



# **SHARON HIGH SCHOOL**

## **Building Project Feasibility Study Progress**

# KEY ITEMS

## **MSBA Process**

Project Team  
Feasibility Study / Schematic Phases  
Conceptual Project Timeline

## **Project Progress to Date**

PDP Phase Scope Overview  
Alternative Site Analysis  
Preliminary Findings of Existing Conditions

## **Next Steps**

Preferred Schematic Report (PSR) Overview

# MSBA Process

# MSBA Process



## Project Team

Owners Project Manager  
Architect

PMA Consultants  
Tappe Architects

- *Selected by the Sharon School Building Committee & MSBA*

## Feasibility Study / Schematic Design Phases

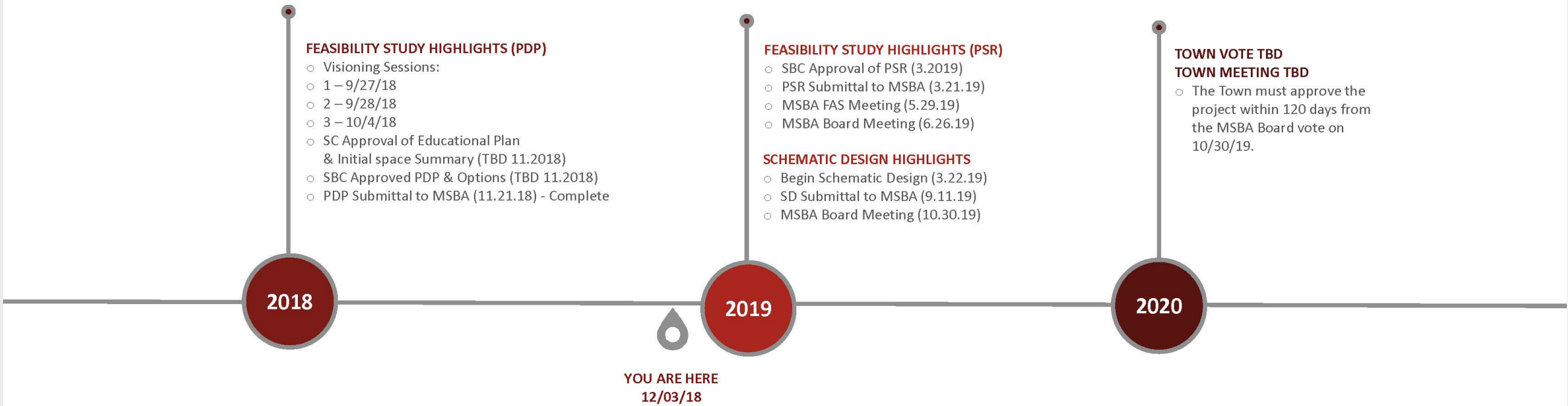
- PDP – Preliminary Design Program (*submitted November 21st*)
  - *Due Diligence & Fact Finding*
- PSR – Preferred Schematic Report (*complete March 2019*)
  - *Selecting a Preferred Approach*
- Schematic Design (*complete Sept 2019*)
  - *Developing preferred option and establishing an estimated cost*

# Conceptual Time Line



## PROJECT TIMELINE

Sharon High School



### THE BIG PICTURE Key Dates

	PDP Submission to MSBA 11/21/18	SBC Approval of PSR March 2019	PSR MSBA Board Meeting 6/26/19	Schematic Design MSBA Board Meeting 10/30/19
SBC Approval of PDP November 2018	Begin PSR 11/23/18	PSR Submission to MSBA 3/21/19	Begin Schematic Design 3/22/19	

*Last updated 10.08.18*

# Project Progress

# Project Progress – PDP Phase Scope



## CONTENTS

COVER LETTER FROM OWNER'S PROJECT MANAGER

SECTION 1	INTRODUCTION 1.1 INTRODUCTION 1.2 PROJECT DIRECTORY 1.3 SCHEDULE
SECTION 2	EDUCATIONAL PROGRAM 2.1 EDUCATIONAL PROGRAM
SECTION 3	INITIAL SPACE SUMMARY 3.1 NARRATIVE DESCRIPTION 3.2 SPACE TEMPLATE: GRADES K-5 3.3 EXISTING CONDITIONS FLOOR PLANS
SECTION 4	EVALUATION OF EXISTING CONDITIONS 4.1 SUMMARY - EVALUATION OF EXISTING CONDITIONS 4.2 LEGAL TITLE TO PROPERTY 4.3 CODE & ACCESSIBILITY ANALYSIS 4.4 EXISTING BUILDING CONDITIONS 4.5 EXISTING STRUCTURAL ASSESSMENT 4.6 EXISTING MECHANICAL ASSESSMENT 4.7 EXISTING PLUMBING & ELECTRICAL ASSESSMENTS 4.8 ENVIRONMENTAL BUILDING ANALYSIS 4.9 METHODS & ASSUMPTIONS
SECTION 5	SITE DEVELOPMENT REQUIREMENTS 5.1 EXISTING SITE PLAN 5.2 SITE ANALYSIS PLAN 5.3 SITE & ZONING ANALYSIS 5.4 SITE INFRASTRUCTURE & PERMITTING ANALYSIS
SECTION 6	PRELIMINARY EVALUATION OF ALTERNATIVES 6.1 INTRODUCTION 6.2 PRELIMINARY OPTIONS 6.3 BUDGET & COST COMPARISON 6.4 CONCLUSION
SECTION 7	LOCAL ACTIONS & APPROVALS 7.1 LOCAL ACTIONS & APPROVALS TEMPLATE 7.2 MEETINGS, AGENDAS, MINUTES & ATTENDEES
SECTION 8	APPENDIX 8.1 STATEMENT OF INTEREST 8.2 INVITATION TO CONDUCT FEASIBILITY STUDY 8.3 DESIGN ENROLLMENT CERTIFICATE 8.4 PHASE 1 ESA REPORT 8.5 PHASE 2 ESA REPORT 8.6 GEOTECHNICAL REPORT 8.7 EXISTING CONDITIONS TRAFFIC ASSESSMENT 8.8 EDUCATIONAL VISIONING NOTES

