



# Lyons Elementary School Randolph Public Schools

Building Committee  
July 9, 2020



**TSKP** ARCHITECTURE | PLANNING | INTERIORS  
STUDIO

**DAEDALUS**  
A CHA Company

## Introduction | Presenters

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TSKP STUDIO

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TSKP STUDIO

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Daedalus/CHA

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Daedalus/CHA

**Rebecca Augur**

Milone & MacBroom

# Existing Conditions



# Lyons Existing Conditions | Exterior

## ENVIRONMENTAL SITE ASSESSMENT - PHASE I



### RECOGNIZED ENVIRONMENTAL CONDITION 1

Surface dumping of debris along access path north of the school and observed cut and fill along and adjacent to the access path. May be from earth movement and/or sand and gravel operations which may have occurred on portions of the property between 1957 and 1978.



### RECOGNIZED ENVIRONMENTAL CONDITION 2

Possibility of existing underground 8000 gallon capacity oil tank. Documentation cites removal of oil however information on the removal of tank, location, or possible soil/groundwater contamination is not available.



### RECOGNIZED ENVIRONMENTAL CONDITION 1

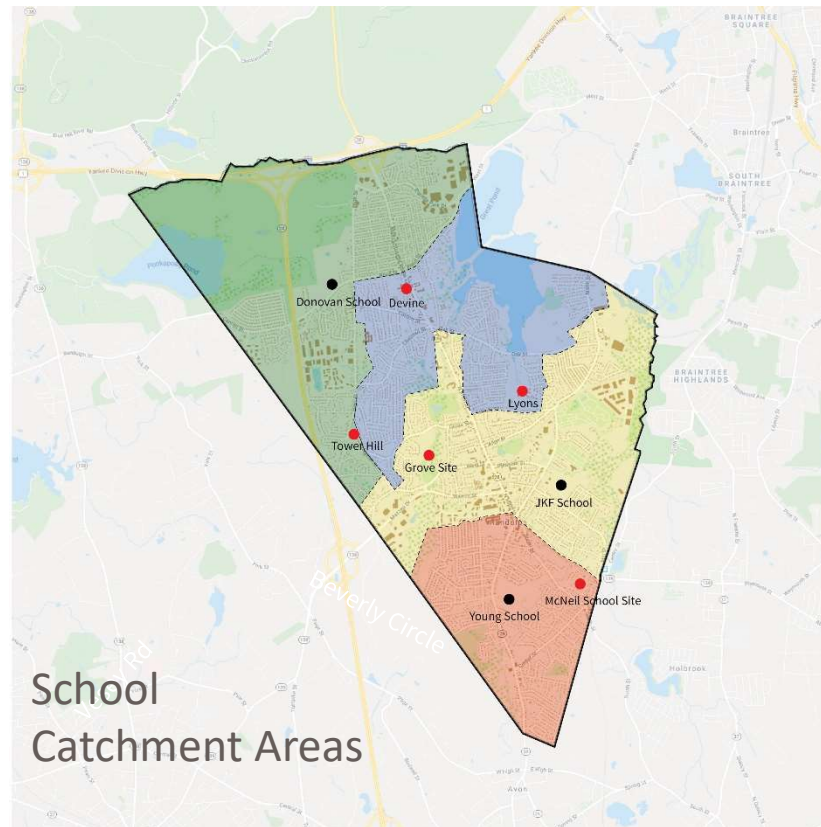
Above ground 6000 gallon capacity oil storage tanks with estimated 2847 gallons of material remaining in poor to average condition for the last 17 years. Apparent rusting of tank resulting in possible soil and groundwater contamination

# Potential Sites



# Potential Sites | Available Parcels

- Devine Site
- Existing Lyons Site
- Tower Hill
- Grove Street
- McNeil School Site



