

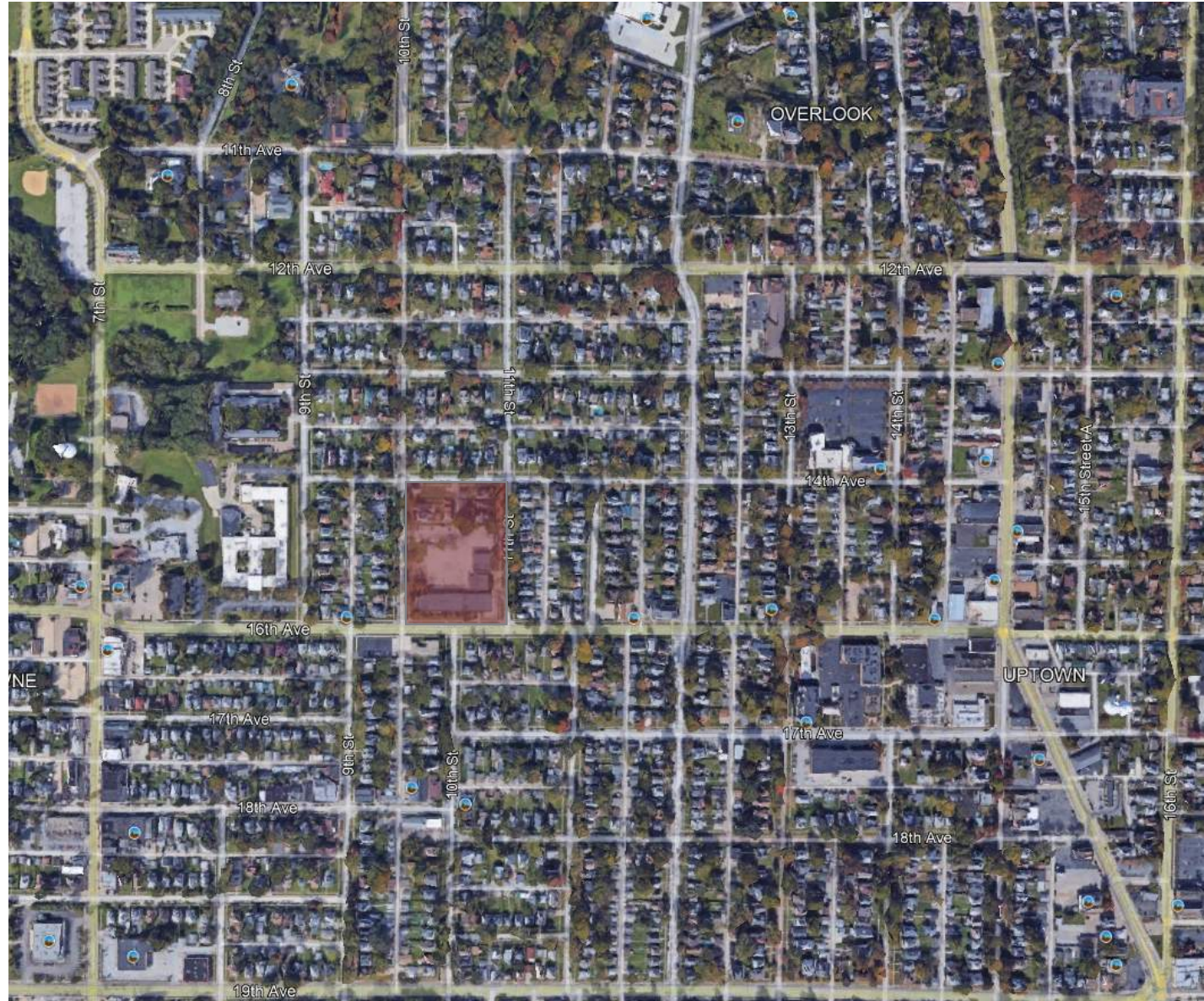


MOLINE-COAL VALLEY
SCHOOL DISTRICT

Lincoln-Irving Test Fit Board Update

