

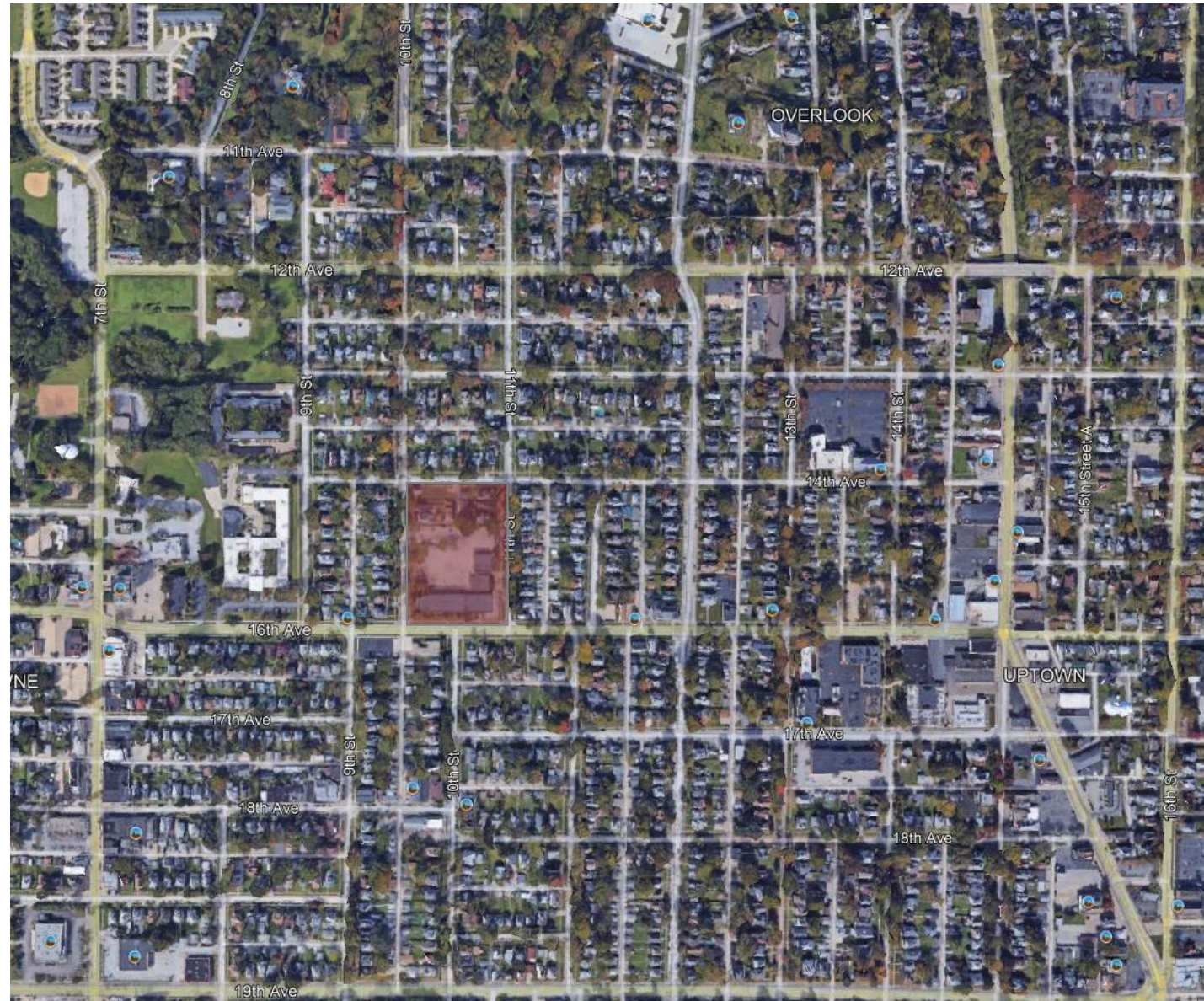


MOLINE-COAL VALLEY
SCHOOL DISTRICT

Lincoln-Irving Design Development Update

May 27, 2025

LEGAT ARCHITECTS



➤ AGENDA



- 1 Collaborative Design Process
- 2 Community Engagement
- 3 Programming Requirements
- 4 Conceptual Planning & Design
- 5 Review Design Development Progress
- 6 Review Budget
- 7 Next Steps

► **COLLABORTIVE DESIGN PROCESS**

Programming and Planning Phase:

January 2024 to May 2024

Conceptual Design:

September 2024 to October 2024

Community Engagement Process:

- October 23, 2024 – Staff Engagement
- November 6, 2024 – Community Engagement
- November 18, 2024 – Survey Opened
- December 10, 2024 – Lincoln Irving
- December 12, 2024 – Willard
- December 18, 2024 – Staff Meeting
- December 19, 2024 – Survey Closed

Schematic Design:

November 2024 to January 2025

Design Development:

- January 2025 to May 2025
- February 19, 2025 – Staff & Stakeholder Review
- Department Committee Meetings
- April 23, 2025 – Staff & Stakeholder Input

Construction Documents:

- January 2025 to May 2025
- DD Staff Planning Meetings



► COMMUNITY ENGAGEMENT



LISTENING

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



UNDERSTANDING

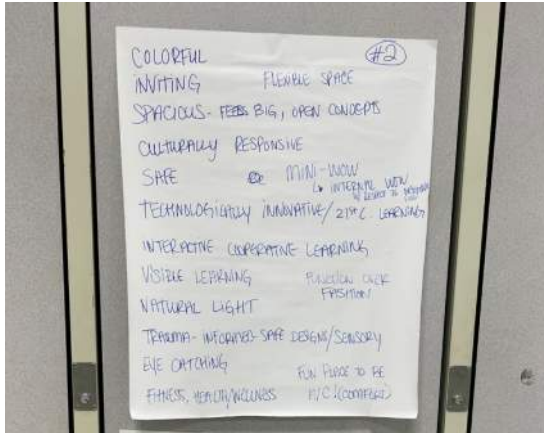
- smaller groups
- discussions and feedback
- workshops



