



SHARON HIGH SCHOOL

SCHOOL BUILDING COMMITTEE MEETING

NOVEMBER 6, 2018

ARCHITECTS AGENDA



PDP Update

Draft reports in-hand for review
Upcoming materials for review

Alternative Sites

Alternative site analysis matrix results
Conclusion

Space Template Update

Review current space template Revisions

Preliminary Options

Review concepts developed for PDP

Next Steps

School Building Committee Meeting November 20th
PDP Submission to MSBA November 21st

PDP Update

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

Documents available for review:

- TOC
- 4.1 Summary
- 4.2 Legal Title
- 4.3 Code and Accessibility
- 4.4 Existing Building Conditions
- 4.5 Structural Assessment
- 4.6 Mechanical Assessment
- 4.7 Plumbing and Electrical Assessment
- 4.8 Environmental Building Analysis
- 4.9 Methods & Assumptions
- 5.2 Site Analysis
- 5.3 Site and Zoning Analysis
- 5.4 Utility Infrastructure Analysis
- Comments / Questions

CONTENTS

COVER LETTER FROM OWNER'S PROJECT MANAGER

SECTION 1	INTRODUCTION <ul style="list-style-type: none">1.1 INTRODUCTION1.2 PROJECT DIRECTORY1.3 SCHEDULE
SECTION 2	EDUCATIONAL PROGRAM <ul style="list-style-type: none">2.1 EDUCATIONAL PROGRAM
SECTION 3	INITIAL SPACE SUMMARY <ul style="list-style-type: none">3.1 NARRATIVE DESCRIPTION3.2 SPACE TEMPLATE: GRADES K-53.3 EXISTING CONDITIONS FLOOR PLANS
SECTION 4	EVALUATION OF EXISTING CONDITIONS <ul style="list-style-type: none">4.1 SUMMARY - EVALUATION OF EXISTING CONDITIONS4.2 LEGAL TITLE TO PROPERTY4.3 CODE & ACCESSIBILITY ANALYSIS4.4 EXISTING BUILDING CONDITIONS4.5 EXISTING STRUCTURAL ASSESSMENT4.6 EXISTING MECHANICAL ASSESSMENT4.7 EXISTING PLUMBING & ELECTRICAL ASSESSMENTS4.8 ENVIRONMENTAL BUILDING ANALYSIS4.9 METHODS & ASSUMPTIONS
SECTION 5	SITE DEVELOPMENT REQUIREMENTS <ul style="list-style-type: none">5.1 EXISTING SITE PLAN5.2 SITE ANALYSIS PLAN5.3 SITE & ZONING ANALYSIS5.4 SITE INFRASTRUCTURE & PERMITTING ANALYSIS
SECTION 6	PRELIMINARY EVALUATION OF ALTERNATIVES <ul style="list-style-type: none">6.1 INTRODUCTION6.2 PRELIMINARY OPTIONS6.3 BUDGET & COST COMPARISON6.4 CONCLUSION
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Upcoming Documents available for review:

Next Week

- 3.1 & 3.2 Space Template and Narrative
- 6.1 Introduction to Options
- 6.2 Preliminary Options
- 8.4 / 8.5 Phase 1 and 2 ESA Report
- 8.6 Geo-technical Report
- 8.7 Existing Conditions Traffic
- 8.8 Educational Visioning Notes

Alternate Sites

Alternative Sites

ALTERNATIVE SITE OPTIONS

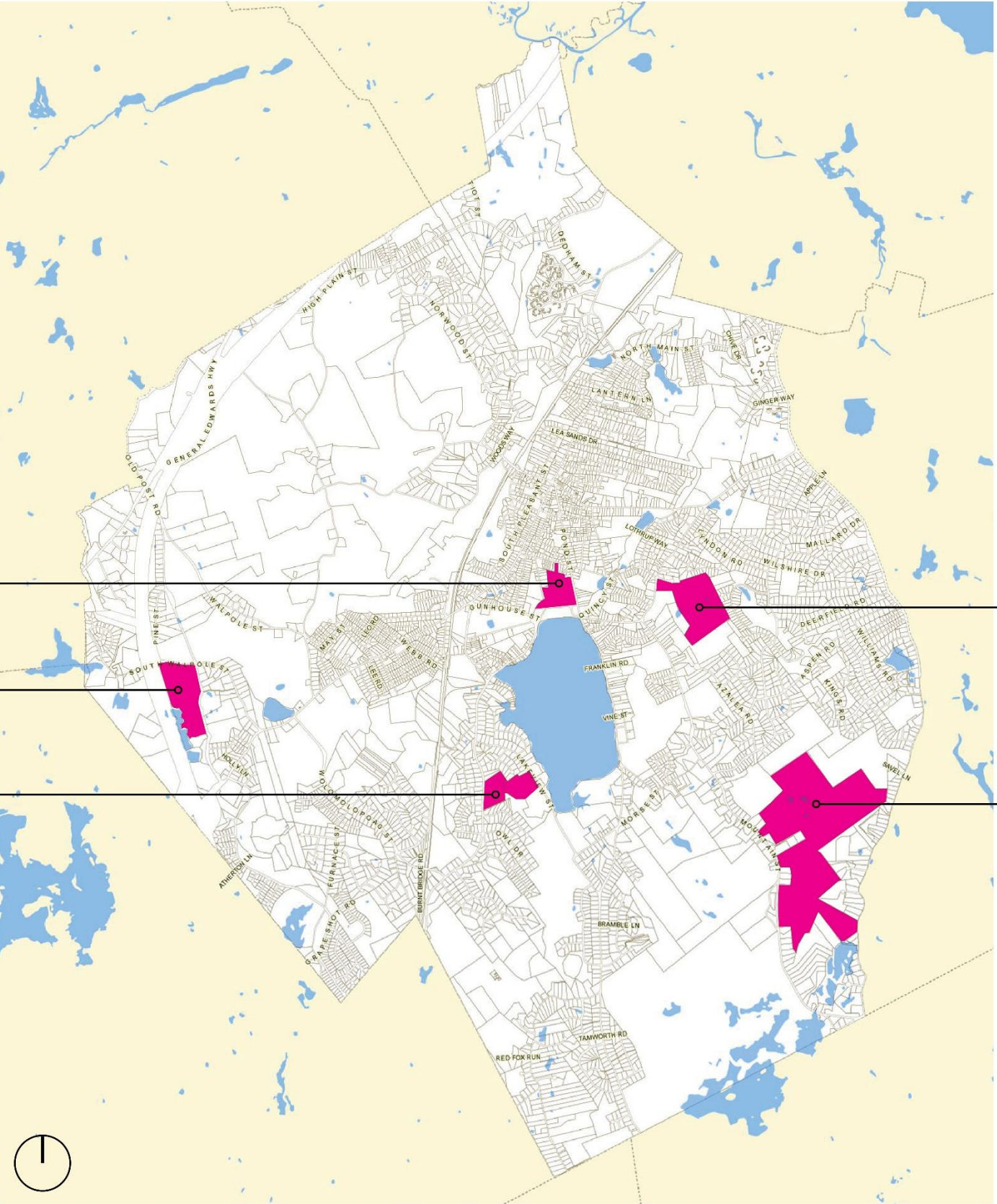
181 POND STREET
SHARON HIGH SCHOOL
28.5 AC