# Potential Sites | Available Parcels



**Lyons School**  
Size 21.3 Acres  
Wetland 1.8 Acres  
Available 19.5 Acres



**Devine Site**  
Size 8.3 Acres  
Wetland 0.1 Acres  
Available 8.2 Acres



**Tower Hill**  
Size 8.3 Acres  
Wetland 1.6 Acres  
Available 6.7 Acres



**Grove Street**  
Size 23.6 Acres  
Wetland 2.4 Acres  
Available 21.2 Acres



**McNeil School**  
Size 7.1 Acres  
Wetland 1.2 Acres  
Available 5.9 Acres

## Potential Sites | Preliminary Evaluation

SITE SELECTION FACTORS	Lyons	Devine	Tower Hill	Grove Street	McNeil School
Available Acreage	5	4	2	5	1
Shape of Available Acreage	3	4	2	1	4
Location of Site	4	3	3	3	1
Traffic Accessibility	4	2	4	5	5
<b>SUB-TOTAL</b>	<b>16</b>	<b>13</b>	<b>11</b>	<b>14</b>	<b>11</b>
Topography/Drainage	2	4		1	
Soil Conditions	2	4		2	
Utilities	4	4		4	
Best Use of Property	4	3		2	
<b>TOTAL SCORE</b>	<b>28</b>	<b>28</b>		<b>23</b>	



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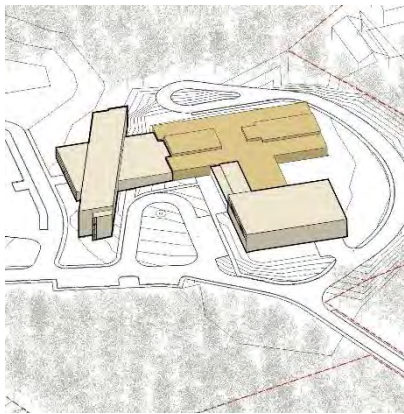
**McNeil School**  
Size 7.1 Acres  
Wetland 1.2 Acres  
Available 5.9 Acres