May 28, 2024

LEGAT ARCHITECTS



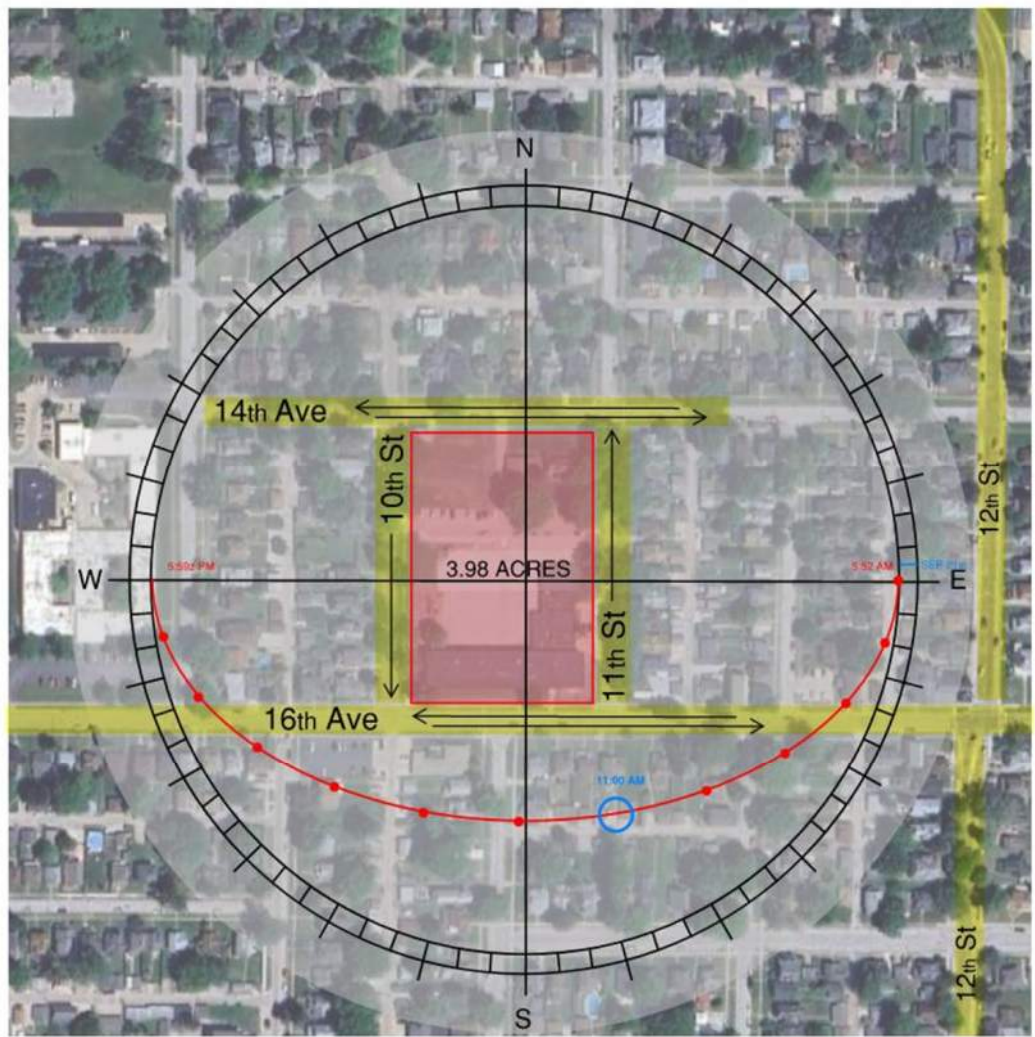
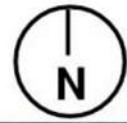
➤ AGENDA



