Robinson School Building Committee: New Abbot Options

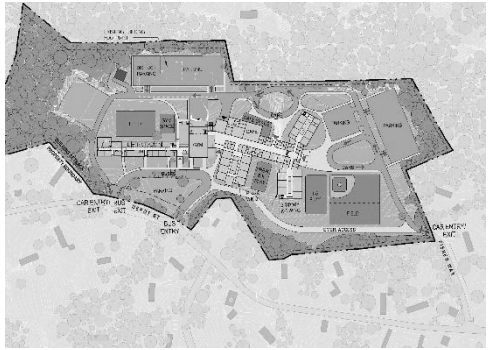
November 10, 2026



Colonel John Robinson Elementary School

LAVALLEE | BRENSINGER ARCHITECTS

ABBOT SITE ALTERNATIVES - Addition/Renovation and New



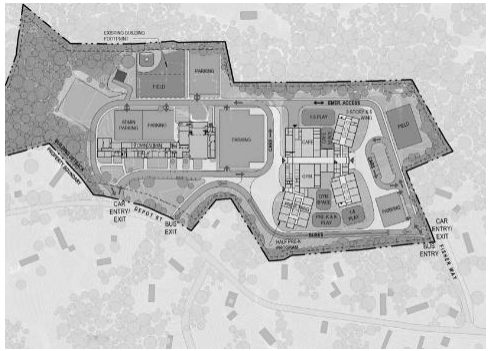
ABBOT 2

Addition with partial renovation of Abbot; replacement of district offices not included



ABBOT 2A

Addition with full renovation of Abbot for school use and district offices



ABBOT 3

New Construction; no work in Abbot; replacement of district offices not included



ABBOT 3A

New Construction with new district offices; no work in Abbot



ABBOT 3B

New Construction with full renovation of Abbot for Pre-K and District Offices

ABBOT 2 – Addition/Renovation – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation (Partial K-5)	16,004
GSF New (Pre-K, K-5)	129,536
Total GSF	145,540
Stories	1-3
Car Queue # *Provided/Needed*	71/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

New space for district offices not included in project scope.



LEGEND

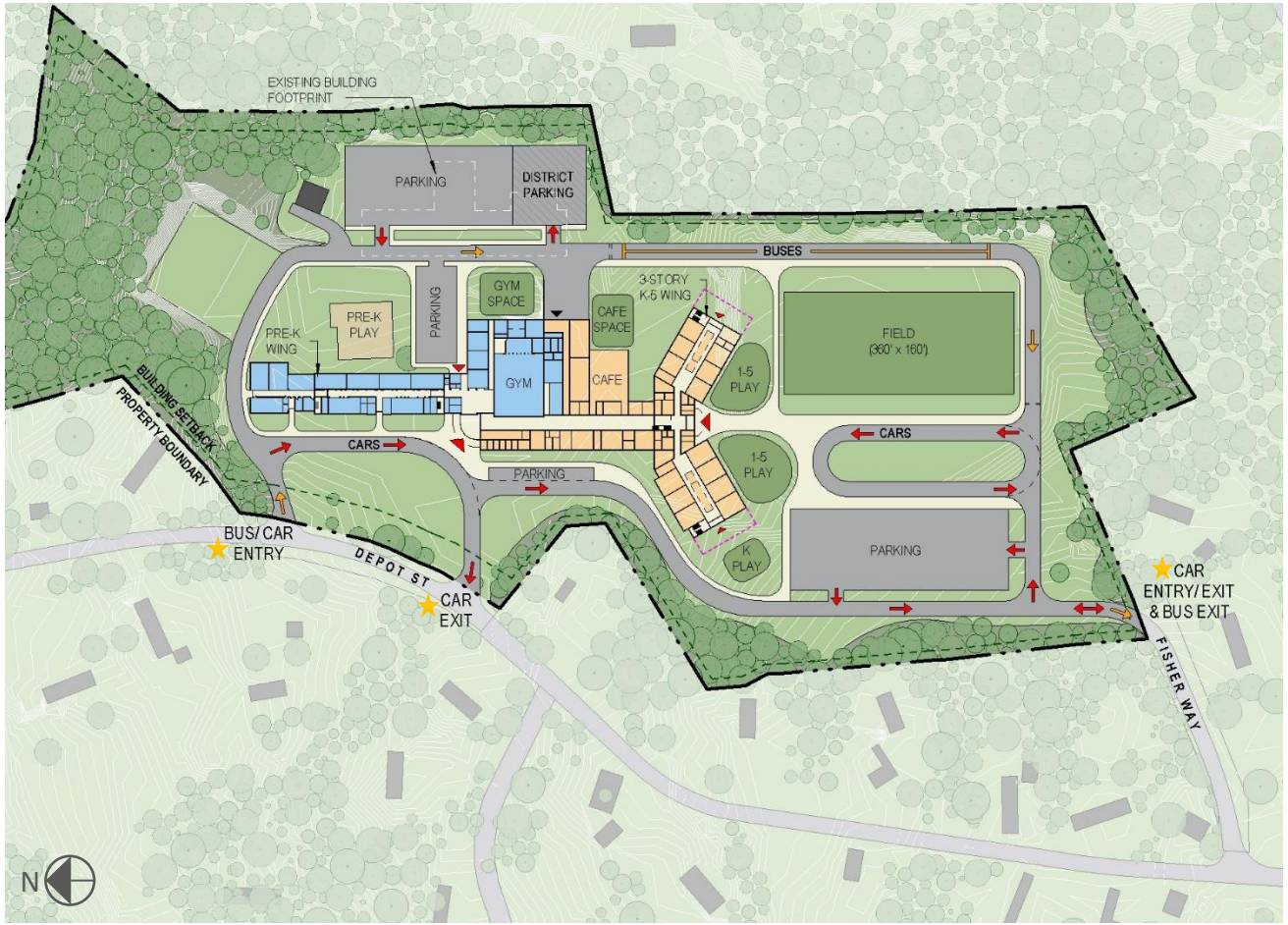
- EXISTING BUILDING RENOVATED
- FUTURE EXPANSION
- NEW CONSTRUCTION
- EXISTING; RENO NOT IN SCOPE