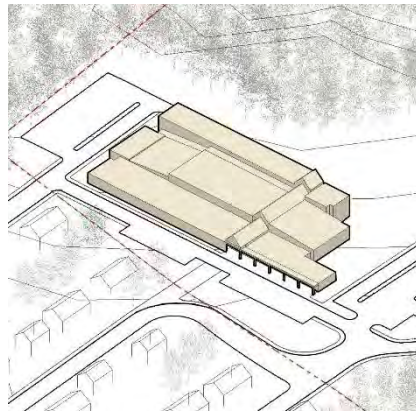
# Design Options



# Design Options | Available Parcels



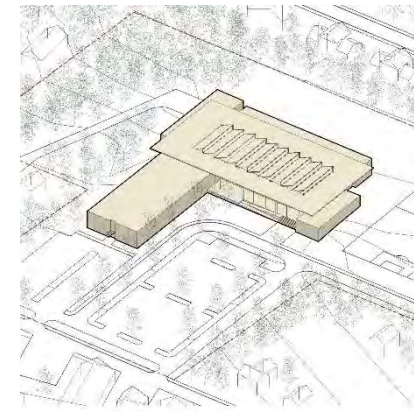
**Option 1**  
Renovate Lyons



**Option 2**  
New School on Playfield



**Option 3**  
New School on Existing  
School Location



**Option 4**  
New School at Devine

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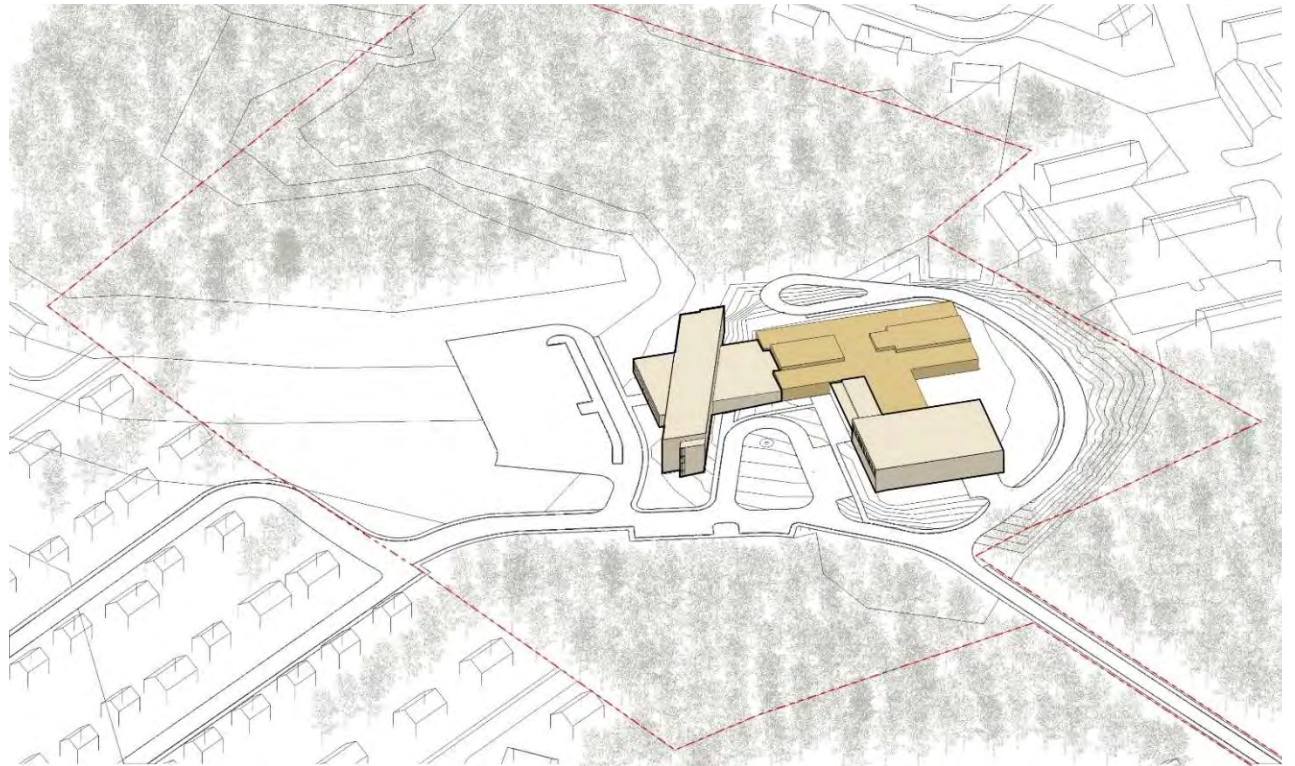
**LYONS SITE**

