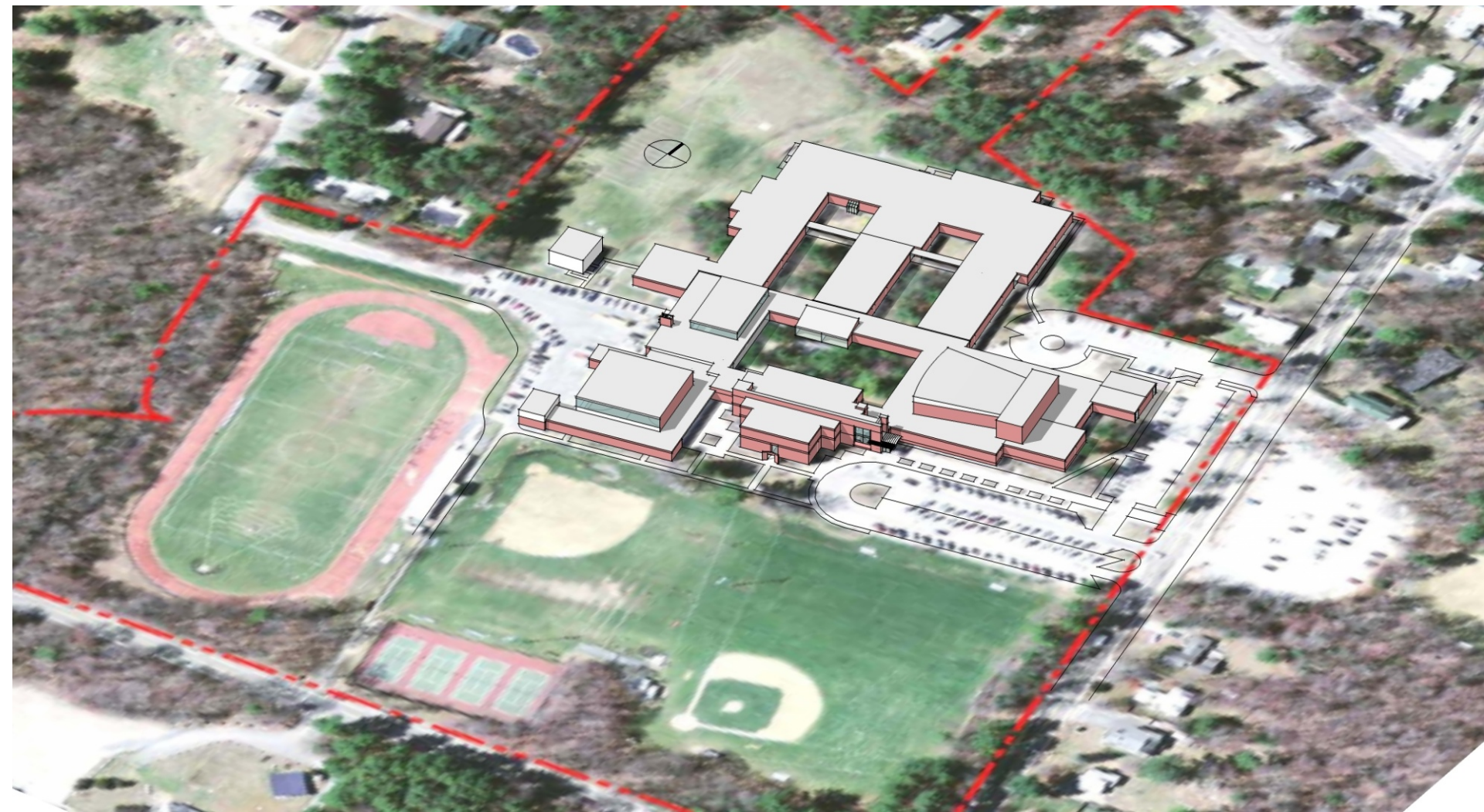


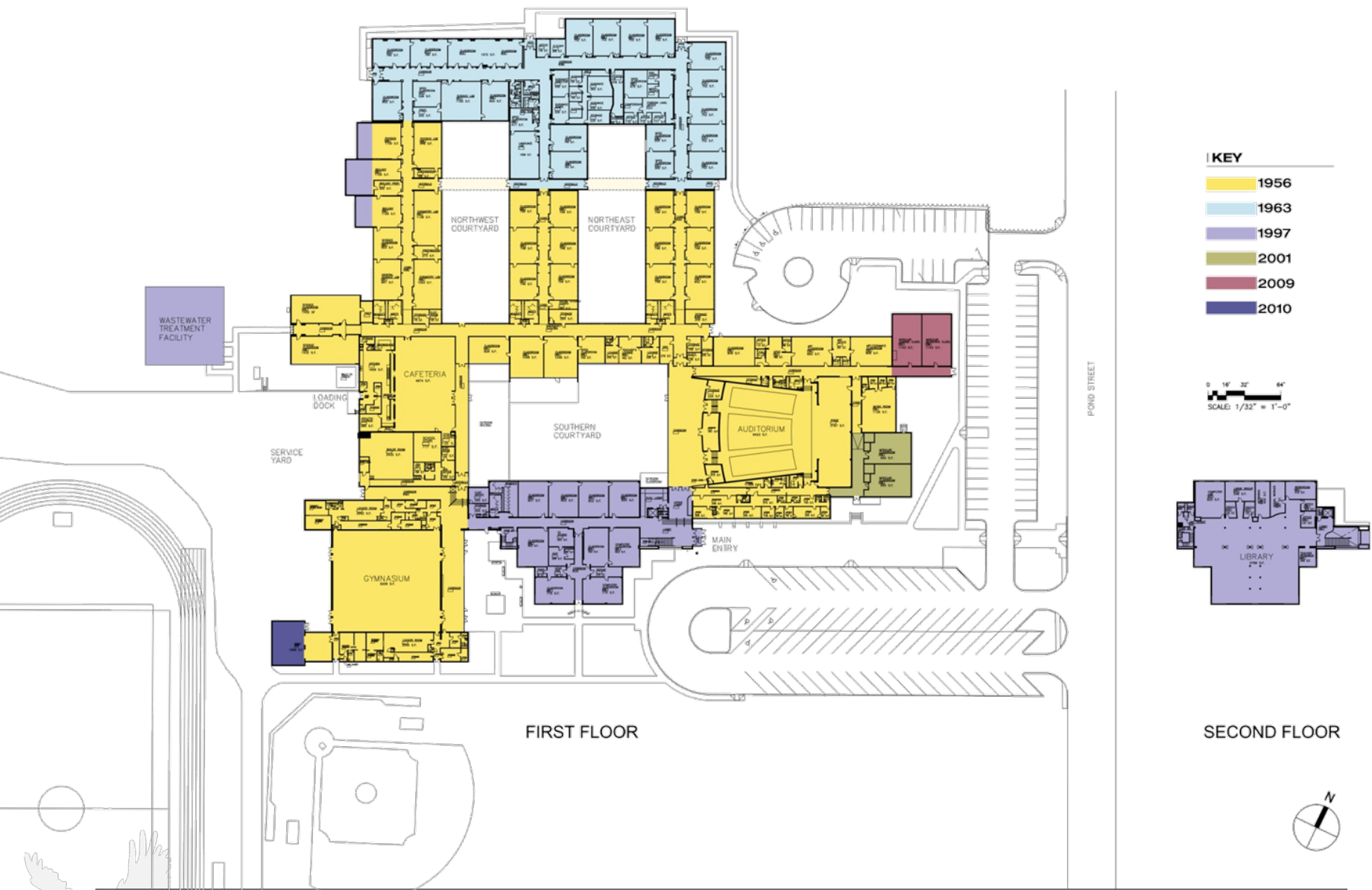
Sharon High School Study

Sharon School Committee Report



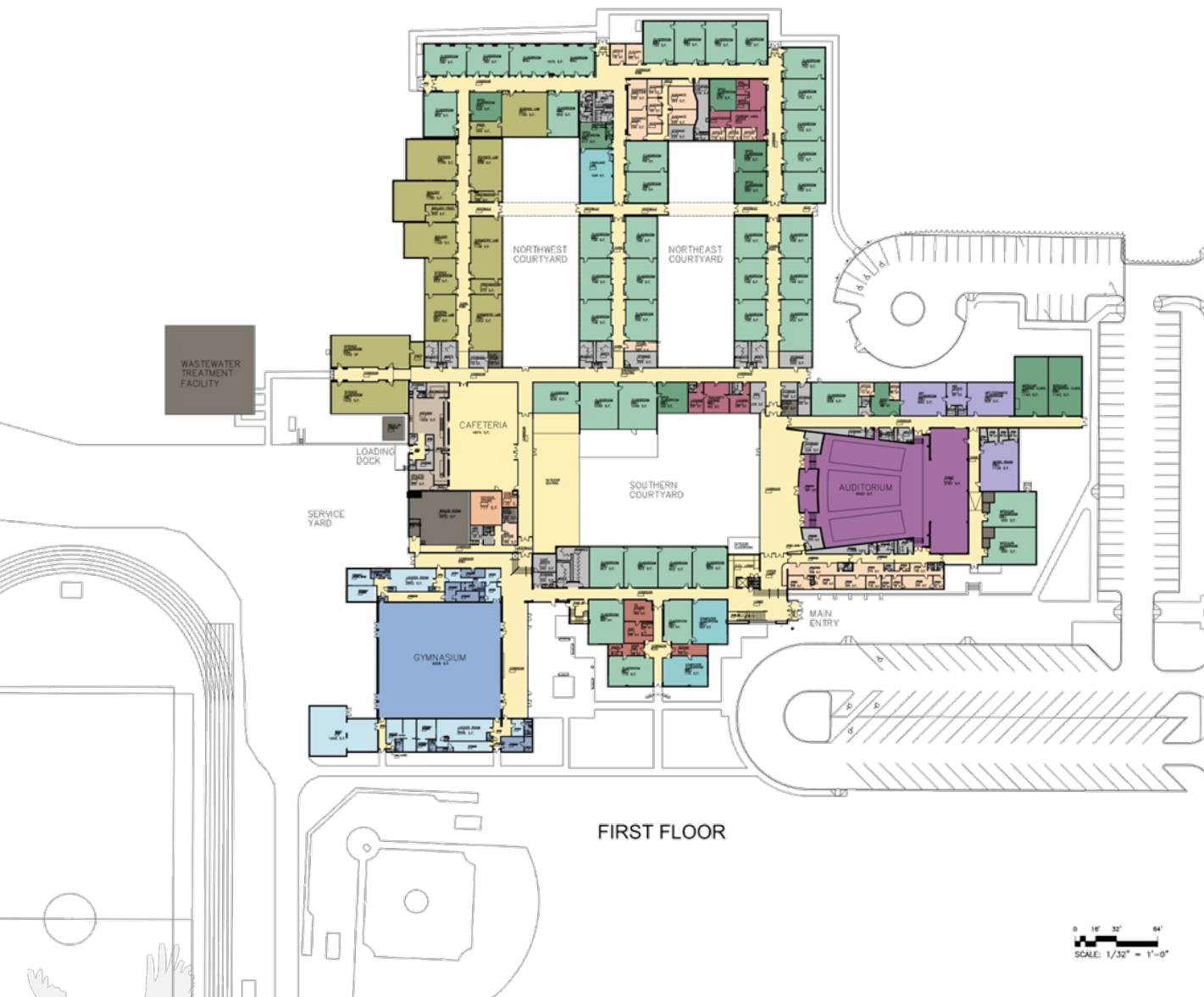
Context

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Construction/Renovation History

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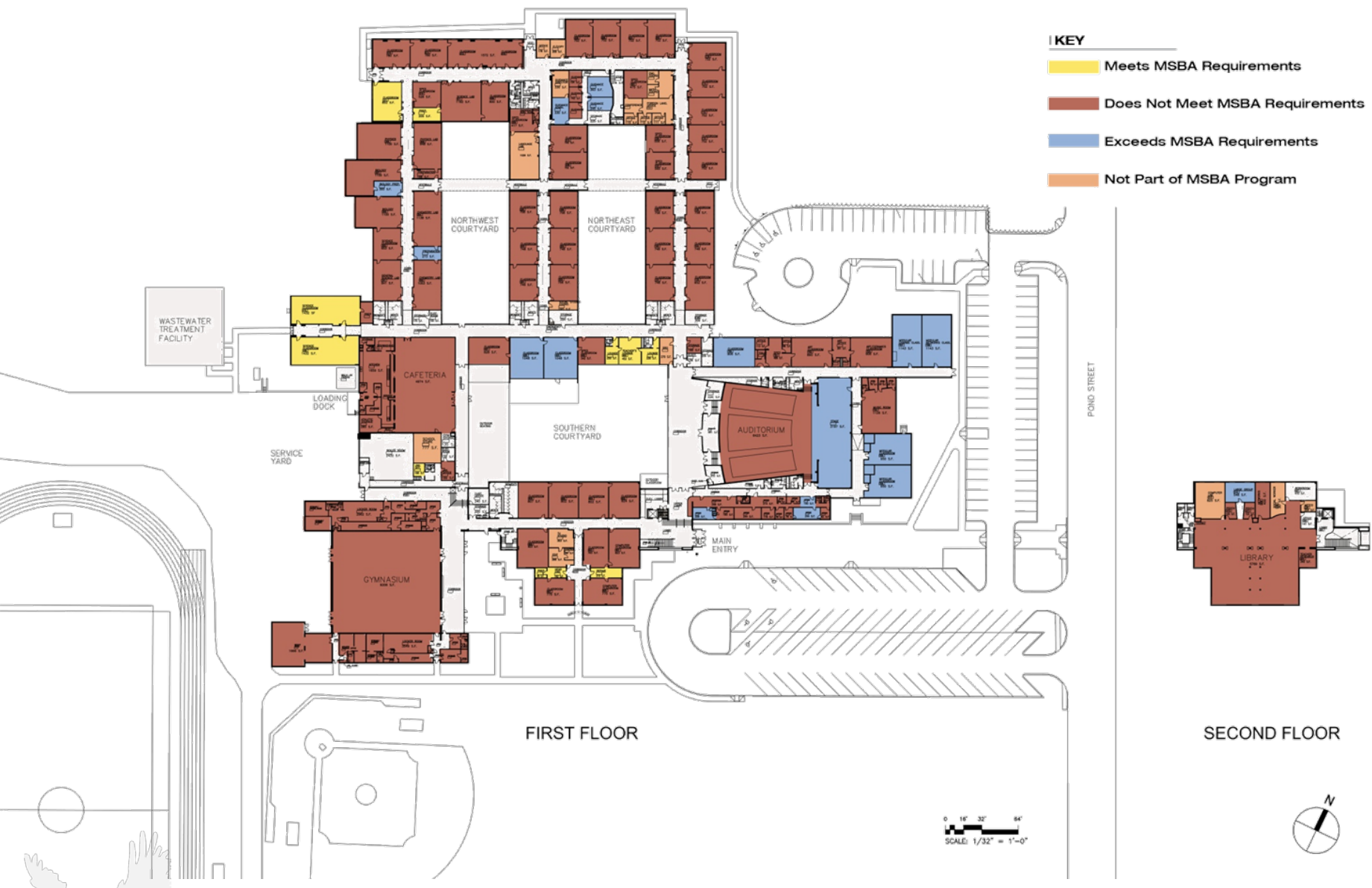
- ADMIN/GUIDANCE/NURSE
- ARTS/MUSIC
- AUDITORIUM
- CIRCULATION/CAFETERIA
- CLASSROOM
- CLASSROOM SCIENCE
- CLASSROOM SPED
- CUSTODIAL/MAINTENANCE
- FITNESS AND HEALTH
- GYM & SPORT SUPPORT
- KITCHEN/SERVERY
- LIBRARY/MEDIA
- LAB/TECH/ENG
- TEACHER SUPPOT
- VOCATIONAL/LGI
- BUILDING EQUIPMENT



0 15' 30' 60'
SCALE: 1/32" = 1'-0"

