Community Response – Lincoln Middle School

School District of Lancaster
Together We Can!

Community Response
Lincoln Middle School

January 10, 2016
SITE EVALUATION FOLLOWING INITIAL SCHOOL INPUT – LINCOLN MIDDLE SCHOOL

SCHOOL DISTRICT OF LANCASTER

Design Concepts for the new Lincoln Middle School have been shared in public meetings with the School District of Lancaster School Board. At these meetings the in-progress design documents including site plan options and building floor plans resulting from faculty and administrative team input and initial massing studies were shared and community input gathered. Copies of the drawings that were presented follow.

Site Plan Option West presented at October meetings showing the location for Lincoln Middle School behind McCaskey East on the McCaskey campus.
• SITE EVALUATION FOLLOWING INITIAL SCHOOL INPUT – LINCOLN MIDDLE SCHOOL

• SCHOOL DISTRICT OF LANCASTER

Site Plan Option East presented at October meetings showing the location for Lincoln Middle School on the far fields on the McCaskey campus.
Corresponding building floor plans presented at October Meetings.
Sites Explored for Lincoln Project
Following school input, the team re-evaluated the previously explored site options for locating the new Lincoln MS.

Site Options
This overall campus view depicts sites explored for the Lincoln MS project.
Option 1 – West Location

Placing a New Lincoln MS on the playing fields on the northwest end of the campus.

Option 1 Site Pro’s
• Students can remain in existing school during construction.
• Existing Lincoln building could remain for use as swing space.
• New construction would provide maximum opportunities for the ideal program and layout.
• Site layout allows for separate bus, parent and faculty traffic.

Option 1 Site Con’s
• Farther walk for many students.
• Students walking through/around East and McCaskey buildings.
• Traffic congestion concerns for the area behind East.
• Three playing fields lost – eventually one field could be recouped when existing Lincoln MS is demolished.
• If existing Lincoln is used as a swing school for Reynolds MS, 1200 middle school students would be in close proximity for a year. Traffic would be a concern.
Option 2 – East Location

Placing a New Lincoln MS on the playing fields on the northeast end of the campus

Option 2 Site Pro’s
- Students can remain in existing school during construction.
- Existing Lincoln building could remain for use as swing space.
- New construction would provide maximum opportunities for the ideal program and layout.
- School removed from traffic congestion.
- Playing fields directly adjacent to school.

Option 2 Site Con’s
- Farthest walk for most students. About ¼ mile beyond existing Lincoln MS.
- Three playing fields lost – eventually one field could be recouped when existing Lincoln MS is demolished.
- Could encourage more students to walk towards the unsafe intersection of Ranck Road and Walnut Street.
- If existing Lincoln is used as a swing school for Reynolds MS, 1200 middle school students would be in close proximity for a year. Traffic would be a concern.
Option 3

Placing a New Lincoln MS to the northeast of the existing school

Option 3 Site Pro’s
- Maintains current approximate walking distance
- Students can remain in existing school during construction.
- Existing Lincoln building could remain for use as swing space, although it would be a congested area with both schools in use.
- New construction would provide maximum opportunities for the ideal program and layout.

Option 3 Site Con’s
- All surrounding land is steep slopes, which create a challenge for parking and accessibility
- The building is up against the existing Lincoln MS. If existing Lincoln is used as a swing school for Reynolds MS, 1200 middle school students would be in close proximity for a year. Traffic would be a concern.
- Grading and utilities would be a challenge.
- The current building design doesn’t fit comfortably on this site.
Option 4 – Stadium Location
Placing a New Lincoln MS on the Existing McCaskey stadium site.

Option 4 Site Pro’s
• Maintains current approximate walking distance
• Students can remain in existing school during construction.
• Existing Lincoln building could remain for use as swing space.
• New construction would provide maximum opportunities for the ideal program and layout.

Option 4 Site Con’s
• Large added cost of replacing the campus stadium would need to be prohibitive.
• This location would contribute to traffic congestion concerns.
• Middle school students located between high school students – more interaction.