## PRELIMINARY DESIGN PROGRAM

*Fact finding and due diligence:*

- Examine alternative sites
- Examine existing building and site
- Existing building code review
- Examine existing building systems
- Site survey
- Preliminary soils assessment
- Existing conditions traffic observations
- Educational Visioning
- Educational Program and space template
- 3 conceptual approaches reqd. by MSBA:
  - Renovate
  - Renovate and expand
  - Replace

# Project Progress - Alternative Sites

## ALTERNATIVE SITE OPTIONS

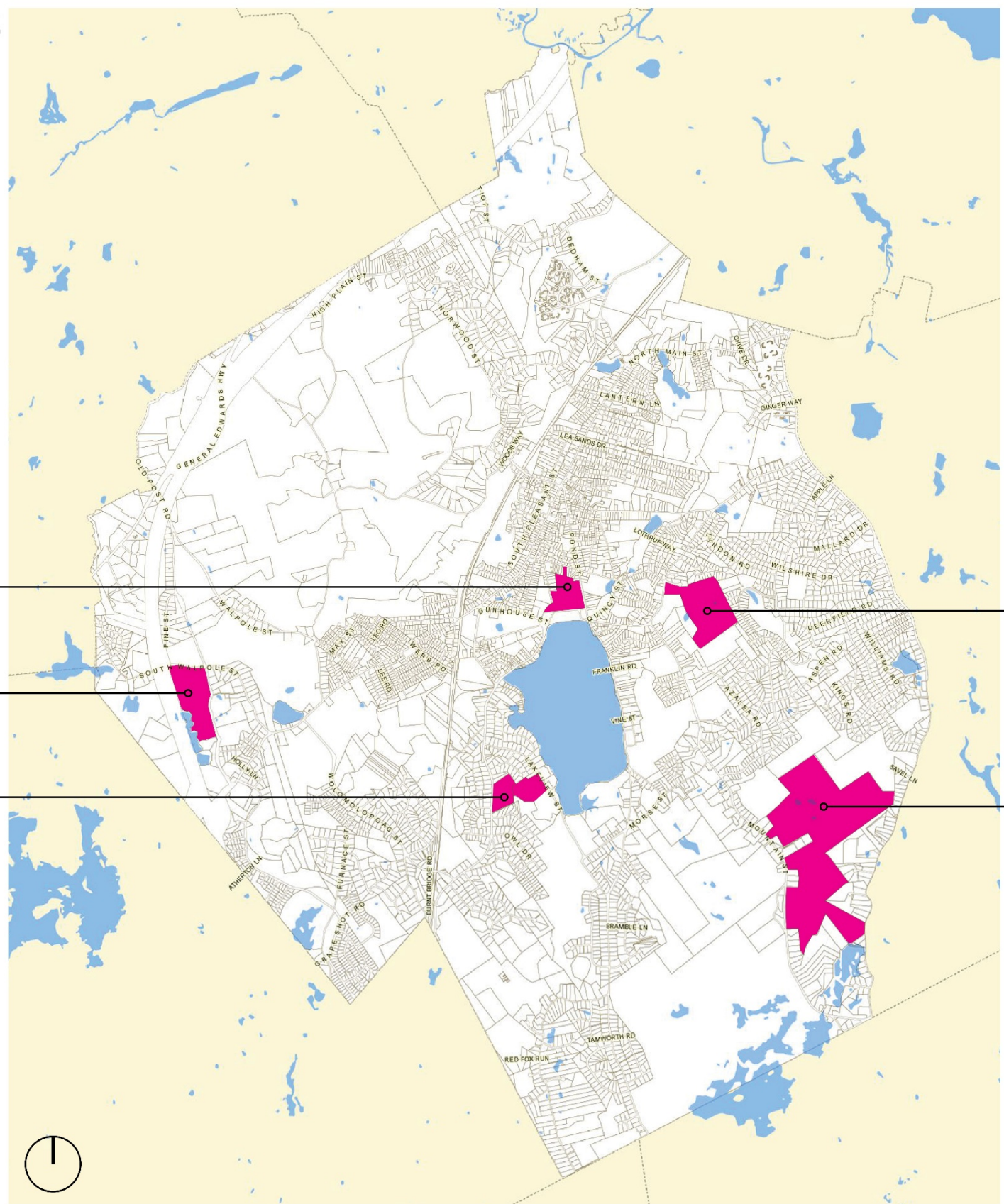
181 POND STREET  
SHARON HIGH SCHOOL  
28.5 AC

