



SHARON HIGH SCHOOL

SCHOOL BUILDING COMMITTEE MEETING

DECEMBER 4, 2018

ARCHITECTS AGENDA



Project Progress

PSR Overview

Preliminary Options

Review PDP concepts

Reduce options to narrow the focus of the PSR

Next Steps

Standing Building Committee Meeting 1/15/19

Reduce options to final 3

Project Progress

- PDP submitted 11-21-18 – acknowledged by MSBA
- District Meeting 11-27 – Review of Options
- HS PTO Presentation 12-3

PSR Overview

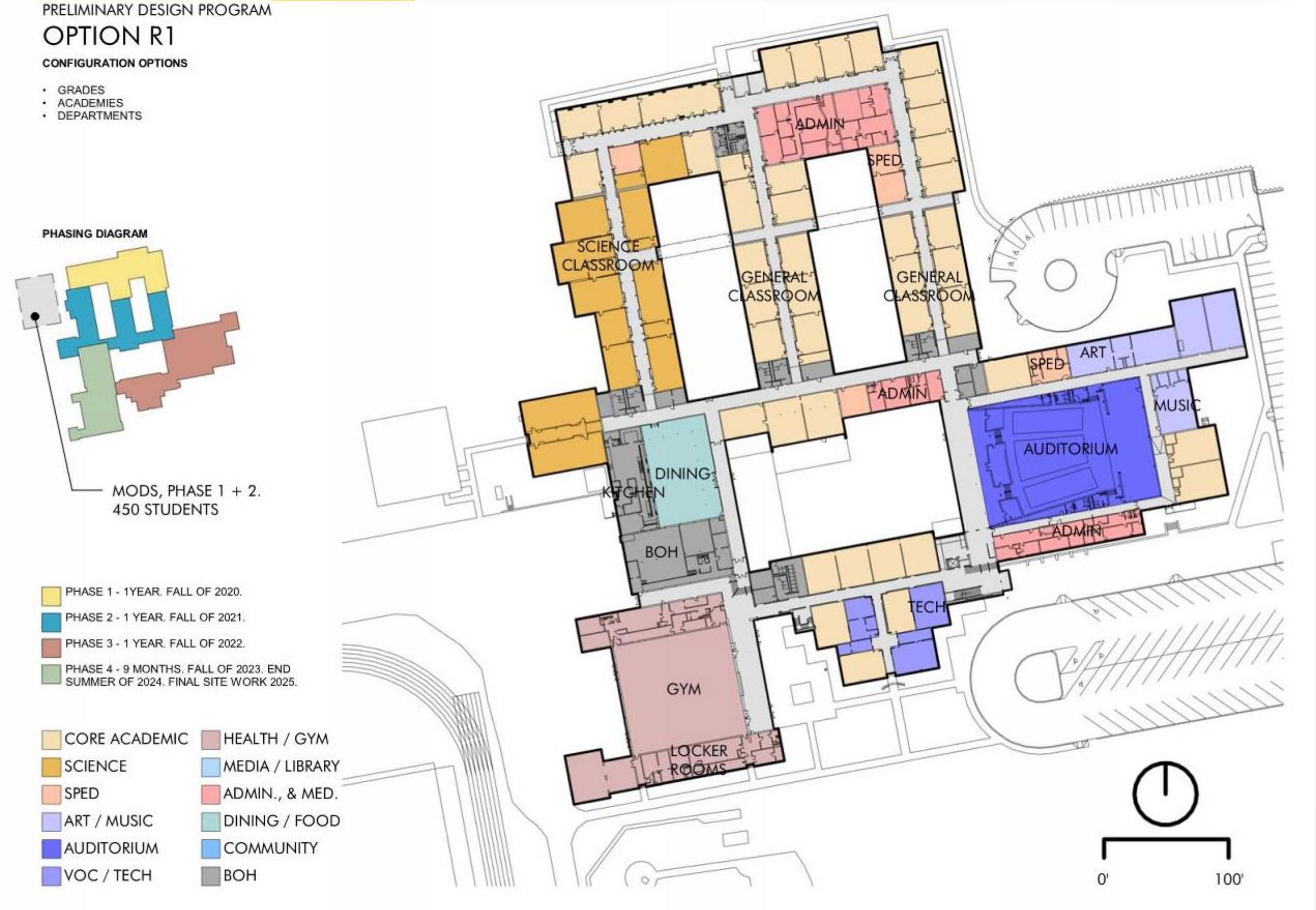
- 11/21/18 – 3/21/19
- Narrow options and study in greater detail

MSBA Requires three alternatives:

- Code Upgrade
 - Add/Reno
 - Replacement
- PSR will document and substantiate the districts selection and recommendation of the preferred solution

Preliminary Options

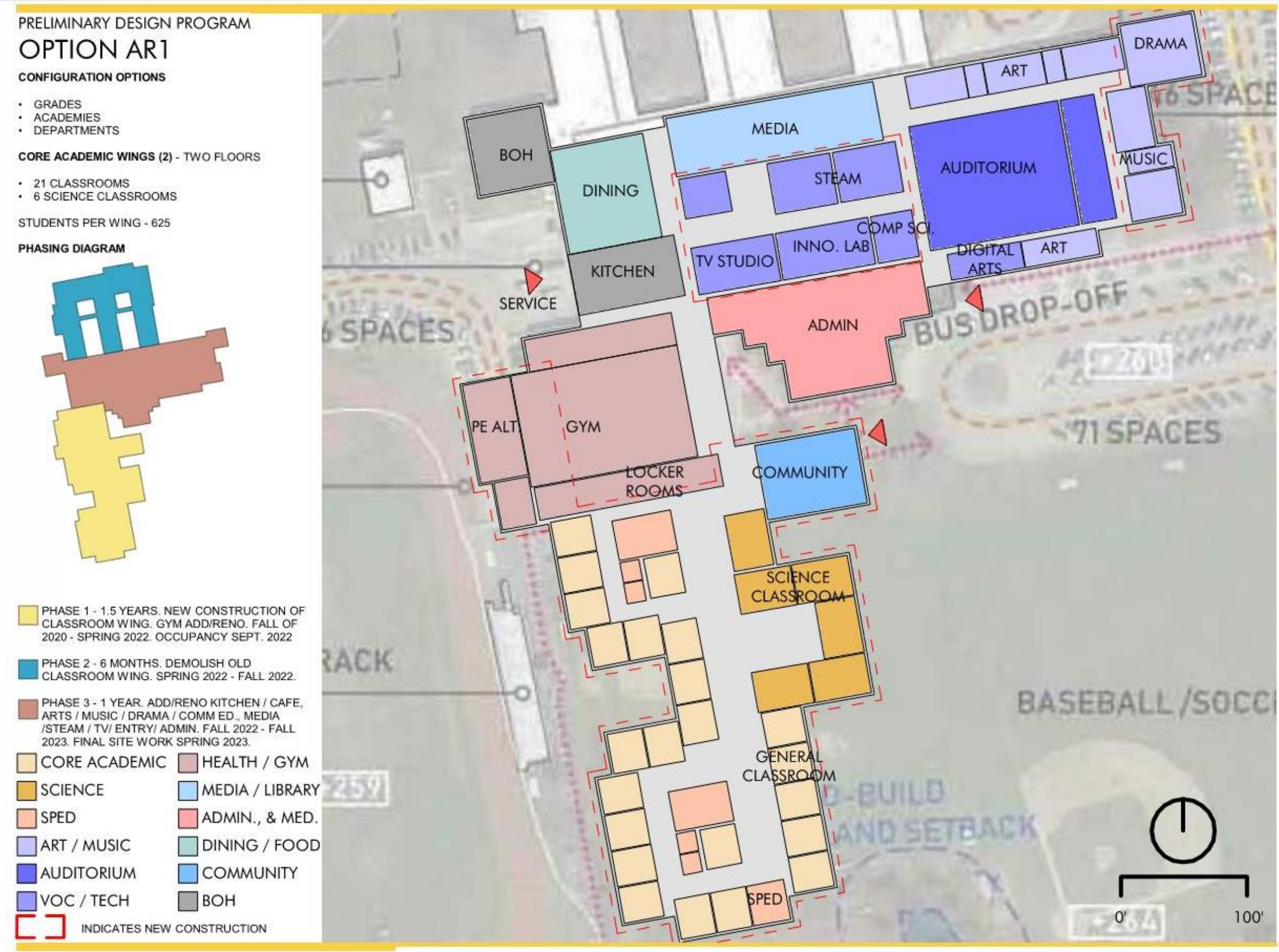
Preliminary Option R1



Renovation Option

- Satisfies MSBA required option at PSR

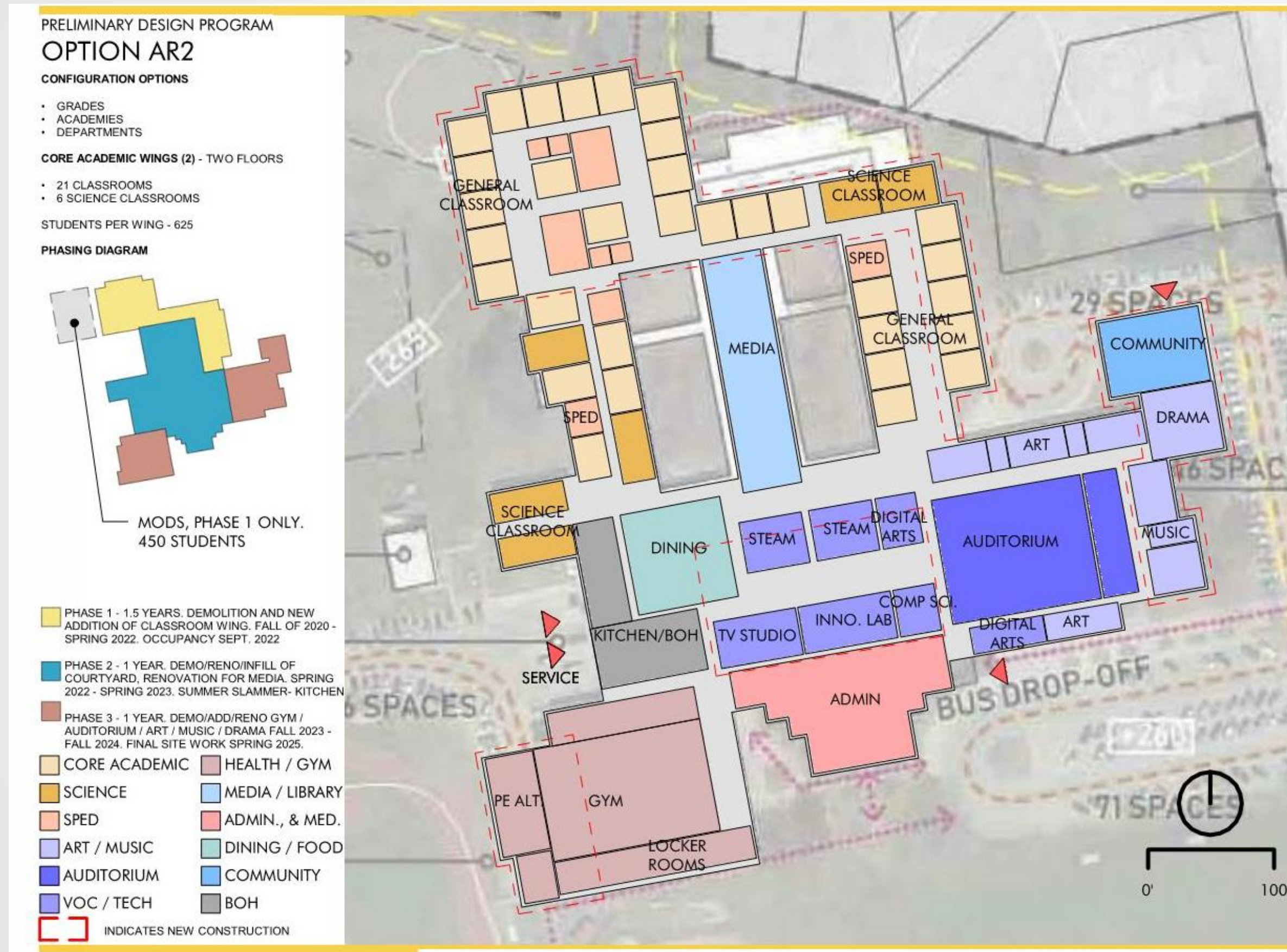
Preliminary Option AR-1



Renovation/Addition Option

- More efficient classroom layout; Two floors
- Large addition + demo exist. classroom wing
- Accommodates space template
- Less disruption to school during construction
- Better utilization of site than AR-2 option

Preliminary Option AR-2



Renovation/Addition Option

- Constrained fit on site
- Disruptive classroom addition in phases
- Less efficient layout
- Uses more of the original facility = more constraints
- Accommodates space template
- Temporary modulares reqd.
- 4 major construction phases – occupied construction
- Const. fall 20 – fall 24