144 OLD POST ROAD
SHARON GALLERY SITE
59.8 AC

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

149 EAST STREET
SHARON COUNTRY CLUB
71.7 AC

400 MOUNTAIN STREET
RATTLESNAKE HILL
317 AC



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					
1. Location & Traffic (Max 16 Points/Site)	Centrally accessible	6	6		0		6		3		0					
	Not Central	0														
	No negative traffic impacts	6	6	14	4	6	3	13	3	9	2	6				
	Substantial impacts	0														
2. Site characteristics (Max 15 points/Site)	Retain Setbacks and space from street	4	2		2		4		3		4					
	Visual/physical impact on the street	0														
	Existing driveway access adequate	3	2		0		1		0		0					
	Existing driveway access inadequate	0														
3. Community Sentiment / Considerations (Max 17 points/Site)	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														
4. Existing Utilities / Infrastructure (Max 10 points/Site)	Allows for future expansion	4	2		4		4		1		4					
	Does not allow for future expansion	0														
	Does not have Architecturally Significant context	6	6		6		6		6		6					
	Does have Architecturally Significant context	0														
5. Environmental Impacts (Max 12 points/Site)	Meets space needs per MSBA	6	6	18	6	12	6	15	6	15	6	12				
	Does not meet space needs per MSBA	0														
	Supports Synergy with other Community Uses/Activities	5	6		0		3		3		0					
	Doesn't Support Synergy with other Community Uses/Activities	0														
6. Permitting / Other Regulatory (Max 16 points/Site)	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														
7. Cost of Site Development & Construction (Max 14 points/Site)	Telecom/fiber service	2	2	10	0	0	1	5	0	0	0	0				
	No telecom/fiber service	0														
	Water service	2	2		0		1		0		0					
	No water service	0														
8. Other (Max 10 points/Site)	Gas service	2	2		0		1		0		0					
	No gas service	0														
	No Natural Heritage & Endangered Species Program (NHESP) area on or adjacent to site	2	2		2		2		2		2					
	Has NHESP area on or adjacent to site	0														
9. Other (Max 10 points/Site)	No wetland area on or adjacent to site	3	0		0		2		3		0					
	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														
10. Other (Max 10 points/Site)																
	No Archaeological Survey required	3	3		1		2		1		1					
	Suspect Archaeological Survey required	1														
	No variance required	4	4		4		0		4		4					
	Minimal variance required	2														
11. Other (Max 10 points/Site)	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														
12. Other (Max 10 points/Site)	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														
13. Other (Max 10 points/Site)	Building Cost are likely lower	4	2		2		2		2		2					
	Building Cost are likely higher	0														
	Site Cost are likely lower	4	4		0		0		0		0					
	Site Cost are likely higher	0														
14. Other (Max 10 points/Site)																
	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					
15. Other (Max 10 points/Site)	Ineligible site cost are likely higher	0														
TOTAL SCORE:			30		49		60		49		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

Space Template Update

Space Template Updates



Updates Since 10-23:

- Add drama classroom @ 3,000 nsf
Theater program, debate, small lectures
- Reduce Auditorium from 12,000 to 7,500 nsf
Aprox 750 seats
Increase stage to 3,000 nsf (+500 nsf)
- Addition of Community Education @ 3,000 nsf
Lobby, offices, classrooms for daytime use

- Total net sf change + 2,400
- Total gross sf change + 3,504

- New net sf 165,492
- New gross sf 241,618

- * MSBA guideline 154,154 net, 225,000 gross
- Proposed 165,492 net (+11,338), 241,618 gross (+16,618)
- *Core academic +3440, Art/music + 3000, Auditorium (stage) +1400, Other +3,500*