144 OLD POST ROAD  
SHARON GALLERY SITE  
59.8 AC

250 E FOXBORO STREET/  
121 LAKEVIEW STREET  
CAMP EVERWOOD  
63.1 AC

149 EAST STREET  
SHARON COUNTRY CLUB  
71.7 AC

400 MOUNTAIN STREET  
RATTLESNAKE HILL  
317 AC



# Project Progress - Alternative Sites Analysis



Site Selection Matrix			(Assign numerical rank 0-Max under each criterion.)																	
					181 Pond St.		144 Old Post Rd.		149 East St.		250 E. Foxboro		400 Mountain St.							
Criteria	Factors	Weighting Factors	Score		Score		Score		Score		Score		Score							
1. Location & Traffic (Max 16 Points/Site)	Centrally accessible	6	6	14	0	6	6	13	3	9	0	6								
	Not Central	0																		
	No negative traffic impacts	6	6		4		3		3		2									
	Substantial impacts	0																		
2. Site characteristics (Max 15 points/Site)	Retain Setbacks and space from street	4	2	11	2	12	4	13	4	4	4	12								
	Visual/physical impact on the street	0																		
	Existing driveway access adequate	3	2		0		1		0		0									
	Existing driveway access inadequate	0																		
	Size & shape of site adequate	4	4		4		4		1		4									
	Size & shape of site limiting	0																		
	Adequate Parking is easy to accommodate	4	3		4		4		2		4									
	Adequate Parking is NOT easy to accommodate	0																		
	Allows for future expansion	4	2		4		4		1		4									
	Does not allow for future expansion	0																		
3. Community Sentiment / Considerations (Max 17 points/Site)	Does not have Architecturally Significant context	6	6	18	6	12	6	15	6	15	6	12								
	Does have Architecturally Significant context	0																		
	Meets space needs per MSBA	6	6		6		6		6		6									
	Does not meet space needs per MSBA	0																		
4. Existing Utilities / Infrastructure (Max 10 points/Site)	Supports Synergy with other Community Uses/Activities	5	6	10	0	0	1	5	0	0	0	0								
	Doesn't Support Synergy with other Community Uses/Activities	0																		
	Sewer or septic service	2	2		0		1		0		0									
	No sewer or septic service	0																		
	Electric service	2	2		0		1		0		0									
	No electric service	0																		
	Telecom/fiber service	2	2		0		1		0		0									
	No telecom/fiber service	0																		
	Water service	2	2		0		1		0		0									
	No water service	0																		
5. Environmental Impacts (Max 12 points/Site)	Gas service	2	2	9	0	7	1	10	0	10	0	7								
	No gas service	0																		
	No Natural Heritage & Endangered Species Program (NHESP) area on or adjacent to site	2	2		2		2		3		0									
	Has NHESP area on or adjacent to site	0																		
	No wetland area on or adjacent to site	3																		
	Has wetland area on or adjacent to site	0																		
	No known risk of flooding	4	4		4		4		4		4									
	Has known risk of flooding	0																		
	No Archaeological Survey required	3	3		1		2		1		1									
	Suspect Archaeological Survey required	1																		
6. Permitting / Other Regulatory (Max 16 points/Site)	No variance required	4	4	16	4	8	0	0	4	7	4	4								
	Minimal variance required	2																		
	Significant variance required	0																		
	No known hazardous materials issues	4	4		0		0		0		0									
	Further study of hazardous materials needed	2																		
	Further action needed	0																		
	Special permit is not required	4	4		4															
	Special permit required	0																		
	No legal conditions / use restrictions / acquisition	4	4		0		0		3		0									
	Unresolved legal conditions / use restrictions / acquisition req.	0																		
7. Cost of Site Development & Construction (Max 14 points/Site)	Building Cost are likely lower	4	2	12	2	4	2	4	2	4	2	4								
	Building Cost are likely higher	0																		
	Site Cost are likely lower	4	4		0		0		0		0									
	Site Cost are likely higher	0																		
	NO Temporary facilities cost	2	2		2		2		2		2									
	Requires Temporary facility cost	0																		
	Ineligible site cost are likely lower	4	4		0		0		0		0									
	Ineligible site cost are likely higher	0																		
TOTAL SCORE:			30	49	60	43	45													

## Conclusion:

Current site is most desirable

- Owned by Town
- Most central location
- Has established utility infrastructure
- Has fields, roadways, parking
- Can accommodate expansion / replacement

Challenges of alternative sites include:

- Cost of acquisition
- Cost of development – infrastructure
- Project delay due to purchase/taking