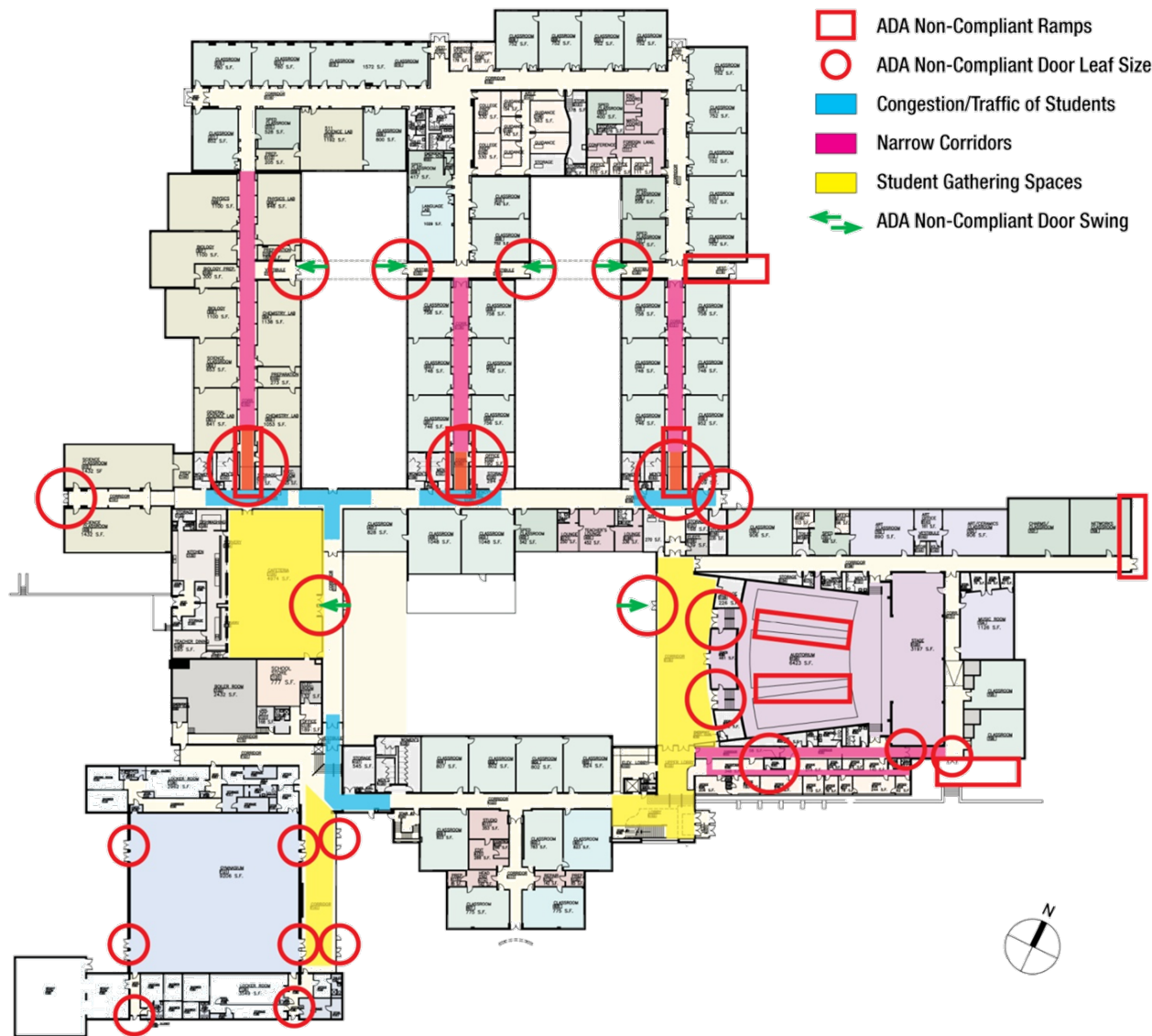


Existing Use Floor Plans



MSBA Square Footage Comparison

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Floor Plan Characteristics

- **Evaluation of Existing Conditions**
 - **Deferred Maintenance**
 - **Code Required Upgrades**
- **Educational Programming**
 - **Demographic Projections** (level population projected)
 - **Comparison to MSBA Guidelines** (current bldg. undersized)
 - **Evaluation of Curriculum vs Building Space Needs**
- **Options Development**
 - **Range from Addressing Deferred Maintenance to Educational and Community Upgrades to New Building including: 16 areas of the building proposed to be upgraded (not prioritized)**

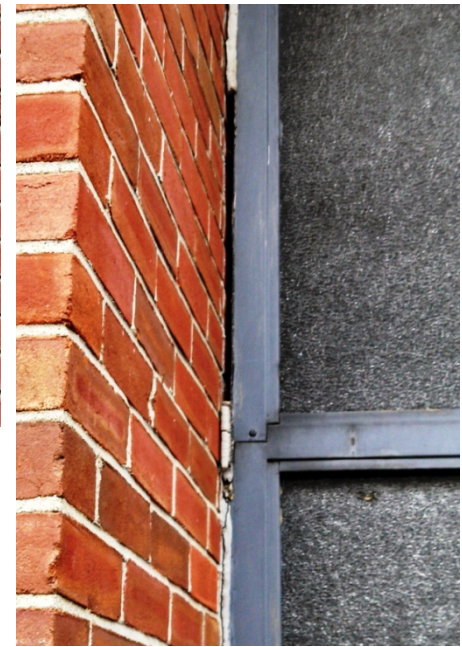
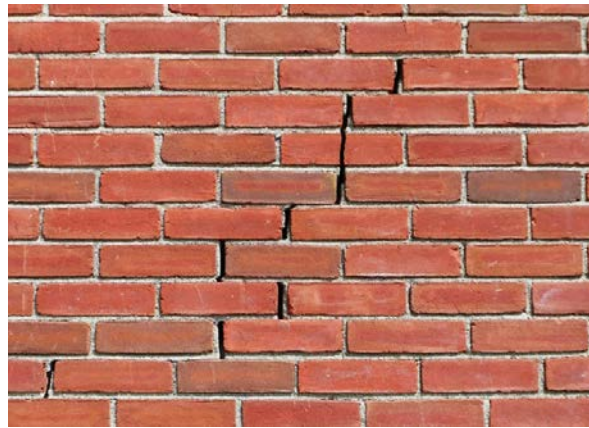


- **Option 1:** Deferred Maintenance and Code Required Upgrades
- **Option 2:** Includes Option 1 + 6 Priority Areas
- **Option 2A:** Includes Option 2 + 2 Additional Priority Areas
- **Option 3:** Option 1 + All 16 Building Areas
- **Option 4:** New High School Building



■ Building Enclosure:

- Brick Repair to prevent water infiltration
- Sealant replacement at windows, doors
- Replace '56 and '63 doors
- General repairs around doors, windows and floors caused by water infiltration



| Exterior door systems showing portions of caulking completely missing



| Exterior door showing damaged floor tiles and threshold



Option 1: Deferred Maintenance and Code Required
Upgrades

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- **Building Exterior:**



| Northern courtyard breezeways with rusted structure



| Courtyards in disrepair



| Outdoor refrigerator

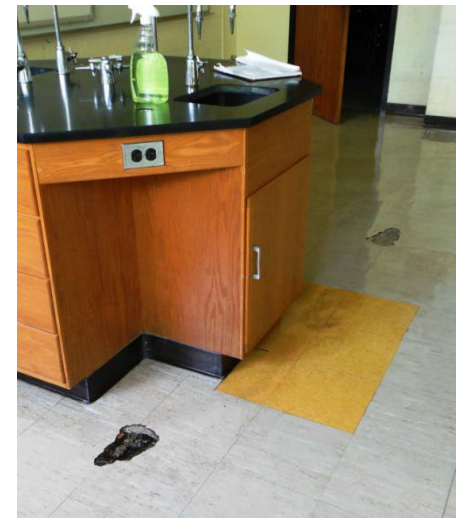


Option 1: Deferred Maintenance and Code Required
Upgrades

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■ Interiors and Finishes

- Repair / replace damaged flooring, ceiling panels
- Accessibility issues including: Rework slope of ramps, some toilet rooms,