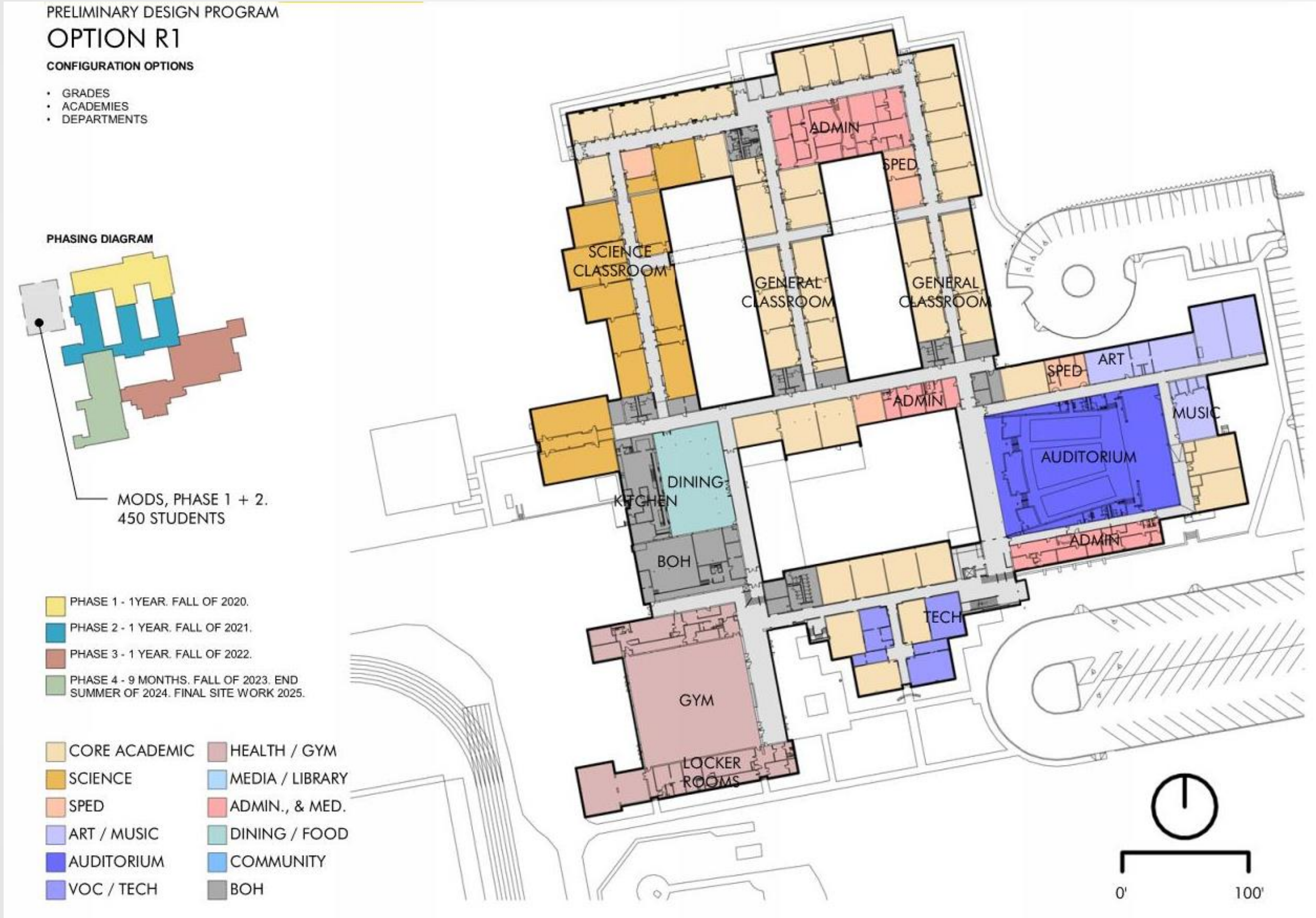
Proposed Space Summary - High Schools

Updated 10-30-18

Sharon High School				PROPOSED												Date: 11/21/2018 Preliminary Design Program			
Existing Conditions				Existing to Remain/Renovated			New			Total			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)						
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals	Comments			
CORE ACADEMIC SPACES				0			63,000			0			59,640						
<i>list classrooms of different sizes separately</i>																			
Classroom - General (type 1)	755	26	19,630				900	42	37,800				950	42	35,700	128 SF min - 950 SF max			
Classroom - General (type 2)	616	7	5,705										100	42	4,200				
Classroom - General (type 3)	926	2	1,862				1,000	4	4,000				500	3	1,500				
Classroom - General (type 4)	1,050	2	2,100				1,440	12	17,280				1,440	11	15,840	245 SF min/250 SF max per day/night (check school for 12 science labs)			
Teacher Planning			0																
Small Group Seminar/20-30 seats (6-6)	300	1	300																
Science Classroom / Lab	1,432	2	2,864																
Science (type 2)	1,126	5	5,630																
Science (type 3)	674	4	2,696																
Prep Room	232	5	1,160				300	6	1,800				200	11	2,200				
Central Chemical Storage Rm			0				200	3	600				200	1	200				
SPECIAL EDUCATION				0			13,090			0			13,090						
<i>list classrooms of different sizes separately</i>																			
Self-Contained SPED	1,047	4	4,188				950	5	4,750				950	9	8,550	128-950 SF appts surrounding classroom			
Self-Contained SPED Toilet			0				50	5	250				60	9	540				
Resource Room	1,030	1	1,030				1,400	4	5,600				500	4	2,000	10 sqs dist. Qm.			
Small Group Room	610	7	3,670				250	8	2,000				500	4	2,000	10 sqs dist. Qm.			
Conference Room (near Guidance)			0				450	1	450										
ART & MUSIC				0			11,200			0			8,200						
Art Classroom - 25 seats	699	2	1,398				1,200	3	3,600				1,200	3	3,600	Assumed size - 25 % Population - 5 classrooms			
Art Workshop w/ Storage & kiln	375	1	375				150	3	450				150	3	450				
Band - 50 - 100 seats	1,126	1	1,126				1,500	1	1,500				1,500	1	1,500	Assumed size - 25 % Population - 5 classrooms			
Choirs - 50 - 100 seats			0				1,500	1	1,500				1,500	1	1,500				
Ensemble			0				425	1	425				200	1	200				
Music Practice			0				75	3	225				75	6	450				
Music Storage	259	1	259				500	1	500				500	1	500				
Drama Classroom			0				3,000	1	3,000										
VOCATIONS & TECHNOLOGY				0			12,800			0			12,800						
Tech Classroom - (E.G. Drafting, Business)			0										1,200	4	4,800	Assumed size - 25 % Population - 5 classrooms			
Tech Shop - (E.G. Consumer, Wood)			0										2,000	4	8,000	Assumed size - 25 % Population - 5 classrooms			
T.V. Studio	735	1	735				2,400	1	2,400										
Digital Arts	703	1	703				1,200	2	2,400										
STEAM	623	1	623				2,000	2	4,000										
Computer Science/Coding	775	1	775				1,200	1	1,200										
Innovation Lab/Maker Space			0				2,000	1	2,000										
CAD Lab (attached to Innovation Lab)			0				800	1	800										
HEALTH & PHYSICAL EDUCATION				0			23,200			0			23,200						
Gymnasium	9,206	1	9,206				12,000	1	12,000				12,000	1	12,000				
PE Alternatives			0				3,000	1	3,000				3,000	1	3,000				
Trainer	675	1	675																
Wellness Center Weights & Cardio	1,665	1	1,665				300	1	300				300	1	300				
Gym Storage	650	1	650				7,000	1	7,000				7,000	1	7,000	6.6 classrooms total			