SHARING

- review design
- discussion and feedback

➤ COMMUNITY ENGAGEMENT



► COMMUNITY ENGAGEMENT – Responses

1. How can this project best express your school's culture?



➤ **COMMUNITY ENGAGEMENT**

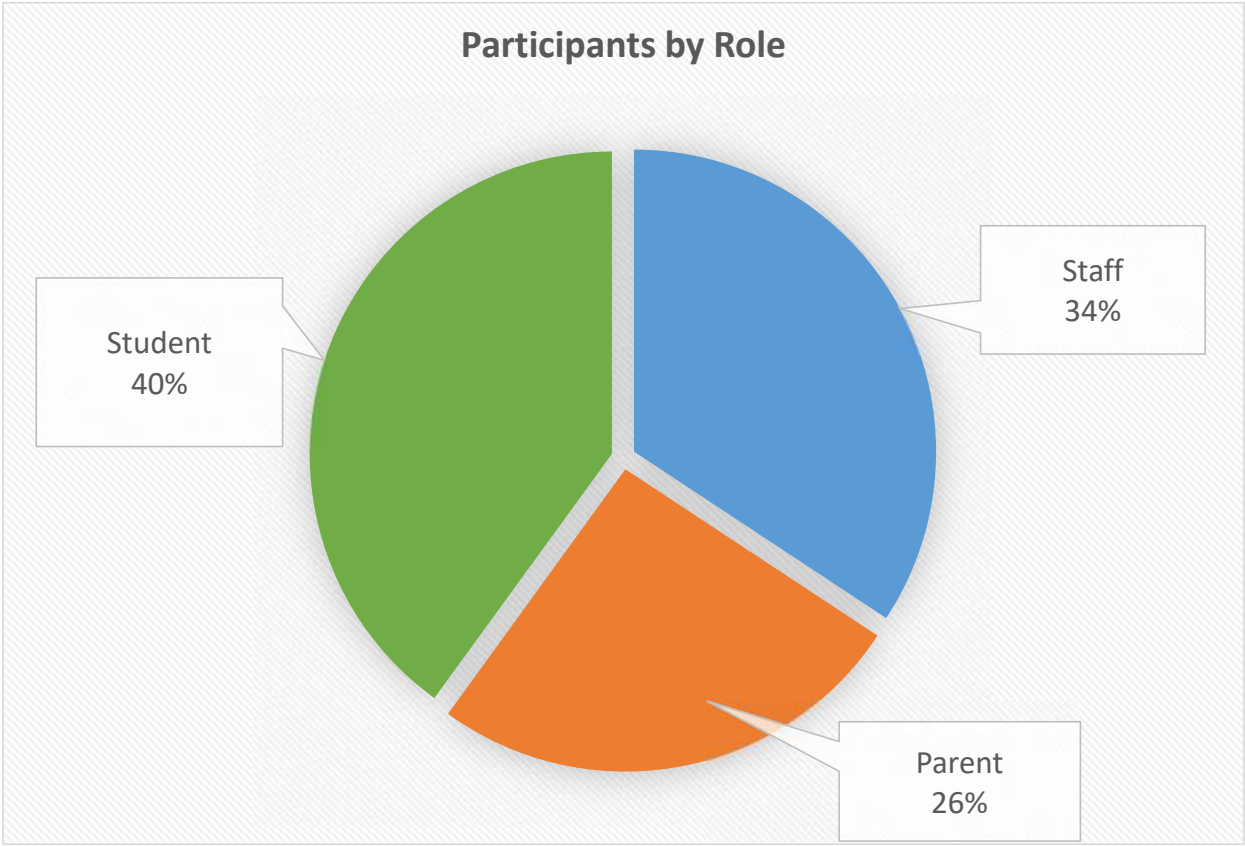


► COMMUNITY ENGAGEMENT – Responses

2. What are three words you would use to describe this project the first day of school?



► SURVEY RESULTS



Began November 18, 2024
Closed December 19, 2024

**Notifications sent out via Dojo, Remind,
Google Classroom, and flyers**

► **SURVEY RESULTS**

What do you feel are the strengths of your current school's educational environment?



► SURVEY RESULTS

What upgrades or educational spaces
could be added to better serve students?



PROGRAM REQUIREMENTS



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	
STUDENT SUPPORT SERVICES								
Adult Resource Room	1	136	136	Parent Coordinator	1	136	136	Staff Offices - 182 - Food Pantry room
ESL/ELL	1	643	643		1	643	643	Reading Intervention/ESL/ML 141
Instructional Coach	2	280	560		2	280	560	Resource - 119 & 208
Existing Speech	1	300	300	Speech - 130	2	280	560	Resource 120 & 209
Speech	1	280	280				0	
Psych/ Social Worker	3	139	417		2	139	278	Psychologist - 181 & Social Worker - 183
Existing Special Education	1	214	214	Classroom - 107				
Special Education	3	857	2,571		3	857	2,571	Life Skills - 111 & 114 - ESL 136
Special Education Toilet	2	75	150		2	73	146	Toilet 112 & 137
Special Education Resource	2	550	1,100		1	734	734	Reading Intervention 201
Special Education Storage Room	2	144	288		2	144	288	Storage - 11A & 112
Counselors	2	200	400		1	100	100	Counselor - 107
OT/PT	1	600	600		1	939	939	OT/PT - 180 (Storage - 180A)
ED Suite Flex Space	1	900	900	Can be divided up into 3 rooms				
Sensory/Timeout	1	113	113		1	113	113	Speech Therapy - 123
			8,672				7,068	