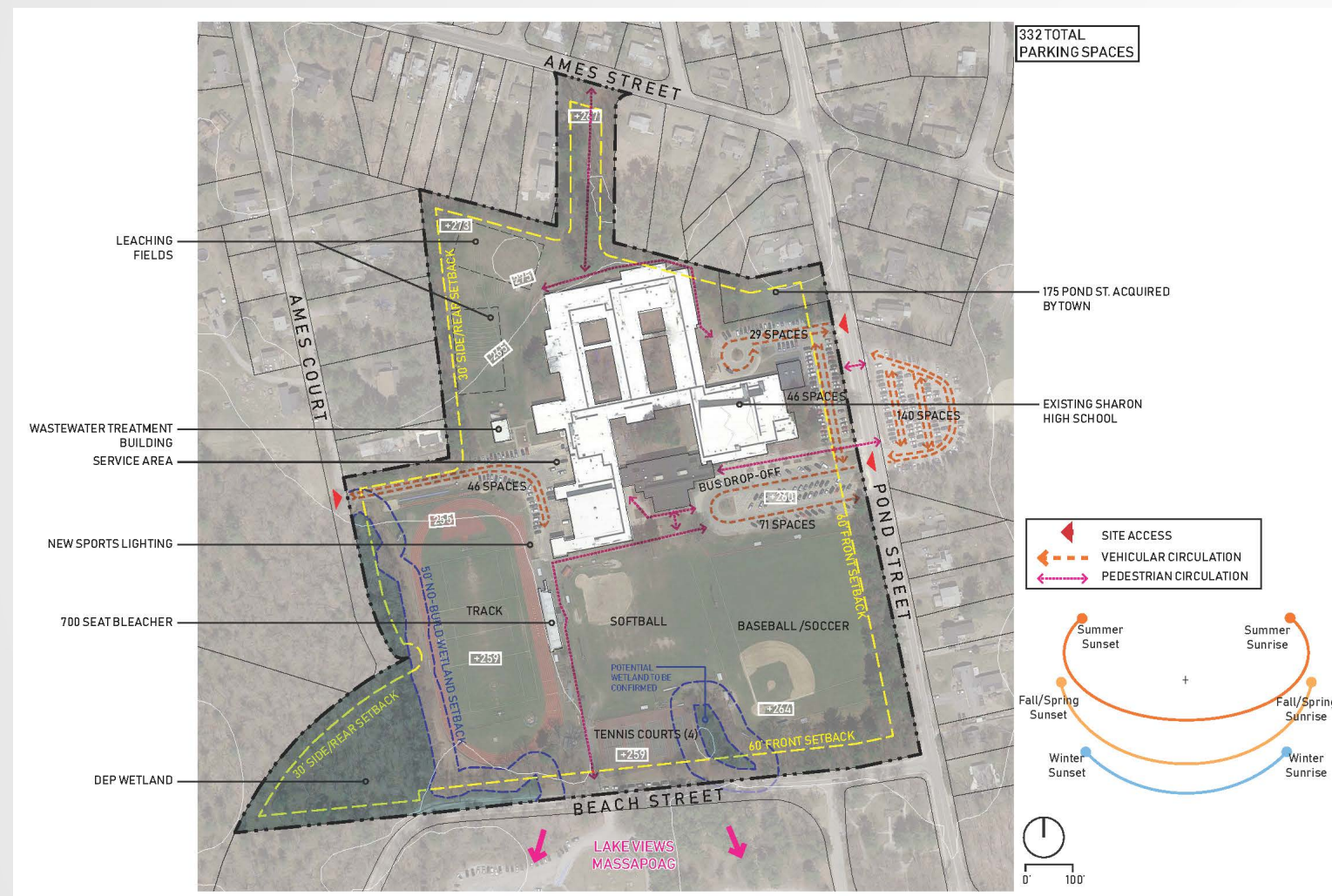
Existing Site Selected as Preferred Location

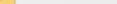
# Project Progress – Preliminary Findings



## Existing Conditions:

- Existing High school is in need of significant improvements
  - Accessibility*
  - Moisture mitigation*
  - Mechanical, Electrical, plumbing Systems*
  - Building Envelope*
- Existing High School does not support current programs
  - Shortage of science classrooms*
  - Physical Education / Wellness spaces too small*
  - Corridors constricted, create long travel distances*
  - Many classrooms undersized*
- Site is suitable for expansion or replacement*
  - Acceptable soils*
  - Space to add or construct new*
  - Utility infrastructure adequate for expansion*






- Three sessions with Frank Locker, Educational Planner

- ## Positive social emotional school environment

## Fully accessible building

## Teaching and learning flexibility

*Promote student and faculty collaboration*

*Flexible and accommodating spaces that support interdisciplinary learning and project-based learning*