Patched or mismatched floor tile infill



Damaged and mismatched ceiling panels



Bowing ceiling tile due to high level of humidity

Option 1: Deferred Maintenance and Code Required
Upgrades

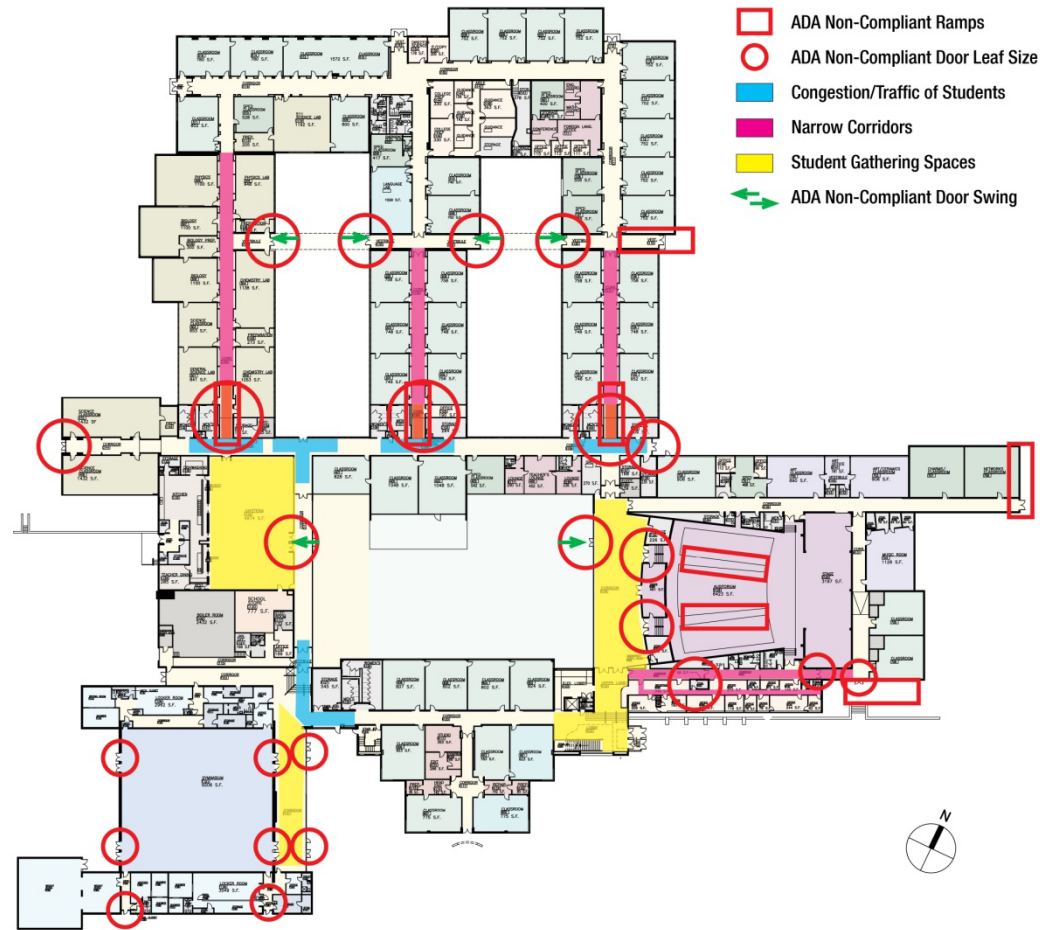
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■ Building Code:

- Seismic upgrades depending on level of work undertaken – analysis required
- Handicapped Accessibility
- Other



Non-compliant ramp



Option 1: Deferred Maintenance and Code Required Upgrades

- **Mechanical:**

- Replace numerous air handling units
- Replace classroom unit ventilators
- Boiler replacement for efficiency
- Replace hot water pumps



roof mounted fume hood exhaust utility fan is in very poor condition and should be replaced.



air handling unit

Option 1: Deferred Maintenance and Code Required Upgrades

- **Plumbing / Fire Protection:**

- Acid waste system upgrades
- Science lab systems upgrades
- Kitchen plumbing upgrades

Acid waste system is within a common storage room and has no ventilation or emergency shower



Option 1: Deferred Maintenance and Code Required Upgrades

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■ Electrical

- Replace 18 electrical panels
- Replace electrical circuits in '56 & 63 areas
- Replace power in kitchen
- Replace theatrical and house lights in auditorium
- Upsize emergency generator, add connections



Stage Panel



Panels that exceed useful life

Option 1: Deferred Maintenance and Code Required
Upgrades

SMMA

- **Technology:**

- Telecommunication infrastructure upgrades
- Replace bells and slave clocks
- Improve electronic security systems
- Upgrade AC to head end room
- Add UPS for data rooms



Typical Original Classrooms

Option 1: Deferred Maintenance and Code Required Upgrades

- **Item 1:** Science, Properly size labs and prep
- **Item 2:** Creation of Technology Space(s)
- **Item 3:** Entry Sequence
- **Item 4:** Auditorium
- **Item 5:** Expansion of Music
- **Item 6:** Expansion of Art
- **Item 7:** Reconfigure Administration Suite
- **Item 8:** Expansion of Medical Suite
- **Item 9:** Relocation of Guidance
- **Item 10:** PE Complex
- **Item 11:** Dining / Server / Kitchen
- **Item 12:** Typical Classrooms
- **Item 13:** Library Suite
- **Item 14:** TV Studio
- **Item 15:** Exterior Courtyards
- **Item 16:** SPED



All Program Items — No Priority

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Item 1: Science, Properly size labs and prep for curriculum and safety:

- Construct a new 2 story science wing [27,360 GSF] for 11 labs and 5 prep rooms.
- new wing will be connected to the existing library (2nd floor) and existing elevator by a corridor[2,500 GSF] running on the west side of the existing auditorium
- Includes demo of existing 1 story classroom wing 8,200 sq.ft.

Item 2: Creation of Technology Space(s) :

- Working towards STEM:
Renovate 4,000 nsf of the existing science labs into (2) STEM labs

Item 3: Entry Sequence:

- Safety:
Construct a 500 GSF addition at the existing main entrance to accommodate a double vestibule entry sequence with an administration station to monitor the doors.

Item 4: Auditorium - Up to date, attractive, serve the school and community:

- Addition of a full stage fly
- Comprehensive renovation of the auditorium, stage and control room;
- Removal of the slab and stairs to re-profile the floor to an accessible configuration
- New rigging, new light and sound system
- New seating
- New acoustical treatment
- Improve access to existing catwalk

Item 5: Expansion of Music: To meet curriculum needs:

- Remove existing music classroom (approx. 6,000 GSF), construct 6,000 GSF for 3 CR music suite

Item 6: Expansion of Art: To meet curriculum needs, preferably more central:

- Comprehensive renovation including internal reconfiguration



Item 7: Reconfigure Administration Suite:

- Reconfigure for size and flow, tie to entry sequence in item (3)
- Expand the administration by appropriation of the auditorium storage and elimination of the corridor

Item 8: Expansion of Medical Suite:

- Reconfigure admin area to expand for larger medical suite including 600 GSF addition



Item 9: Relocation of Guidance: Closer to administration

- Renovate 3 classrooms into offices, conference etc for Guidance
- Renovate existing Guidance space into 2 classrooms and a Large Group Instruction space

Item 10: PE Complex: Right size, fitness for life, community use:

- Add a 3rd gym bay
- Add (2) alternative Gym spaces, Fitness and Dance / Exercise
- Renovate both locker room suites

Item 11: Dining / Server / Kitchen : Right size:

- Multi-use of café, scramble server, update & enlarge kitchen
- Comprehensive renovation to the kitchen and server
- Building addition within the courtyard to right size the café



Item 12: Typical Classrooms : Update for:

- Acoustics, technology, furniture, appearance
- All classrooms (42)- acoustical isolation of demising partitions
- Cosmetics
- New marker boards, improve technology
- New furniture
- Classroom storage



Item 13: Library Suite: Update to meet current media center needs

- Modest renovation including reconfiguration to include 4 collaboration rooms
- Cosmetics
- Furniture
- Shorter stacks
- Technology



Item 14: TV Studio : Enlarge to meet curriculum needs and demand:

- Renovate / enlarge the existing TV studio to 2,000 nsf total

Item 15: Exterior Courtyards

- Enliven, Make more attractive and useful
- Add outdoor classroom to main courtyard