0' 80' 160' 320' 640'

ABBOT 2A – Addition/Renovation – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation (Pre-K)	19,605
GSF Renovation (District Offices)	15,540
GSF Renovation (Partial K-5)	22,796
GSF Renovation Total	57,941
GSF New (partial K-5)	102,055
Total GSF	159,996
Stories	1-3
Car Queue # *Provided/Needed*	66/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

Abbot renovated for Pre-K and District Offices.



LEGEND

- EXISTING BUILDING RENOVATED
- FUTURE EXPANSION
- NEW CONSTRUCTION
- EXISTING; RENO NOT IN SCOPE

0' 80' 160' 320' 640'

ABBOT 3 – New Construction – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	0
GSF New (Pre-K, K-5)	142,323
Total GSF	142,323
Stories	1-3
Car Queue # *Provided/Needed*	71/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

New space for district offices not included in project scope.



LEGEND

- EXISTING BUILDING RENOVATED
- FUTURE EXPANSION
- NEW CONSTRUCTION
- EXISTING; RENO NOT IN SCOPE

0' 80' 160' 320' 640'

ABBOT 3A – New Construction – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	0
GSF New (Pre-K, K-5)	142,323
GSF New (District Offices)	15,540
Total GSF	157,863
Stories	1-3
Car Queue # *Provided/Needed*	71/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

New district offices included in the new building. No work in Abbot included in scope.



ABBOT 3B – New Construction – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation (Pre-K)	19,605
GSF Renovation (District Offices)	15,540
GSF Renovation (Other)	22,796
GSF Renovation Total	57,941
GSF New (K-5)	122,718
Total GSF	180,659
Stories	1-3
Car Queue # *Provided/Needed*	71/71
# of Parking Spots *Provided/Needed*	262/262
# of Buses *Provided/Needed*	16/16
SF Playground	21,000

Pre-K and District Offices in renovated Abbot. Other space available.



LEGEND

- EXISTING BUILDING RENOVATED
- FUTURE EXPANSION
- NEW CONSTRUCTION
- EXISTING; RENO NOT IN SCOPE

0' 80' 160' 320' 640'

SUMMARY OF RENOVATION CODE TRIGGERS - EXISTING ABBOT

Required in any renovation:

Sprinkler & Fire Alarm

Trigger: Any building over 7,500 SF with major alterations or modifications

Requirement: New sprinkler and fire alarm systems.

Accessibility

Trigger: MAAB – cost of upgrades greater than 30% of assessed value; ADA compliance is always required.

Requirements: full accessibility upgrades, including:

- *Handicapped lift to stage*
- *Accessible bathrooms*

Required with change of use*

Education to Business:

Energy Code (Stretch Code)

Trigger: Change of use combined with increased energy use due to air conditioning

Requirement: full energy code compliance to meet current R-values.

- *Replace windows with high-performance windows.*
- *Add insulation to interior of exterior walls to meet current energy code.*

Structural

Trigger: Change of use plus higher live loading requirement of office space.

Requirement: reinforcing of second floor structure.

**District offices on the second floor is a change of use.*

Required with Level 3 alterations*

Reconfiguring space of more than 50% of the building area:

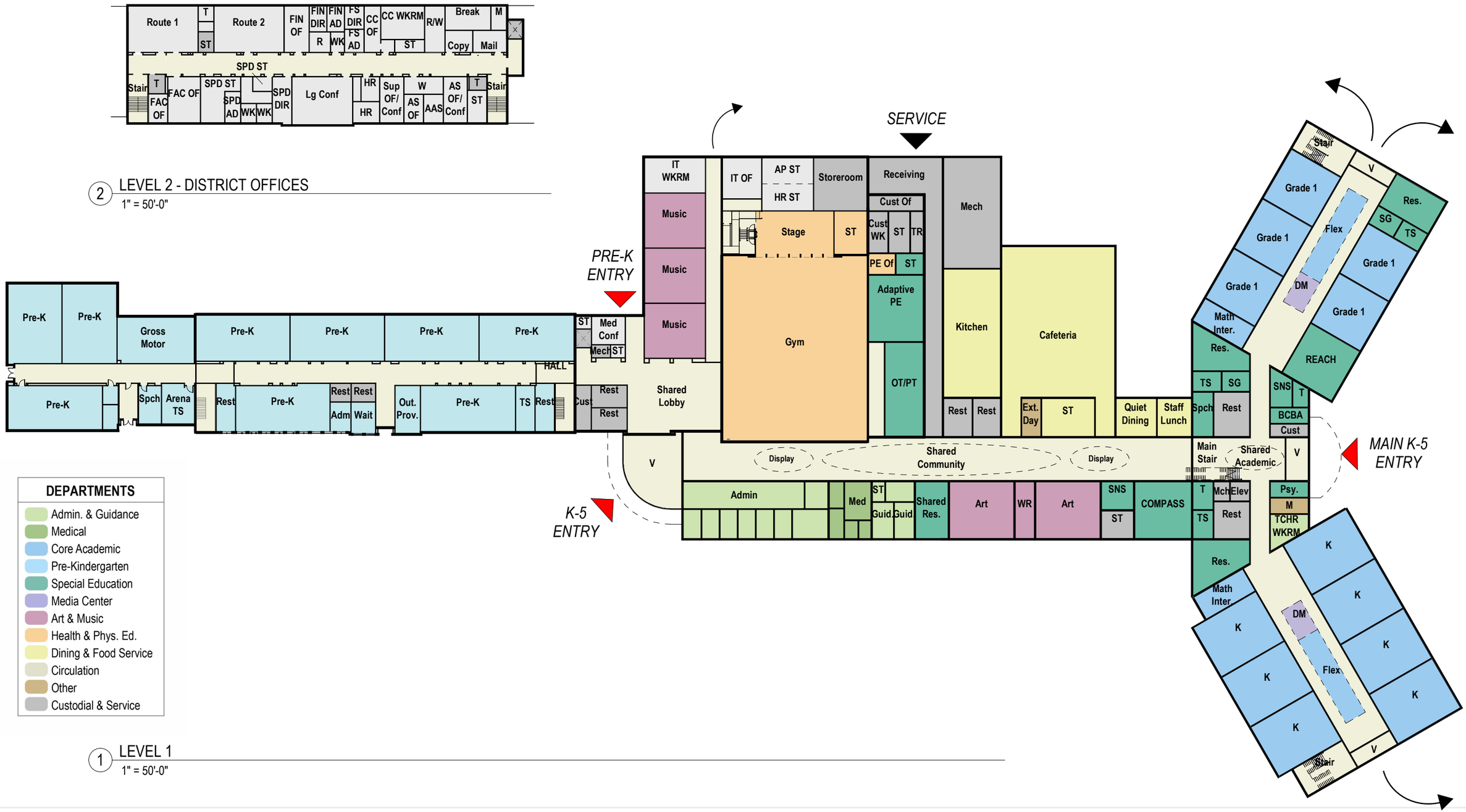
Structural

Trigger: Level 3 alterations (reconfiguring more than 50% of building area)

Requirement: seismic upgrades to existing masonry walls.

- *Existing 4" CMU walls – remove and replace with metal framed/drywall walls.*
- *Existing thicker CMU walls – brace and reinforce.*
- *Exterior masonry – secure exterior brick and CMU to structure with clip angles*

**Triggered because Pre-K program requires extensive reconfiguration of space.*



2 LEVEL 2 - DISTRICT OFFICES
1" = 50'-0"

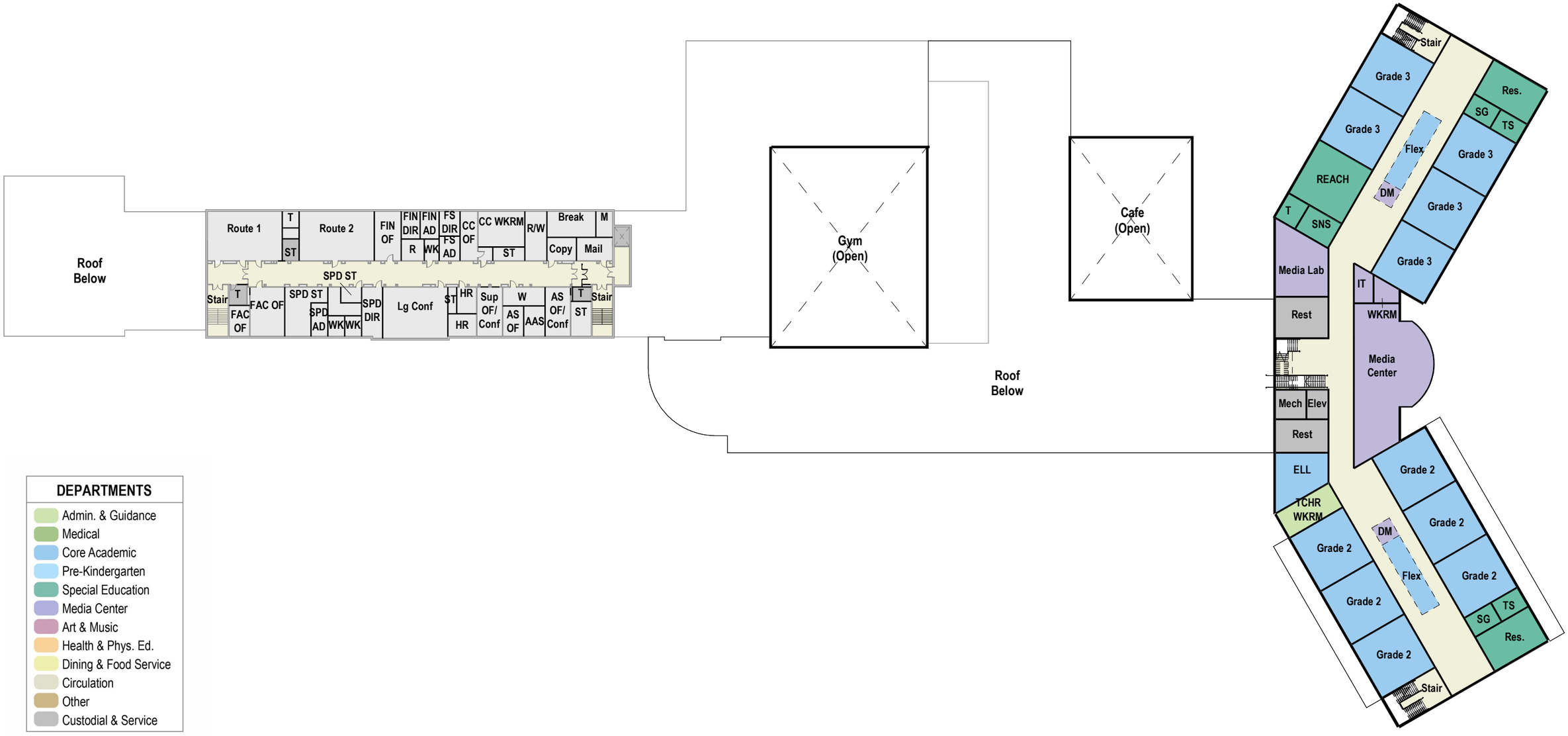
1 LEVEL 1
1" = 50'-0"