- Current area 168,000 SF

- Current enrollment 1,100 students

- Proposed area 240,000 +/- square feet

- Agreed upon future enrollment for planning 1,250

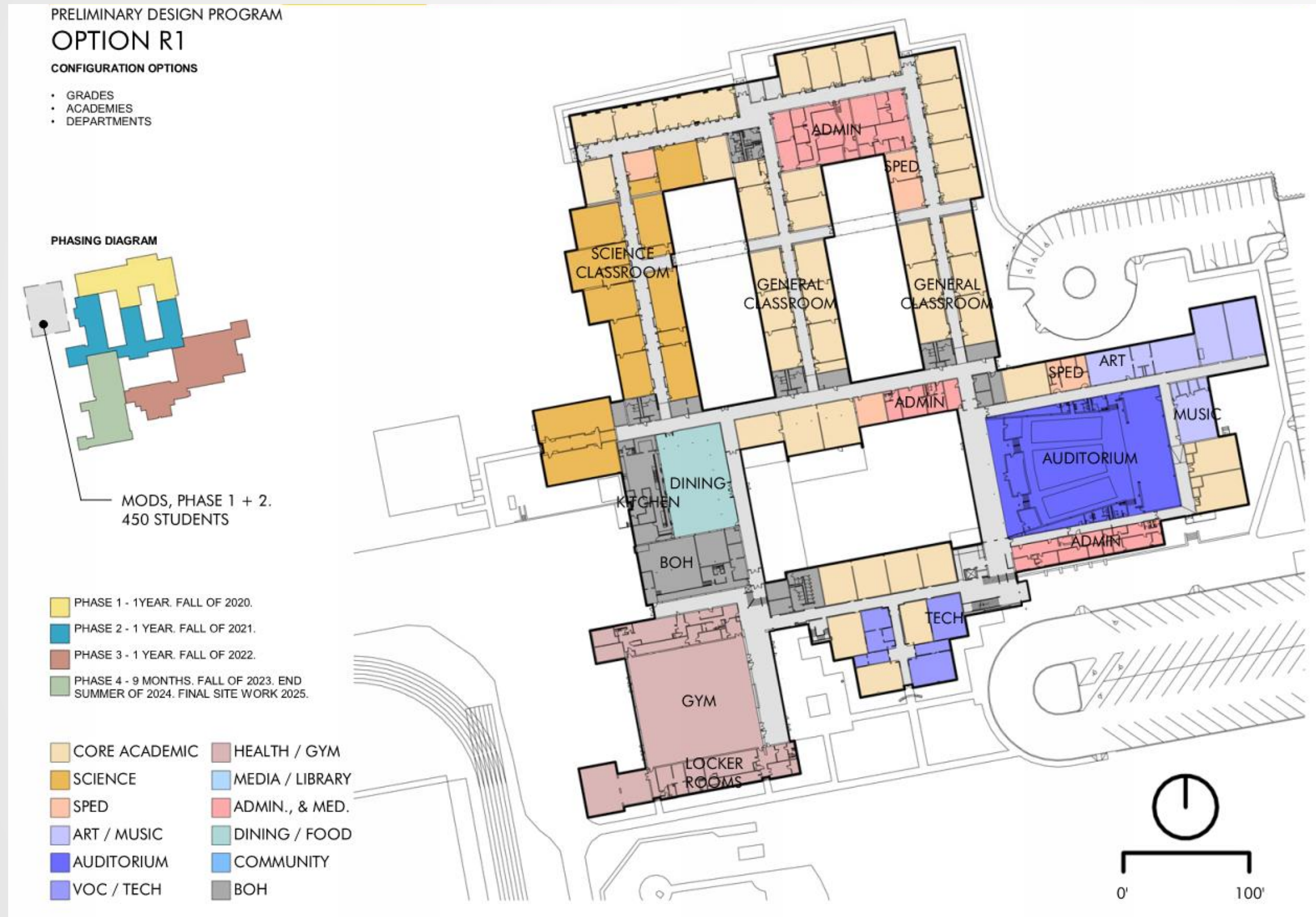
Updated 10-30-18

Proposed Space Summary - High Schools

Sharon High School	Existing Conditions			PROPOSED									
	ROOM NFA'	# OF RMS	area totals	Existing to Remain/Renovated			New			Total			
ROOM TYPE	NFA'	# OF RMS	area totals	ROOM NFA'	# OF RMS	area totals	ROOM NFA'	# OF RMS	area totals	ROOM NFA'	# OF RMS	area totals	
<b>ACADEMIC SPACES</b>			<b>47,775</b>						<b>63,680</b>			<b>111,455</b>	
<b>EXIST. OCCUPANCY OF EXISTING SPACE (seperately)</b>													
Classrooms - General Type 1	756	26	19,630				900	42	37,800				
General Office (Type 2)	615	7	6,705										
General Office (Type 3)	626	2	1,860										
General Office (Type 4)	1,090	2	2,180										
Teacher Planning							1,000	4	4,000				
Small Group Services (40-30 students) (P-5)	300	1	300				200	8	1,600				
Science Classroom / Lab	1,432	2	2,864				1,400	12	17,360				
Science Classroom (Type 2)	1,126	4	4,504										
Science Classroom (Type 3)	874	4	3,496										
Prep Room	232	5	1,160				300	6	1,800				
Central Chemical Storage Rm							200	3	600				
<b>SPECIAL EDUCATION</b>			<b>8,788</b>						<b>13,890</b>			<b>22,678</b>	
<b>EXIST. OCCUPANCY OF EXISTING SPACE (seperately)</b>													
Self-Contained SPED	1,047	4	4,188				950	5	4,750				
Self-Contained SPED Toilet							50	5	250				
Resource Room	1,030	1	1,030				1,400	4	5,600				
Small Group Rooms (near Guidance)	510	7	3,570				250	8	2,000				
Conference Room (near Guidance)							450	1	450				
<b>ART &amp; MUSIC</b>			<b>3,955</b>						<b>11,280</b>			<b>15,235</b>	
Art Classrooms - 25 seats	898	2	1,796				1,200	3	3,600				
Art Workrooms for Storage & Kits	375	1	375				150	3	450				
Bent - 50-100 seats	1,138	1	1,138				1,500	1	1,500				
Chorus - 50-100 seats	990						1,500	1	1,500				
Ensemble							425	1	425				
Music Practice							75	3	225				
Music Storage	250	1	250				500	1	500				
Drama Classroom							3,000	1	3,000				
<b>VOCATIONS &amp; TECHNOLOGY</b>			<b>3,116</b>						<b>12,800</b>			<b>15,916</b>	
Tech Shop - (E.G. Coding, Robotics)			0				0	0	0				
Tech Shop - (E.G. Consumer, Wood)			0				0	0	0				
T.V. Studio	735	1	735				2,400	1	2,400				
Digital Arts	760	1	760				1,200	2	2,400				
STEAM	823	1	823				2,000	2	4,000				
Computer Science/Coding	775	1	775				1,000	1	1,000				
Innovation Lab/Maker Space							2,000	1	2,000				
CAD Lab (Attached to Innovation Lab)							800	1	800				
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			<b>16,467</b>						<b>23,200</b>			<b>39,667</b>	
Gymnasium	9,206	1	9,206				12,000	1	12,000				
PE Alternatives							3,000	1	3,000				
Trainer	675	1	675										
Wellness Center Weights & Cardio	1,668	1	1,668										
Gym Storage	660	1	660				300	1	300				
Locker Rooms - Boys/Girls/Toilets	1,875	2	3,750				7,000	1	7,000				
Phys. Ed. Storage	430	1	430				600	1	600				
Athletic Director's Office	400	1	400				150	1	150				
Health Instructor's Office w/ Shower & Toilet	200	2	400				250	1	250				
<b>MEDIA CENTER</b>			<b>9,999</b>						<b>7,713</b>			<b>17,712</b>	
Media Center / Reading Room	7,699	1	7,699				7,713	1	7,713				