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**DEVINE SITE**

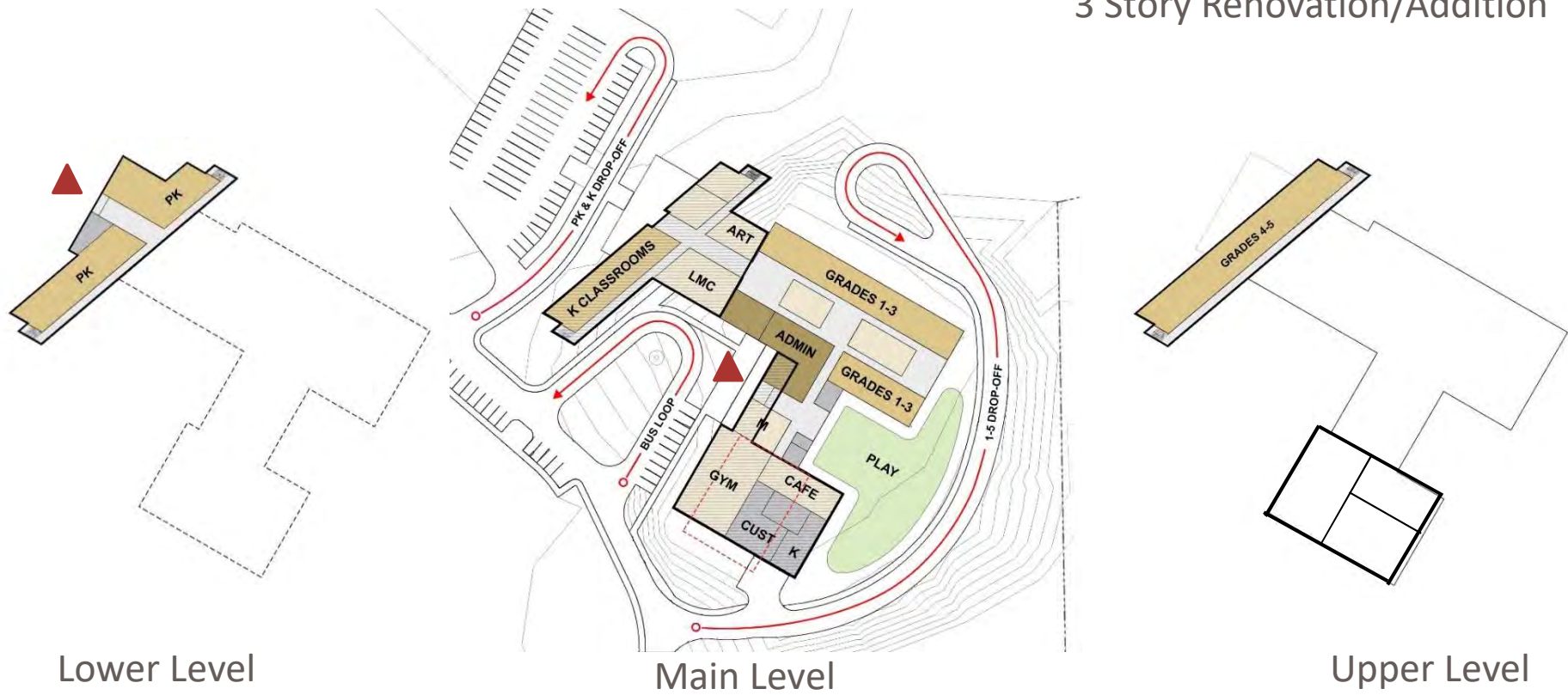
## Design Options | Existing Lyons Site

**Option 1**  
Renovation/Addition  
to Existing Building



# Design Options | Existing Lyons Site

Option 1  
