

Town of Sudbury

Community Preservation Committee

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BY: <http://www.sudbury.ma.us>
email: cpc@sudbury.ma.us

PROJECT SUBMISSION FORM

Submitter: Bella Wong, Superintendent/Principal Submission Date: November 7, 2016

Group or Committee Affiliation (if any): Lincoln-Sudbury Regional High School

Submitter's address and phone number:

390 Lincoln Road
Sudbury, MA 01776
978-443-9961 x2373

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: Bella_Wong@lsrhs.net

Project Name: Renovation of 420 Lincoln Road, Sudbury, MA

Project Description: Renovation of above named property for re-use as LS Hub for Innovation
See attached.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2018	\$813,000	\$400,000	other grant funding
2019			
2020			
2021			
2022			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

See attached.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

LS School Committee and any other boards you may recommend.

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____



Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>
email: cpc@sudbury.ma.us

ALTERNATE

PROJECT SUBMISSION FORM

Submitter: Bella Wong, Superintendent/Principal Submission Date: November 7, 2016

Group or Committee Affiliation (if any): Lincoln-Sudbury Regional High School

Submitter's address and phone number:

390 Lincoln Road
Sudbury, MA 01776
978-443-9961 x2373

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: Bella_Wong@lsrhs.net

Project Name: Renovation of 420 Lincoln Road, Sudbury, MA

Project Description: Renovation of above named property for re-use as LS Hub for Innovation
See attached.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2018	\$508,000	\$250,000	other grant funding
2019	\$305,000	\$150,000	
2020			
2021			
2022			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

See attached.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

LS School Committee and any other boards you may recommend.

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____

To: Town of Sudbury Community Preservation Committee

From: Bella Wong, Superintendent/Principal
Lincoln-Sudbury Regional High School

Date: November 2, 2016

Re: Request for funds to renovate 420 Lincoln Road at corner of Lincoln and
Sudbury Roads

The building at 420 Lincoln Road is a two story wooden house located on the corner of Lincoln and Sudbury Roads on the Lincoln-Sudbury Regional High School District Campus. It was last used as a preschool. The house has remained dormant since the preschool was closed in January 2010.

The house is zoned for educational use. For the house to be re-used, it must be renovated in order to be compliant with existing building codes. An architectural review indicates restoration of necessary items (roof repair, electrical wiring, water tank, structural members, windows, asbestos removal and other code compliance) would cost approximately \$560,000. (Phase 1: \$320,000; Phase 2: \$240,000).

The district needs to restore the building in order to maintain the integrity of the structure and wishes to use it as a site for the L-S Hub for Innovation. A description of the Hub is attached. Additional cost of renovation for this purpose is \$260,000 (Phase 1: \$190,000; Phase 2: \$65,000). While the house is not registered as a historical structure it has a well-known local historical context.

The land on which the high school currently sits was once a chicken farm, "Featherland." The house was the home to one of the farmworkers who later became the aunt of Richard Brooks who served as a member of the L-S School Committee in the late 1970s. The renovation intends to restore the facility and retain its current aesthetic character in order to remain consistent with the historic district that lies adjacent to the school campus.

To this end, the project may be compatible with the following criteria considered for CPC funding:

Open Space

- **Border a scenic road**

The house borders a picturesque Sudbury historic district.

Historical

- **Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened**

The project is to restore a building sorely in need of renovation to maintain its structural integrity and be used for an educational purpose.

- **Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance**

This is a publicly owned structure with a historical context.

- **Project is within the Sudbury Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Sudbury Historic Properties Survey**

The house structure borders a Sudbury Historic District.

- **Project demonstrates a public benefit**

The Hub for Innovation will foster student project based learning for the purpose of developing skills for social entrepreneurship. This is an important skill set for L-S students to have as we prepare them to be active participants in the economy of the future. The social aspect of the Hub facilitates a need to understand and leverage social empathy in order to build solutions to resolve long term dilemmas on a global scale.

- **Project demonstrates the ability to provide permanent protection for maintaining the historic resource**

The project will support active sustainable re-use of the facility for an educational purpose.

Launching the Lincoln Sudbury Hub for Innovation: Vision Statement

One of our two continuing overarching school goals is: What students should be able to do by the time they graduate? This question necessarily requires us to consider how we are preparing students to be successful in a future we expect to look very different than today. Contemporary research behooves us to foster the development of skills that will support a mindset for adaptability and creative innovation.

The center for innovation will provide a hub for project-based learning. The intention is to support projects developed via an established design thinking protocol whereby students are prompted to think carefully how to define the problem and the iterative process they will use to resolve a solution. The process will likely involve a team and a strategy on how to garner resources. Students will be encouraged to think of applications to social and technical global issues when defining problems for their projects. The ultimate mission is to encourage students to think of themselves as social entrepreneurs for the future.

The hub will be located at the house located at the southwest part of campus. The house has not been in use for several years. Design for the renovation will restore the house to satisfy building codes and incorporate sustainable elements. It will be a model for reuse of an existing property re-designed to be more environmentally friendly. It is anticipated students will be part of the design thinking to resolve a best solution for this challenge working under the guidance of professional architects and our teacher of the architecture class. This will be open to participation by any interested student at the high school.

The new hub will provide a space to promote synergy among other project designers. Its location naturally lends itself to be visible to the community. We hope community members will be drawn into student project development. We hope its site and location will serve as a symbolic emblem of LS and its community working together to prepare its students for the 21st century.

First stage is to design and implement a renovation of the house structure on the southwest corner of the school campus to incorporate sustainable elements and create a suitable hub space for the center for innovation. Design will be informed by a vision for the center of innovation developed with input from the LS School Community.

Concurrent with design and construction will be the launching of pilot student projects to help inform further project development.