Locker Rooms - Boys / Girls w/ Toilets	1,875	2	3,750				500	1	500				500	1	500				
Phys. Ed. Storage	420	1	420				150	1	150				150	1	150				
Athletic Director's Office	300	1	300				250	1	250				250	1	250				
Health Instructor's Office w/ Shower & Toilet	200	2	400																
MEDIA CENTER				0			7,713			0			7,713						
Media Center / Reading Room	7,699	1	7,699				7,713	1	7,713				7,713	1	7,713				
Computer Lab	600	2	1,600																
AUDITORIUM / DRAMA				0			11,800			0			10,400						
Auditorium	6,420	1	6,420				7,500	1	7,500				7,500	1	7,500	200 Seating @ 10' x 17' Seat - 710 seats Min			
Stage	3,197	1	3,197				3,000	1	3,000				1,800	1	1,800				
Auditorium Storage	1,357	1	1,357				500	1	500				500	1	500				
Make-up / Dressing Rooms			0				300	2	600				300	2	600				
Controls / Lighting / Projection	200	1	200				200	1	200				200	1	200				
DINING & FOOD SERVICE				0			10,476			0			10,476						
Cafeteria / Student Lounge / Break-out	4,574	1	4,574				6,250	1	6,250				6,250	1	6,250	1 seating - 1950 per seat			
Chair / Table Storage	135	1	135				463	1	463				463	1	463				
Scramble Serving Area	700	1	700				600	1	600				600	1	600				
Kitchen	1,536	1	1,536				2,550	1	2,550				2,550	1	2,550	1600 SF for 380 x 1.5 Student Adult 30 10' x 10' square			
Staff Lunch Room	1,063	1	1,063				563	1	563				563	1	563				
MEDICAL				0			1,110			0			1,110						
Medical Suite Toilet	35	2	70				60	1	60				60	1	60				
Nurses Office / Waiting Room	394	1	394				250	1	250				250	1	250				
Interview Room	78	1	78										100	3	300	Notes required			
Examination Room / Resting	62	1	62				150	5	750				100	5	500				
Private Storage/Medical Storage, etc			0				50	1	50										
ADMINISTRATION & GUIDANCE				0			5,010			0			5,010						
General Office / Waiting Room / Toilet	421	1	421				600	1	600				625	1	625	2 secretaries + Waiting + Toilet			
Teacher's Mail and Time Room			0				100	1	100				100	1	100				
Digitizing Room			0				200	1	200				200	1	200				
Records Room	58	1	58				200	1	200				200	1	200				
Principal's Office w/ Conference Area	245	1	245				200	1	200				375	1	375	Notes for small meeting; call use larger conference			
Principal's Secretary / Waiting	214	1	214				200	1	200				125	1	125	1 secretary + waiting			
Assistant Principal's Office - AP1	206	1	206				145	1	145				150	1	150				
Assistant Principal's Office - AP2	160	1	160				145	1	145				150	1	150				
Superintory / Spare Office - SPO	270	1	270				100	1	100				120	1	120				
Conference Room			0				300	1	300				450	1	450				
Guidance Office	232	6	1,392				135	12	1,620				150	7	1,050				
Guidance Waiting Room	330	1	330				100	1	100				100	1	100				
Guidance Storeroom	225	1	225				100	1	100				100	1	100				
Career Center			0				450	1	450				463	1	463	check for a conference room when needed			
Records Room			0				200	1	200				181	1	181				
Teacher's Work Room (ind. teacher research)	545	1	545				625	0	0				625	1	625	Teacher Work room in Teacher Planning Center			
AUXILIARY & MAINTENANCE				0			2,563			0			2,563						
Custodian's Office	180	2	360				150	1	150				150	1	150				
Custodian's Workshop	240	1	240				250	1	250				250	1	250				
Custodian's Storage	200	1	200				375	1	375				375	1	375				
Recycling Room / Trash			0				400	1	400				400	1	400				
Receiving and General Supply			0				463	1	463				463	1	463				
Storeroom			0				725	1	725				725	1	725				
Network / Telecom Room	142	1	142				200	1	200				200	1	200				
OTHER				0															