PROGRAM REQUIREMENTS

LEGAT ARCHITECTS Space	Lincoln Irving Addition				Hamilton Elementary School			
	Quantity	Room Size	Net Area	Notes	Quantity	Room Size	Net Area	Notes
BUILDING SUPPORT SPACES								
Existing Toilet Rooms (staff)	2	85	170	Room - 111 & 112				
Toilet Rooms (staff)	2	58	116		3	58	174	Toilet - 109, 138, & 162
Existing Toilet Rooms	6	322	1,932	Room - 125, 127x2, 131, 209, & 213				
Toilet Rooms	2	250	500		2	252	504	Girls - 172 & Boys - 174
Gender Neutral Toilet Rooms	2	60	120		1	58	58	Toilet - 163
Existing Building Storage	6	70	420	Room - 106, 114, 121, 203, 215, & 216				
Building Storage	1	50	50		2	84	168	Storage 167 & Speech Therapy 204
Existing Custodial Closets	3	168	504	Room - 117, 129, & 211				
Custodial Closets	2	50	100	Set of two washer and dryers	4	95	378	Custodian - 173, Janitor - 123A, 138A, & 203
Elevator	2	60	120		2	58	116	Elevator - 1L & 2L
Elevator Electrical Room	1	63	63		1	63	63	Machine - 230
Telecom/IT closet	1	139	139		1	139	139	IDF - 118
Existing Mechanical Room	1	781	781	Boiler Room - 124	1	818	818	Basement - 001
Mechanical Rooms	1	2,000	2,000		2	2,261	4,522	Mechanical Room - 231 & 232
Network Distribution Closet	1	170	170		1	170	170	MDF - 161
			7,185				7,110	
21st CENTURY LEARNING								
Break-out/Small Group (outside classrooms)	1	849	849	Lobby Flex Space	1	849	849	Portion of Lobby 101 - Flex Space
Professional Development/Seminar	1	878	878	PD/Flex/Etc.	1	950	950	Discovery Lab - 143
Learning Stair	1	714	714	Keep lobby and learning stair separated	1	714	714	Learning Stair - 116
Outdoor Learning - Early Childhood - Courtyard	0	5,000	0	Courtyard play area. Don't need specialized equipment like Hamilton	1	5,710	0	Outdoor Play - 000
			2,441				2,513	
EXPLORATORY CURRICULUM								
Existing Art Classroom	1	975	975		1	970	970	Art - 142
Art Kiln	1	60	60		1	61	61	Kiln - 142A
Art Storage	1	172	172		1	178	178	Storage - 142B
Music/Stage	1	950	950		1	981	981	Music/Stage - 151
Music Storage	1	100	100		1	86	86	Music Storage - 151B
Band/Orchestra	1	400	400				0	N/A
			2,657				2,276	

LEGAT ARCHITECTS Space	Lincoln Irving Addition				Hamilton Elementary School			
	Quantity	Room Size	Net Area	Notes	Quantity	Room Size	Net Area	Notes
PHYSICAL EDUCATION								
Gymnasium	1	6,000	6,000	Reuse existing gym for cafeteria	1	5,888	5,888	Gymnasium - 150
PE Office	1	120	120		1	45	45	PE Office - 152
PE Storage	1	300	300		1	290	290	PE Storage - 149
			6,420				6,223	
MEDIA CENTER								
Library	1	1,165	1,165		1	1,165	1,165	Reading - 115
IT Closet	2	50	100				0	N/A
Book Storage	1	500	500		1	211	211	Book Room - 121
Computer Room	1	1,000	1,000		1	1,050	1,050	Media Technology - 200
			2,765				2,426	
FOOD SERVICE								
Cafeteria	1	4,200	4,200		1	4,189	4,189	Commons - 144
Cafeteria Table Storage/Office	2	121	242		1	242	242	Utility - 158
Cafeteria/Gym Toilet	2	308	616	Boys 108 & Girls 107			0	Listed in - 146 & 147
Uni-Sex Toilet	2	70	140		2	69	138	Toilet - 146 & 147
Kitchen/Serving	1	1,000	1,000	Existing Kitchen is undersized	1	1,858	1,858	Kitchen - 157 (Includes Walk-ins - 115)
Kitchen Storage	1	250	250	Existing Storage is undersized	1	248	248	Dry Storage - 159
Dishwashing	1	213	213		1	213	213	Dish Room - 156
			6,661				6,888	
ADMINISTRATION								
Reception/Secretary	1	600	600	Sized for 2 people	1	609	609	Reception - 103
Waiting Area	1	300	300		1	929	929	Vestibule - 100 & Portion of Lobby - 101
Principal's Office	1	222	222		1	222	222	Principal - 105
Counselor's Office				0 Listed Above			0	Listed Above
Assistant Principal	1	158	158		1	165	165	Assistant Principal - 104
Small Conference Room	2	200	400		1	200	200	Conference - 106
Existing Nurse's Office	1	154	154		1	180	180	Nurse - 110
Nurse's Toilet & Shower	1	100	100		1	56	56	Toilet - 110A
Sensory/Timeout Room	2	113	226					
Existing Staff Work Room	1	207	207				0	
Staff Work Room/Lunch Room	1	906	906	Classroom Sized - restaurant style	2	337	674	Workroom - 108 & 168
Staff Toilet				0 Listed Above			0	Listed Above
PTA/Mother's Room	1	100	100				0	N/A
			3,373				3,035	