**LINCOLN SUDBURY REGIONAL HIGH SCHOOL
HUB FOR INNOVATION**



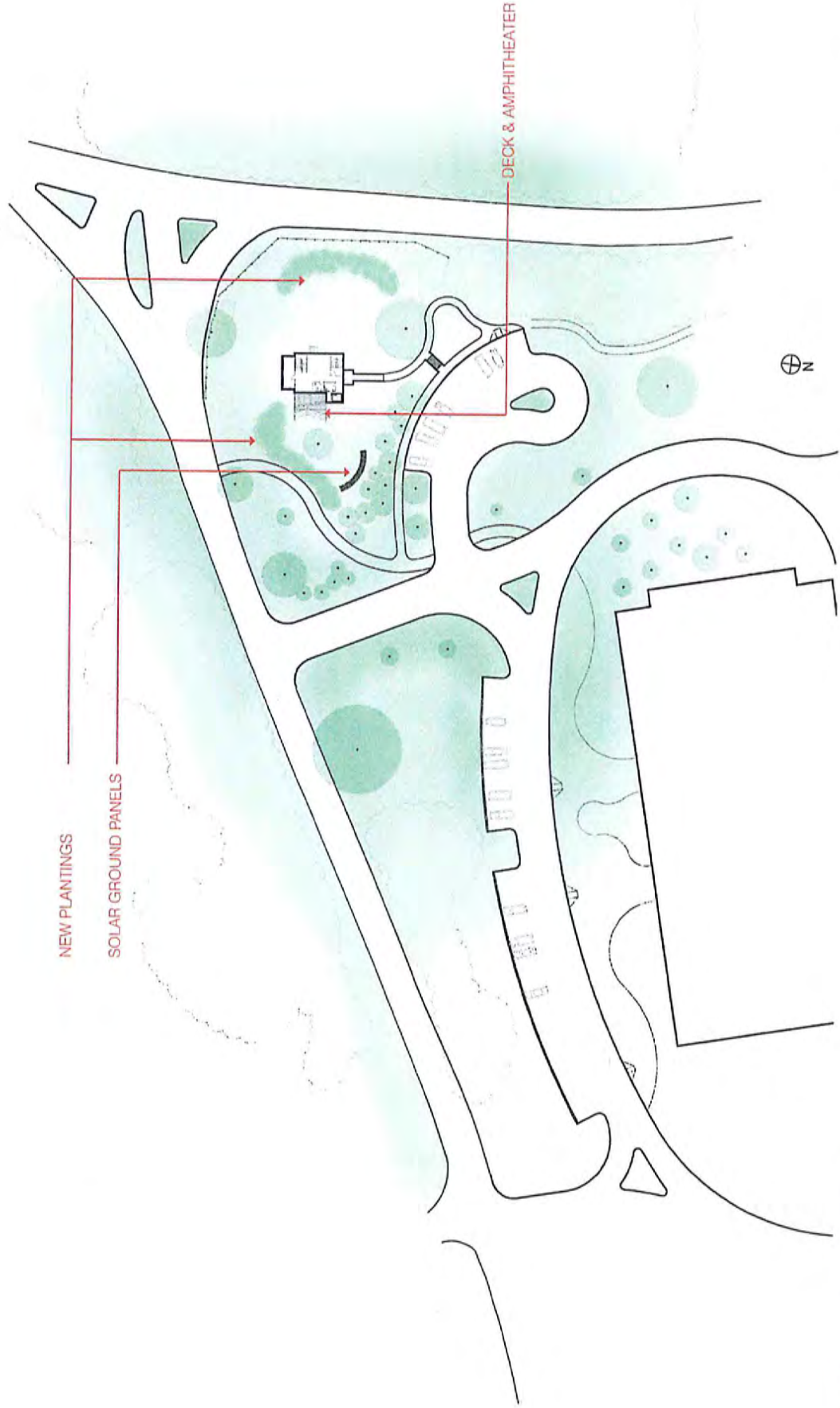
Existing Conditions - Site Plan

Lincoln Sudbury High School Hub for Innovation

390 Lincoln Rd, Sudbury, MA

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741 MOULTON ALLEN ST. WATERLOO, MA 02157 TELEPHONE: 617-254-9127



NEW PLANTINGS

SOLAR GROUND PANELS

DECK & AMPHITHEATER



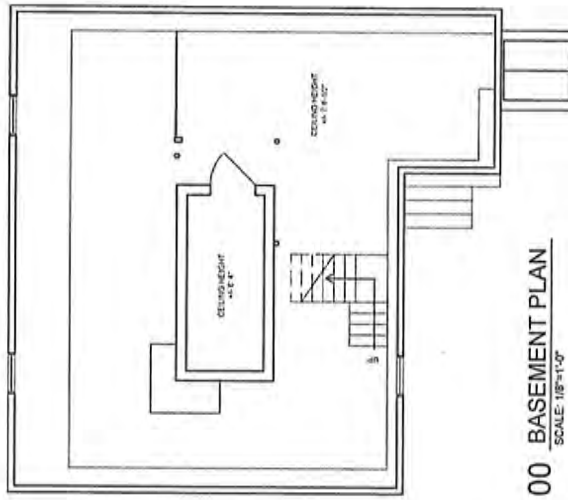
Proposed Renovation - Site Plan

Lincoln Sudbury High School Hub for Innovation

390 Lincoln Rd, Sudbury, MA

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 741 MCCLINT AVE SUITE 101 RICHMOND MA 01827 TELEPHONE: 617-445-5827