Preliminary Options

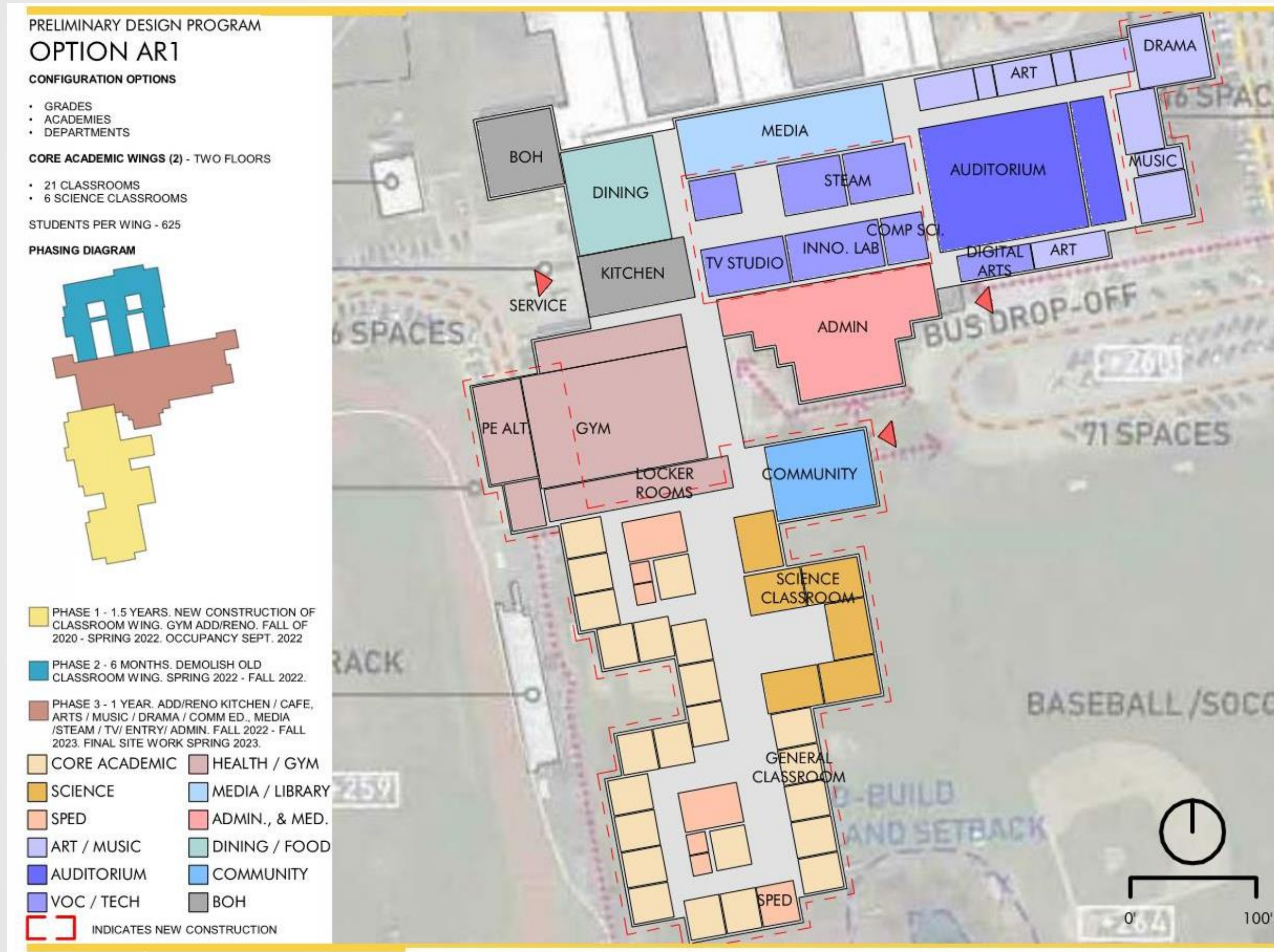
Preliminary Option R1



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

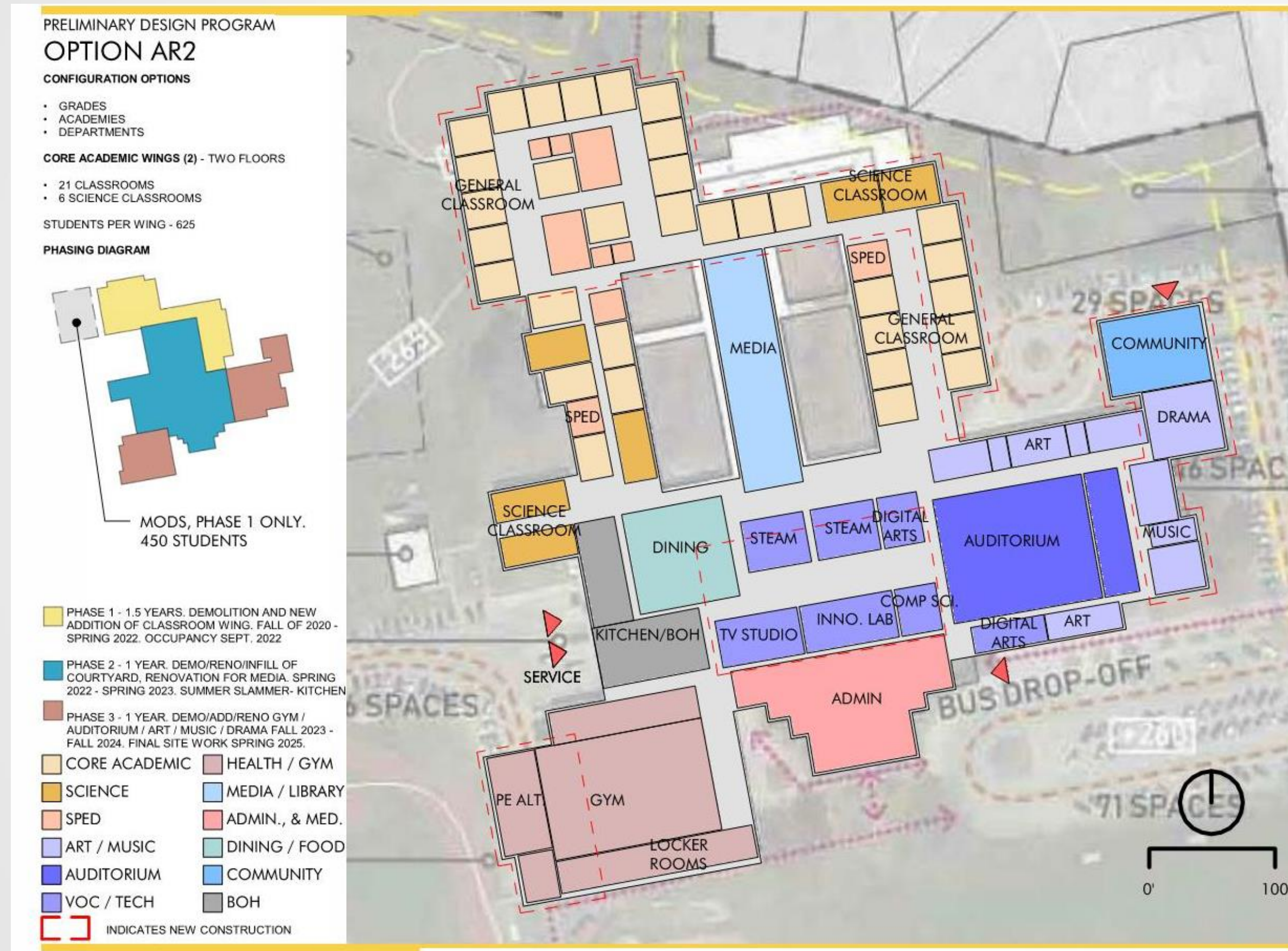
Preliminary Option AR-1



Renovation/Addition Option

- Two floors
- Large addition /demo exist. Classroom wing
- Accommodates space template
- 3 major construction phases – occupied construction
- Const. fall 20 – fall 23