Preliminary Option N1

OPTION N1

CONFIGURATION OPTIONS

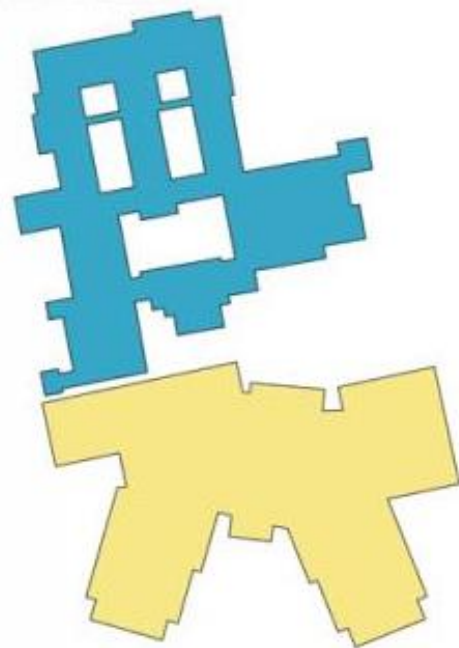
- GRADES
- ACADEMIES
- DEPARTMENTS

CORE ACADEMIC WINGS (4) - TWO FLOORS

- 11 CLASSROOMS
- 3 SCIENCE CLASSROOMS

STUDENTS PER WING - 315

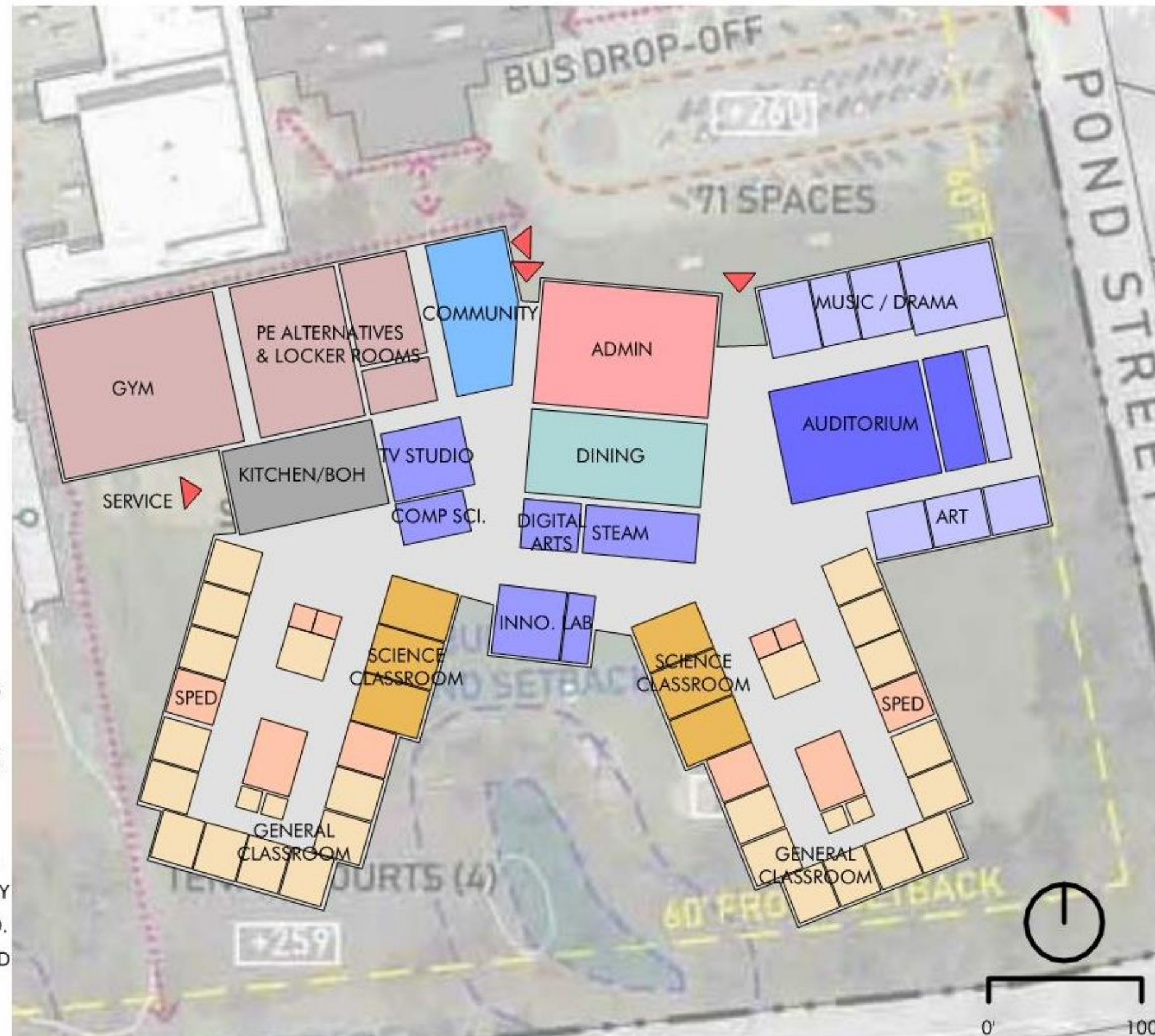
PHASING DIAGRAM



PHASE 1 - NEW CONSTRUCTION OF REPLACEMENT SCHOOL. FALL OF 2020 - SPRING 2022. OCCUPANCY SEPT. 2022

PHASE 2 - EXISTING HIGH SCHOOL REMAINS OPEN DURING CONSTRUCTION. DEMOLITION OF EXISTING BUILDING FOLLOWING REPLACEMENT BUILDING CONSTRUCTION. DEMOLITION - SUMMER/FALL 2022. FINAL SITE WORK AS REQUIRED 2023.

CORE ACADEMIC	HEALTH / GYM
SCIENCE	MEDIA / LIBRARY
SPED	ADMIN., & MED.
ART / MUSIC	DINING / FOOD
AUDITORIUM	COMMUNITY
VOC / TECH	BOH



Replacement Option

