting telephone & data network selective renovation of heating system Asbestos abatement allowance Roadway and parking improvements--60 to 75 spaces minor drainage and utilities work Furniture & equipment--upgrade allowance

Addition scope for Phase II:

renovate shop spaces,2 HR toilets & rear stair (Phase I excludes renov of old kitchen) Replace all Ceilings with ACT Clean brick, selective repointing Replace Roof Replace Windows, ext. doors & louvers Operable partition, stage curtain, elevator: minor upgrades & add stage lift Fire suppression system New plumbing New lighting & electrical service All new HVAC system including partial load AC with chiller Additional site improvements Furniture & equipment--additional upgrade allowance

Estimated Project Costs: Jan 2007 dollars

| Phase I: | \$2,850,000 |
|----------------|-------------|
| Phase II: | \$6,875,000 |
| Total project: | \$9,725,000 |
| moving costs | |

Build-out costs for unassigned spaces (10,100 SF) escalation to construction date beyond 1/2007

| Program Fit Issues: | Ground Floor | Main Floor | Total |
|-----------------------|---------------------|------------|--------|
| Gross Building Area: | 20,327 | 29,614 | 49,941 |
| Central Admin Program | 9,715 | 854 | |
| Auditorium | 4,317 | | |
| School Facilities | | 5,282 | |
| Central Supply, stor | | 3,025 | |
| Unassigned Space | | 10,112 | |
| Net Usable Area | 14,032 | 19,273 | 33,305 |

Questions to Address before Phase II:

- 1. What Town function will share space in old Harrington?
- 2. Does School Facilities stay with Central Admin?
- 3. Does Central Supply stay with Central Admin?

Estimated Project Costs: Jan 2007 dollars

| Phase I: | 2,850,000 |
|--|-----------|
| Phase II: | 6,875,000 |
| Total project: | 9,725,000 |
| Not inc moving costs Build-out costs for unassigned spaces (10,100 SF) escalation to construction date beyond 1/2007 | |

Lexington Public Schools

Old Harrington School conversion to Central Admin

| | Building Areagross SF: | 49,900 | 28,534 RENOV | 21,366 V Existing Unrenovated | 49,900 TOTAL |
|----|--|-------------|------------------|----------------------------------|-----------------|
| Α. | BUILDING TRADE COST | | | Ũ | |
| | General Constructionupper floor | \$27.3 | \$780,361 | | \$780,361 |
| | General Constructionlower floor | | | | |
| | Remedial Structural | | \$0 |) | \$0 |
| | Casework | \$1.0 | \$28,534 | ł | \$28,534 |
| | Fire Protection | | | | |
| | Plumbing | \$1.0 | <i>\$</i> 28,534 | - | \$28,534 |
| | HVAC | \$5.1 | 9 \$148,000 |) | \$148,000 |
| | fire alarm | \$2.1 | 0 \$59,921 | | ¢222.002 |
| | Electrical (assume significant re-use) | \$11.6 | \$332,992 | | \$332,992 |
| | SUBTOTAL | \$26.4 | \$1,378,342 | | \$1,318,421 |
| B. | SITEWORK TRADE COST | | | | |
| | bulk demolition | RG | | | |
| | Hazardous Materials Abatement | | | | \$100,000 |
| | Earthwork/Site Improvements | | | | \$250,000 |
| | Utilities Civil | | | | \$50,000 |
| C. | TOTAL TRADE COST | | | | \$1,718,421 |
| | General Conditions | 7.5 | 5% | | \$128,882 |
| | Overhead & Profit | 6.2 | 2% | | \$106,542 |
| D. | SUBTOTAL GENERAL CONTRACT | \$1,953,844 | | | |
| E. | TOTAL GENERAL CONTRAC | \$1,953,844 | | | |
| | Bidding Contingency | 3.0 |)% | | \$58,615 |
| F. | TOTAL ESTIMATED BID | | | | \$2,012,460 |
| | Construction Contingency | 10.0 |)% | | \$201,246 |
| G. | TOTAL ESTIMATED CONSTR | | \$2,213,706 | | |
| | INDIRECT EXPENSES | | | | \$512,407 |
| | FURNITURE & EQUIPMENT | | | | \$50,000 |
| | EDUCATIONAL TECHNOLOGY | | | | \$50,000 |
| | | | | | |
| | | | | | |

H.4 TOTAL ESTIMATED PROJECT COST

\$56.64 \$ / SF \$2,826,113

Carried for Budgeting (rounded up) \$2,850,000

Lexington Public Schools

12/13/2006

Phase II build-out

(assumes phase I work already complete)

Old Harrington School conversion to Central Admin

| | | | | | 21,366 | | |
|----|------------------------------------|-------------|---------|-----------------|----------------------|-----------------|--|
| | Building Areagross SF: | 49,900 | | 49,900 RENOV | Existing Unrenovated | 49,900 TOTAL | |
| A. | BUILDING TRADE COST | | | | | | |
| | General Constructionupper floor | | \$36.74 | \$1,833,155 | | \$1,833,155 | |
| | General Constructionlower floor | | | (unassigned sp | pace excluded) | \$0 | |
| | Remedial Structural | | | \$0 | | \$0 | |
| | Casework | | | \$0 | | \$0 | |
| | Fire Protection | | \$3.22 | \$160,678 | | \$160,678 | |
| | Plumbing | | \$4.98 | \$248,502 | | \$248,502 | |
| | HVAC (includes partial-load AC) | | \$26.78 | \$1,336,322 | | \$1,336,322 | |
| | fire alarm | | | | | \$0 | |
| | Electrical | | \$18.28 | \$911,947 | | \$911,947 | |
| | SUBTOTAL | | \$89.99 | \$4,490,604 | | \$4,490,604 | |
| B. | SITEWORK TRADE COST | | | | | | |
| | bulk demolition | RG | | | | | |
| | Hazardous Materials Abatement | | | | | | |
| | Earthwork/Site Improvements | | | | | \$50,000 | |
| | Utilities Civil | | | | | | |
| C. | TOTAL TRADE COST | | | | | \$4,540,604 | |
| | General Conditions | | 7.5% | | | \$340,545 | |
| | Overhead & Profit | | 6.2% | | | \$281,517 | |
| D. | SUBTOTAL GENERAL CONTRACTOR'S COST | | | | | | |
| E. | TOTAL GENERAL CONTRA | CTOR'S COST | • | | | \$5,162,667 | |
| | Bidding Contingency | | 3.0% | | | \$154,880 | |
| F. | TOTAL ESTIMATED BID | | | | | \$5,317,547 | |
| | Construction Contingency | | 10.0% | | | \$531,755 | |
| G. | TOTAL ESTIMATED CONST | RUCTION CO | ST | | | \$5,849,302 | |
| | INDIRECT EXPENSES | | | | | \$1,020,000 | |
| | | | | | | | |
| | | | | | | | |
| | EDUCATIONAL TECHNOLOGY | | | | | | |
| | | | | | | | |

H.4 TOTAL ESTIMATED PROJECT COST

\$137.66 \$/SF \$6,869,302

Carried for Budgeting (rounded up) \$6,875,000