

ELIZABETH G. LYONS ELEMENTARY SCHOOL

RANDOLPH, MA



SCHOOL BUILDING COMMITTEE MEETING

OCTOBER 7, 2020

TSKP
STUDIO

DAEDALUS
A CHA Company

LYONS ELEMENTARY SCHOOL | **MSBA SUBMISSION COMMENTS**












The MSBA completed a review of the Preliminary Design Program submission and have responded to the Project Team. Their Questions/Comments can be summarized as follows:

- Provide project specific information regarding the capital budget statement.
- Additional detail requested for the Educational Program.
- Clarify the intent with respect to the PK program expansion/relocation.
- Expand on the implications of the flood plane at the Lyons site.
- Confirm that only the Lyons and Devine sites are still under consideration.
- Clearly articulate which options will be further evaluated.
- Is moving the Middle School into the High School still an option, and if so, how does it affect the current study?

Next Steps | Master Plan

Moving the Middle School into the High School continues to be raised as a possible option (most recently at Town Council mtg on 9/14).

Initially proposed in a 2012 strategic plan, it was dismissed as an option after soliciting community input. Should this conclusion be re-confirmed? If so, how?

 <h1>Randolph</h1>		
School and Town Facilities Report & Educational Master Plan		
	Randolph High School	
	Community Middle School	
	Donovan Elementary School	
	Lyons Elementary School	
	JFK Elementary School	
	Young Elementary School	
	Devine Elementary School	
	Pauline Maintenance Building	
	Tower Hill School	
	School Administration Building	

Next Steps | Option 2 - Lyons Site

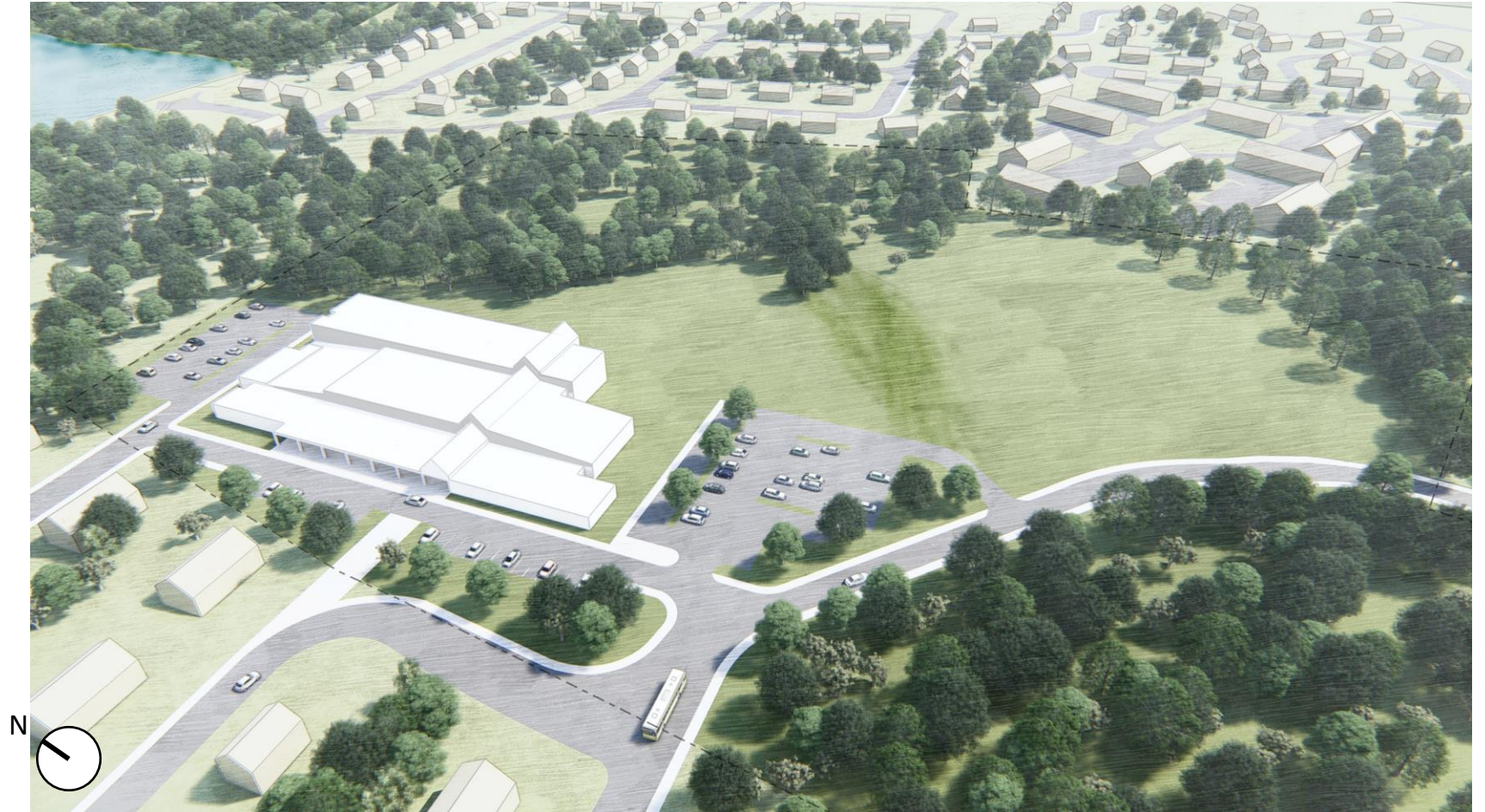
Phasing plan must be developed.

