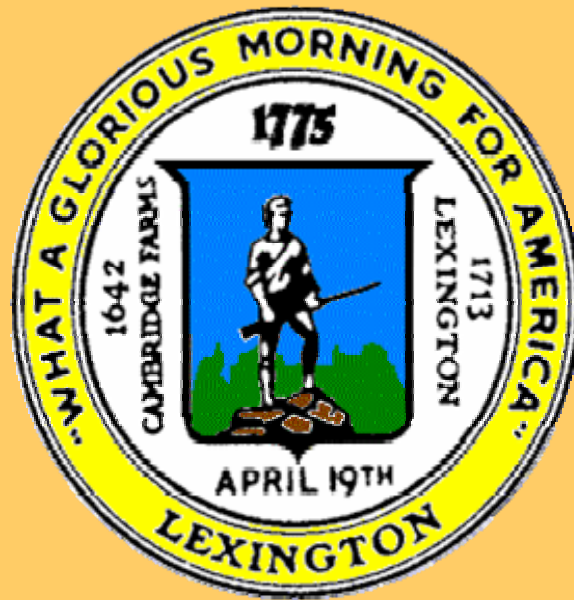


# *Department of Public Facilities*

## *Estabrook Space Options*



*Pat Goddard*  
October 26, 2010



# Agenda

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- **Estabrook Option A**  
(Add 26 modular classrooms behind Estabrook on recreation field)
- **Estabrook Option B**  
(Add 20 modular classrooms behind Estabrook by playground, but split into two sections)
- **Old Harrington Option C**  
(Move Estabrook to Old Harrington, move Central Administration to Estabrook)