Computer Lab	800	2	1,600						0				
<b>AUDITORIUM / THEATRE</b>			<b>11,977</b>						<b>11,980</b>			<b>23,957</b>	
Auditorium	6,423	1	6,423				7,500	1	7,500				
Stage	3,187	1	3,187				3,000	1	3,000				
Auditorium Storage	1,367	1	1,367				500	1	500				
Make-up / Dressing Rooms			0				300	2	600				
Controls / Lighting / Projection	200	1	200				200	1	200				
<b>DINING &amp; FOOD SERVICE</b>			<b>6,688</b>						<b>10,626</b>			<b>17,314</b>	
Cafeteria / Student Lounge / Break-out	4,974	1	4,974				6,250	1	6,250				
Chair / Table Storage	126	1	126				463	1	463				
Scramble Serving Area	700	1	700				600	1	600				
Kitchen	1,138	1	1,138				2,660	1	2,660				
Staff Lunch Room	1,063	1	1,063				563	1	563				
<b>MEDICAL</b>			<b>614</b>						<b>1,110</b>			<b>1,724</b>	
Medical Suite Toilet	35	2	70				60	1	60				
Nurses' Office / Waiting Rooms	384	1	384				250	1	250				
Interview Room	78	1	78						300				
Examination Room / Waiting	82	1	82				150	5	750				
Nurse Storage/Pharmacy (off)							50	1	50				
<b>ADMINISTRATION &amp; GUIDANCE</b>			<b>4,066</b>						<b>5,910</b>			<b>9,976</b>	
General Office / Waiting Room / Toilet	421	1	421				600	1	600				
Teacher Mail and Time Room							100	1	100				
Duplicating Room							200	1	200				
Records Room	58	1	58				200	1	200				
Principal's Office w/ Conference Area	245	1	245				200	1	200				
Principal's Secretary / Waiting	214	1	214				200	1	200				
Assistant Principal / Office (AP)	206	1	206				145	1	145				
Assistant Principal's Office - AP2	160	1	160				145	1	145				
Secretary (Administrative Office - SEC)	203	1	203				100	1	100				
Conference Room							450	1	450				
Guidance Office	232	5	1,160				300	12	1,800				
Guidance Waiting Room	330	1	330						300				
Guidance Storeroom	225	1	225				100	1	100				
Career Center							450	1	450				
Records Room							200	1	200				
Teacher's Work Room (incl. teacher research)	545	1	545				525	0	0				
<b>RECREATION &amp; MAINTENANCE</b>			<b>342</b>						<b>2,261</b>			<b>2,603</b>	
Custodian's Office	180	2	360				150	1	150				
Custodian's Inventory	140	1	140						250				
Custodian's Storage	200	1	200				375	1	375				
Recycling Room / Trash							450	1	450				
Recreation and General Supply							145	1	145				
Storeroom							725	1	725				
Network / Telecom Room	142	1	142				200	1	200				
<b>OTHER</b>			<b>777</b>						<b>3,500</b>			<b>4,277</b>	
School Buses	777	1	777				600	1	600				
Community Education							3,000	1	3,000				
<b>Total Building Net Floor Area (BFA)</b>			<b>109,944</b>						<b>165,400</b>			<b>275,344</b>	
Proposed Student Capacity / Enrollment													
<b>NON PROGRAMMED SPACES</b>													
Other Occupied Spaces (not separately)				% of GFA	0%		% of GFA	0%	76.13%	% of GFA	0%		
Unoccupied MEP/FP Spaces				% of GFA	0%		% of GFA	0%	0%	% of GFA	0%		
Unoccupied Closets, Supply Rooms & Storage Rooms				% of GFA	0%		% of GFA	0%	0%	% of GFA	0%		
Circulation (corridors, stairs, ramps & elevators)				% of GFA	0%		% of GFA	0%	0%	% of GFA	0%		
Recessing				% of GFA	0%		% of GFA	0%	32%	% of GFA	0%		
<b>Total Building Gross Floor Area (GFA)</b>			<b>188,422</b>						<b>241,815</b>			<b>225,800</b>	
Grossing factor (GFA/NFA)			<b>1.53</b>		#/NFA				<b>1.46</b>		#/NFA	<b>1.46</b>	