AGENDA

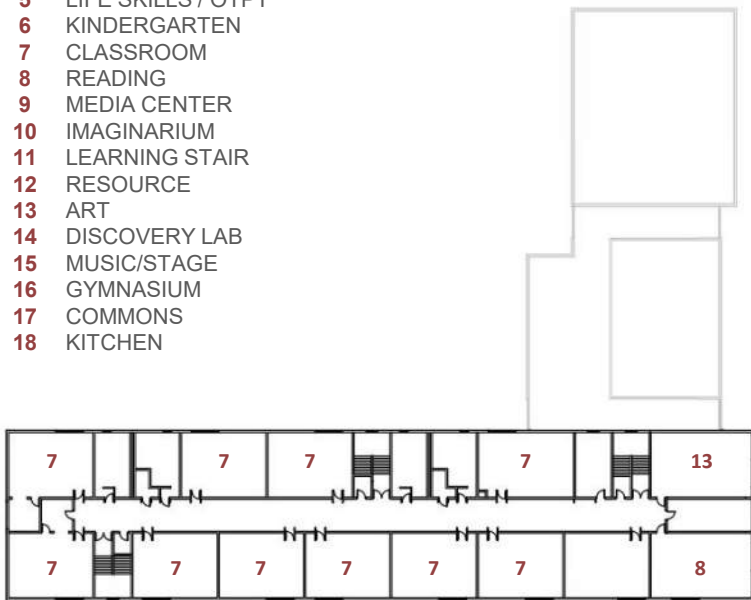
- 1 Existing Site Challenges
- 2 Programming Requirements
- 3 Maximizing Area of Addition
- 4 Maximizing Budget
- 5 Community Engagement Process
- 6 Next Steps