- Two floors
- Two wings per floor
- Larger classroom wings; 300 students per wing
- Expansive layout
- Less accommodating of future educational needs
- Less disruption than add/reno

Preliminary Option N2

OPTION N2

CONFIGURATION OPTIONS

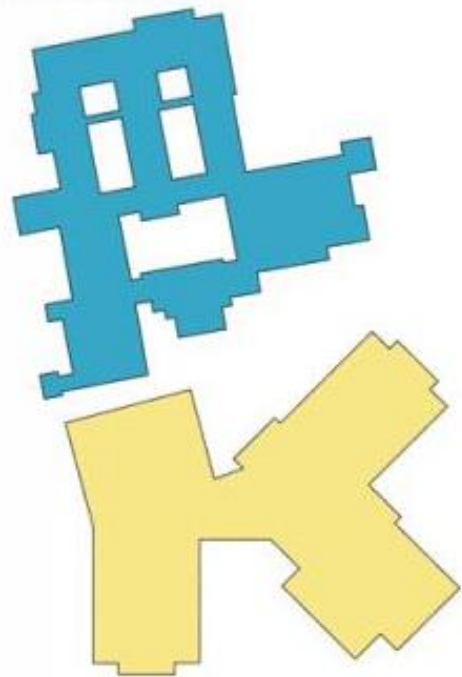
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Replacement Option

- Two Floors
- Two wings per floor
- Larger classroom wings; 300 students per wing
- Auditorium south side away from entrance
- Expansive layout
- Less accommodating of future educational needs
- Less Disruption than add/reno

Preliminary Option N3

OPTION N3

CONFIGURATION OPTIONS

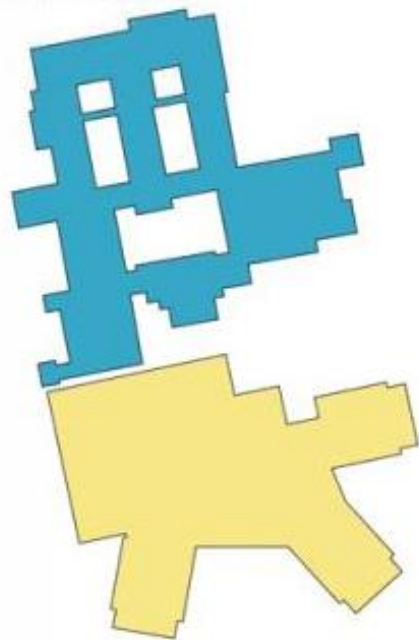
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CORE ACADEMIC WINGS (6) - TWO FLOORS