3 Story Renovation/Addition



Lower Level

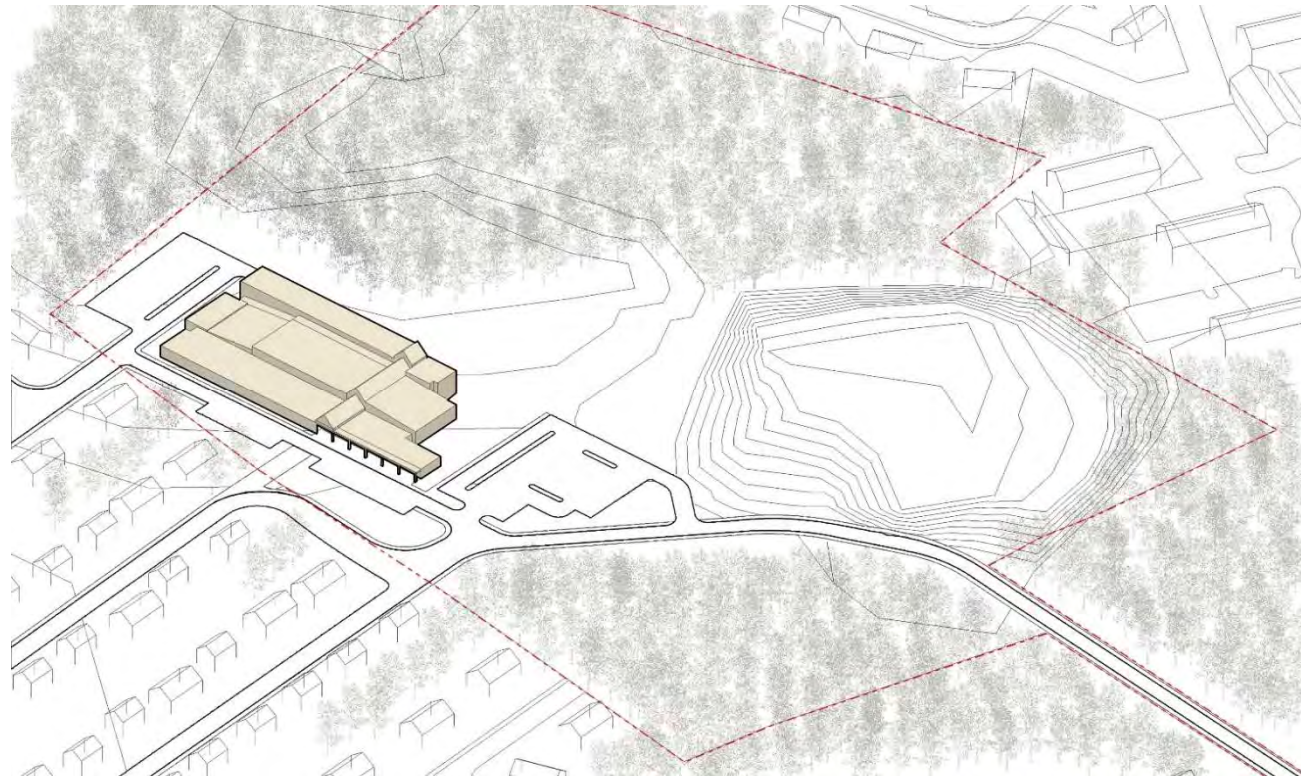
Main Level

Upper Level

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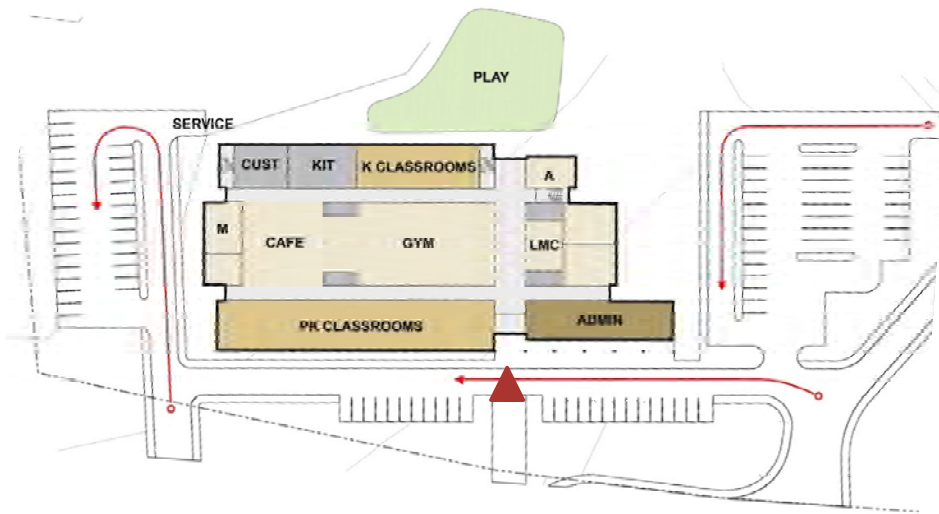
# Design Options | Existing Lyons Site