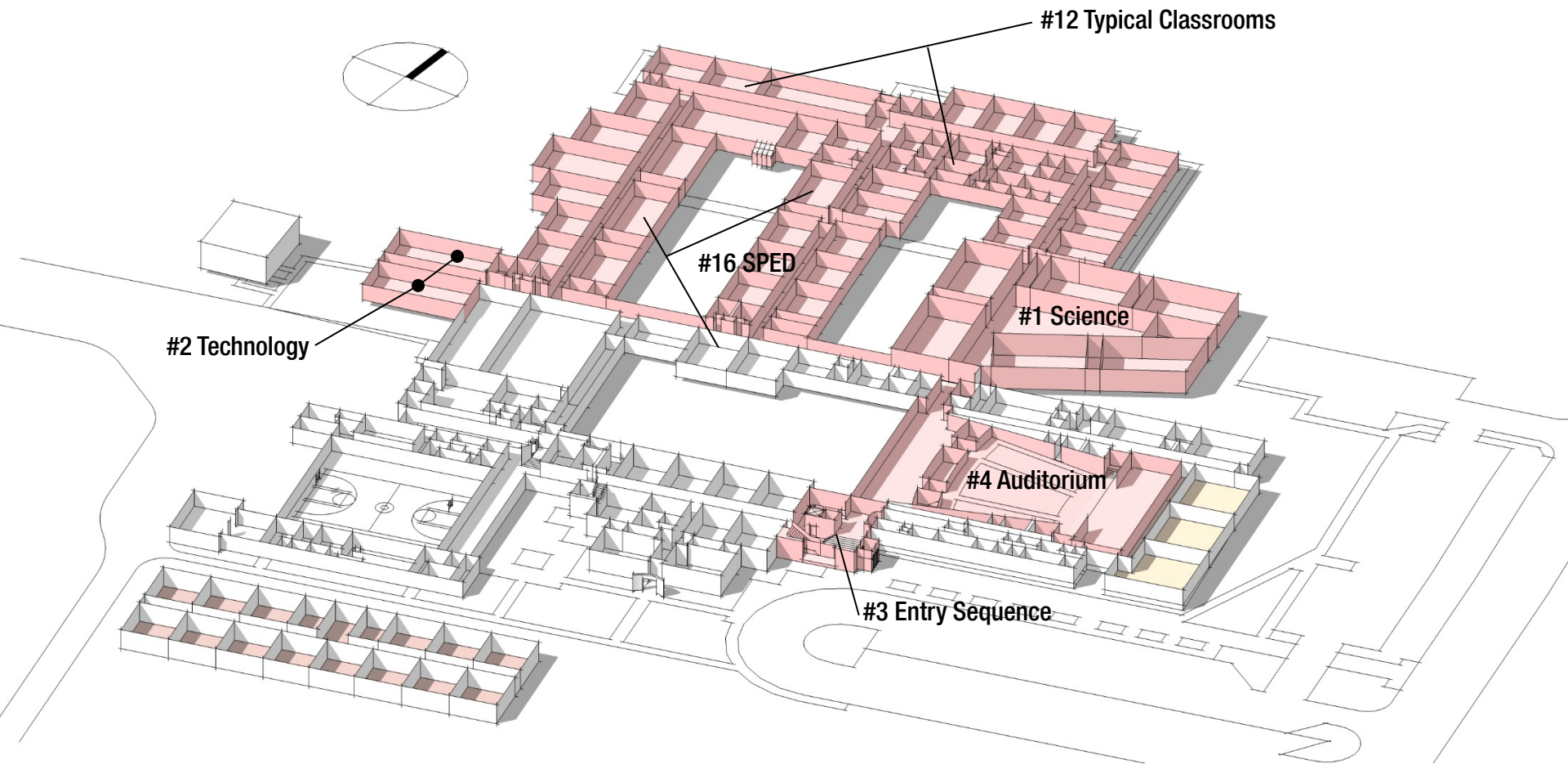
Item 16: SPED : Improve / increase # & sizes of spaces:

- Reconfigure / renovate areas throughout the school for varying sizes of classrooms, offices, support spaces

Option 2

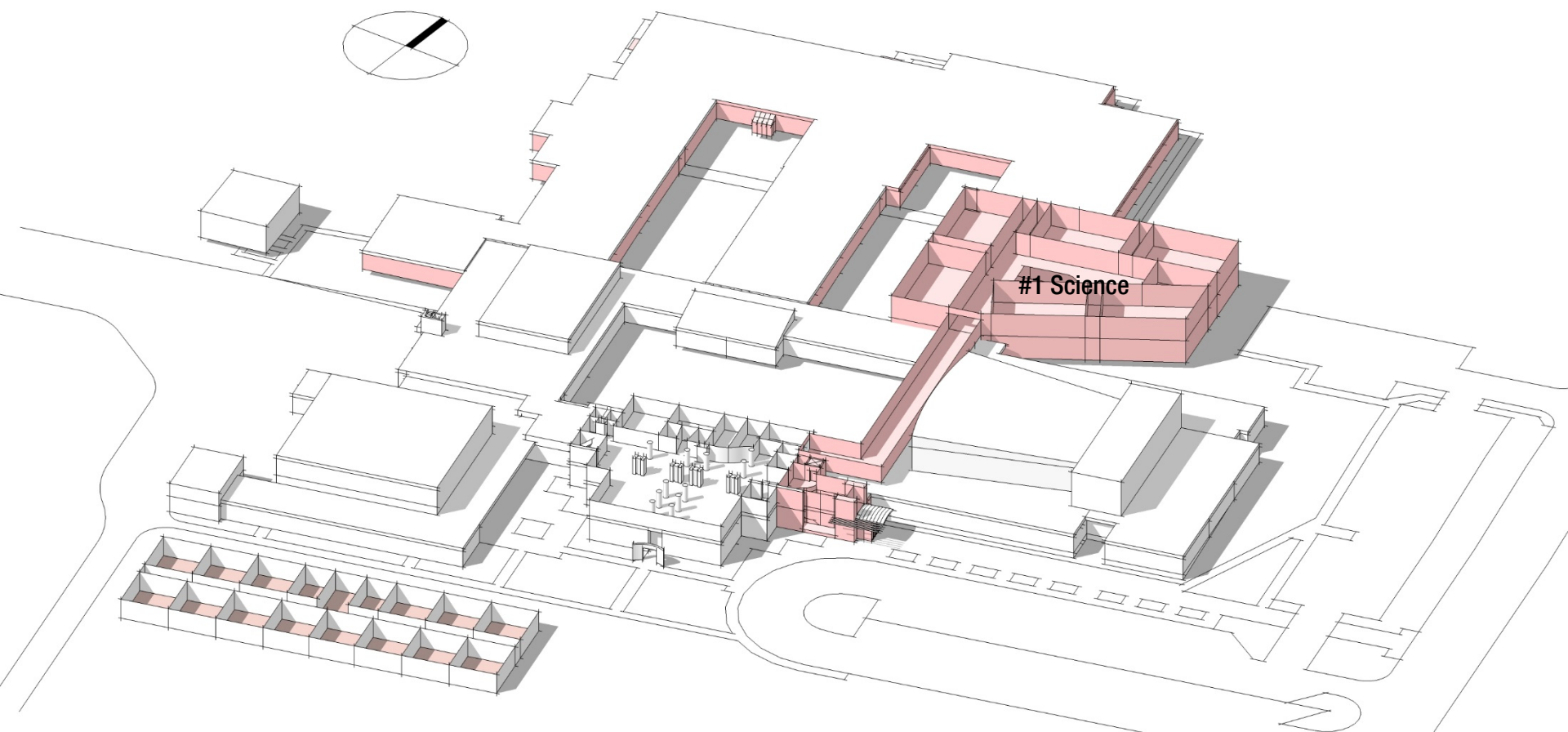
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- **Item 2:** Creation of Technology Space(s)
- **Item 3:** Entry Sequence
- **Item 4:** Auditorium
- **Item 12:** Typical Classrooms
- **Item 16:** SPED