# Estabrook Option (A)



October 26, 2010





# Estabrook Option (B)

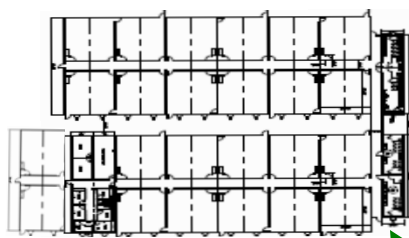


October 26, 2010

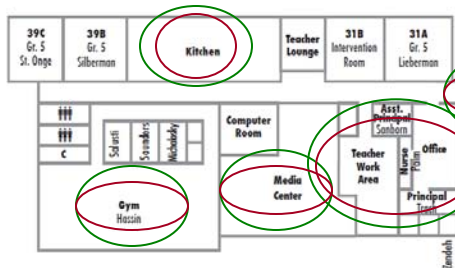


# Schematic A & B

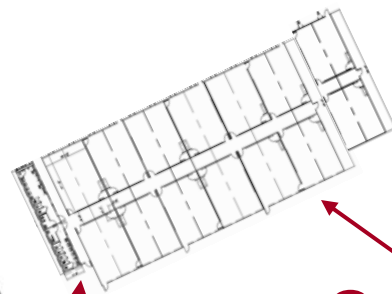
## Option A



Student access for  
functions in  
Estabrook



**Estabrook School**  
Lexington, Massachusetts  
2011 - 2012



Student access for  
functions in  
Estabrook





# Estabrook Option (A)

Estabrook Location (A)	Budget	Schedule	Comments
Classrooms	\$ 1,909,500		25,460 square feet with 22 classrooms, 4 rooms to be programmed (intervention, care, sub-separate specialized spaces, administration) and restrooms.
Other Spaces			Assumes continued use of art, music, library, gym, kitchen and other educational spaces.
Installation	\$ 1,222,080		Quote from Williams Scotsman (W-S)(\$75/sq ft new, \$48/sq ft installation)
Process:			
Design	\$ 140,921	6 weeks	Design documents and bid documents to be prepared for public bidding process as required by Chapter 149. Documents also required for review by Building Department, Fire Department and Conservation Commission.
Bid/Contract		6 weeks	Chapter 149 requirement
Construct/Install		16 weeks	Could be shortened by in stock modulars. Schedule supplied by W-S If start on November 1, complete on May 14. <i>Assumes a source of construction funds can be identified and appropriated by Town Meeting before January 21, 2011</i>
	\$ 3,272,501	28 Weeks	
Utility:			
water/sewer	\$ 25,000		Assumption of water & sewer within 50 feet is reasonable, extra cost for demobilization as standard is cut and cap.
electrical	\$ 25,000		Capacity may be required for power for modulars rooms.
tel/data	\$ 50,000		Quote assumes existing capacity available but currently there is not room for expansion on phone pbx. Similarly, data capacity will need to be reviewed and potentially added.
fire suppression	\$ 30,000		Installation assumes sufficient water supply within 50 feet. Likely that 4" water line will require upgrade
storm water	\$ 30,000		Run off from buildings will need to be mitigated
	\$ 160,000		
	\$ 343,250		Design and Construction Contingency (10%)
	\$ 3,775,751		Estimated Authorization Request
Regulatory Reviews:			
Ma Division of Capital Asset Management (DCAM)		Reviews applications for Emergency Waivers	
Building Department		Modular classrooms must be Certified by State of Massachusetts. Must comply with building code, plumbing code, assessability code, etc.	
Fire Department		Project Approval by Fire Prevention Officer is required.	
Conservation Commission		Site borders wetlands, new roof area may be an issue, will require mitigation	
Board of Health		Plan review	
NOTE:		\$800,000	
		Current Woburn project, 7 classrooms for 24 months	





# Estabrook Option (B)

Estabrook Location (B)	Budget	Schedule	Comments
Classrooms	\$ 1,395,750		18,610 square feet with 17 classrooms, 3 rooms to be programmed (intervention, care, sub-separate specialized spaces, administration) restrooms and administrative space.
Other Spaces			Continue to use 7a,7b,7c, 26, & 27. Assumes continued use of art, music, library, gym, kitchen and other educational spaces.
Installation	\$ 893,280		Quote from Williams Scotsman (W-S)(\$75/sq ft new, \$48/sq ft installation)
Process:			
Design	\$ 103,006	6 weeks	Design documents and bid documents to be prepared for public bidding process as required by Chapter 149. Documents also required for review by Building Department, Fire Department and Conservation Commission.
Bid/Contract		6 weeks	Chapter 149 requirement
Construct/Install		16 weeks	Could be shortened by in stock modulars. Schedule supplied by W-S If start on November 1, complete on May 14. <b>Assumes a source of construction funds can be identified and appropriated by Town Meeting before January 21, 2011</b>
	\$ 2,392,036	28 Weeks	
Utility:			
water/sewer	\$ 50,000		Assumption of water & sewer within 50 feet is reasonable, extra cost for demobilization of two sets of rooms.
electrical	\$ 25,000		Capacity may be required for power for modulars rooms, but fewer rooms.
tel/data	\$ 40,000		Quote assumes existing capacity available but currently there is not room for expansion on phone pbx. Similarly, data capacity will need to be reviewed and potentially added.
fire suppression	\$ 30,000		Installation assumes sufficient water supply within 50 feet. Likely that 4" water line will require upgrade
storm water	\$ 20,000		Not near wetlands
	\$ 165,000		
	\$ 255,704		Design and Construction Contingency (10%)
	\$ 2,812,740		Estimated Authorization Request
Regulatory Reviews:			
Ma Division of Capital Asset Management (DCAM)		Reviews applications for Emergency Waivers	
Building Department		Modular classrooms must be Certified by State of Massachusetts. Must comply with building code, plumbing code, assessability code, etc.	
Fire Department		Project Approval by Fire Prevention Officer is required.	
Conservation Commission		New roof area may be an issue, will require mitigation	
Board of Health		Plan review	
<b>NOTE:</b>		\$800,000	
		Current Woburn project, 7 classrooms fro 24 months	