Determine impact of existing steel heights on selection of HVAC system(s).



Next Steps | Option 3 - Lyons Site

Develop approach to wetland buffers and flood plane to confirm exact building location.



Next Steps | Option 3 - Lyons Site

Wetland/stream buffers pose larger obstacle than flood plain



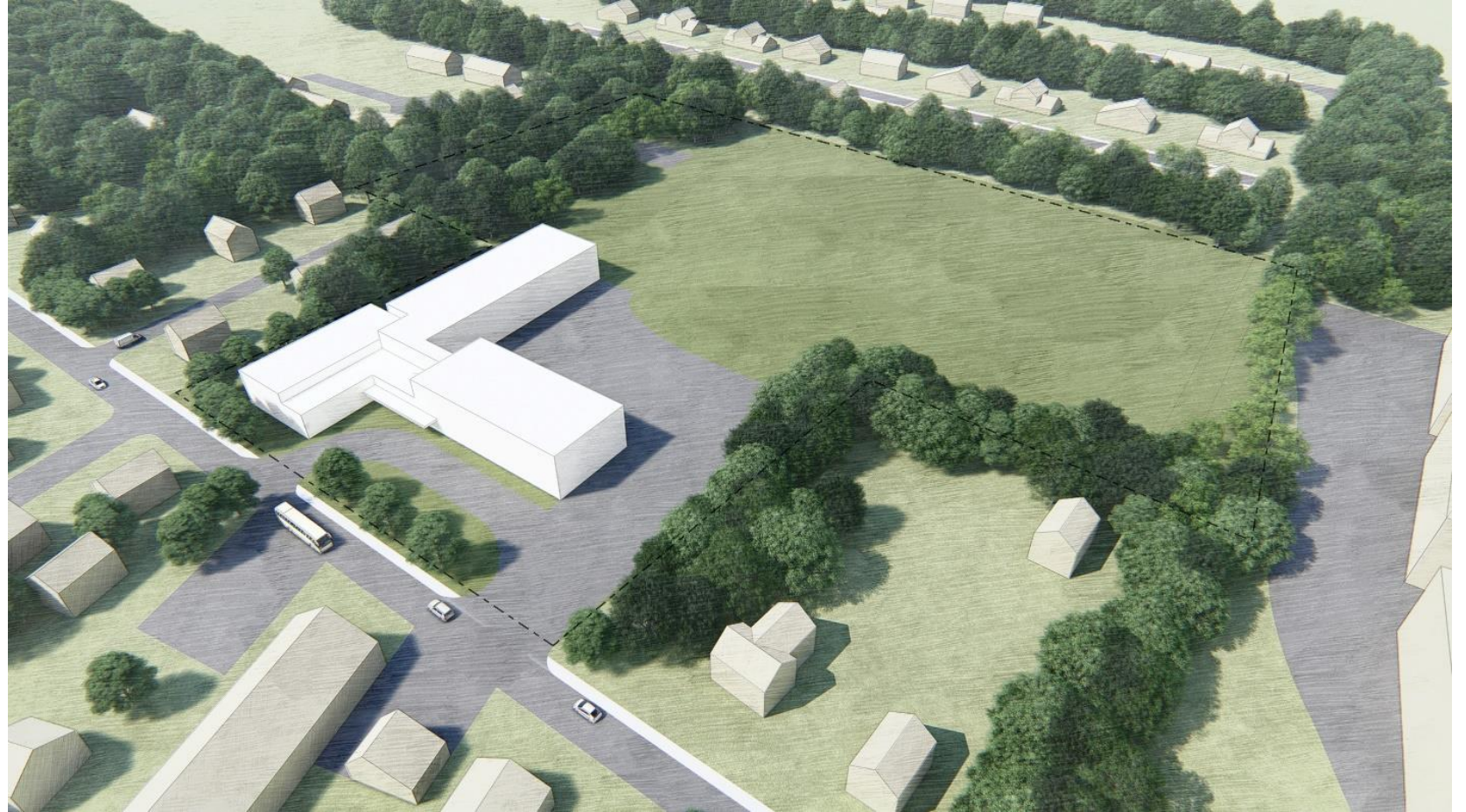
Next Steps | Option 4 - Lyons Site

Confirm strategy to move students during construction.



Next Steps | Option 5 - Devine Site

Interest in this site has been predicated on demolition of the existing Devine school