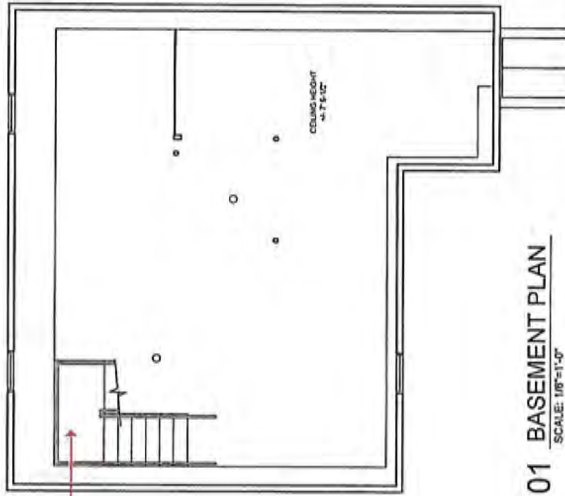
00 BASEMENT PLAN
SCALE: 1/8"=1'-0"

Existing Conditions - Basement Plan

Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd., Sudbury, MA

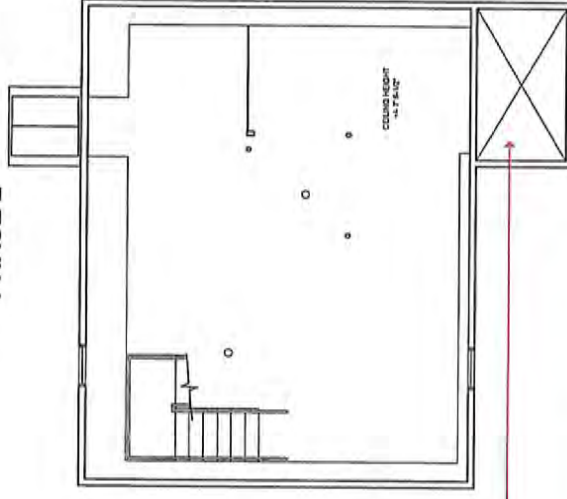
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PHASE 1



01 BASEMENT PLAN
SCALE: 1/8"=1'-0"

PHASE 2



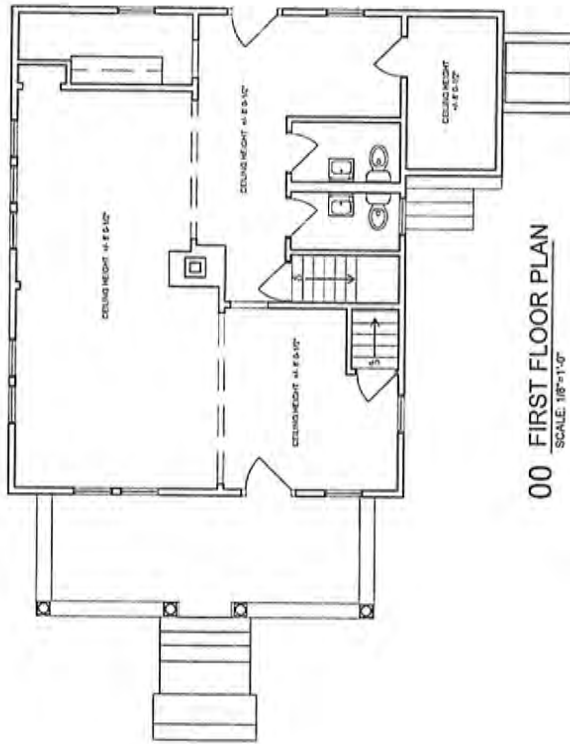
02 BASEMENT PLAN
SCALE: 1/8"=1'-0"

Proposed Renovation - Basement Plan

Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd, Sudbury, MA

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741 MOUNTAIN AVENUE SUITE 1 WATERLOO, MA 02477 TELEPHONE: 617-445-5187