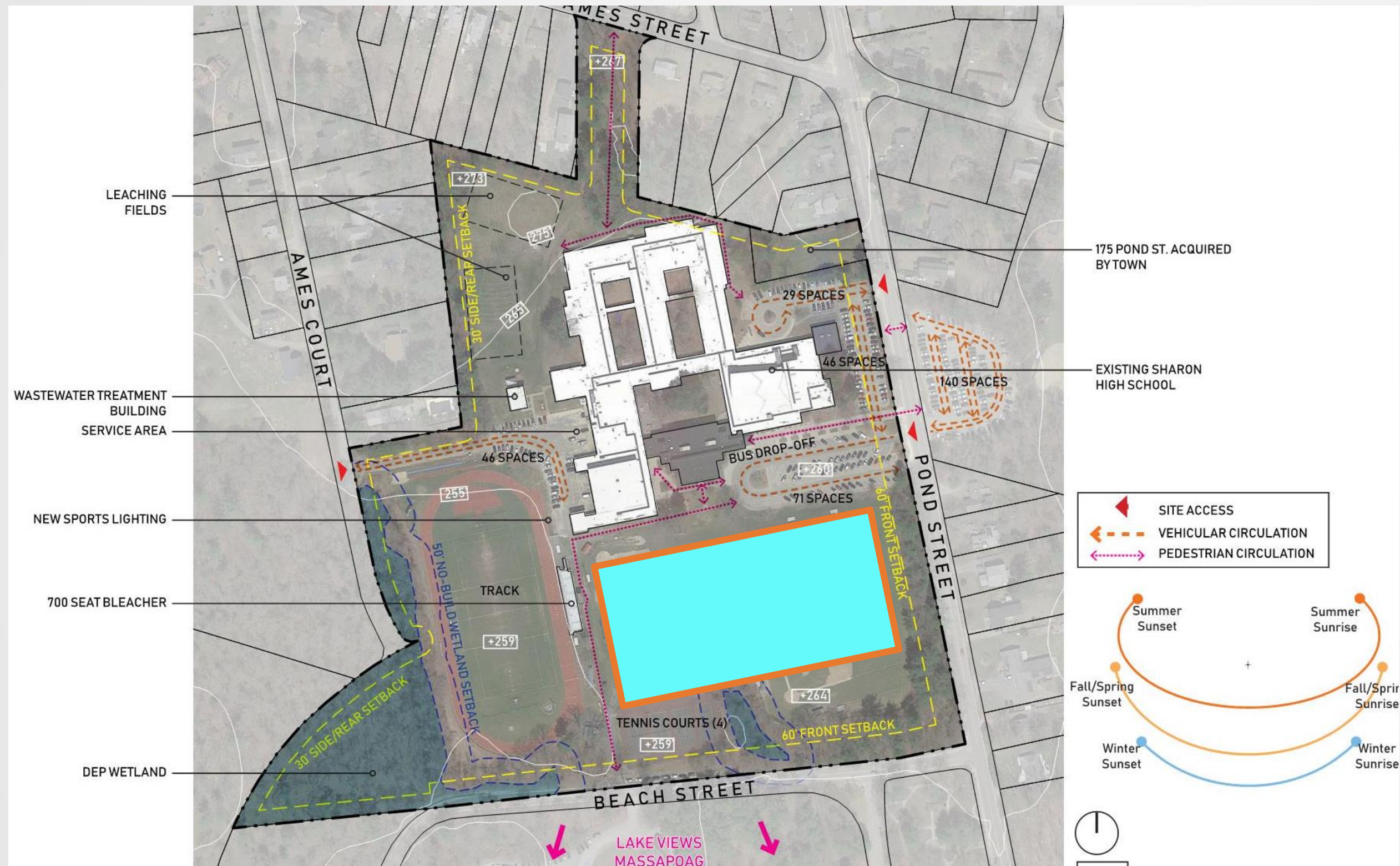
Preliminary Option AR-2



Renovation/Addition Option

- Two floors
- Classroom addition in phases
- Accommodates space template
- Temporary modular reqd.
- 4 major construction phases – occupied construction
- Const. fall 20 – fall 24

Site Considerations – New Options



Available Location

- Softball + Baseball field
- Loss of fields during const.
- Maintain all roads, parking, football + track, WWTP + leaching field
- Potential for separate construction entrance