➤ 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	

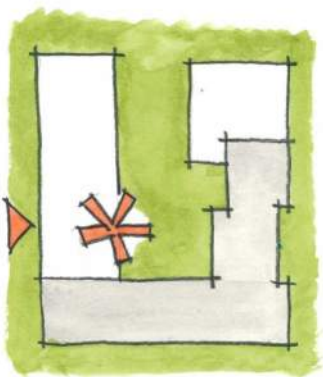
Total square footage numbers are gross totals

➤ SITE PLAN

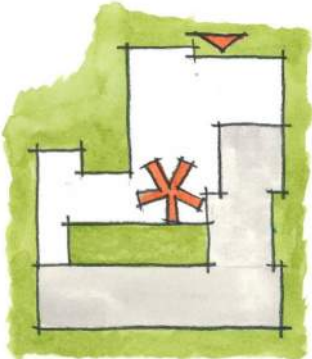
-  - Sun path
-  - Metro link stop
-  - One way
-  - Arterial road



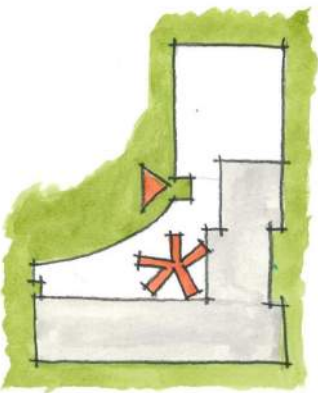
➤ CONCEPTUAL DESIGN – OPTIONS



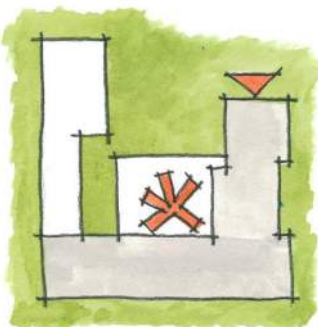
"L" or "U"



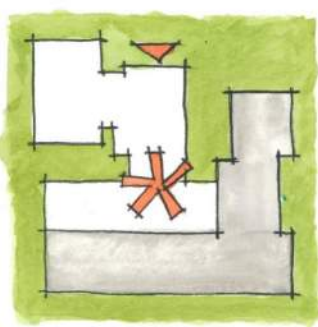
COURTYARD



ARC

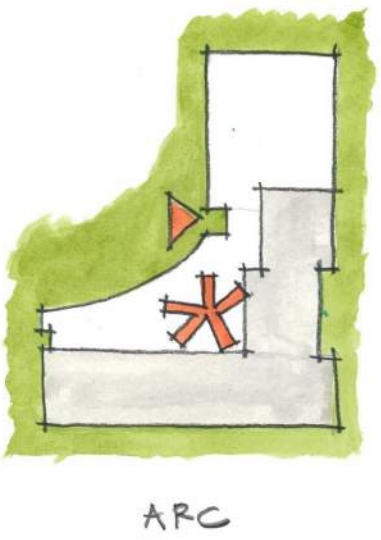
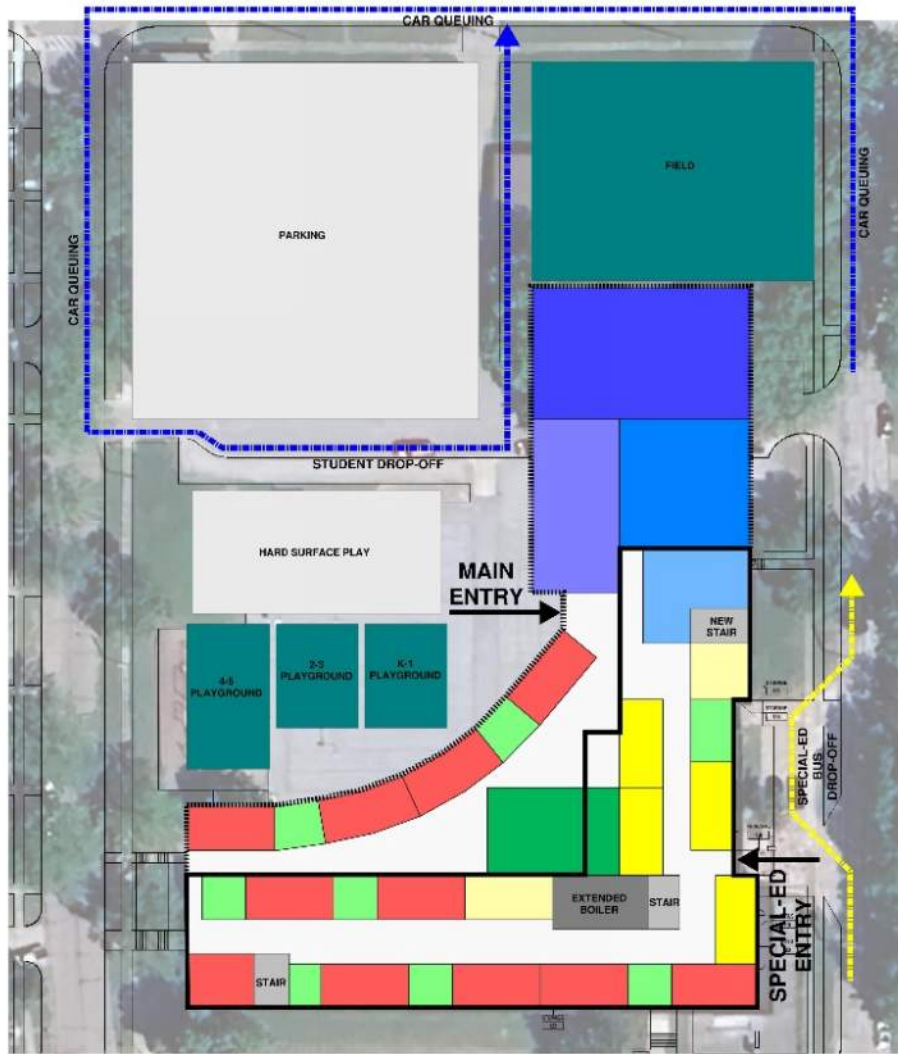
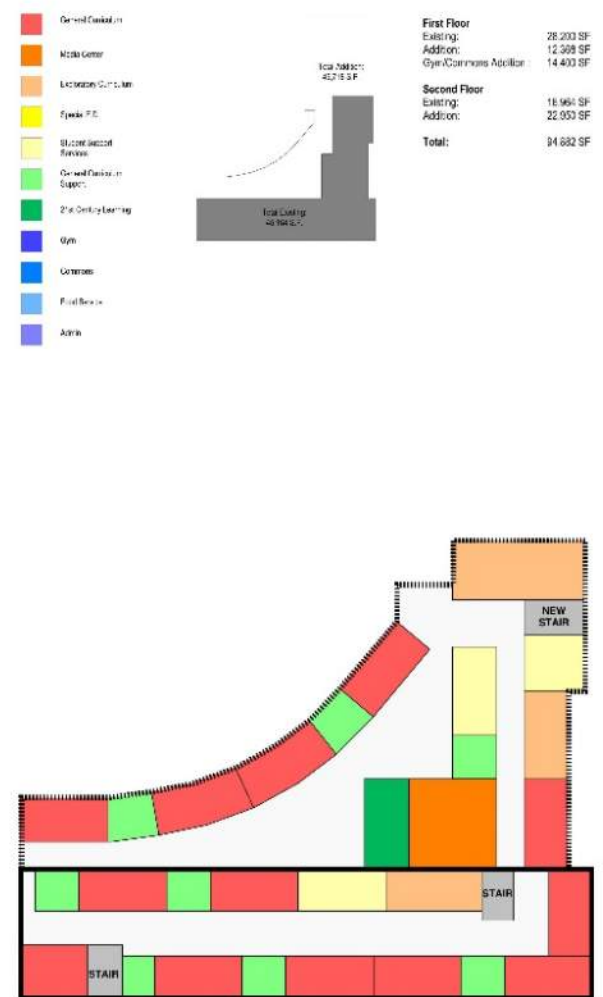