# Estabrook Option (C)







# Estabrook Option (C)

Estabrook Location (C)	Budget	Schedule	Comments
Classrooms	\$ 852,390		20 Classroom spaces existing, but five rooms have been partitioned for offices and the library partitioned and converted to a conference room. The lunch room has been converted to the print shop. <b>6.930 square feet with 6 modular classrooms and restrooms. Program among classrooms and music, art, care, intervention, and two sub-separate specialized spaces. (\$75/sq ft mfg + \$48/sq ft install)</b> Relocation space for LABBB and pre-k, currently undefined. Assume upgrade existing modulars. Likely will trigger requirement for building to come into compliance with Eighth Edition of the Ma Building Code. Master Plan estimated HC access at \$672,856. Sprinkler estimate \$750,000. General renovation \$500,000. \$550,000 spent to date for converting OH to office use
Other Spaces	\$ 100,000		
Construction Old Harrington	\$ 1,922,856		
Construction Estabrook	\$ 550,000		
Process:			
Code Analysis	\$ 10,000	2 weeks	Prepare Building Code Analysis for review with local officials to determine extent of renovations required for Old Harrington. Converting back to school use will constitute a change to Educational Use Group. A design Professional needs to develop a plan for educational occupancy of the old Harrington and determine how many trailers are needed to supplement.
Program Analysis	\$ 10,000	Concurrent	
Design	\$ 225,000	8 weeks	Design documents and bid documents to be prepared for public bidding process as required by Chapter 149. Documents also required for review by Building Department, Fire Department and Conservation Commission. Design included Estabrook modifications.  <b>No location for Administration during construction</b> If start on November 1, complete on May 14. <b>Assumes a source of funds can be identified and appropriated by Town Meeting before January 21, 2011</b>
Bid/Contract		6 weeks	
Construct/Install		20 weeks	
		36 Weeks	
	\$ 3,670,246		
Utility: For modular			
water/sewer	\$ 50,000		Dependent on modular requirement and code analysis
electrical	\$ 25,000		Dependent on modular requirement and code analysis
tel/data	\$ 40,000		Dependent on modular requirement and code analysis
Conservation Commission	\$ 20,000		New roof area may be an issue, will require mitigation
	\$ 135,000		
	\$ 380,525		Design and Construction Contingency (10%)
	\$ 4,185,771		Estimated Authorization Request
Regulatory Reviews:			
Ma Division of Capital Asset Management (DCAM)		Reviews applications for Emergency Waivers	
Building Department		Converting back to school use will constitute a change in use.	
Fire Department		Project Approval by Fire Prevention Officer is required.	
Conservation Commission		Plan review	
Board of Health		Plan review	
NOTE:		Mar-09	Master Plan estimates renovation cost \$4.8M to \$7.9M



# Summary

Estabrook Option	A		B		C	
<u>Budget</u>						
Classrooms, Installed	\$	3,131,580	\$	2,289,030	\$	852,390
Other Spaces					\$	100,000
Construction Old Harrington					\$	1,922,856
Construction Estabrook					\$	550,000
Design	\$	140,921	\$	103,006	\$	245,000
Utility:						
water/sewer	\$	25,000	\$	50,000	\$	50,000
electrical	\$	25,000	\$	25,000	\$	25,000
tel/data	\$	50,000	\$	40,000	\$	40,000
fire suppression	\$	30,000	\$	30,000	0	
storm water	\$	30,000	\$	20,000	\$	20,000
	\$	160,000	\$	165,000	\$	135,000
Contingency	\$	343,250	\$	255,704	\$	380,525
<b>Total Cost</b>	<b>\$</b>	<b>3,775,751</b>	<b>\$</b>	<b>2,812,740</b>	<b>\$</b>	<b>4,185,771</b>
<u>Schedule</u>						
Design		6 weeks		6 weeks		8 weeks
Bid/Contract		6 weeks		6 weeks		6 weeks
Construct/Install		16 weeks		16 weeks		20 weeks
		28 Weeks		28 Weeks		36 Weeks



# Conclusions

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- Estabrook Option B is the lowest cost option at approximately \$2.8M and this option will require approximately 28 weeks to implement.
- A Design authorization of approximately \$100,000 would be required to fully investigate this option and to prepare for a construction authorization of approximately \$2.7M.
- Renovating the Old Harrington building would first require relocation of existing functions (LPS Administration, pre- K, and LABBB) before construction could begin. . Old Harrington is the smallest elementary school, and additional classrooms would still be required. The plan assumes the central office would be relocated to Estabrook. The prior search for private space did not yield available or suitable space.