ABBOT - OPTION 2A ADDITION/RENOVATION, 705 STUDENTS + PRE-K

SCALE: 1" = 50'-0" N 04/16/2026

Abbot Elementary School 705 Add/Reno + Pre-K

LAVALLEE | BRENSINGER ARCHITECTS



DEPARTMENTS

- Admin. & Guidance
- Medical
- Core Academic
- Pre-Kindergarten
- Special Education
- Media Center
- Art & Music
- Health & Phys. Ed.
- Dining & Food Service
- Circulation
- Other
- Custodial & Service

2 LEVEL 2

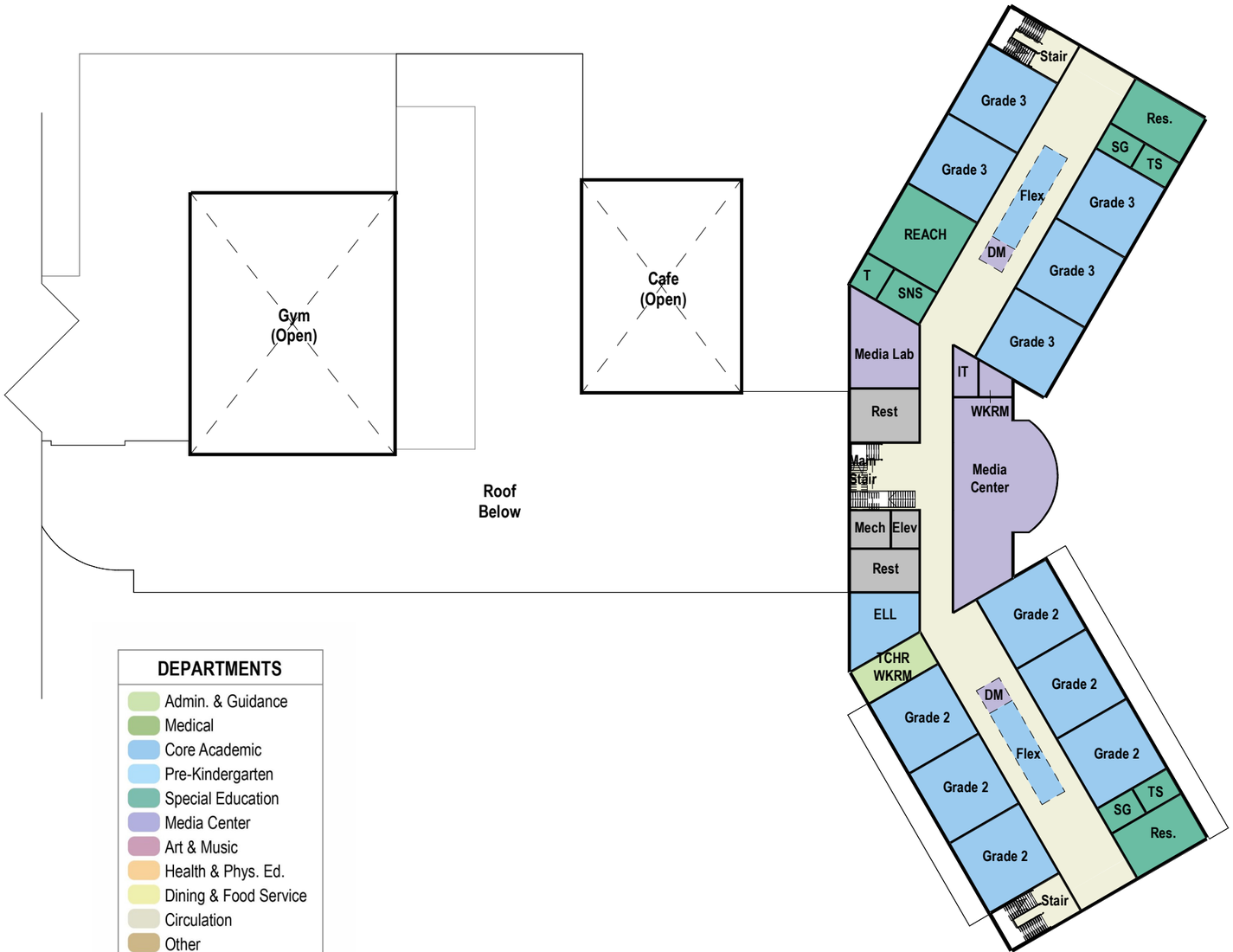
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ABBOT - OPTION 2A ADDITION/RENOVATION, 705 STUDENTS + PRE-K