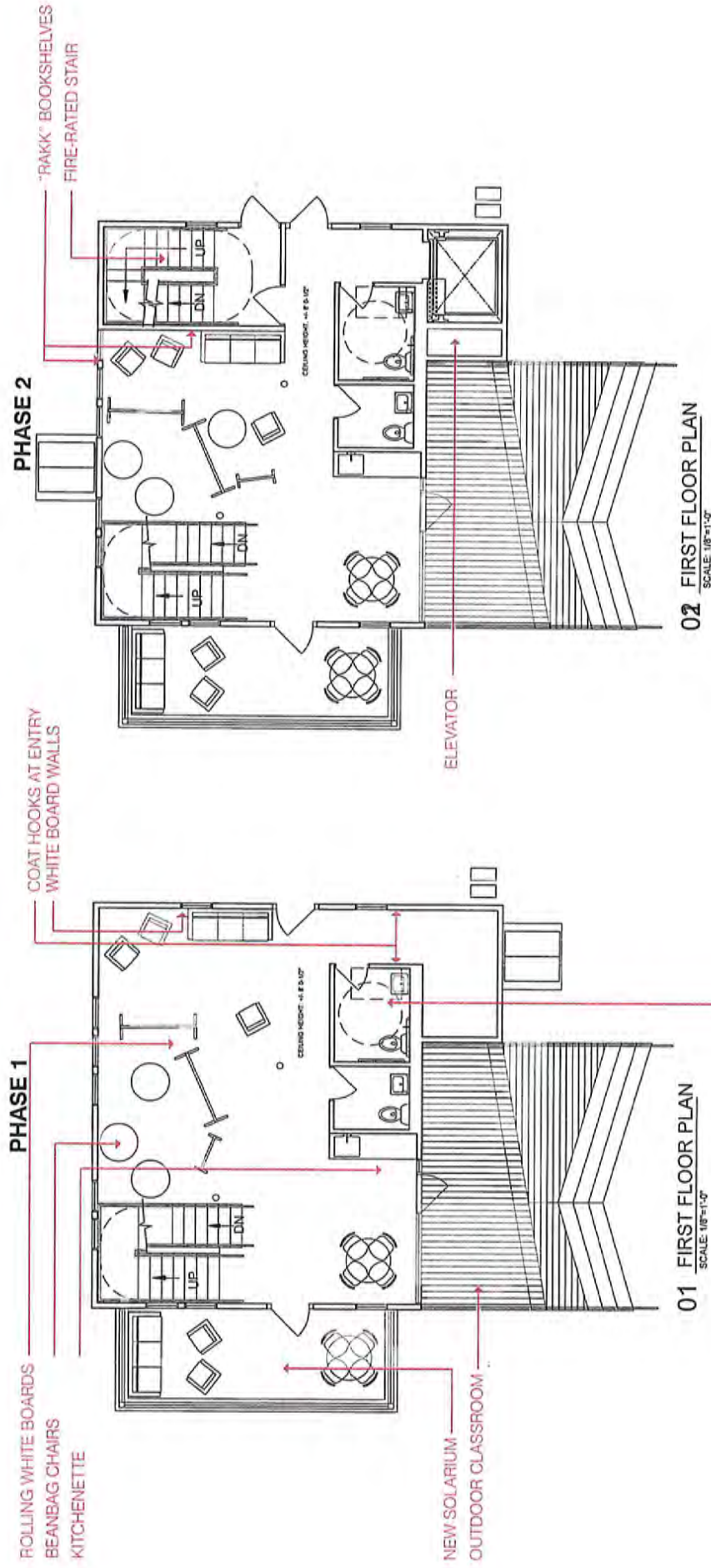


00 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

Existing Conditions - First Floor Plan

Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd., Sudbury, MA

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THREE RESTROOMS REQUIRED, VARIANCE NEEDED FOR PHASE 1
UNTIL THIRD RESTROOM ADDED IN PHASE 2

Proposed Renovation - First Floor Plan

Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd, Sudbury, MA

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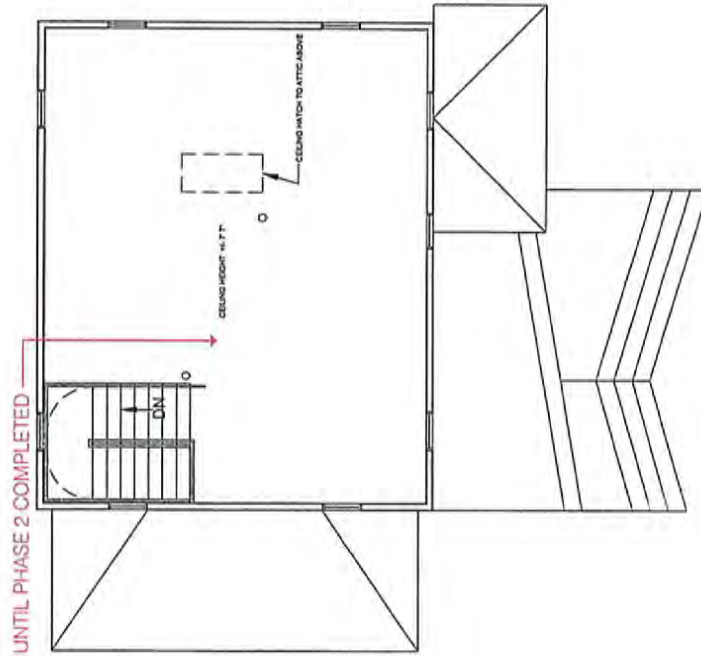
00 SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

Existing Conditions - Second Floor Plan

Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd, Sudbury, MA

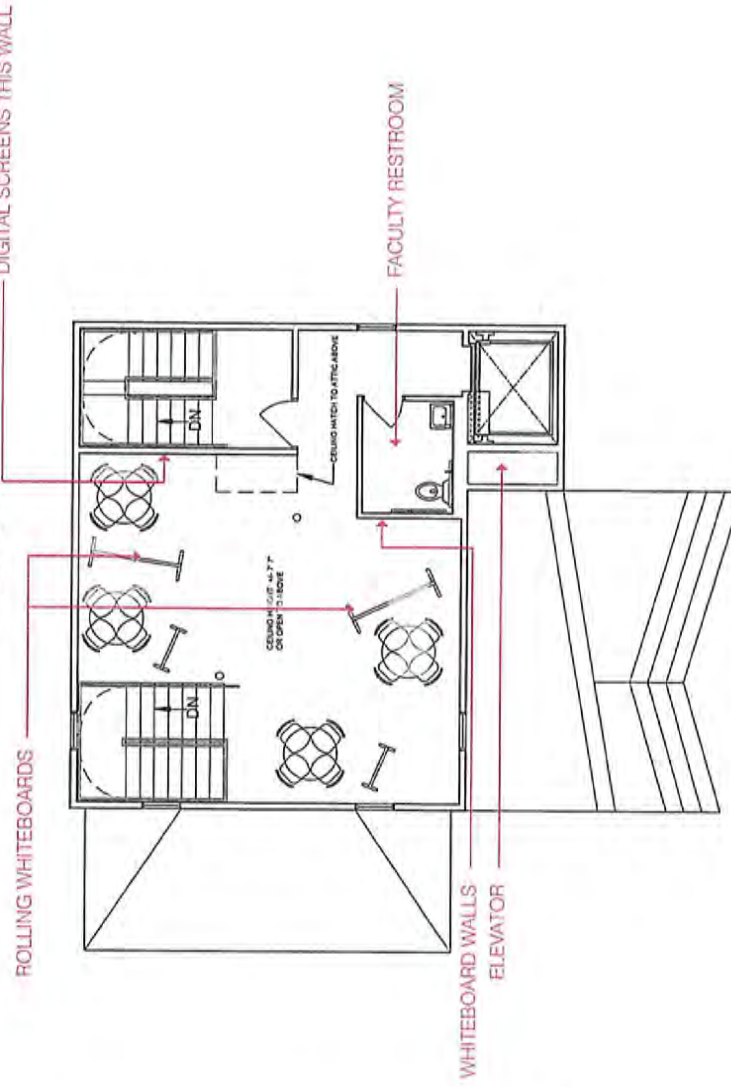
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PHASE 1