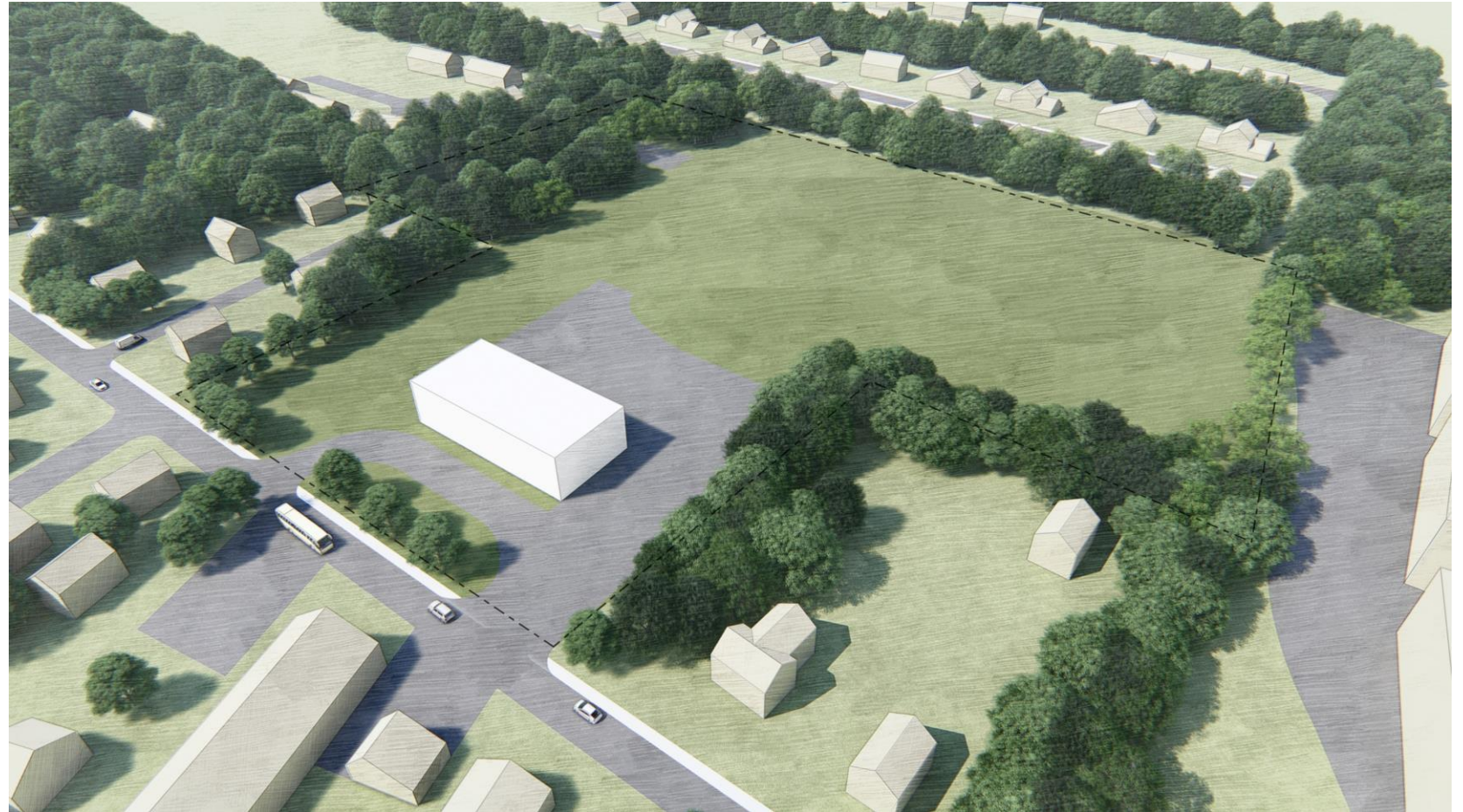


Next Steps | Option 5 - Devine Site

Historic Commission is agreeable to removal of the 1952 Addition.

How much, if any, of the 1931 Building must be saved?

Mass Historical Commission has scheduled a Zoom Meeting for October 7, 2020 at 7pm to review the Application for Determination of Historical Significance for the Devine School site.