Abbot Elementary School | 705 Add/Reno + Pre-K

SCALE: 1" = 50'-0" | 04/16/2026

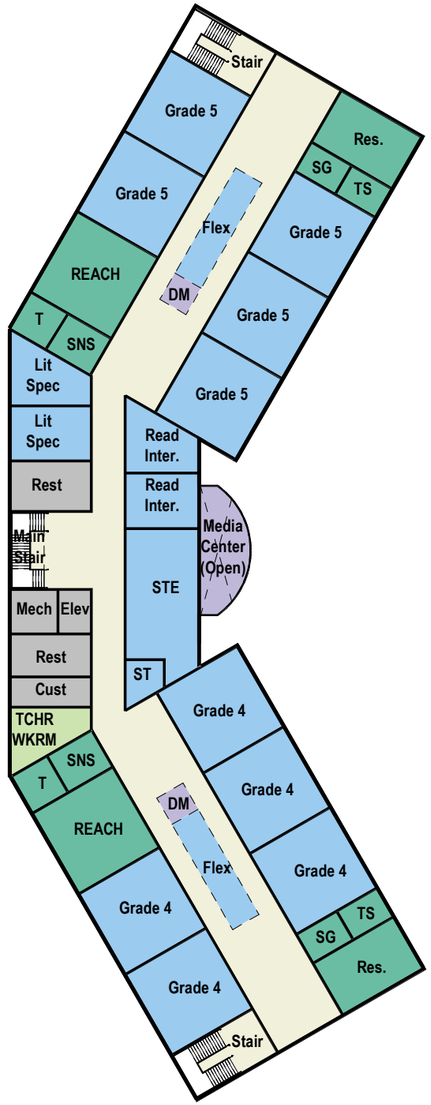
LAVALLEE | BRENSINGER ARCHITECTS



DEPARTMENTS

- Admin. & Guidance
- Medical
- Core Academic
- Pre-Kindergarten
- Special Education
- Media Center
- Art & Music
- Health & Phys. Ed.
- Dining & Food Service
- Circulation
- Other
- Custodial & Service

2 LEVEL 2 - PARTIAL
1" = 50'-0"



3 LEVEL 3
1" = 50'-0"

ABBOT - OPTION 2A ADDITION/RENOVATION, 705 STUDENTS + PRE-K

Abbot Elementary School | 705 Add/Reno + Pre-K

SCALE: 1" = 50'-0" | 04/16/2026

LAVALLEE | BRENSINGER ARCHITECTS



DEPARTMENTS

- Admin. & Guidance
- Medical
- Core Academic
- Pre-Kindergarten
- Special Education
- Media Center
- Art & Music
- Health & Phys. Ed.
- Dining & Food Service
- Circulation
- Other
- Custodial & Service

1 LEVEL 1
1" = 50'-0"

ABBOT -OPTION 3A NEW CONSTRUCTION, 705 STUDENTS + PRE-K

Town of Westford, MA

LEVEL 1 - 705 New + PK

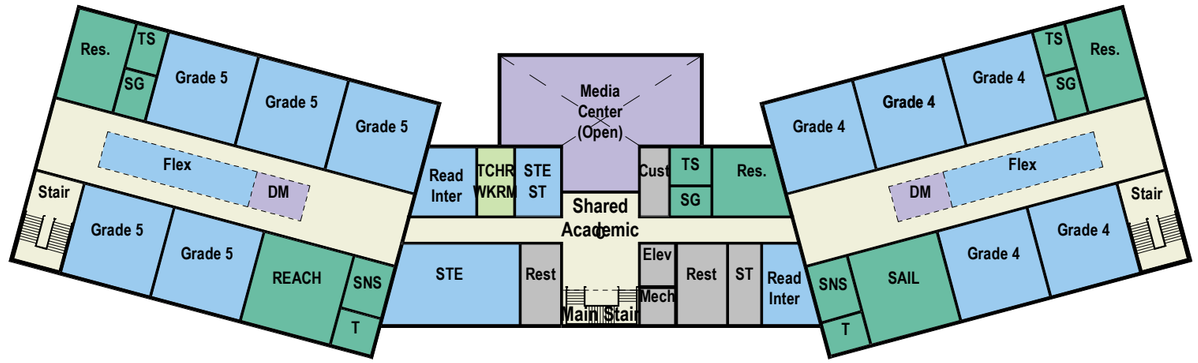
SCALE: 1" = 50'-0"

xx/xx/25

LAVALLEE | BRENSINGER ARCHITECTS



2 LEVEL 2
1" = 50'-0"



3 LEVEL 3
1" = 50'-0"

DEPARTMENTS

- Admin. & Guidance
- Medical
- Core Academic
- Pre-Kindergarten
- Special Education
- Media Center
- Art & Music
- Health & Phys. Ed.
- Dining & Food Service
- Circulation
- Other
- Custodial & Service