➤ LINCOLN-IRVING SCHOOL - Existing Site Challenges



LINCOLN-IRVING SCHOOL

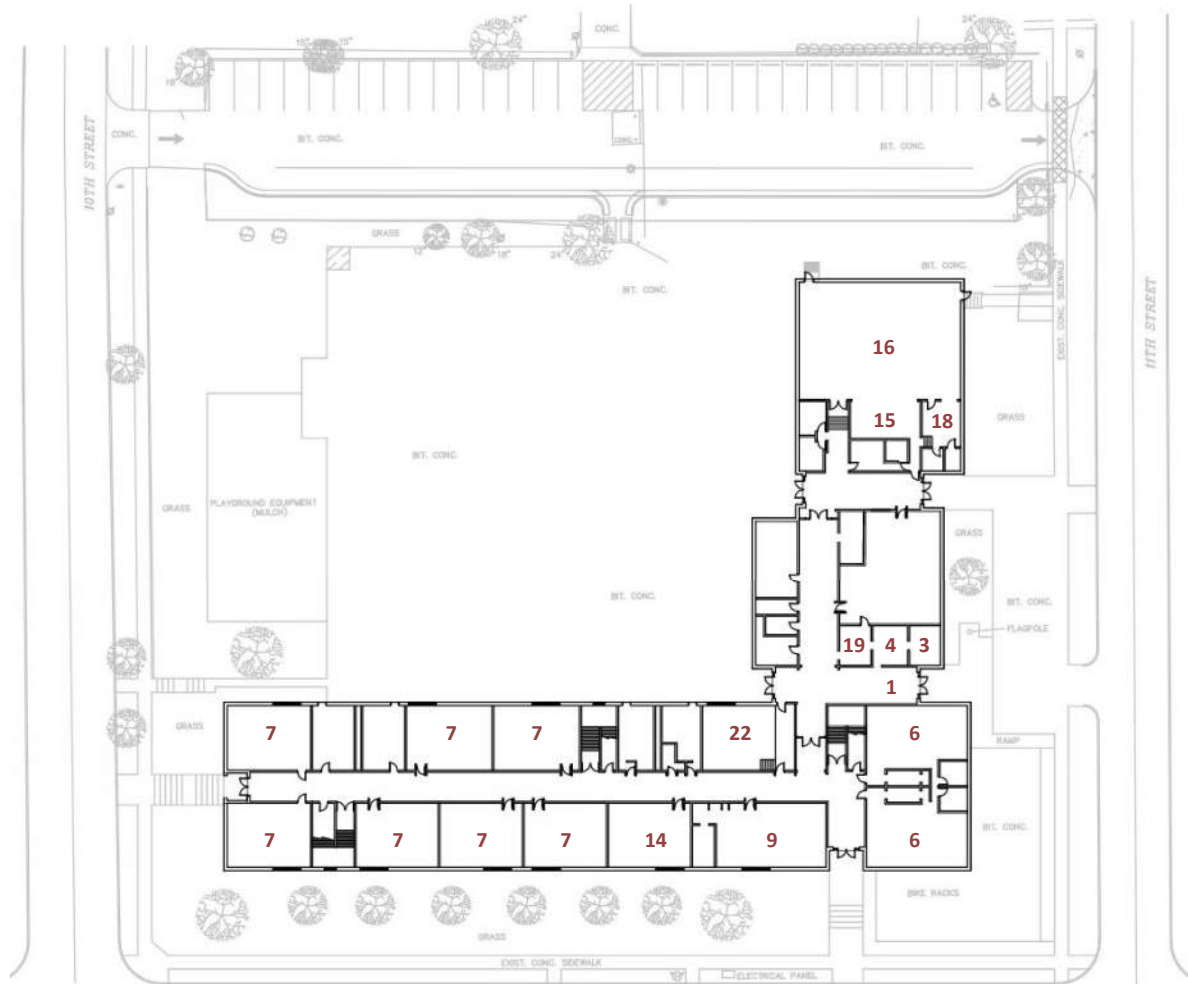
- 1 MAIN ENTRY
- 2 NIGHT ENTRY
- 3 ADMINISTRATION
- 4 LOBBY
- 5 LIFE SKILLS / OTPT
- 6 KINDERGARTEN
- 7 CLASSROOM
- 8 READING
- 9 MEDIA CENTER
- 10 IMAGINARIUM
- 11 LEARNING STAIR
- 12 RESOURCE
- 13 ART
- 14 DISCOVERY LAB
- 15 MUSIC/STAGE
- 16 GYMNASIUM
- 17 COMMONS
- 18 KITCHEN
- 19 STAFF WORKROOM
- 20 STUDENT SERVICES
- 21 OUTDOOR PLAY
- 22 MECHANICAL