MSA Guidelines (refer to MSA Educational Program & Space Standard Guidelines)			
ROOM NFA'	# OF RMS	area totals	Comments
860	42	59,640	225 17 min. 985 17 min
100	42	4,200	
400	3	1,200	
1,440	11	15,840	1,440 3, 1,44

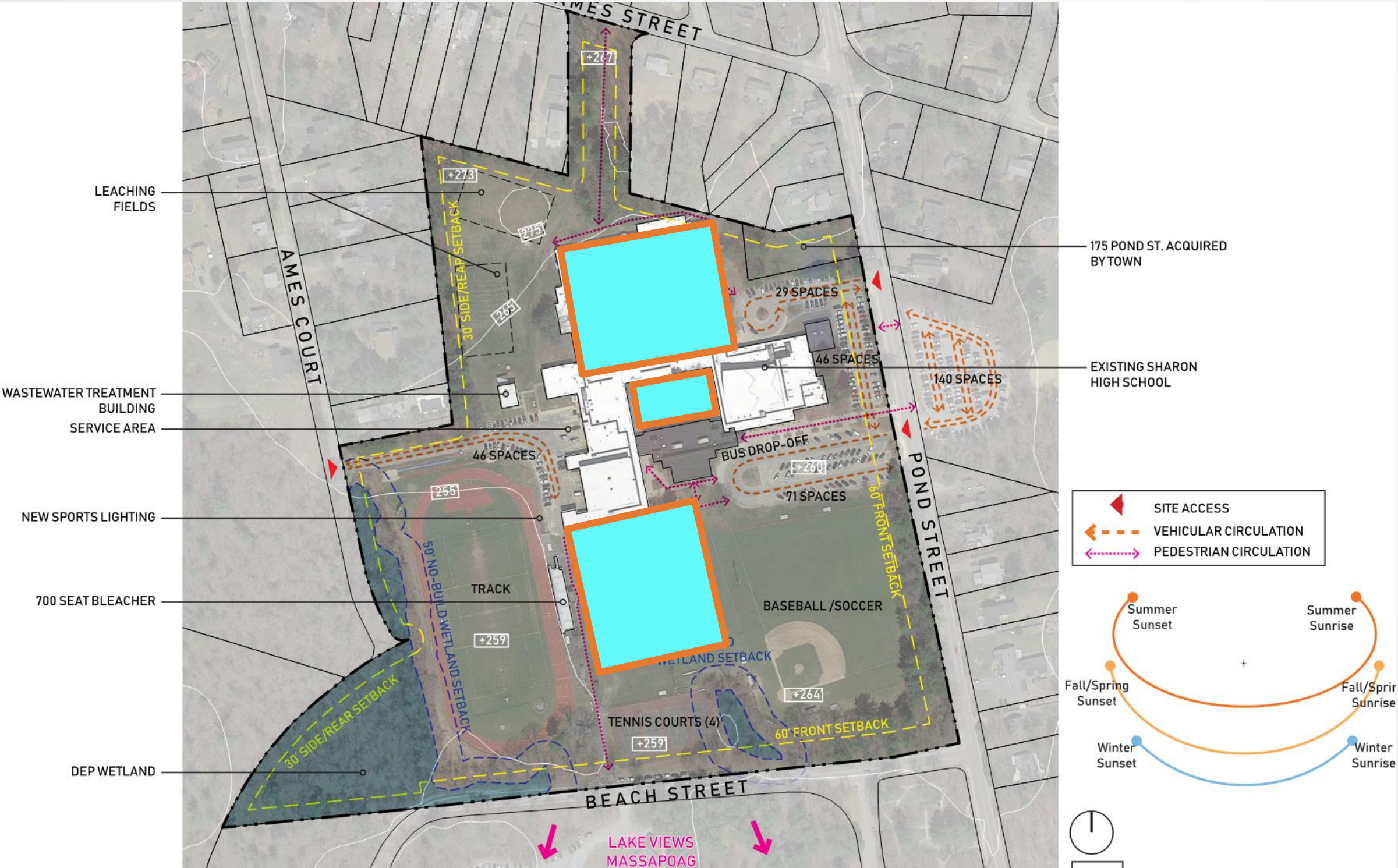
# Project Progress – Renovation Only Option