ABBOT -OPTION 3A NEW CONSTRUCTION, 705 STUDENTS + PRE-K

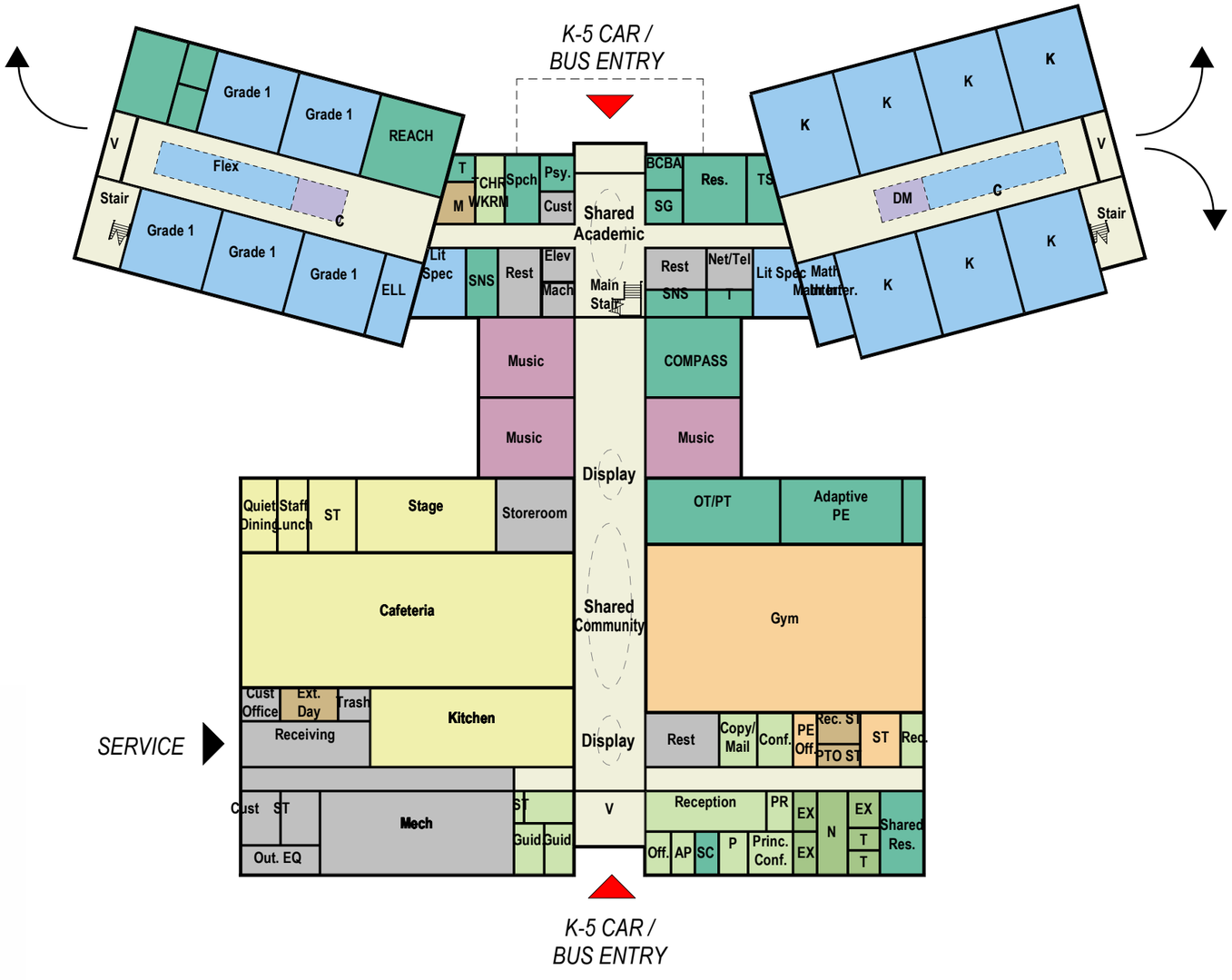
Town of Westford, MA

LEVEL 2 & 3 - 705 New + PK

SCALE: 1" = 50'-0"

xx/xx/25

LAVALLEE | BRENSINGER ARCHITECTS



DEPARTMENTS

- Admin. & Guidance
- Medical
- Core Academic
- Pre-Kindergarten
- Special Education
- Media Center
- Art & Music
- Health & Phys. Ed.
- Dining & Food Service
- Circulation
- Other
- Custodial & Service

1 LEVEL 1
1" = 50'-0"

ABBOT -OPTION 3B NEW CONSTRUCTION, 705 STUDENTS + PRE-K

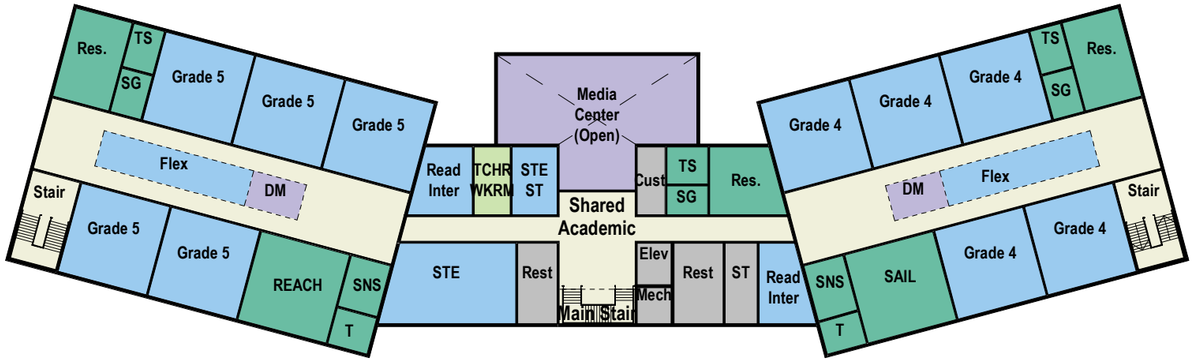
Town of Westford, MA

LEVEL 1 - 705 New + PK

SCALE: 1" = 50'-0"