45,164 SF



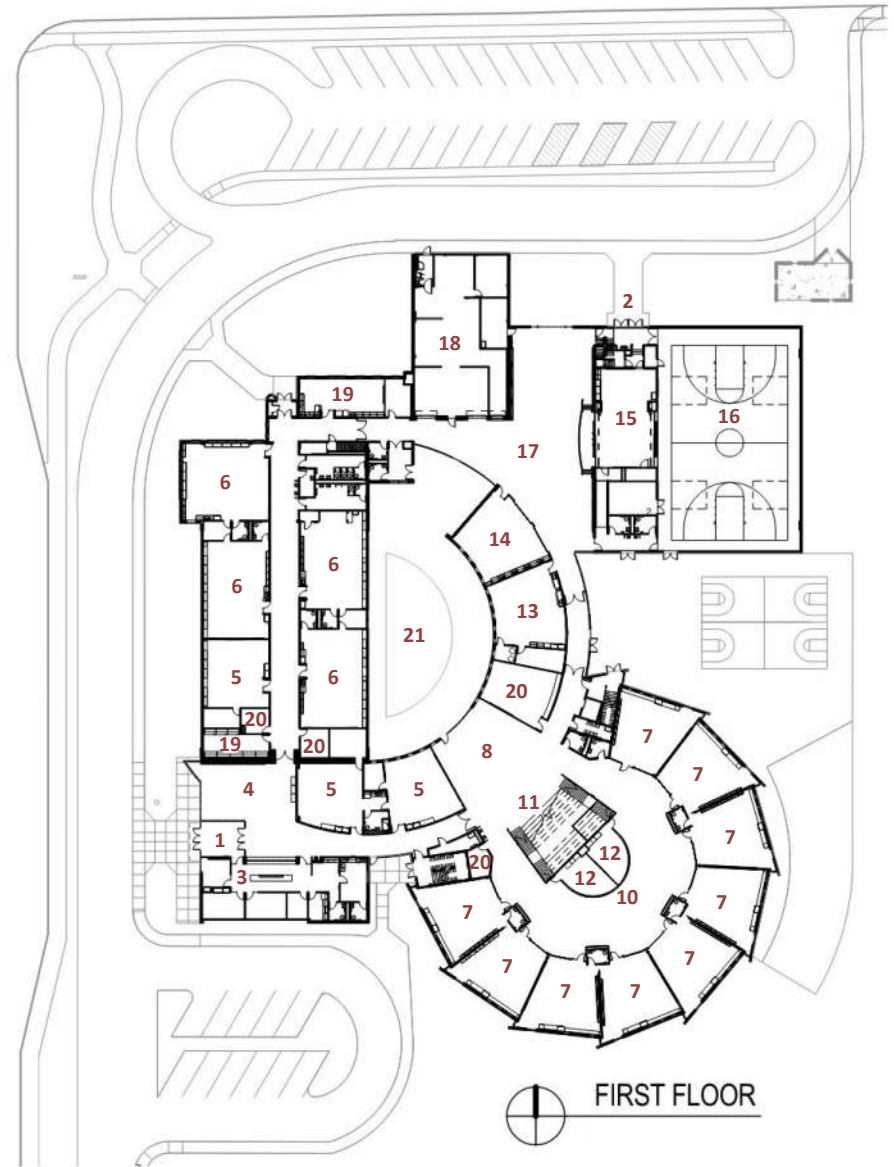
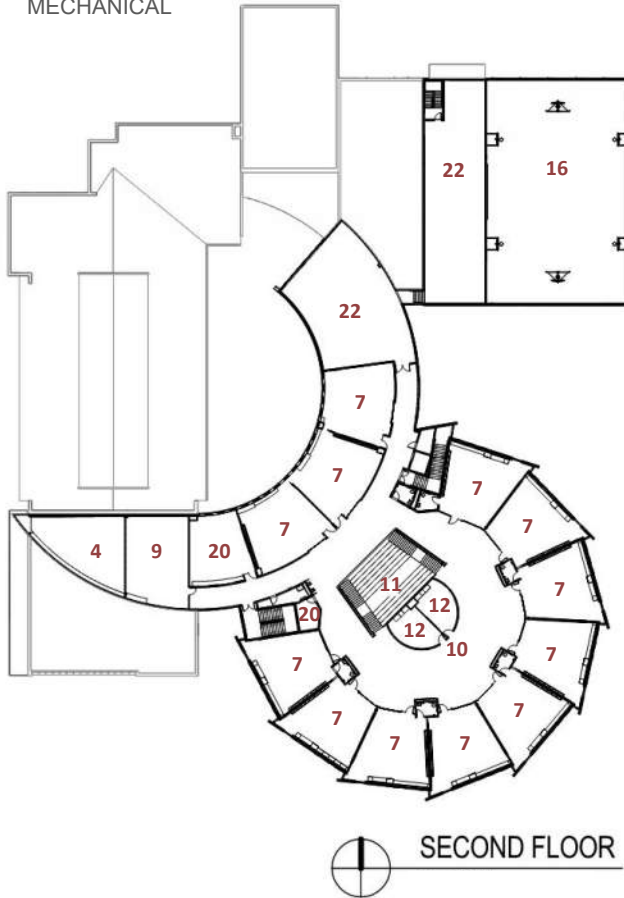
SECOND FLOOR



FIRST FLOOR

HAMILTON REFERENCE PROJECT

- 1 MAIN ENTRY
- 2 NIGHT ENTRY
- 3 ADMINISTRATION
- 4 LOBBY
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► PROGRAM REQUIREMENTS

WHY?