3-STORY

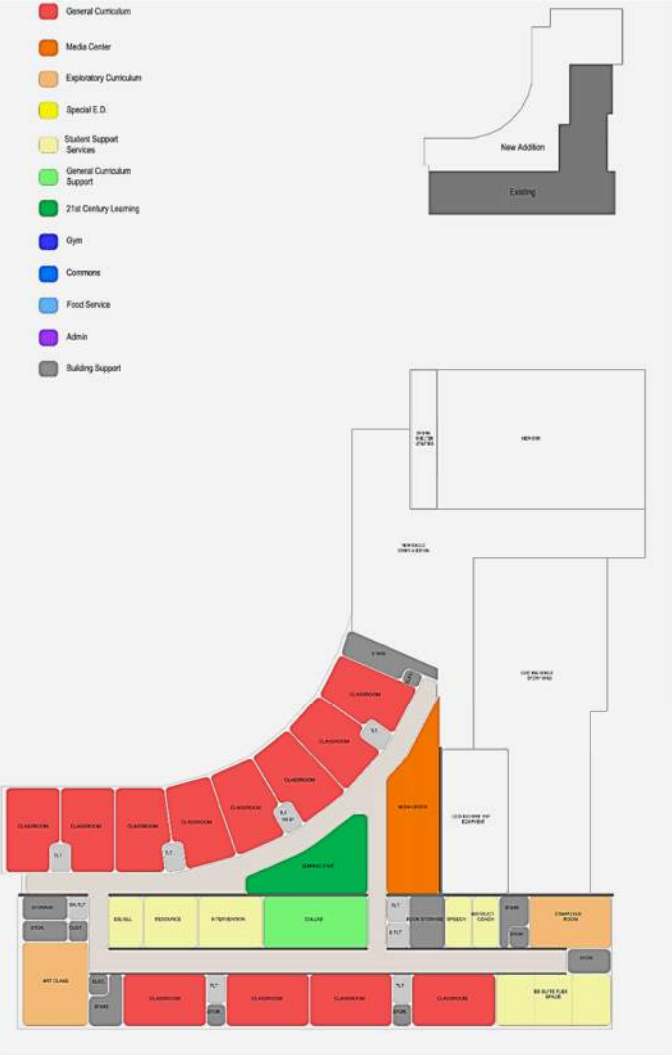


CENTRAL

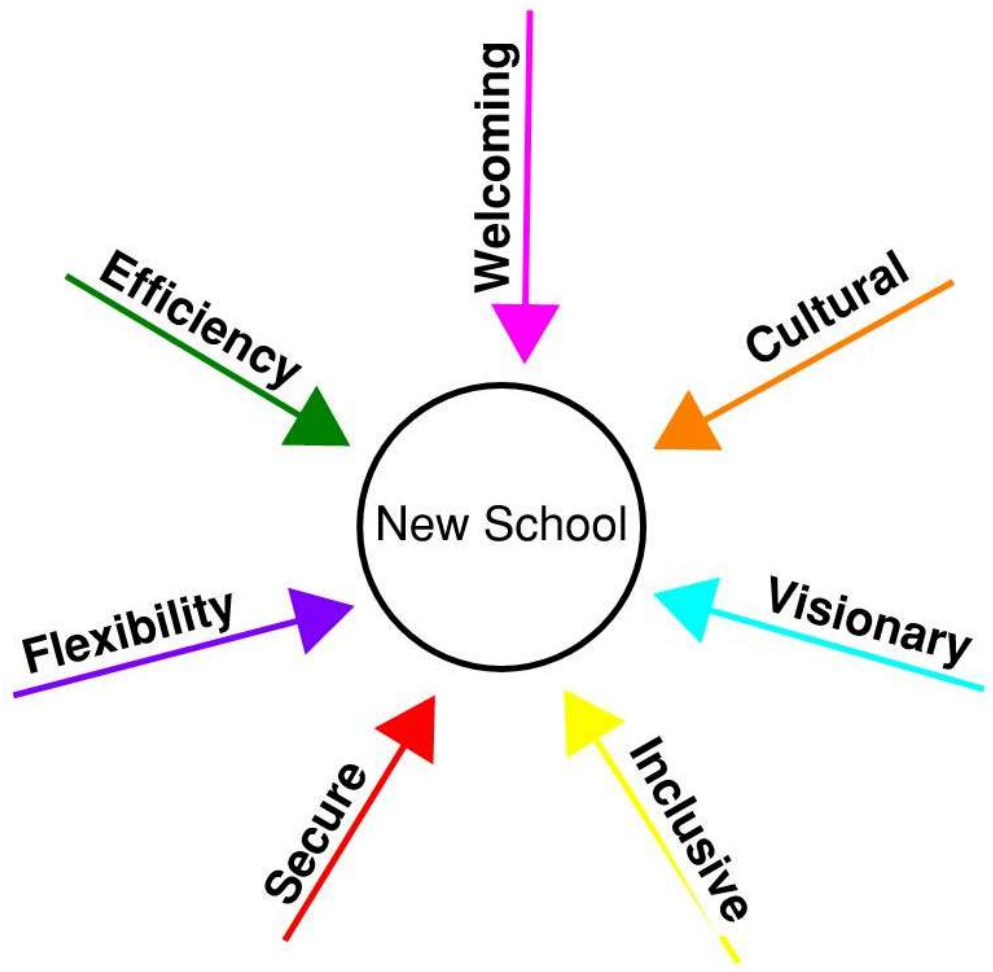
➤ **CONCEPTUAL DESIGN – CONSENSUS OPTION**