## Renovation Option

- Does not accommodate space template
- Does not satisfy educational program
- Phased occupied construction
- Assumes temporary modular classrooms as swing space
- Const. fall 20 – fall 24

# Project Progress – Renovation / Addition Options

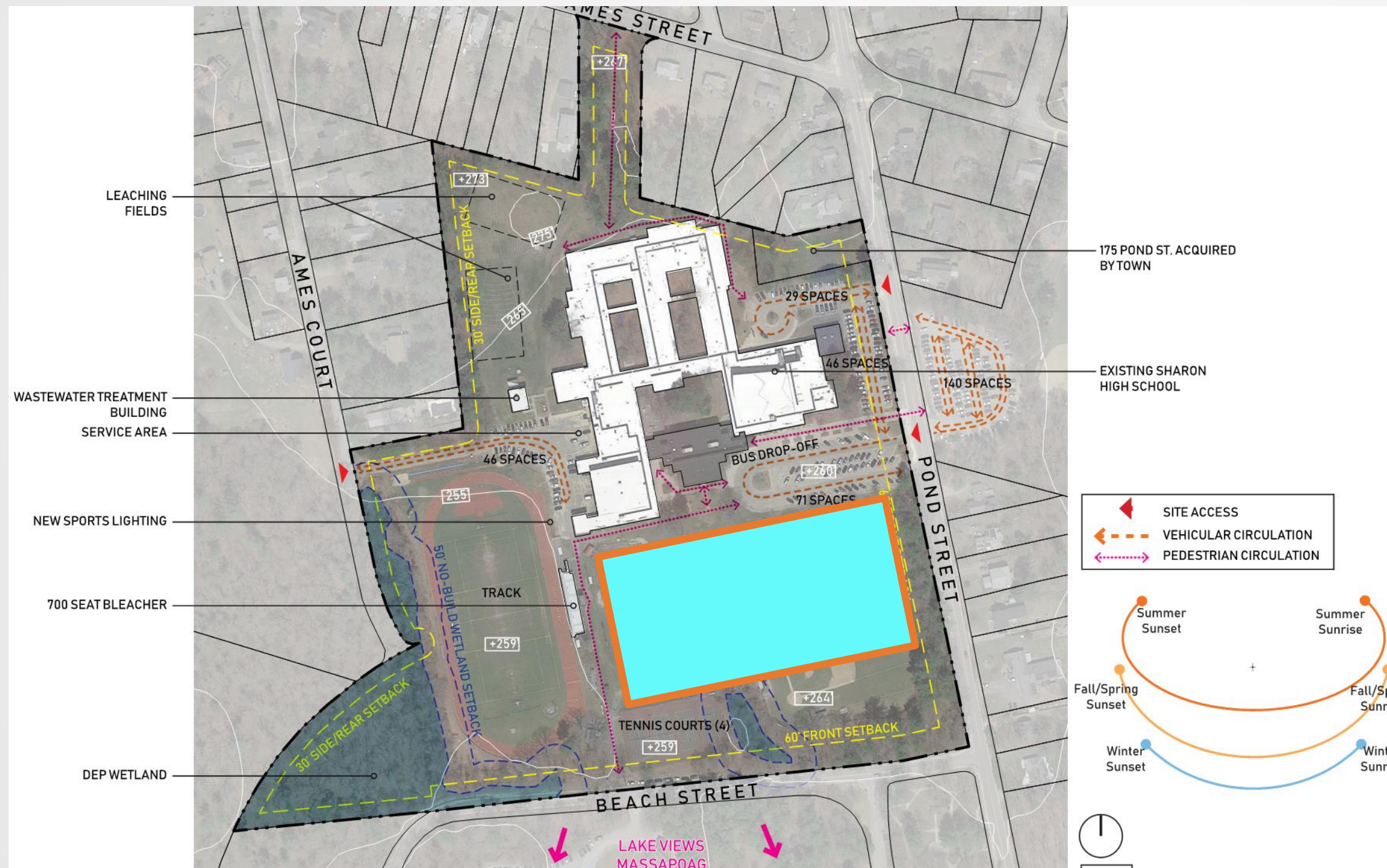


## Available Addition Locations

- Existing classroom wing
- Softball field
- Courtyard infill

Options to be studied in next phase (PSR Phase)

# Project Progress – Replacement Options



# Next Steps

# Next Steps:



- **Proceed Into “Preferred Schematic Report’ (PSR) Phase**

District review of options to develop preferred approach

*Based on District Ed. Program*

Recommendation on 3 final options for selection

*Reno, Add/Reno, Replacement*

School Building Committee selection of preferred option

Development of preferred PSR option

Complete PSR submitted to MSBA (3-21-19) +/-

- **Public Forum on 3 Final Options**

**January 24, 2019**