Space is at a premium. It is important to maximize multifunction spaces for student engagement.



PROGRAM REQUIREMENTS

LEGAT ARCHITECTS Space	Lincoln Irving Addition				Hamilton Elementary School			
	Quantity	Room Size	Net Area	Notes	Quantity	Room Size	Net Area	Notes
GENERAL CURRICULUM								
Kindergarten	4	1,190	4,760		4	1,190	4,760	Classroom - 171, 176, 177, & 180
Integrated Therapy	1	265	265	Recommended Pull Out			0	N/A
Kindergarten Toilet	4	80	320	Must have	4	54	216	Toilet - 171A, 176a, 177a, & 179
Kindergarten Storage	2	303	606		2	94	188	Storage - 175 & 178 (Shared)
First Grade	4	906	3,624		4	906	3,624	Classroom - 124, 126, 127, & 133
First Grade Collaboration Area	2	300	600	Between classrooms rather than off hallway	2	300	600	Group
First Grade Bathroom	2	54	108	Must have	2	54	108	Toilet - 125 & 128
Second Grade	4	906	3,624		4	906	3,624	Classroom - 130, 132, 133, & 139
Second Grade Collaboration Area	2	300	600	Between classrooms rather than off hallway	2	300	600	Group
Second Grade Bathroom	2	54	108	Must have	2	54	108	Toilet - 131 & 134
Third Grade	4	906	3,624		4	906	3,624	Classroom - 211, 213, 214, & 218
Third Grade Collaboration Area	2	300	600	Between classrooms rather than off hallway	2	300	600	Group
Third Grade Bathroom	2	54	108	Must have	2	54	108	Toilet - 212 & 215
Fourth Grade	4	906	3,624		4	906	3,624	Classroom - 217, 219, 220, & 225
Fourth Grade Collaboration Area	2	300	600	Between classrooms rather than off hallway	2	300	600	Group
Fourth Grade Bathroom	2	54	108	Must have	2	54	108	Toilet - 218 & 221
Fifth Grade	4	906	3,624		4	906	3,624	Classroom - 207, 223, 228, & 232
Fifth Grade Collaboration Area	2	300	600	Between classrooms rather than off hallway	2	300	600	Group
Fifth Grade Bathroom	2	54	108	Must have	2	54	108	Toilet - 224 & 225
			27,781				26,824	

TOTAL AREA

LEGAT ARCHITECTS Space	Lincoln Irving Addition				Hamilton Elementary School			
	Quantity	Room Size	Net Area	Notes	Quantity	Room Size	Net Area	Notes
	Total Program		67,955		Total Program		64,363	
	30%	20,348			-33%	21,256	11,369 Vestibule - Stair - Corridor - Imaginarium	
	Building Total		88,303	Existing Building = 45,164 SF	Building Total		85,619	

Total square footage numbers are gross totals

Total Program	67,955		Total Program	64,363	
30%	20,348		-33%	21,256	11,369 Vestibule - Stair - Corridor - Imaginarium
Building Total	88,303	Existing Building = 45,164 SF	Building Total	85,619	