PROGRAM TEST FIT



➤ **CONCEPTUAL DESIGN – PROJECT FORCES**



➤ **CONCEPTUAL DESIGN – CULTURAL ROOTS**



 CULTURAL



 WELCOMING



 VISIONARY



 INCLUSIVE



 EFFICIENCY



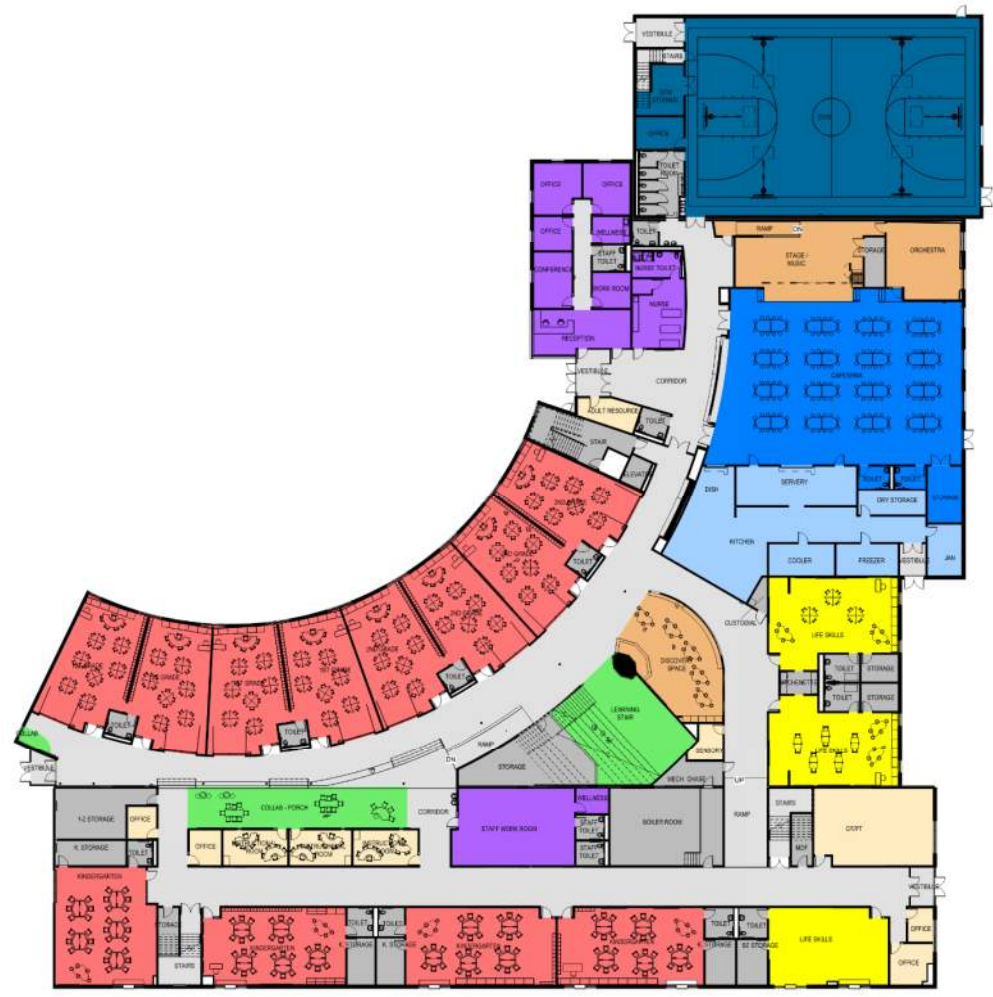
 FLEXIBILITY



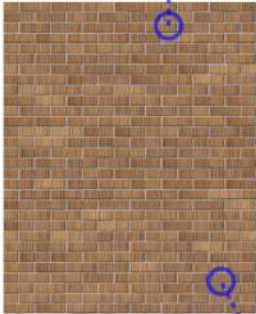
 SECURE



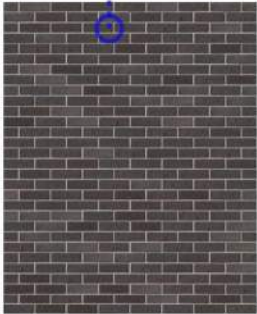
FLOOR PLAN



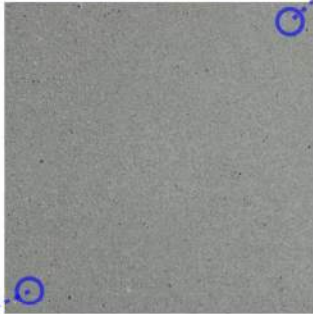
➤ **EXTERIOR COLOR PALETTE**



DESERT IRONSPOT



GRAPHITE



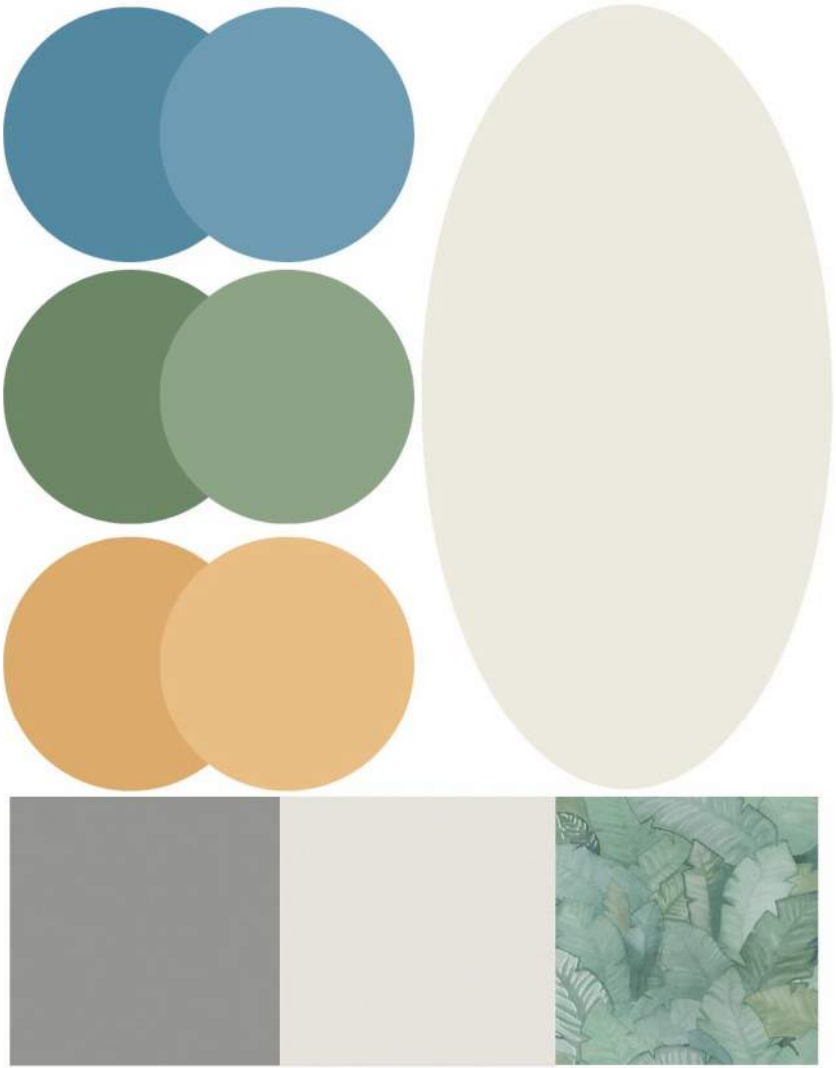
GRAY SANDBLASTED PRECAST



INSULATED METAL PANEL



➤ **INTERIOR COLOR PALETTE**



➤ VIDEO WALKTHROUGH



PROJECT BUDGET

Description	Rate		Amount	Totals	Cost per Unit
Construction Subtotal			26,965,879	26,965,879	289.75 /GSF
Estes Pre-Construction Fee			25,000		