ATTIC/STORAGE UNTIL PHASE 2 COMPLETED

PHASE 2



ROLLING WHITEBOARDS

DIGITAL SCREENS THIS WALL

FACULTY RESTROOM

WHITEBOARD WALLS
ELEVATOR

01 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

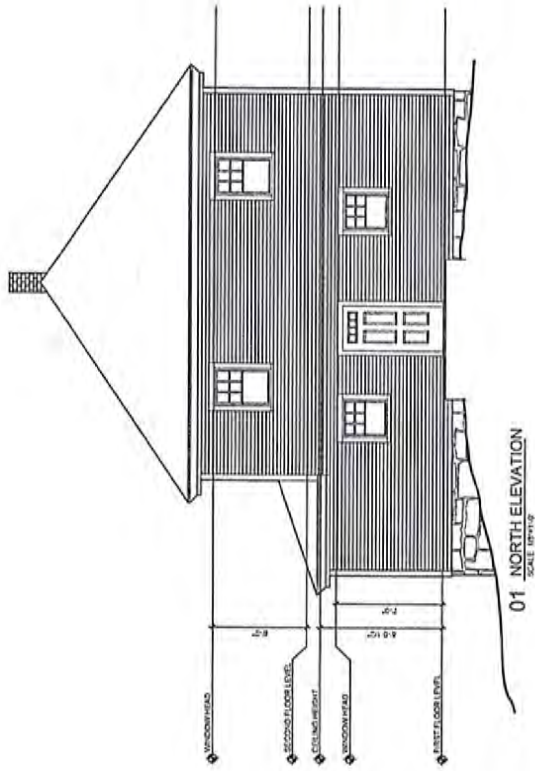
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Proposed Renovation - Second Floor Plan

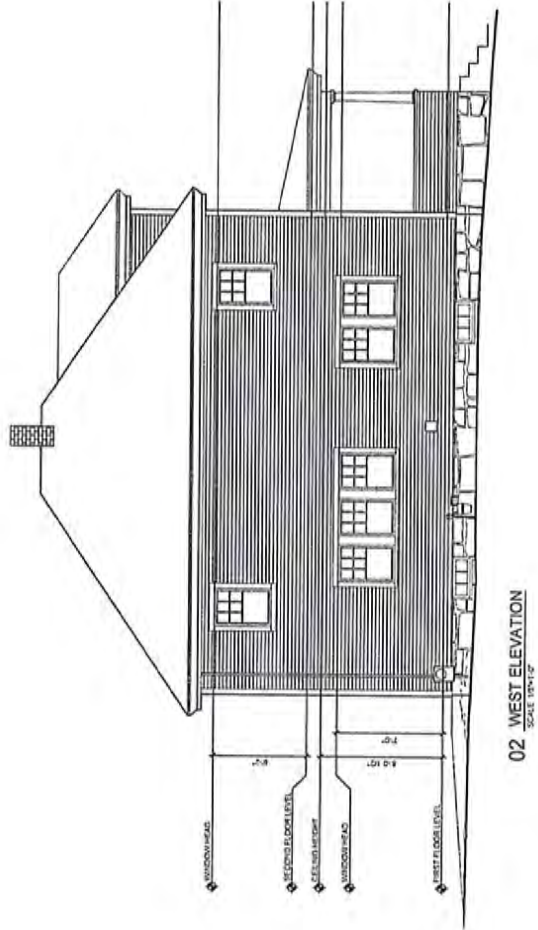
Lincoln Sudbury High School Hub for Innovation

390 Lincoln Rd, Sudbury, MA

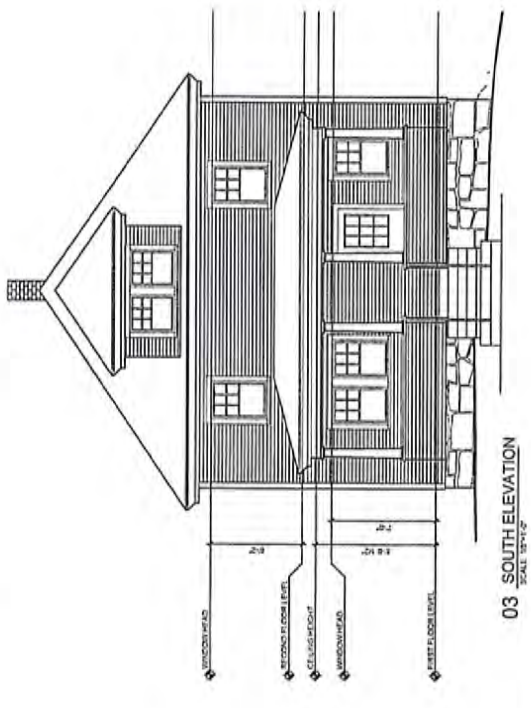
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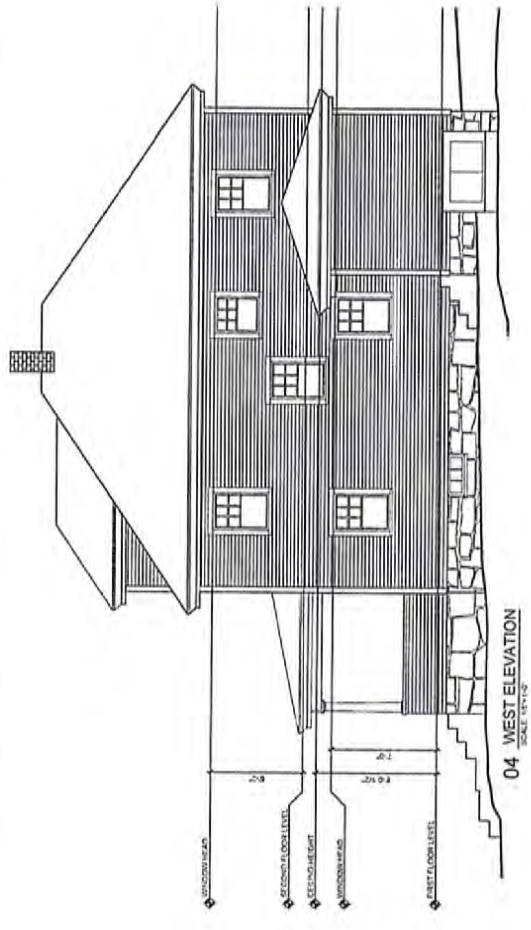
01 NORTH ELEVATION
SCALE 1/8"=1'-0"