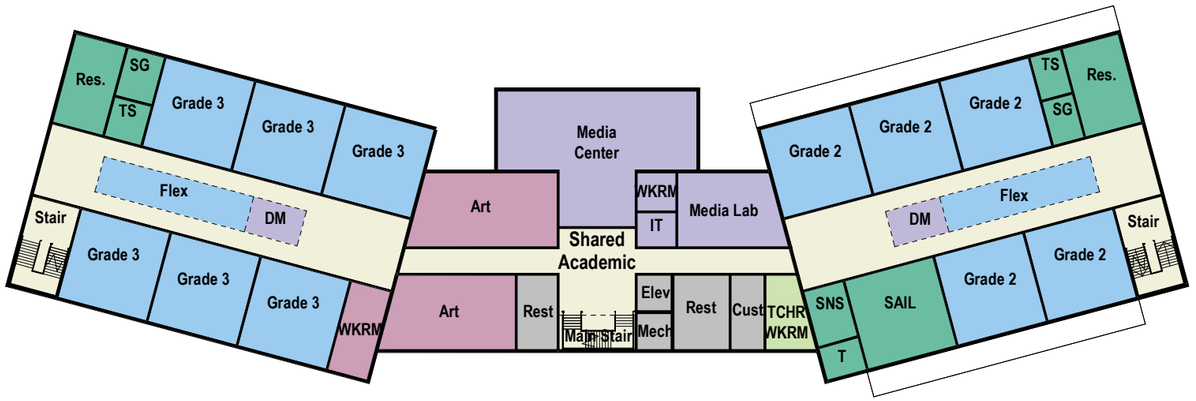
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LAVALLEE | BRENSINGER ARCHITECTS



3 LEVEL 3

1" = 50'-0"



DEPARTMENTS
Admin. & Guidance
Medical
Core Academic
Pre-Kindergarten
Special Education
Media Center
Art & Music
Health & Phys. Ed.
Dining & Food Service
Circulation
Other
Custodial & Service

2 LEVEL 2

1" = 50'-0"

ABBOT -OPTION 3B NEW CONSTRUCTION, 705 STUDENTS + PRE-K

Town of Westford, MA

LEVEL 2 & 3 - 705 New + PK

SCALE: 1" = 50'-0"

xx/xx/25

LAVALLEE | BRENSINGER ARCHITECTS



DEPARTMENTS

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- Media Center
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- Custodial & Service

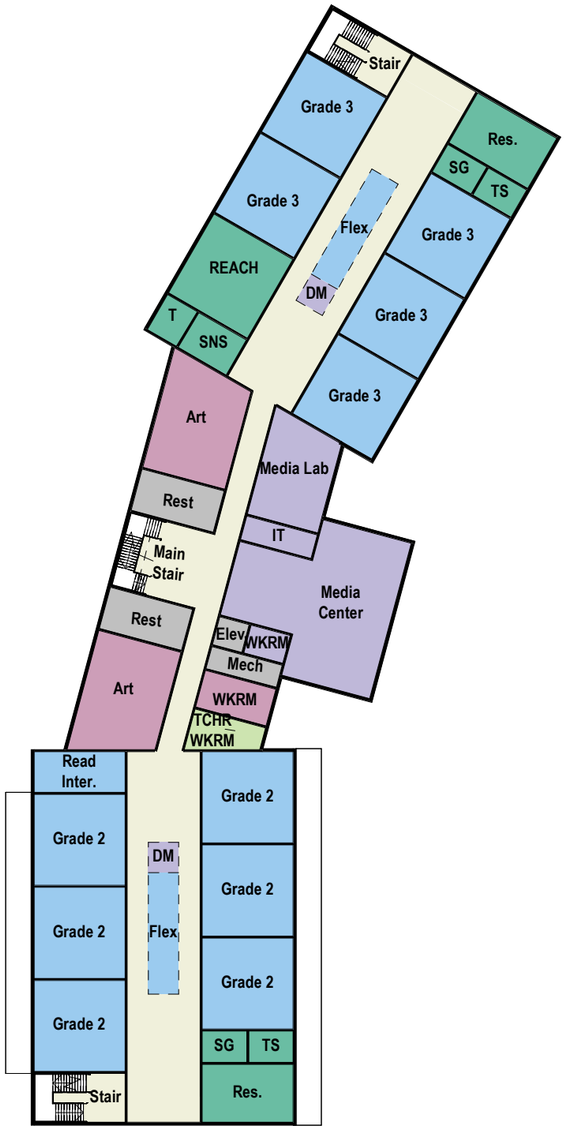
1 LEVEL 1
1" = 50'-0"