Preliminary Option N1

OPTION N1

CONFIGURATION OPTIONS

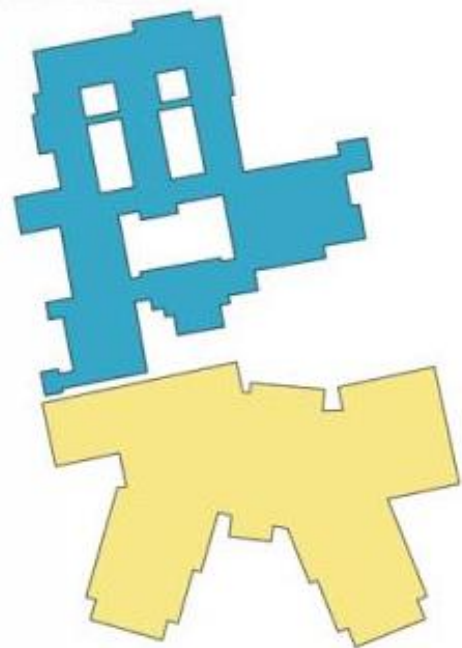
- GRADES
- ACADEMIES
- DEPARTMENTS

CORE ACADEMIC WINGS (4) - TWO FLOORS

- 11 CLASSROOMS
- 3 SCIENCE CLASSROOMS

STUDENTS PER WING - 315

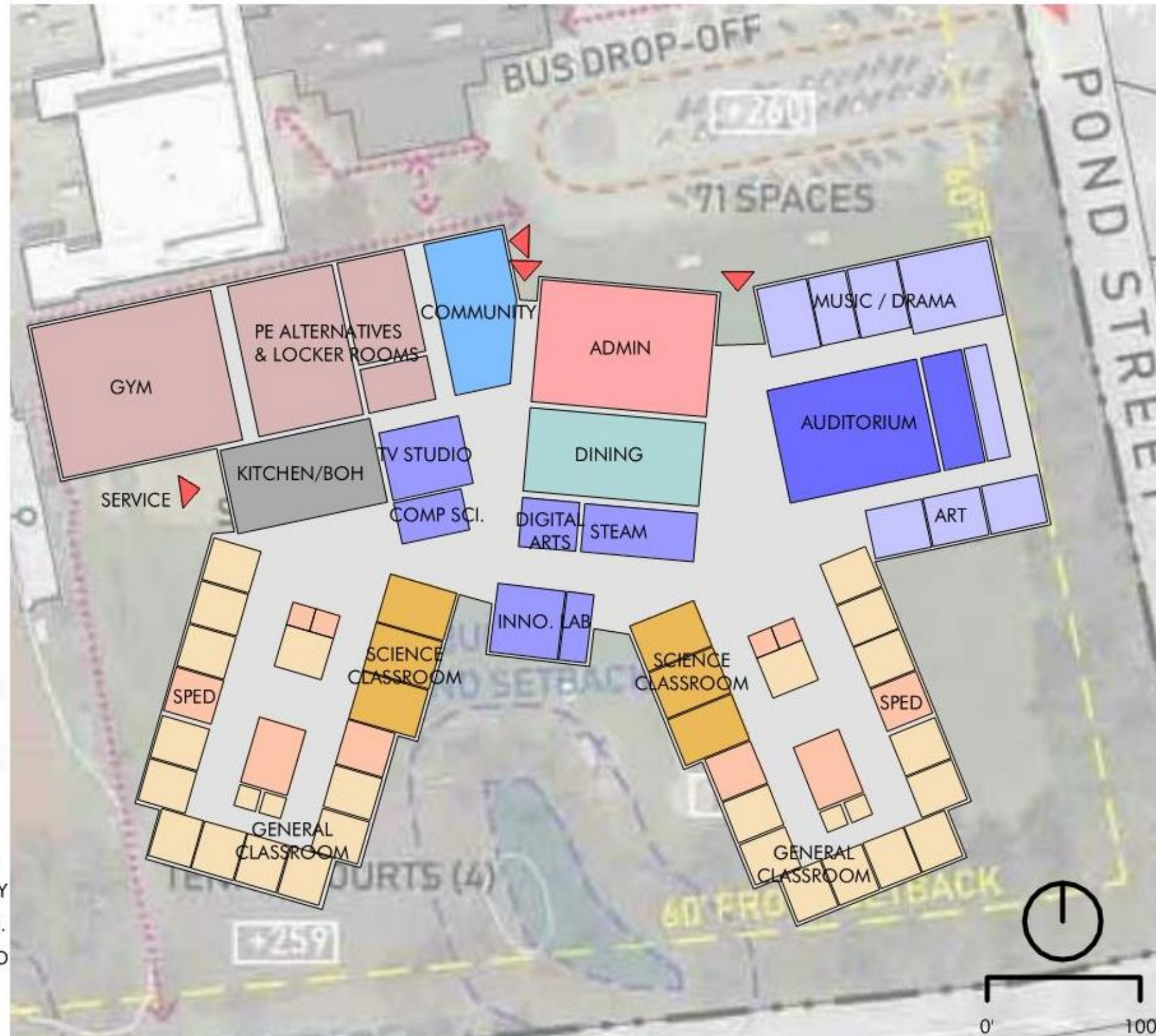
PHASING DIAGRAM



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
- 300 students per wing
- Community functions in front
- Straightforward phasing
- Const. fall 20 – fall 22 + demo & site work

Preliminary Option N2

OPTION N2

CONFIGURATION OPTIONS

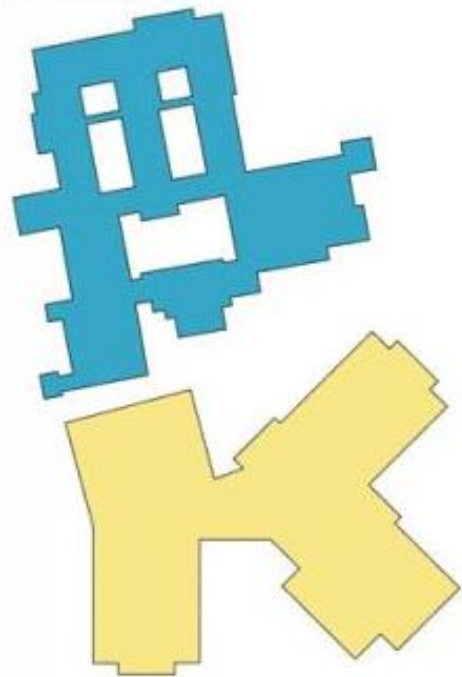
- GRADES
- ACADEMIES
- DEPARTMENTS

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
- 300 students per wing
- Auditorium south side
- Straightforward phasing
- Const. fall 20 – fall 22 + demo & site work

Preliminary Option N3

OPTION N3

CONFIGURATION OPTIONS

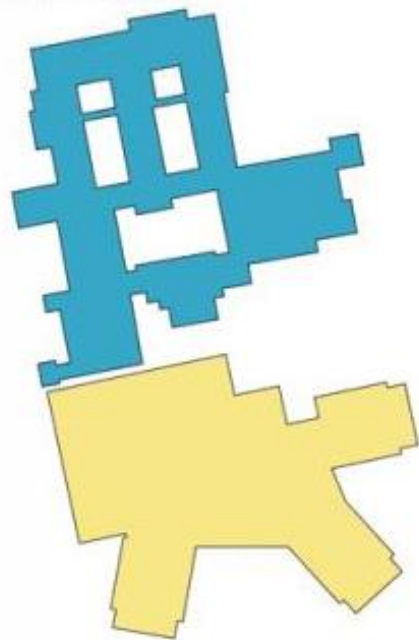
- GRADES
- ACADEMIES
- DEPARTMENTS

CORE ACADEMIC WINGS (6) - TWO FLOORS

- 7 CLASSROOMS
- 2 SCIENCE CLASSROOMS

STUDENTS PER WING - 210

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
- Three wings per floor
- 200 students per wing
- Public functions in front
- Straightforward phasing
- Const. fall 20 – fall 22 + demo & site work

Preliminary Option N4

OPTION N4

CONFIGURATION OPTIONS

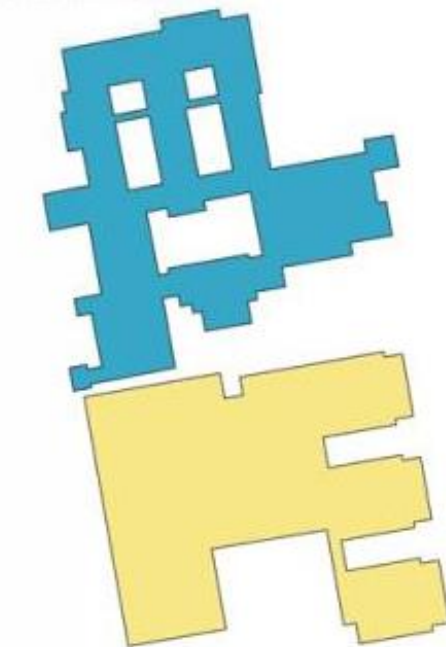
- GRADES
- ACADEMIES
- DEPARTMENTS

CORE ACADEMIC WINGS (6) - TWO FLOORS

- 7 CLASSROOMS
- 2 SCIENCE CLASSROOMS

STUDENTS PER WING - 210

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.