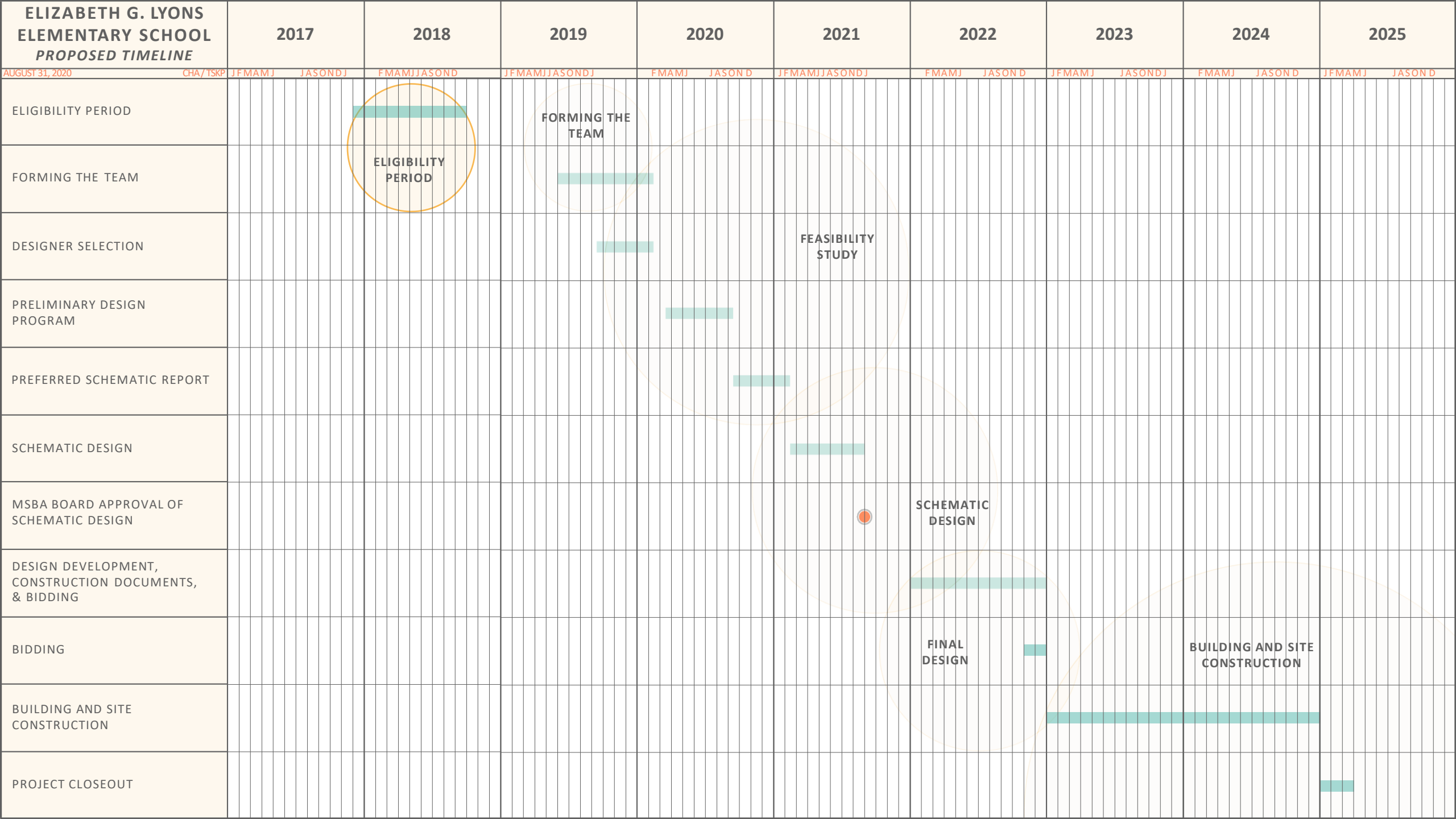


DESIGN OPTIONS | **CONCEPT RENDERING – NEW CONSTRUCTION**



LYONS ELEMENTARY SCHOOL | TOTAL PROJECT BUDGET - COST COMPARISON

OPTION	#4: Lyons site New Construction	#5: Devine site New Construction
FEASIBILITY STUDY (OPM, Designer, Environmental, Site, Other)	\$900,000	\$900,000
ADMINISTRATION (Legal, Printing, Advertising, Misc. Project Costs)	\$22,000	\$22,000
OWNERS PROJECT MANAGER (OPM Administration, On-Site Representative)	\$1,205,000	\$1,205,000
ARCHITECTURE AND DESIGN (Architectural and Engineering Costs, Reimbursable Services)	\$3,822,000	\$3,822,000
CONSTRUCTION (Demolition, Building Renovation, Sitework)	\$42,027,000	\$40,929,000
MISC. PROJECT COSTS (Utility, Permitting, Moving, Temporary, Testing & Inspections)	\$2,140,000	\$140,000
FURNITURE FIXTURES AND EQUIPMENT (Classroom and Other Misc. Furniture, Building Technology)	\$828,000	\$828,000
CONTINGENCY (Owners and Construction Contingency)	\$1,800,000	\$1,800,000
TOTAL PROJECT	\$52,744,000	\$49,646,000



LYONS ELEMENTARY SCHOOL | PUBLIC OUTREACH TASKS

Outreach to the community is not only important for the project, it is a requirement of the MSBA program. Below is a list of campaigns that should be prepared immediately:

- **Public Meetings (virtual if necessary) to present the findings of the Feasibility Study to date and gather public comment and questions**
 - Should be held in evening (after 6pm) to ensure that working parents and community members can attend
 - Should be recorded and broadcast live by local cable station. Should add a phone number where questions can be called in during the presentation.
 - Would also like to concurrently livestream via the School Department's Facebook account to allow community members to ask questions via Facebook.
- **Distribute newsletters or recorded video presentation via email through the School Department and other local organizations (e.g. Senior Center, Library, etc.)**
- **Supplement with print and digital informational brochures, to be made available at local businesses, Town offices, and online.**

STAY INFORMED | **PROJECT WEBSITE + BUILDING COMMITTEE EMAIL**

Please visit www.lyonsbuildingproject.com
for more project updates and information!

If you would like to contact the Building Committee directly,
please send an email to:

lyonsbuildingproject@gmail.com