ABBOT - OPTION 2 ADDITION/RENOVATION, 705 STUDENTS + PRE-K

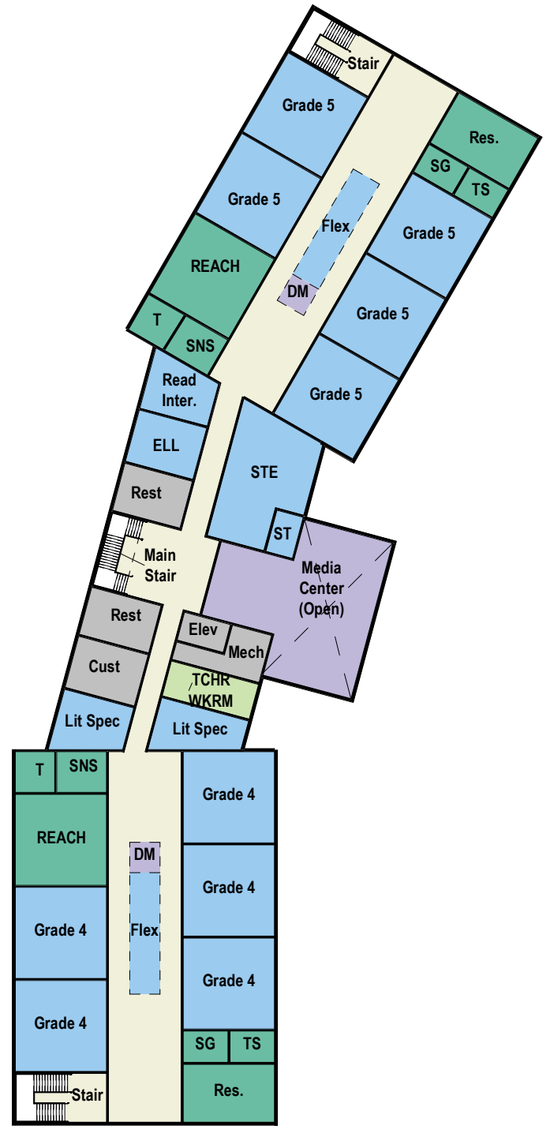
SCALE: 1" = 50'-0" N 04/16/2026

Abbot Elementary School 705 Add/Reno + Pre-K

LAVALLEE | BRENSINGER ARCHITECTS



2 LEVEL 2
1" = 50'-0"



3 LEVEL 3
1" = 50'-0"

DEPARTMENTS
Admin. & Guidance
Medical
Core Academic
Pre-Kindergarten
Special Education
Media Center
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Health & Phys. Ed.
Dining & Food Service
Circulation
Other
Custodial & Service

ABBOT - OPTION 2 ADDITION/RENOVATION, 705 STUDENTS + PRE-K

Abbot Elementary School | 705 Add/Reno + Pre-K

SCALE: 1" = 50'-0" | N | 04/16/2026

LAVALLEE | BRENSINGER ARCHITECTS



DEPARTMENTS

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- Media Center
- Art & Music
- Health & Phys. Ed.
- Dining & Food Service
- Circulation
- Other
- Custodial & Service

1 LEVEL 1
1" = 50'-0"

ABBOT -OPTION 3 NEW CONSTRUCTION, 705 STUDENTS + PRE-K

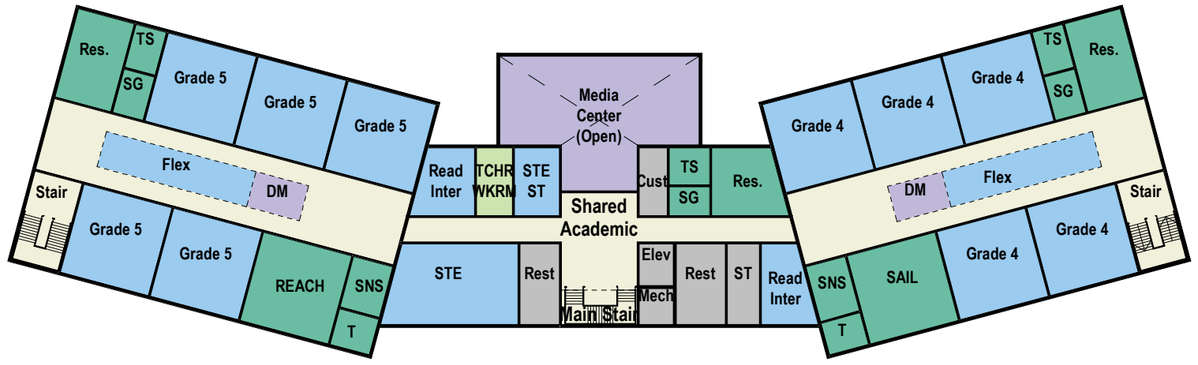
Town of Westford, MA

LEVEL 1 - 705 New + PK

SCALE: 1" = 50'-0"

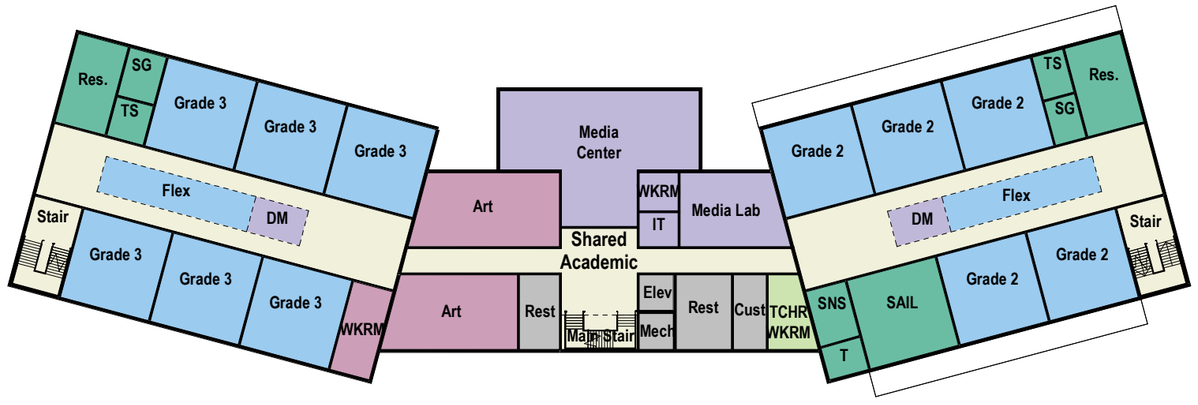
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LAVALLEE | BRENSINGER ARCHITECTS



3 LEVEL 3

1" = 50'-0"



2 LEVEL 2

1" = 50'-0"

DEPARTMENTS

- Admin. & Guidance
- Medical
- Core Academic
- Pre-Kindergarten
- Special Education
- Media Center
- Art & Music
- Health & Phys. Ed.
- Dining & Food Service
- Circulation
- Other
- Custodial & Service

ABBOT -OPTION 3 NEW CONSTRUCTION, 705 STUDENTS + PRE-K

Town of Westford, MA

LEVEL 2 & 3 - 705 New + PK

SCALE: 1" = 50'-0"

xx/xx/25

LAVALLEE | BRENSINGER ARCHITECTS