Option 2

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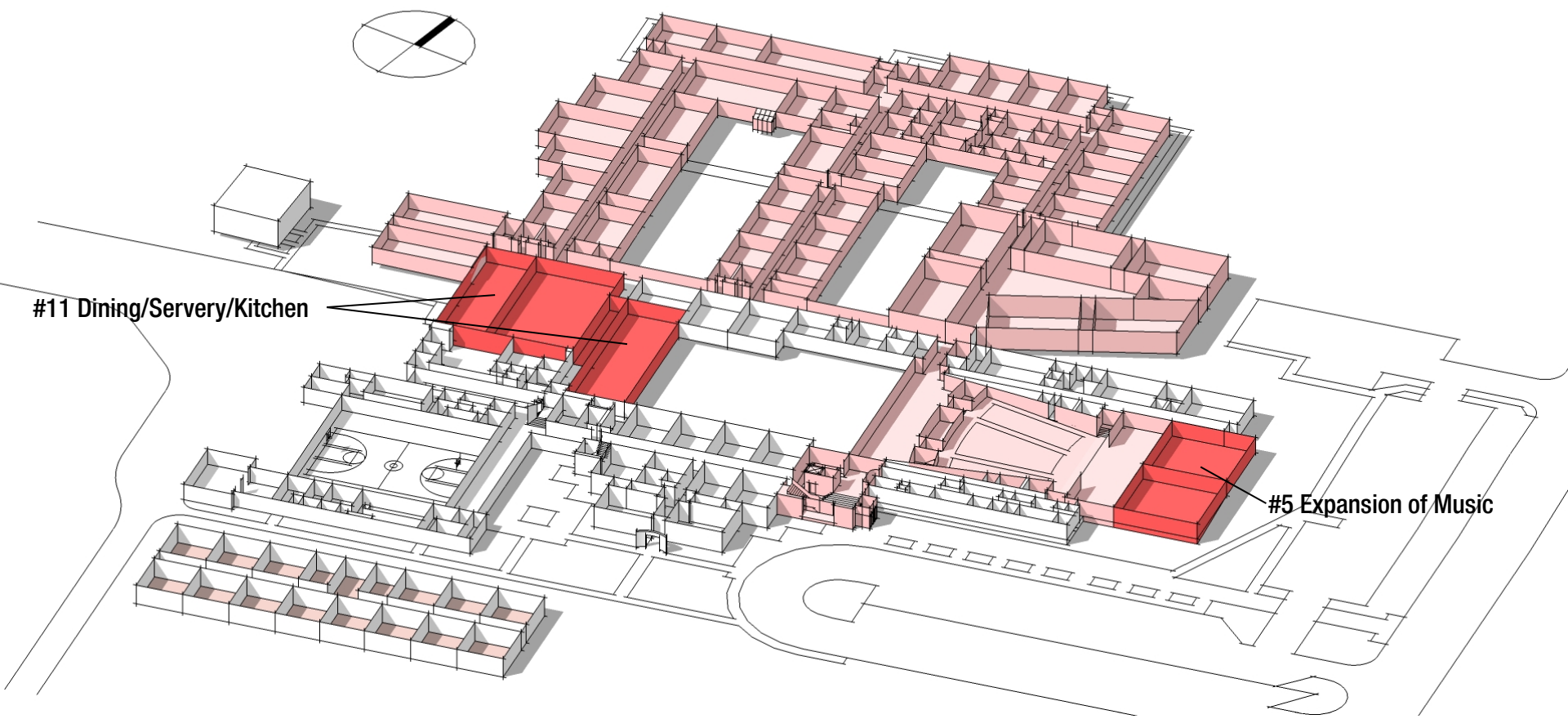
Option 2

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Option 2A

- **Item 1:** Science, Properly size labs and prep
- **Item 2:** Creation of Technology Space(s)
- **Item 3:** Entry Sequence
- **Item 4:** Auditorium
- **Item 5:** Expansion of Music
- **Item 11:** Dining / Server / Kitchen
- **Item 12:** Typical Classrooms
- **Item 16:** SPED





Option 2A

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■ **OPTION 3**

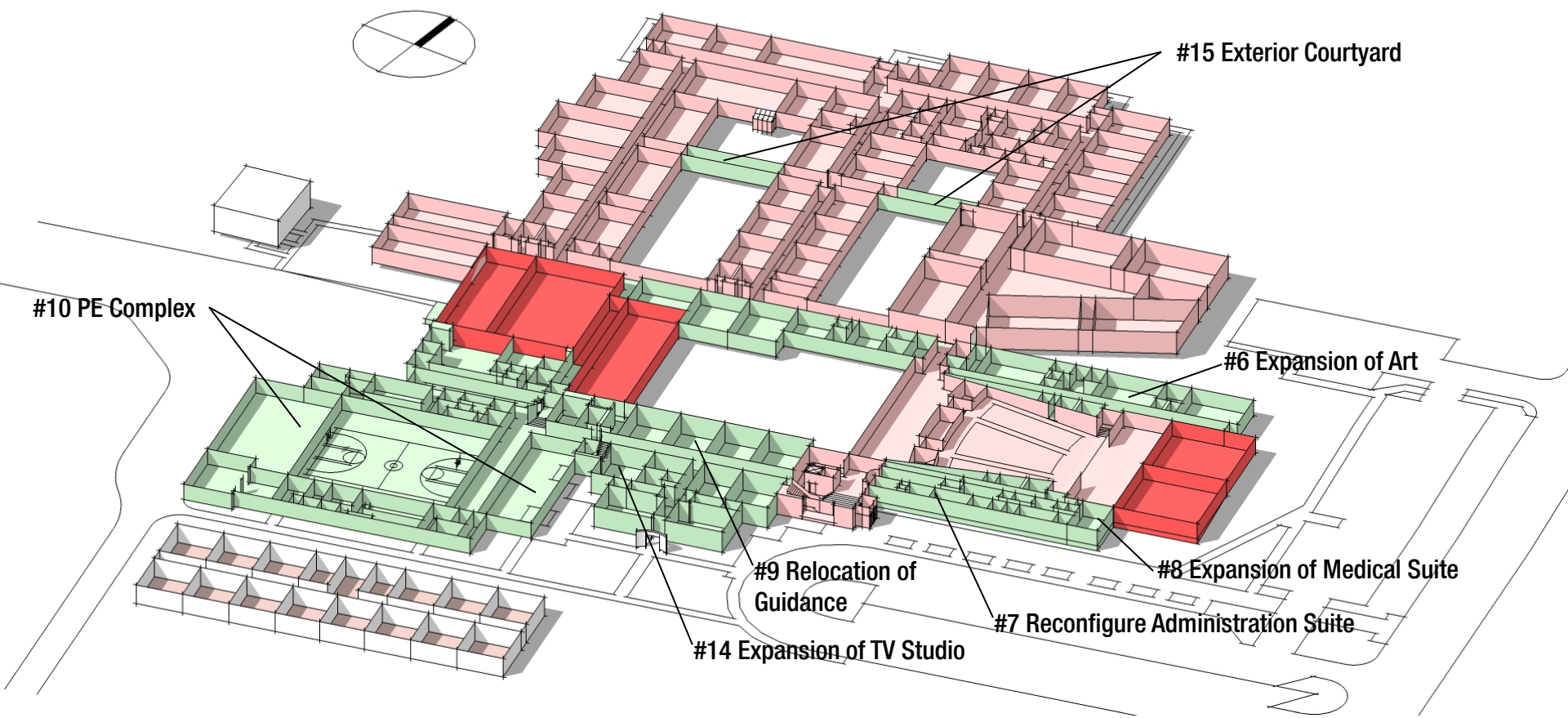
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- **Item 10:** New PE Complex
- **Item 11:** Dining / Server / Kitchen
- **Item 12:** Typical Classrooms
- **Item 13:** Reconfigure Library Suite
- **Item 14:** Expansion of TV Studio
- **Item 15:** Exterior Courtyards
- **Item 16:** SPED