02 WEST ELEVATION
SCALE 1/8"=1'-0"



03 SOUTH ELEVATION
SCALE 1/8"=1'-0"



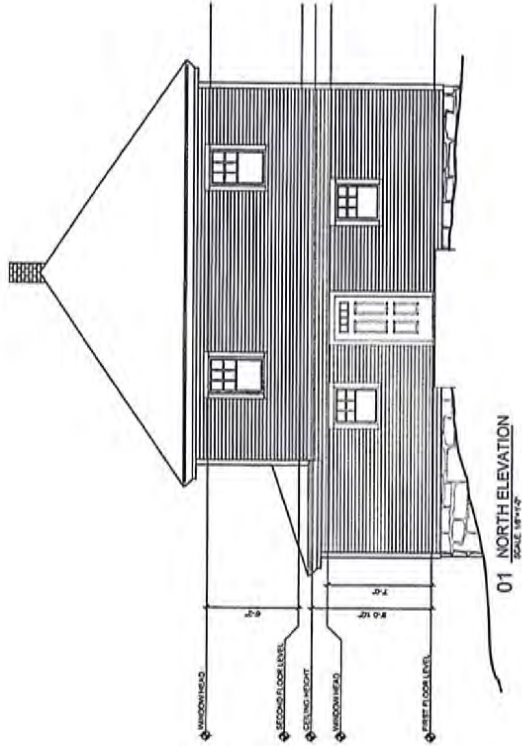
04 WEST ELEVATION
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Existing Conditions - Elevations

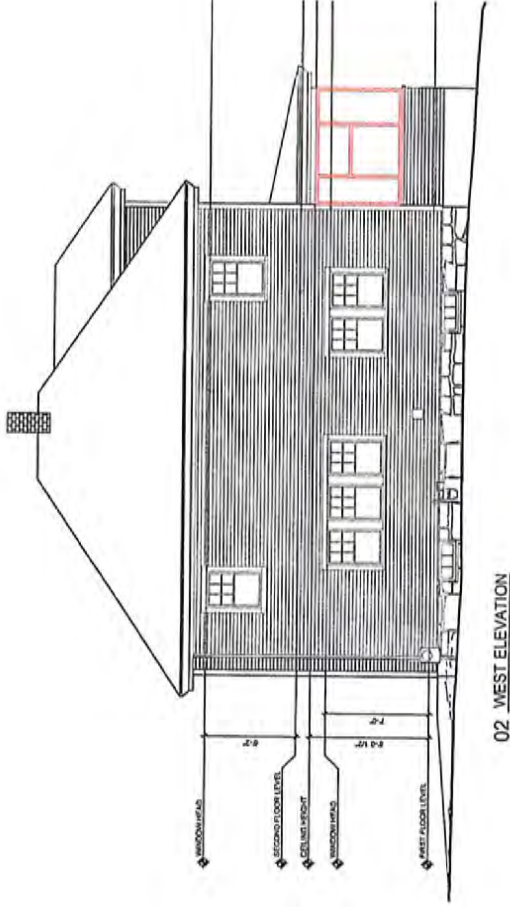
Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd, Sudbury, MA

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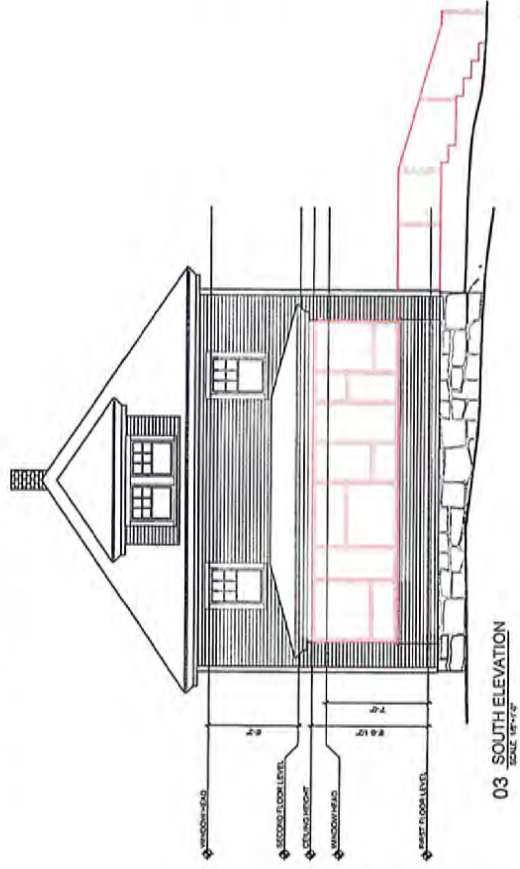
MARYANN THOMPSON ARCHITECTS
241 MALDEN AVENUE, SUITE 111 WILMINGTON, MA 01972 TELEPHONE: 617-345-5107