- 7 CLASSROOMS
- 2 SCIENCE CLASSROOMS

STUDENTS PER WING - 210

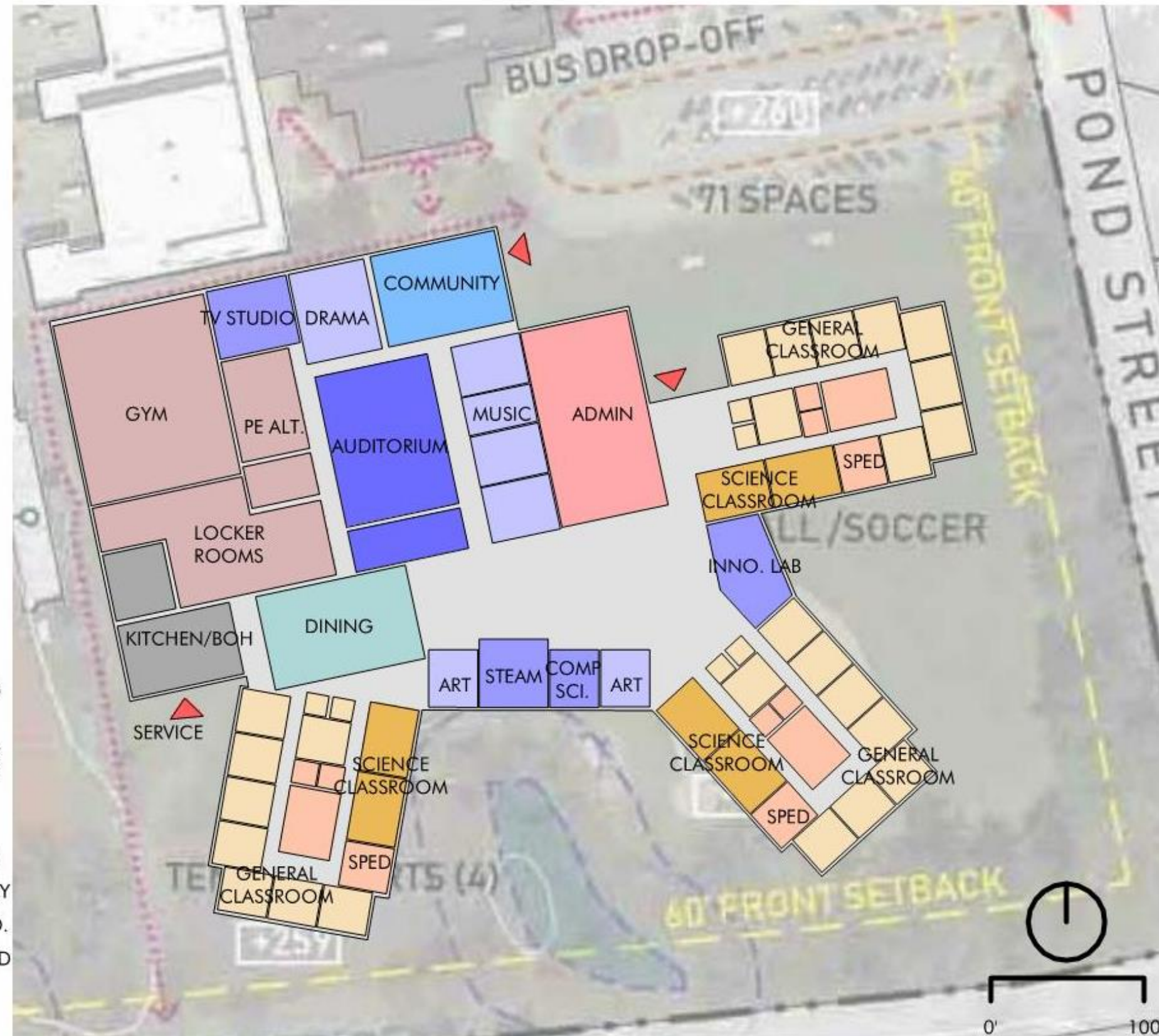
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Replacement Option

- Two Floors
- Three wings per floor
- Smaller learning communities of 200 students per wing is desirable
- Public functions in front
- Better accommodates future changes in education
- Less disruption than add/reno

Preliminary Option N4



OPTION N4

CONFIGURATION OPTIONS

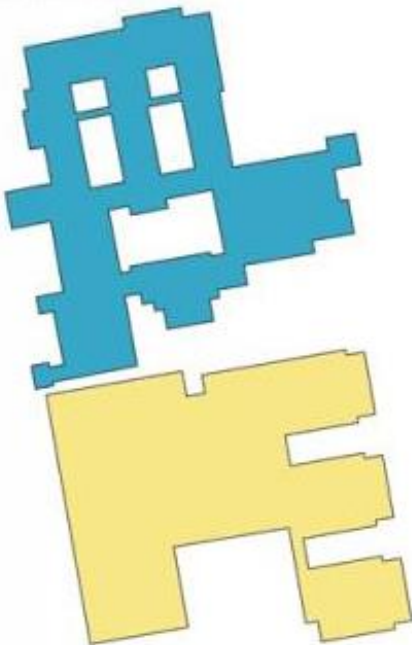
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CORE ACADEMIC WINGS (6) - TWO FLOORS

- 7 CLASSROOMS
- 2 SCIENCE CLASSROOMS

STUDENTS PER WING - 210

PHASING DIAGRAM



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Replacement Option

- Two Floors
- Three wings per floor
- Smaller learning communities of 200 students per wing is desirable
- Public functions in front
- Better accommodates future changes in education
- Less disruption than add/reno