Option 3 – All Program Items

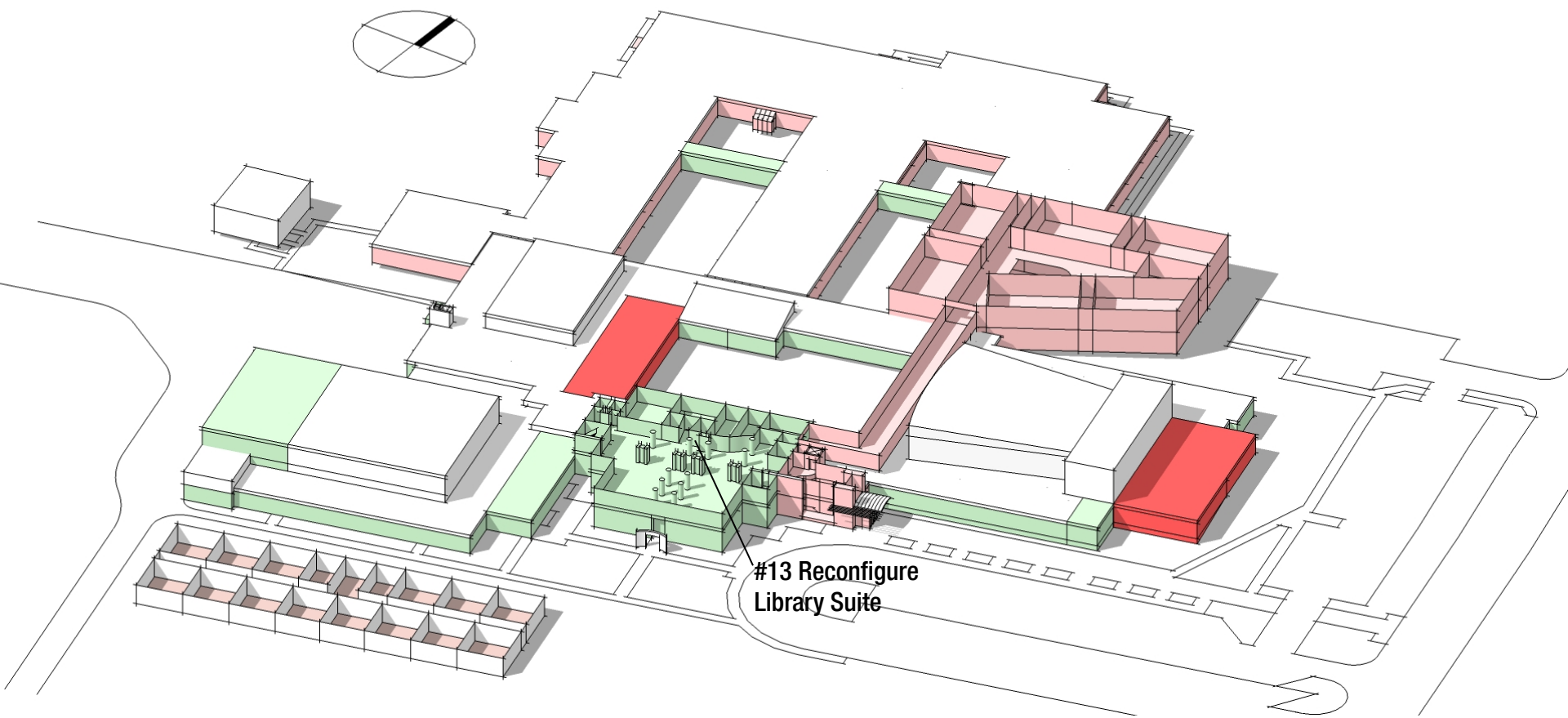
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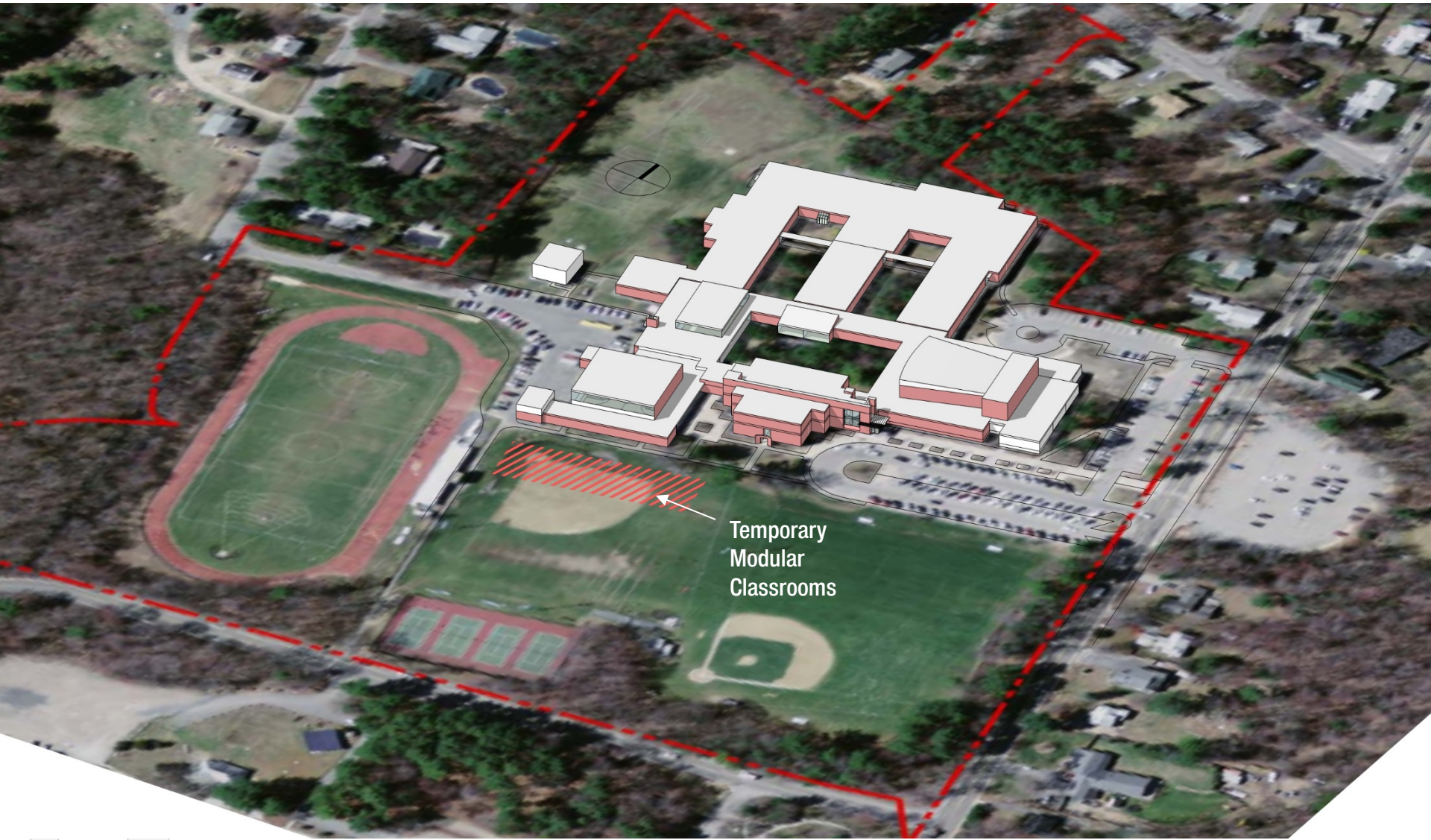
Option 3

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Option 3

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Context

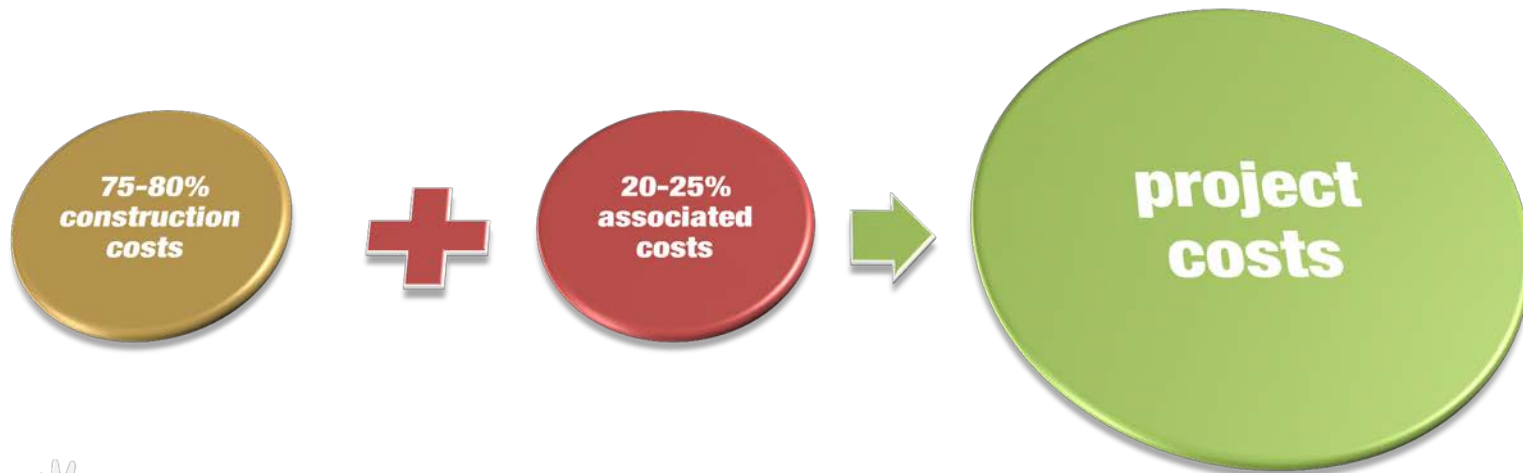
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Construction Costs