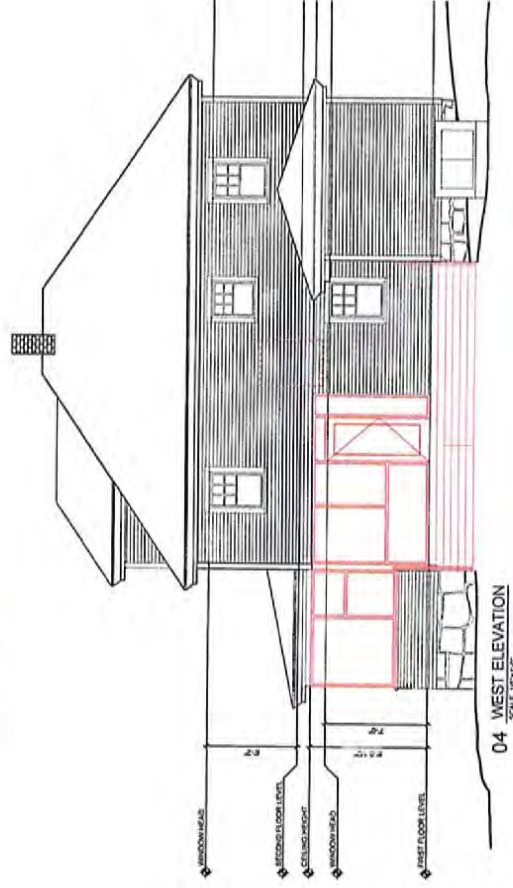
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02 WEST ELEVATION
SCALE 1/8"=1'-0"



03 SOUTH ELEVATION
SCALE 1/8"=1'-0"

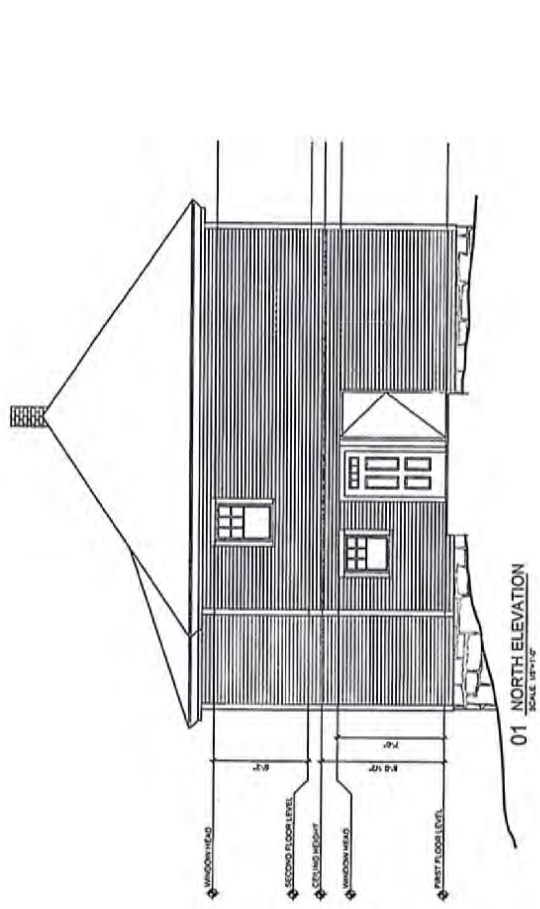


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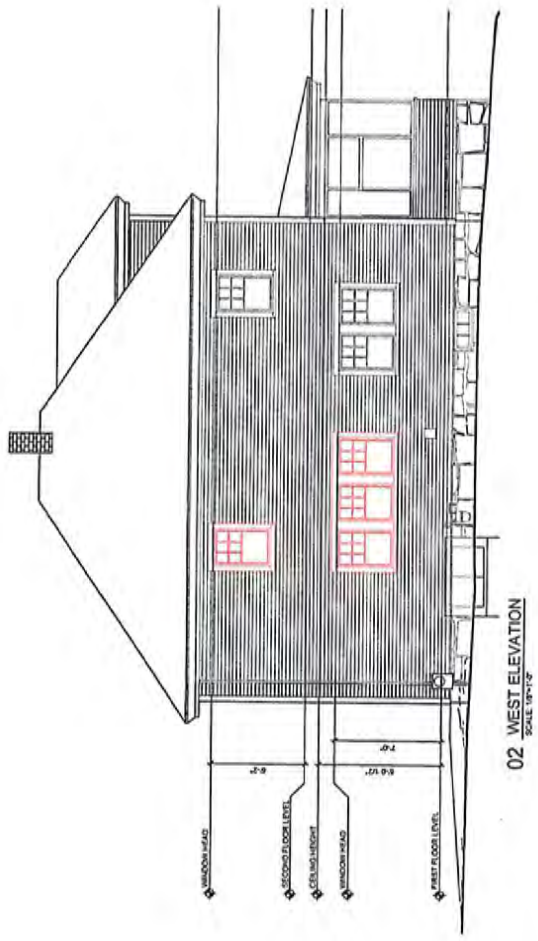
Proposed Renovation, Phase 1 - Elevations

Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd, Sudbury, MA

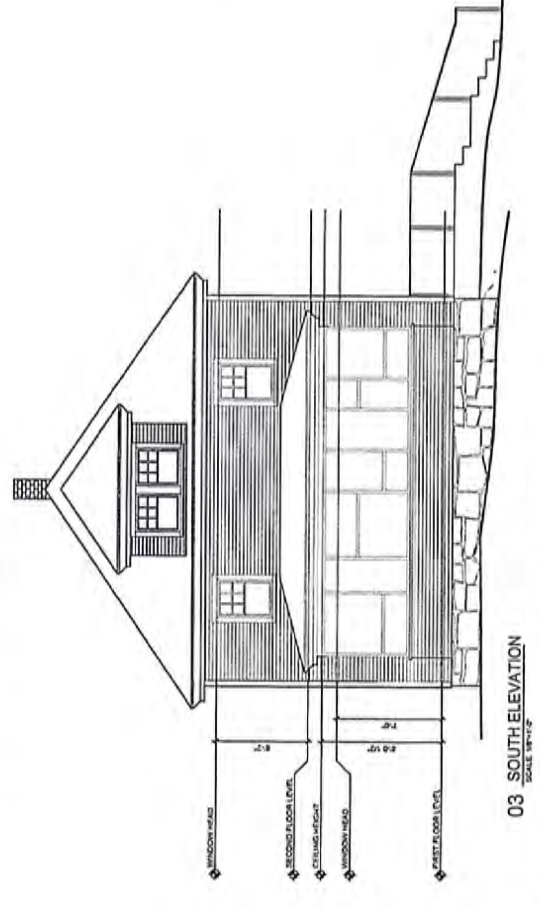
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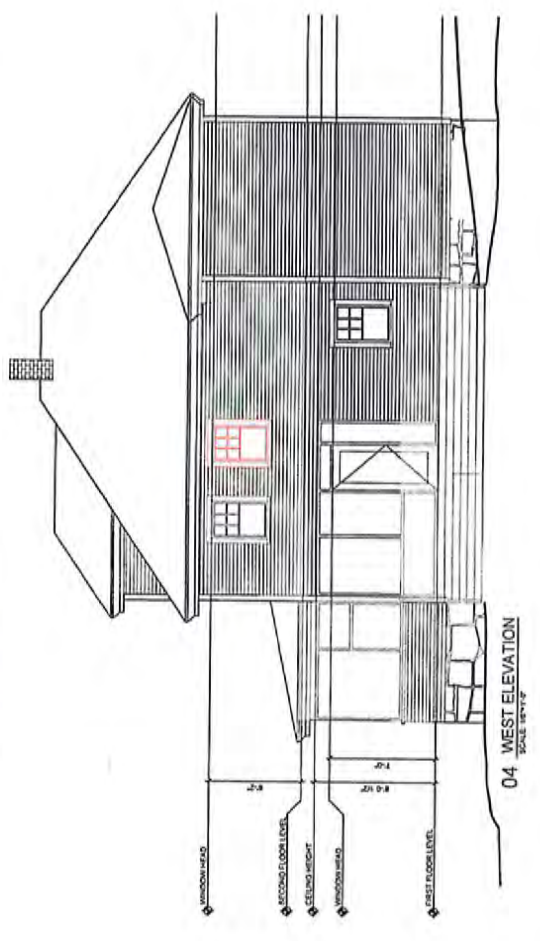
01 NORTH ELEVATION
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02 WEST ELEVATION
SCALE 1/8"=1'-0"



03 SOUTH ELEVATION
SCALE 1/8"=1'-0"



04 WEST ELEVATION
SCALE 1/8"=1'-0"

Proposed Renovation, Phase 2 - Elevations

Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd, Sudbury, MA

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First Floor View, Phase 1

Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd, Sudbury, MA

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Amphitheater View, Phase 1

Lincoln Sudbury High School Hub for Innovation

390 Lincoln Rd, Sudbury, MA

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Exterior View, Phase 2 - Option A

Lincoln Sudbury High School Hub for Innovation

390 Lincoln Rd, Sudbury, MA

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Exterior View, Phase 2 - Option B
Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd, Sudbury, MA
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Second Floor View, Phase 2 - Option A

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390 Lincoln Rd. Sudbury, MA

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Second Floor View, Phase 2 - Option B

Lincoln Sudbury High School Hub for Innovation

380 Lincoln Rd, Sudbury, MA

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Phase 1:

Necessary maintenance, first floor:
Roof repaired \$20,000
All new electrical \$30,000
New water tank \$8,000
Replace rotten structural members \$20,000
Replace/renovate windows \$10,000
Extend siding to cover the foundation \$5,000
Bring front steps and porch up to code \$15,000
Add mini split ductless system for heat and A/C \$30,000
Remove asbestos in floor tile \$20,000
Renovate existing space \$100,000
\$100/SF x 1000SF \$60,000
Bathrooms: \$400/SF x 150
Total for necessary items: \$318,000

Menu items for innovation space, first floor:
New construction (Solarium) \$300/SF x 150 SF \$45,000
Furniture allowance \$35,000
Update landscape plantings \$50,000
Landscape deck + amphitheater + new windows + move stair \$40,000
Solar panels \$20,000

Total for "menu" items: \$190,000

Phase 1 Total: \$508,000

Phase 2:

Necessary maintenance, second floor:
Elevator \$100,000
Renovate existing space \$100,000
\$100/SF x 1000SF \$40,000
Bathrooms: \$400/SF x 100

Total for necessary items: \$240,000

Menu items for innovation space, second floor:
Lift ceiling at second floor \$30,000
Furniture allowance \$35,000

Total for "menu" items: \$65,000

Phase 2 Total: \$305,000

Concept Level Cost Estimate

Lincoln Sudbury High School Hub for Innovation
390 Lincoln Rd, Sudbury, MA

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