**Option 2**  
New School in Playfields

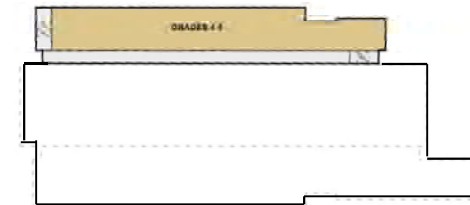


# Design Options | Existing Lyons Site

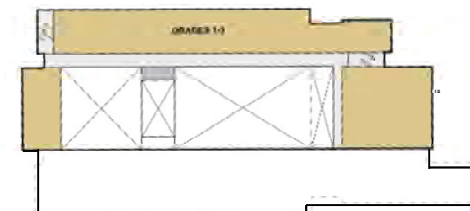
## Option 2 New 3 Story School



Main Level



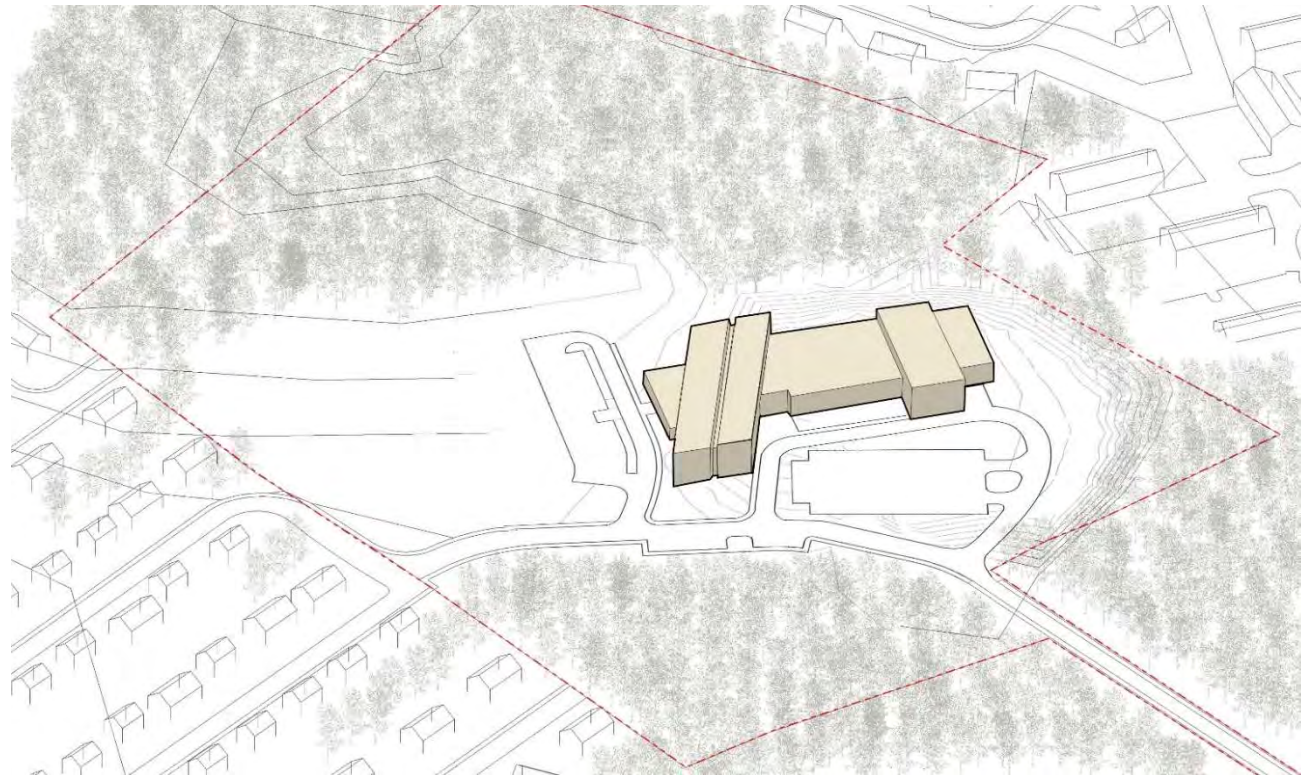
Third Level



Second Level

# Design Options | Existing Lyons Site

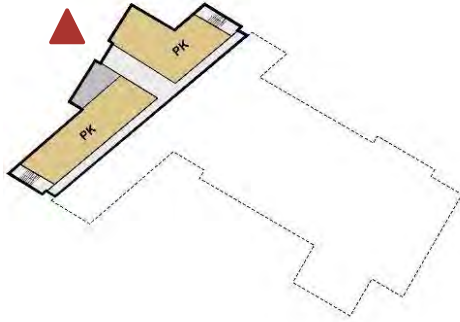
**Option 3**  
New School on Existing  
School Location