Preliminary Option N5

OPTION N5

CONFIGURATION OPTIONS

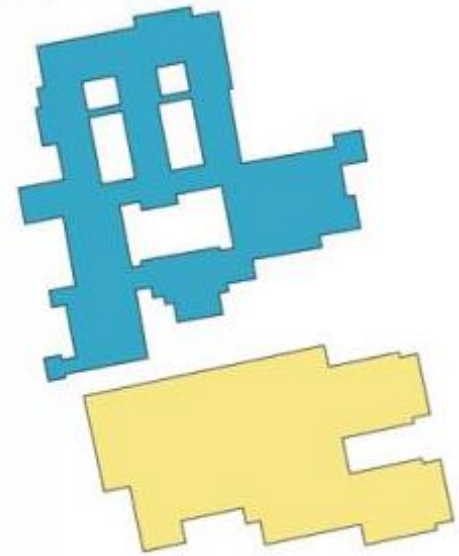
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CORE ACADEMIC WINGS (6) - THREE FLOORS

- 7 CLASSROOMS
- 2 SCIENCE CLASSROOMS

STUDENTS PER WING - 210

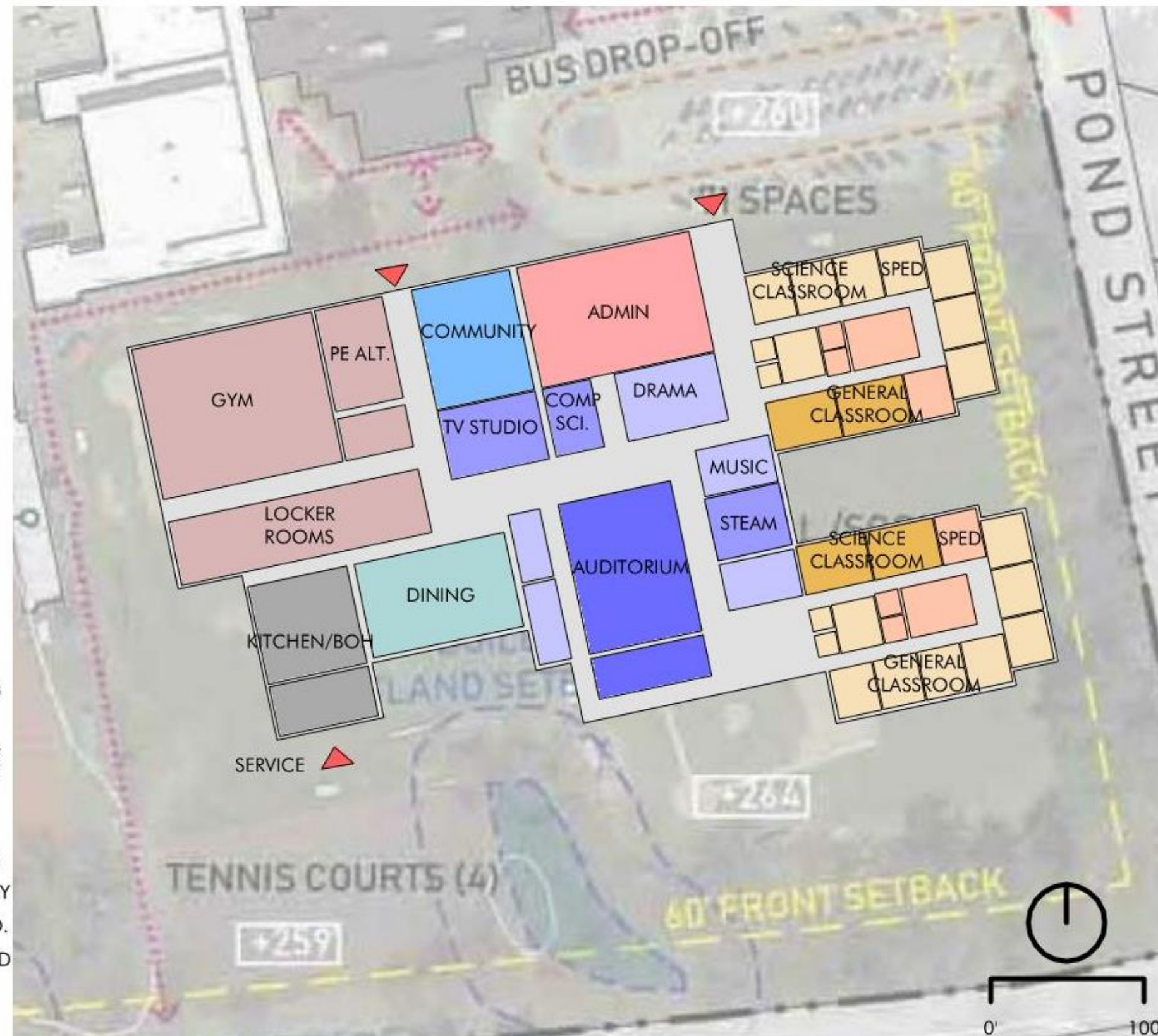
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Replacement Option