Total square footage numbers are gross totals

MAXIMIZING BUDGET



01-23-0047 MCVSD Lincoln-Irving Addition

DESCRIPTION	UNIT	TOTAL
May 23, 2024		
Total Building Area (SF):		89,000
01-1000 General Requirements	\$17.55	\$1,561,750
03-3000 Cast-in-Place Concrete	\$9.86	\$877,975
03-4100 Precast Concrete	\$4.54	\$404,250
04-2000 Masonry	\$19.86	\$1,767,800
05-1200 Structural Steel	\$14.93	\$1,329,125
06-0950 General Trades	\$35.61	\$3,169,460
07-2700 Air Barriers	\$0.72	\$64,125
07-5000 Roofing	\$8.60	\$765,700
08-3000 Specialty Doors	\$1.80	\$160,000
08-4000 Entrances, Storefronts and Curtain Walls	\$2.31	\$205,250
09-2000 Gypsum Board Assemblies	\$20.02	\$1,782,150
09-6000 Flooring	\$5.85	\$520,400
09-6466 Wood Athletic Flooring	\$1.44	\$128,000
09-6723 Resinous Flooring	\$3.95	\$351,250
09-9100 Painting	\$4.00	\$356,000
11-4010 Foodservice Equipment	\$5.03	\$448,000
11-6623 Gymnasium Equipment	\$0.67	\$60,000
11-6813 Playground Equipment	\$11.24	\$1,000,000
12-6000 Multiple Seating	\$0.84	\$75,000
14-2000 Elevators	\$1.63	\$145,000
21-1000 Fire Suppression	\$4.12	\$367,050
22-1000 Plumbing	\$14.00	\$1,246,000
23-1000 Heating, Ventilating and Air Conditioning	\$63.00	\$5,607,000
26-1000 Electrical	\$37.34	\$3,323,300
31-1000 Earthwork	\$8.94	\$795,743
32-1313 Concrete Paving	\$6.51	\$579,325
32-3100 Fences and Gates	\$1.36	\$121,000
32-9000 Landscaping	\$0.73	\$65,318
Direct Cost	\$306.47	\$27,275,971



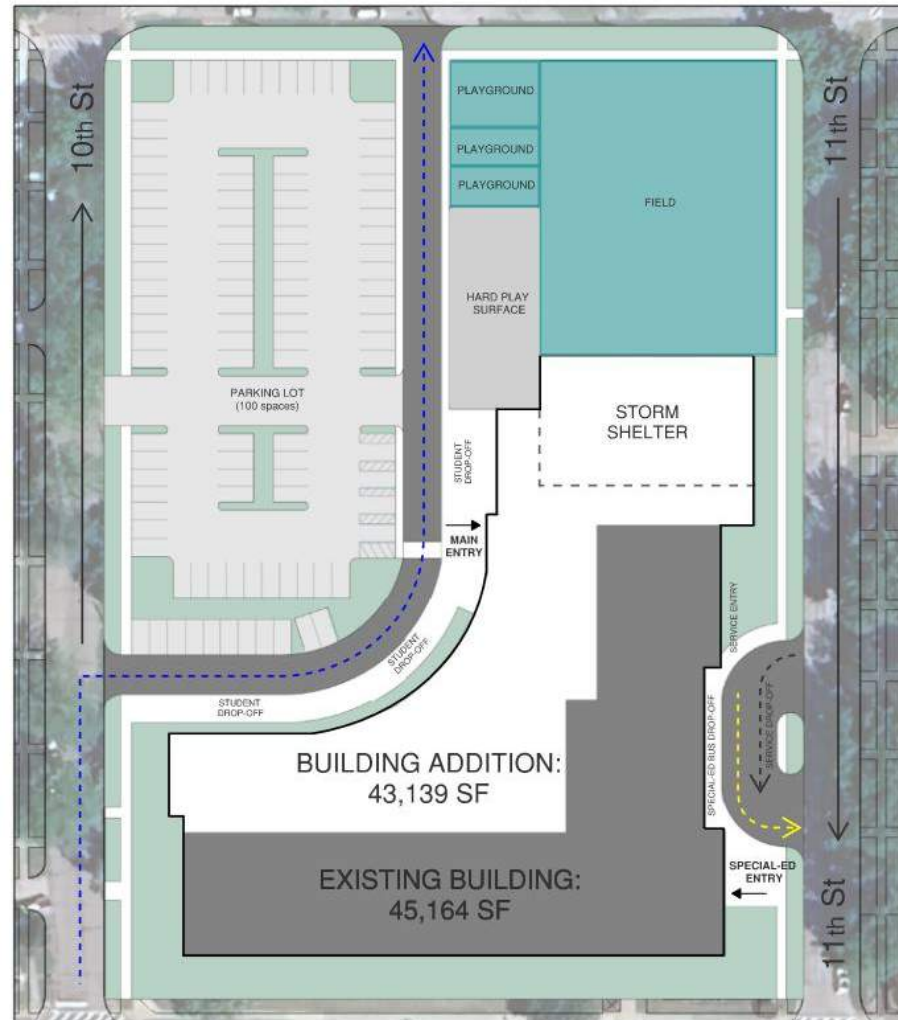
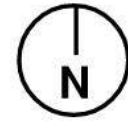
01-23-0047 MCVSD Lincoln-Irving Addition