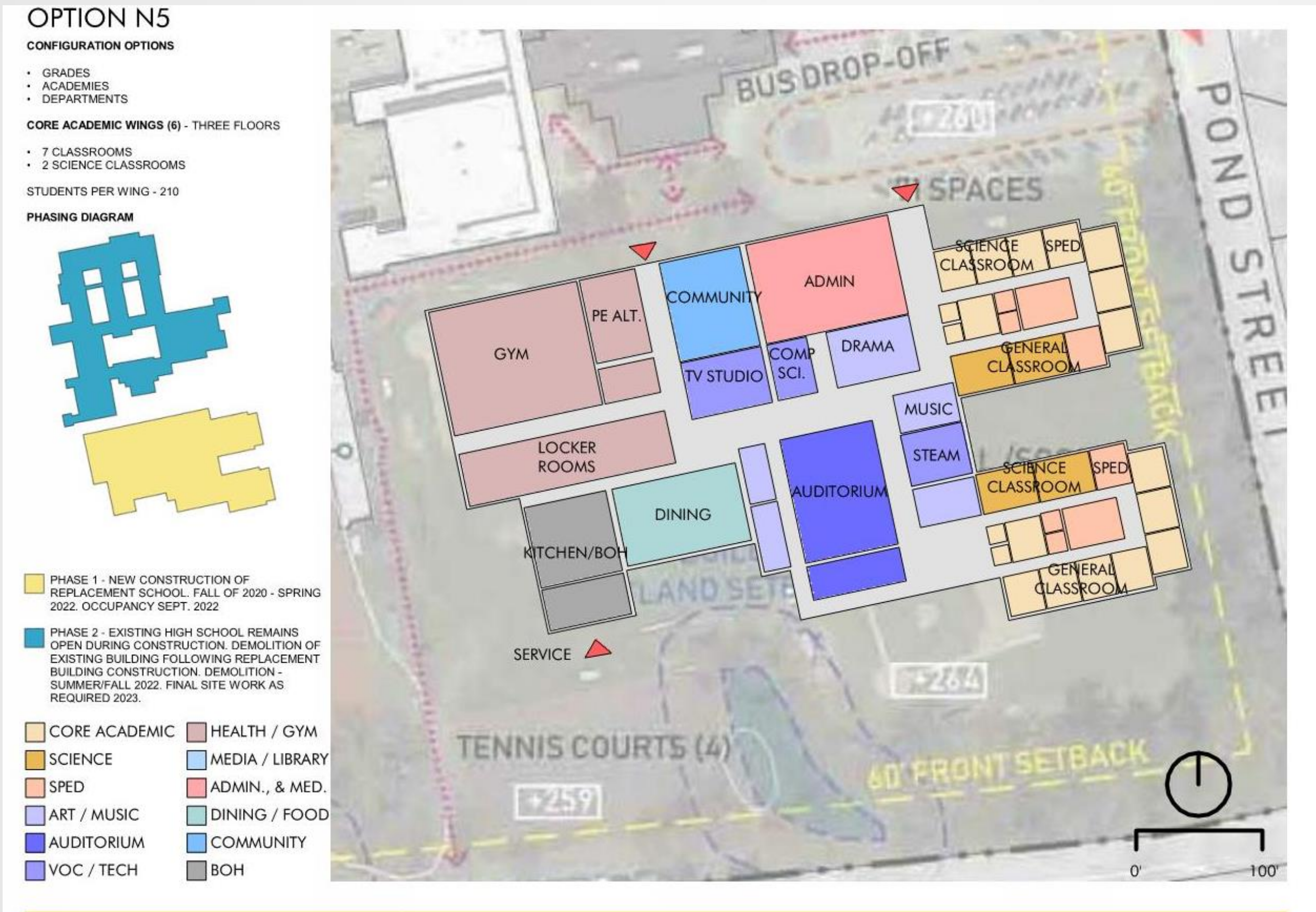
CORE ACADEMIC	HEALTH / GYM
SCIENCE	MEDIA / LIBRARY
SPED	ADMIN., & MED.
ART / MUSIC	DINING / FOOD
AUDITORIUM	COMMUNITY
VOC / TECH	BOH



Replacement Option

- Two stories
- Three wings per floor
- 200 students per wing
- Classrooms east side
- Public functions west
- Straightforward phasing
- Const. fall 20 – fall 22 + demo & site work

Preliminary Option N5



Replacement Option

- Three Floors
- Two wings per floor
- 200 students per wing
- Classrooms on east
- Public functions in front
- Straightforward phasing
- Const. fall 20 – fall 22 + demo & site work

Conclusions:

- **Do not Pursue Alternate Sites**

- Non-reimbursable acquisition costs

- Non-reimbursable site development cost

- Extends project schedule

- **Study all on-Site PDP Options in the Preferred Schematic Phase**

- Current site can support either additions or replacement options*

- Nothing in the PDP due diligence rules out use of the existing site*

- R1 - code upgrade “no-build” option

- AR1, AR2 – Addition/Renovation

- N1 – N5 – Replacement Building

Next Steps:

- **School Building Committee Meeting 11-20-18**

Committee Vote to approve submitting PDP to MSBA

No binding decisions, due diligence submission

11-21-18 Submission of PDP binder to MSBA

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

District review of options to develop preferred approach

Based on District Ed. Program

Recommendation to SBC on 3 final options for selection

Reno, Add/Reno, Replacement

Building Committee selection of preferred option

Development of preferred PSR option

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

Thank You