- Three Floors
- Two wings per floor
- 200 students per wing
- Classrooms on east
- Public functions in front
- Does not gain more site than other N options
- More separation between 3rd floor and 1st floor
- Isolated 3rd floor program
- Less appropriate scale to neighborhood context

Conceptual Cost Opinions

CONCEPT	ED. PROGRAM	PHASING ISSUES	COST ISSUES	SF	CONST. OPINION	PROJECT OPINION
Renovation R-1	No build code upgrade. Does not satisfy District Ed Program goals or MSBA template for 1,250 students	Renovation would require temporary modular classrooms in order to allow for two construction phases of the existing classroom wings.	Includes comprehensive renovation, systems upgrades plus reconstruction of exterior envelope to meet code.	168,422GSF	\$68.8m ***	\$86 m *** Add \$2.4m = \$89m
Add – Reno AR-1	Meets MSBA space template requirements. Educational program goals are significantly compromised. Long travel.	Students are relocated from existing to new addition during renovation. Significant disruption to core programs in second phase is anticipated.	Extended construction duration w/ three phases. Occupied construction. Inefficient plan increases GSF.	268,175 GSF	\$128m	\$160m
Add – Reno AR-2	Meets MSBA space template requirements. Educational program goals are significantly compromised. Long travel.	Students relocated to temporary modular classrooms during classroom wing reconstruction. Significant disruption to core programs in each phase is anticipated.	Extended construction duration w/ four phases. Temp. classrooms to allow demolition. Occupied construction. Inefficient plan increases GSF.	264,987 GSF	\$126m ***	\$157.5m *** Add \$2.4m = \$159.9m
New N-1	Satisfies space template, meets many educational program goals but larger classroom wings.	Location on baseball / softball displaces those programs. Limited disruption to ongoing school. Separate const. entry.	Two story option two wing option. Slightly more perimeter.	241,618 GSF	\$125.6m	\$157m
New N-2	Satisfies space template, meets many educational program goals but larger classroom wings.	Location on baseball / softball displaces those programs. Limited disruption to ongoing school. Separate const. entry.	Two story two wing option. Slightly more perimeter.	241,618 GSF	\$125.3m	\$156.6m
New N-3	Satisfies space template, meets educational program goal of small learning communities.	Location on baseball / softball displaces those programs. Limited disruption to ongoing school. Separate const. entry.	Two story three wing option. Slightly less perimeter.	241,618 GSF	\$124m	\$155m
New N-4	Satisfies space template, meets educational Program goal of small learning communities.	Location on baseball / softball displaces those programs. Limited disruption to ongoing school. Separate const. entry.	Two story three wing option, slightly more perimeter envelope than N-3.	241,618 GSF	\$125.4m	\$156.8m
New N-5	Satisfies space template. Three story option may add internal travel and limit integration of programs.	Location on baseball / softball displaces those programs. Limited disruption to ongoing school. Separate const. entry.	Three story option reduces footprint but increases vertical circulation.	241,618 GSF	\$123.2m	\$153.7m

*** Budget does not include cost of temporary modular classrooms to be used as swing space – Assume \$150,000 per classroom x 16 classrooms = add \$2.4m

Conclusions:

- **Narrow Options to be considered**

Do not study AR2

Do not study N1

Do not study N2

Do not study N5

- **Recommendation**

- Study R1 in greater detail
- Study AR1 in greater detail
- Study N3 & N4 in greater detail (possible variations)
- Narrow to preferred replacement option on January 15th
- Focus PSR on R1, AR1 & preferred replacement option.

Next Steps:



- **Update MSBA on PSR Progress**

- **PTO Meeting 12-11**

- **District Meetings 12-11 & 1-8**

District review of replacement options to develop preferred approach *based on District Ed. Program*

- **School Building Committee Meeting 1-15-19**

Building Committee selection of preferred option

- **Public Forum 1-24** - present 3 options, public feedback

- **Complete PSR submitted to MSBA (3-21-19)**

Thank You