DESCRIPTION	UNIT	TOTAL
May 23, 2024		
Total Building Area (SF):		89,000
Bond	0.47%	\$1.81
GL Insurance	1.03%	\$3.16
Technology Fee	0.20%	\$0.68
Survey		\$0.17
Construction Testing		\$1.40
Commissioning		\$0.96
Owner Contingency	5.00%	\$15.61
Russell Fee	2.75%	\$9.08
Design Fee	7.50%	\$25.45
A/V & Tech Equipment		\$2.25
Security Equipment		\$3.37
Geotech Study		\$0.11
Traffic Study		\$0.17
FF&E		\$11.24
Indirect Cost	\$75.44	\$6,714,426
Total Cost	\$381.91	\$33,990,397

➤ MAXIMIZING AREA FOR ADDITION

Existing Site Studies Completed:

- Utilities and Site Survey
- Geotechnical Survey
- Traffic Study



Total Building Square Footage:
88,303 SF

COLLABORTIVE DESIGN PROCESS



► COMMUNITY ENGAGEMENT



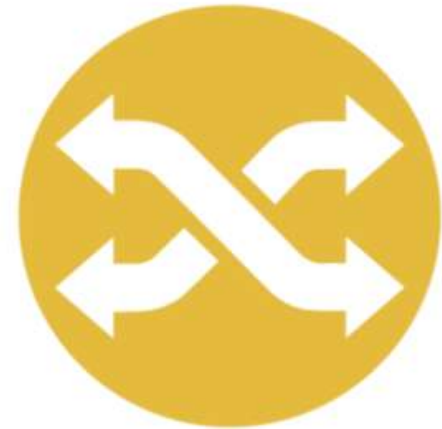
LISTENING

- open-ended questions seeking input with minimal intervention
- more thoughts, less discussion



UNDERSTANDING

- smaller groups
- discussions and feedback
- workshops



SHARING

- review design
- discussion and feedback

**How has learning changed since
Hamilton?**

**What do we need to plan for around
that change?**

► CONFIRM GOALS AND OBJECTIVES – Four Themes



Cultural – History of supporting our diverse community, we are a melting pot.

Flexible – Fluid, easy to change, large spaces divisible to smaller spaces.

Visionary – Plan for the future, adaptability for what is next in education and our district.

Affordability – Fiscally responsible, practical visual connection that yields instructional benefits, and responsive design.

➤ COMMUNITY ENGAGEMENT – Collaborative Design Process



➤ PROPOSED SCHEDULE AND NEXT STEPS



Sept. 2024 Community Engagement Process

January 2025 Schematic Design

May 2025 Design Development

October 2025 Construction Documents

November 2025 Bidding

March 2026 Construction Begins

**August 2027/
January 2028** Occupancy

THANK YOU

LEGATARCHITECTS