New Lincoln on existing McCaskey stadium site.
Option 5
Renovation and Addition
Renovating Lincoln and adding a 6th Grade Classroom Wing

Option 5 Site Pro’s
- Maintains current walking distance
- Maintains current traffic patterns
- Maintains and renovates the existing full auditorium and gym
- Lower project cost compared to all new construction

Option 5 Site Con’s
- Students would be displaced to modular classrooms during construction.
- Limited flexibility in meeting program goals because of working within existing constraints
- Major repair to deteriorating crawl space structure
- Many levels within the building that contribute to accessibility challenges
- Full building envelope replacement

Renovations and additions to existing Lincoln MS.

Classroom addition to include 6th Grade
Option 6
Renovation and Addition
Renovating Auditorium, Gym and Admin
New Classroom Wing, New Unified Arts Wing

Option 6 Site Pro’s
• Maintains current walking distance
• Maintains current traffic patterns
• Students can remain in existing school during construction.
• New classroom and new unified arts wing would provide maximum opportunities for the ideal program and layout.
• Maintains and renovates the existing full size auditorium and gym
• Lower project cost compared to all new construction
• Addresses all ADA deficiencies

Option 6 Site Con’s
• Students on site during construction
• Loss of swing space school for future projects

Renovations and additions to existing Lincoln MS.
The current recommendation for the Lincoln MS project is to Renovate and Add to the existing school.

The gym, auditorium, music wing and administrative areas would remain and be renovated. The remainder of the spaces would be demolished.

This drawing indicates dashed areas of the school to be demolished, including the two-story classroom wing, cafeteria, kitchen, art rooms, receiving, and boiler plant.
Option 6 Site Plan

The proposal is to build a three story curved classroom wing to the west of existing Lincoln MS. The students could remain in the existing school during this phase.

Once students are moved into the new classroom wing, the rear portions of existing Lincoln would be demolished and the unified arts wing would be constructed.

The gym and auditorium would remain and be renovated.

This drawing show the new construction areas in blue, the renovated spaces in brown and dashed areas of the existing building to be demolished.
Option 6 Floor Plan First Floor

The curved, three story classroom wing will house one grade per floor and contain two-story library space.

Administration, community partners and nurse are located in the front of the building with a separate entrance for nurse and community partners.

The gym and auditorium will receive full renovations and expanded lobby and restroom facilities.

The music suite is located in a new construction area adjacent to the auditorium.

Cafeteria, kitchen, large group instruction, receiving and mechanical are located along the north side of the school with a separate entrance for after hours community use.
Preliminary Ground and Second Floor Plans for Renovation & Addition Project.

Option 6 Floor Plan Ground and Second Floors

The curved, three story classroom wing will house one grade per floor and contain the art rooms on the ground floor.

Existing locker rooms will be renovated.
Preliminary 3D Massing Views of Renovation/Addition to Lincoln MS
Preliminary 3D Massing Views of Renovation/Addition to Lincoln MS
Preliminary 3D Massing Views of Renovation/Addition to Lincoln MS
## Site Cost Comparison
To evaluate the site options based on costs, the project civil engineer produced cost estimates for the various site options.

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<thead>
<tr>
<th>Site Option Description</th>
<th>Cost</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Option 1 New building West Site</td>
<td>$3,337,230</td>
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<tr>
<td>Option 2 New building East Site</td>
<td>$3,295,050</td>
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<td>Option 3 New building – behind Lincoln Site</td>
<td>$2,750,000</td>
<td>Does not include Lincoln demo costs.</td>
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<td>Option 4 New building – Stadium Site</td>
<td>$6,396,000</td>
<td>Includes cost to replace stadium $4,000,000.</td>
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<td>Option 5 Addition &amp; Renovation</td>
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<tr>
<td>Option 6 Addition &amp; Renovation</td>
<td>$2,000,000</td>
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## Project Cost Comparison
The overall project cost comparison between a new school building and a renovation/addition for Lincoln MS is estimated.

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<tbody>
<tr>
<td>Option 1 New building West Site</td>
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<td>Option 6 Addition &amp; Renovation</td>
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