Business Liability Insurance	0.900	%	242,918		
Surety Bond			171,497		
Estes Construction Fee	1.250	%	342,566		
Fees and Expenses			781,981	27,747,860	298.16 /GSF
Design Contingency	5.000	%	1,387,393		
Bid Contingency	5.000	%	1,456,763		
Total Construction Costs			2,844,156	30,592,016	328.72 /GSF
Design Fees	6.750	%	2,064,961		
Construction Contingency	5.000	%	1,632,849		
Fixtures, Furnishings & Equip			1,000,000		
Primary Builders Risk-NC	1.500	\$ / 1,000	54,216		
Site Survey			15,300		
Traffic Study			14,975		
Acoustic Sound Study			5,000		
A/V & Tech Equipment Allowance			200,000		
Security Equipment Allowance			300,000		
Document Reproduction			5,000		
Geotechnical Services			9,450		
Lead Abatement Allowance if needed			100,000		
Commissioning Allowance			100,000		
Shelter 3rd Party Commissioning			25,000		
Testing Services			25,000		
Total Other Costs			5,551,751	36,143,767	388.37 /GSF
Total				36,143,767	388.37 /GSF

➤ **PROPOSED SCHEDULE AND NEXT STEPS**



Community Engagement Process: Fall 2024

Schematic Design: Nov. 2024 – Jan. 2025

Design Development: Feb. 2025 – May 2025
Board Presentation May 27, 2025

Construction Documents: June 2025 – Oct. 2025

Department Committee Meetings	Ongoing throughout phase
Staff & Stakeholder Review	TBD September 2025
Community Informational Meetings	September/October 2025
Board Presentation	October 13, 2025

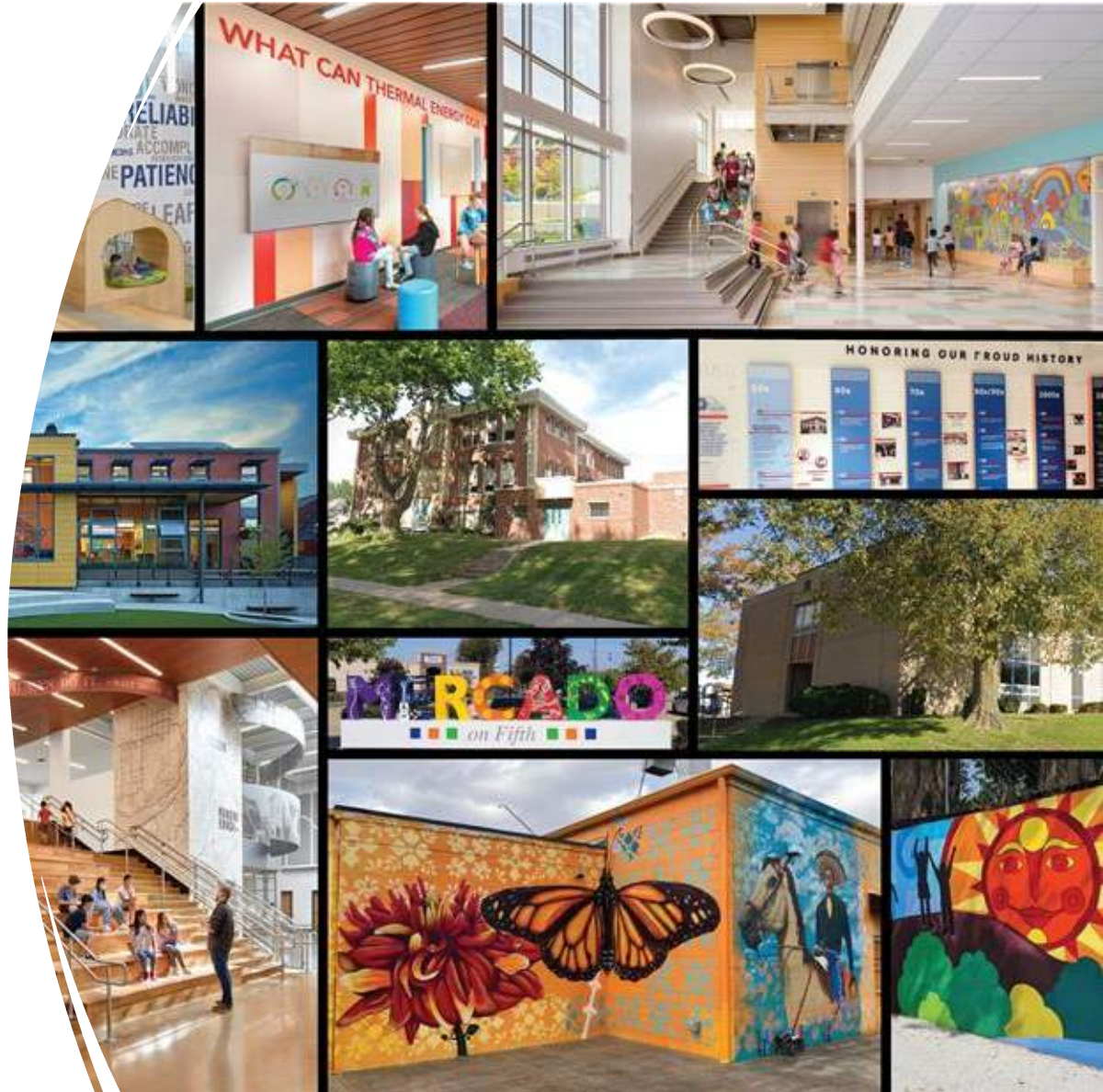


Bidding: November 2025

Construction Begins: March 2026

Occupancy: August 2027

WHAT'S IN
A NAME?



THANK YOU

LEGATARCHITECTS