- Bricks & Mortar
- General Contractor Fee
- General Conditions
- General Requirements
- Design Contingency
- Construction Escalation
- Construction for temporary Swing Space

Associated Project Costs

- OPM Fee
- Designer Fee
- Other Consultants Fee
- Furniture & Equipment
- Technology Equipment
- Materials Inspection and Testing During Construction
- Owner's Contingency
- Construction Contingency
- Utility Company Backcharges
- Owner's Insurance, etc.
- Legal Cost
- Moving Cost
- Printing Cost



Project Costs

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Option Details

Option Details	Option 1	or	Option 2	or	Option 2A	or	Option 3	or	Option 4
Description	All issues identified in existing conditions report		Option 1 plus items 1,2,3,4,12 & 16		Option 2 plus items 5 & 11		Option 1 plus all 16 items		New High School
Base Construction Cost (ECC) (including siesmic upgrades)	\$ 11,582,000		\$ 40,744,000		\$ 55,643,000		\$ 61,638,000		\$ 78,624,000
ADA Upgrades	\$ 1,282,000		\$ 1,156,300		\$ 1,128,130		\$ 1,082,280		\$ -
ACM and PCB removal	\$ 2,031,177		\$ 2,031,177		\$ 2,031,177		\$ 2,031,177		\$ 2,031,177
Demolition Existing Building Opt 4	\$ -		\$ -		\$ -		\$ -		\$ 1,198,650
ECC Subtotal	\$ 14,895,177		\$ 43,931,477		\$ 58,802,307		\$ 64,751,457		\$ 81,853,827
Escalation (4% per annum, assumes 2 years)	\$ 1,191,614		\$ 3,514,518		\$ 4,704,185		\$ 5,180,117		\$ 6,548,306
Design Contingency (10%)	inc		inc		inc		inc		\$ 8,840,213
Construction Manager at Risk premium (10%)	\$ 1,608,679		\$ 4,744,600		\$ 6,350,649		\$ 6,993,157		N/A
Total Construction Budget	\$ 17,695,470		\$ 52,190,595		\$ 69,857,141		\$ 76,924,731		\$ 97,242,346
ECC per sq.ft.	\$ 88.58		\$ 235.69		\$ 310.57		\$ 329.11		\$ 445.25
Modulars	\$ 1,690,000		\$ 1,990,000		\$ 1,990,000		\$ 3,471,333		\$ -
Associated Costs - Professional services, testing, furntiure, technology etc.	\$ 4,423,868		\$ 13,047,649		\$ 17,464,285		\$ 19,231,183		\$ 24,310,587
Total Project Budget	\$ 23,809,338		\$ 67,228,243		\$ 89,311,426		\$ 99,627,247		\$ 121,552,933
Project Cost per sq.ft.	\$ 119.18		\$ 303.60		\$ 397.05		\$ 426.24		\$ 556.56
Estimated durations	5 years		2-3 years		3-4 years		3.5 years		2.5 + 1 yr demo/site
All Costs in Feb 2014 Dollars									

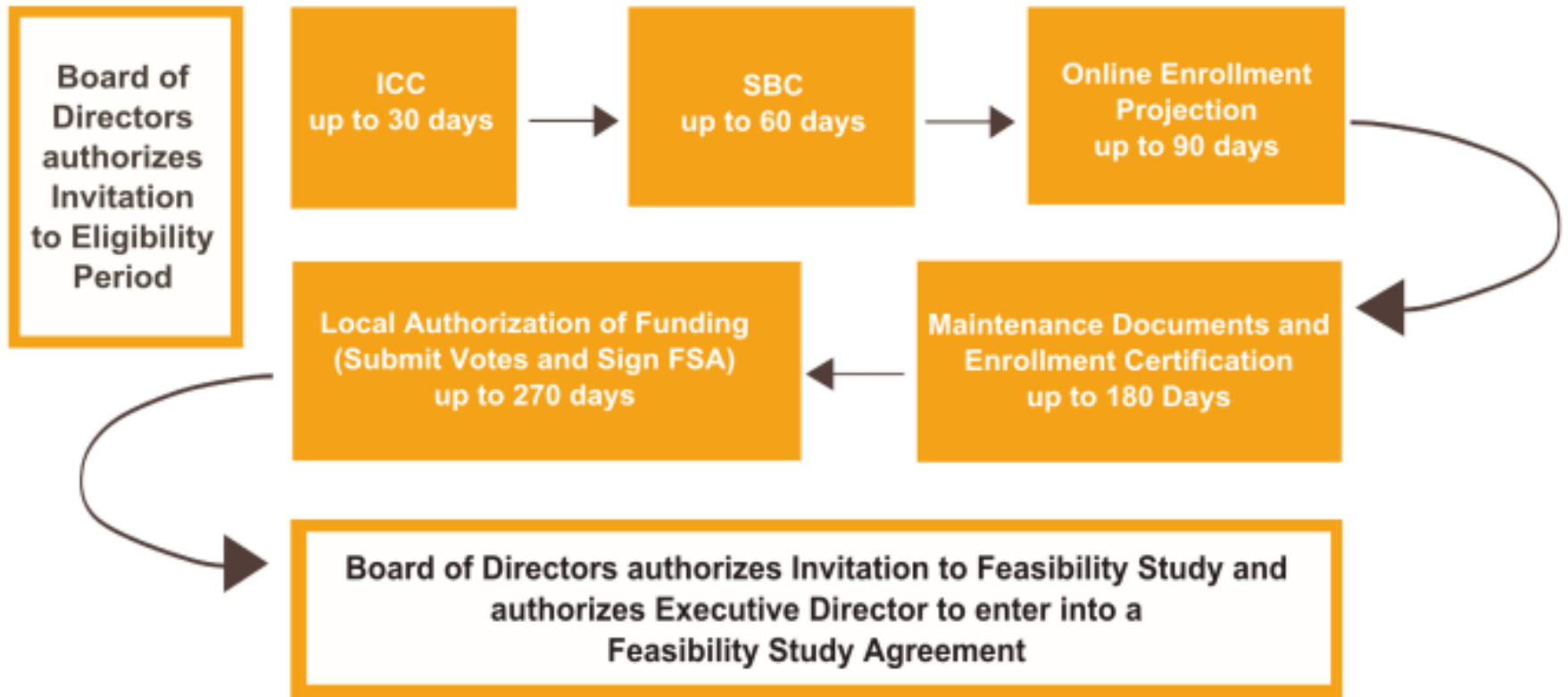


Options Cost Matrix



Eligibility Period

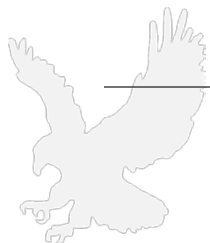
Up to 270 Days



Upon Invite to Eligibility Period, Districts complete defined requirements within the timeframes listed above

- High School Facilities Study (in process)
- Submit Statement of Interest (SOI) – 2015 submissions by April, decisions by October
- MSBA Eligibility Period: up to 270 days (10 months)
- MSBA Feasibility Study and Schematic Design: 10 months
- Town Support and Approval: 4 months?
- Design through Bidding: up to 12 months
- Construction: Varies on option 2 – 4 years

From March 2014 to Capital Project Completion = anticipated 6-8 years





Thank you

Sharon High School