

SOUTH SHORE Technical High School

Hanover, Massachusetts



Joint Meeting of the School Committee and SchoolBuilding Committee

October 24, 2023



100
YEARS

DRA

Agenda

- Project Vote Process Review
 - Attorney Richard Manley presentation
 - Determination of how to bring MSBA project to voters (School Committee vote)
- Amend Educational Program (School Committee vote)
- Project Approvals
 - September 7, 2023 Meeting Minutes (School Building Committee vote)
 - September 20, 2023 Meeting Minutes (School Building Committee vote)
- Preliminary Design Program (PDP) Summary
 - Options Review
 - Estimated Comparative Costs
 - Vote to authorize submission of the Preliminary Design Program to the MSBA (School Building Committee vote)
- Public Comment
 - School Building Committee
 - School Committee
- Next Meeting and Upcoming Public Forums



Status Updates



MSBA Submission: Preliminary Design Program

- 1. Education Program
- 2. Existing Conditions Assessment
- 3. Site Development Requirements
- 4. Preliminary Options



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3.1.2 EDUCATIONAL PROGRAM**1. Educational Program****3.1.3 INITIAL SPACE SUMMARY**

- 3.1.3A MSBA Space Summary Table
- 3.1.3B General Classroom Requirements

2. Existing Conditions**3.1.4 EVALUATION OF EXISTING CONDITIONS**

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3. Site Development Requirements**3.1.5 SITE DEVELOPMENT REQUIREMENTS****3.1.6 EVALUATION OF ALTERNATIVES**

- 3.1.6A Other Available Space-Building Rental or Acquisition-Tuition Agreements
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- 3.1.6C Overview of Options: Addition/Renovation and New Construction
- 3.1.6D Renovation and Addition
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 - Option AR.1
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4. Preliminary Alternatives

- 3.1.6E New Construction
 - Overview of Options: Potential Building Zones
 - Option NC.1
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 - Option NC.3

**3.1.6F Comparative Evaluation of Alternatives**

- a) Comparative Evaluation of Alternatives Matrix
- b) **Evaluation of Preliminary Options**
- c) Comparative Budget Analysis of Preliminary Options

3.1.7 LOCAL ACTIONS AND APPROVAL CERTIFICATIONS**APPENDIX A: DETAILED EVALUATION OF BUILDING SYSTEMS PHYSICAL CONDITION**

- a) Civil
- b) Landscape
- c) Architecture
- d) FFE Academic
- e) FFE Culinary
- f) Building Code
- g) Accessibility Audit
- h) Structural
- i) Fire Protection & Plumbing
- j) Mechanical and Electrical
- k) Information Technology
- l) Hazardous Materials Assessment

APPENDIX B: EDUCATIONAL VISIONING

- a) Educational Visioning Report
- b) DRA User Group Meeting Minutes
- c) OPM User Group Meeting Minutes

APPENDIX C: PHASE I ENVIRONMENTAL REPORT**APPENDIX D: PRELIMINARY GEOTECHNICAL REPORT****APPENDIX E: STATEMENT OF INTEREST****APPENDIX F: MSBA ACTION LETTER****APPENDIX G: ENROLLMENT CERTIFICATION****APPENDIX H: MEETING MINUTES**

Educational Program



Key issues

- Current vs. Proposed Teaching & Learning
- Integrating Guiding Principles from Visioning
- Ch. 74 Programs
- Target Enrollment(s)
- Collaborative Effort

ADD NAME, LOGO, DATE, AND "EDUCATIONAL PROGRAM"

Educational Program

South Shore Regional Vocational Technical High School

Thomas J. Hickey
Superintendent-Director
September 2023

Status Updates



Educational Programming

- Visioning – *complete*
- Educational Program – *in process*
- Space Summaries - *in process*

Workshop 1



Hopes & Goals

- Updated and Larger Building
- Welcoming Design
- Community Access

Educational Priorities

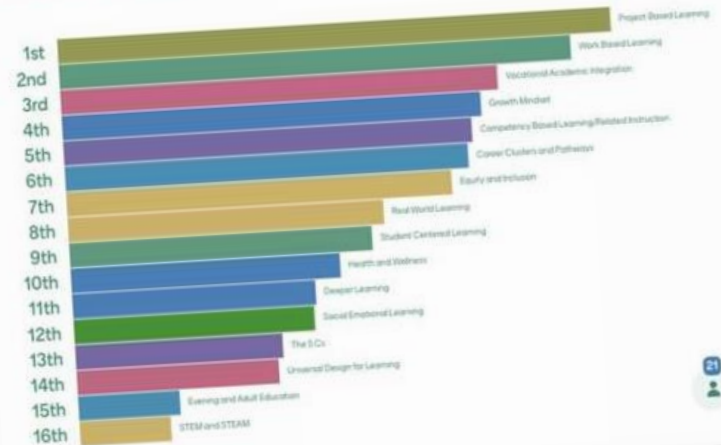
- Student-Centered Learning
- Expanded Adaptable Ch. 74 Programs
- Inclusive & Differentiated Learning

Architectural Priorities

- Flexibility
- Collaborative Spaces
- Natural light

1. Project-Based Learning
2. Work-Based learning
3. Vocational Academic Integration
4. Growth Mindset
5. Competency Based Learning
6. Career Clusters and Pathways
7. Equity and Inclusion
8. Real World Learning
9. Student-Centered Learning
10. Health and Wellness
11. Deeper Learning
12. Social Emotional Learning
13. The 5 Cs
14. Universal Design for Learning
15. Evening and Adult Education
16. STEAM and STEAM

Which elements of teaching and learning are most important to you within SST?