# Design Options | Existing Lyons Site

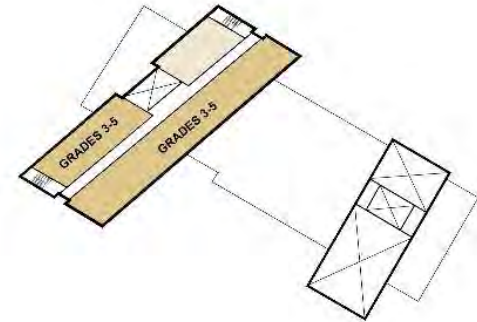
## Option 3 3 Story New School



Lower Level



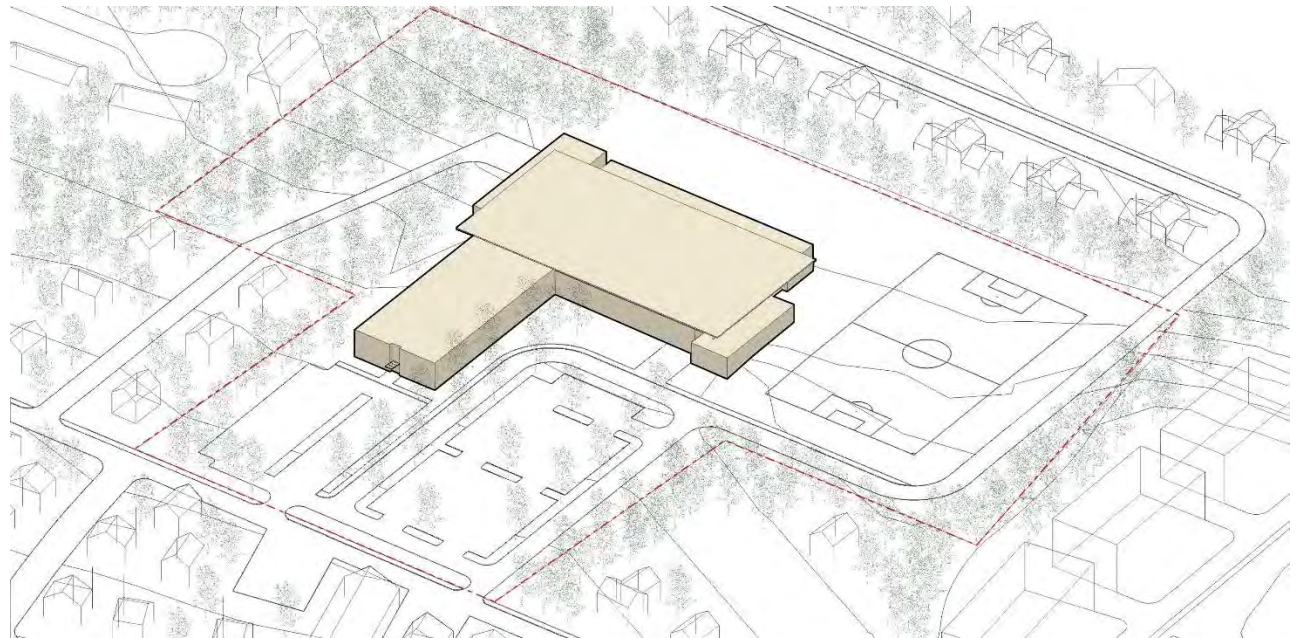
Main Level



Upper Level

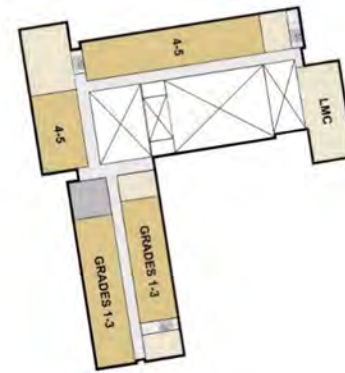
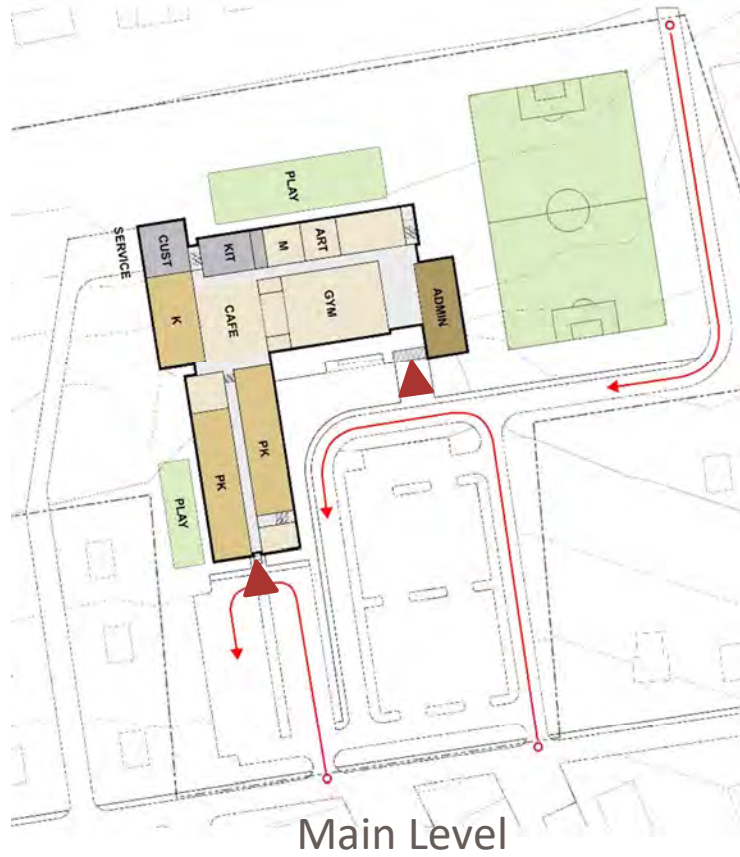
# Design Options | Existing Devine Site

Option 4  
New School



# Design Options | Existing Devine Site

Option 4  
2 Story New School



# Space Summary





# Next Steps



*MSBA Preliminary Design Program (PDP)  
Submittal Requirements  
Target submittal 7/31/20*

1. Table of Contents
2. Introduction
3. Educational Program **95% complete**
4. Initial Space Summary **complete**
5. Evaluation of Existing Conditions **99% complete**
6. Site Development Requirements **complete**
7. Preliminary Evaluation of Alternatives **for review today**
8. Local Actions and Approval Certification **will require signatures**
9. Appendices

Q&A

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