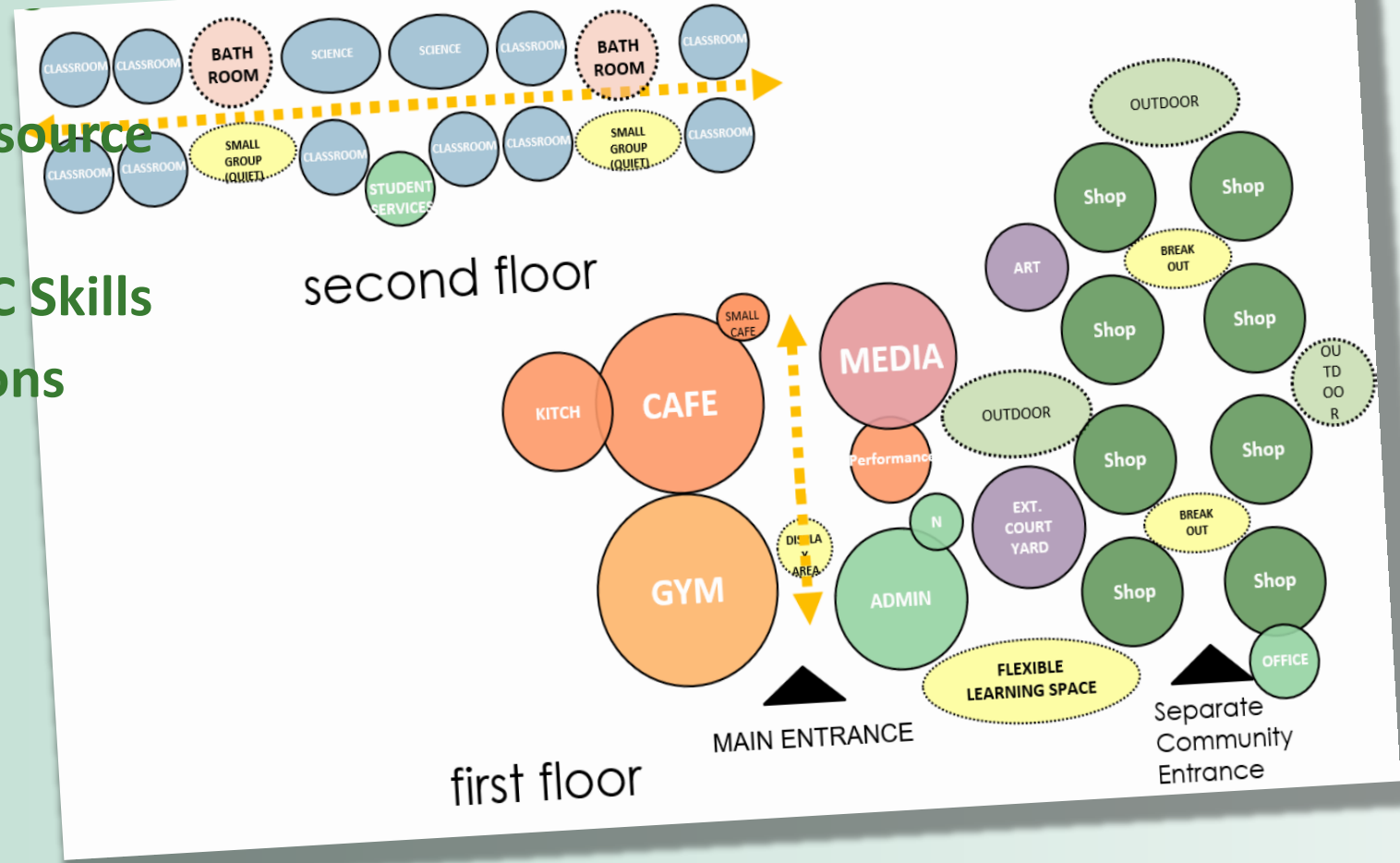
Workshop 3

Guiding Principles

- School as Community Resource
- Natural Light
- Flexible to Adapt to 21st C Skills
- Heart of School / Commons

Bubble Diagrams

- Adjacencies
- Connections
- Flow



Space Summaries



Quantitative Program Summary

- Lists Current Spaces
- Itemizes Size & Quantity of Proposed Spaces
- Calculates Shop Sizes using Ch.74 Standards
 - Includes new: Plumbing, Vet. Science
- Compares to MSBA Guidelines

Proposed Space Summary - Regional Vocational Technical High School

EXISTING CONDITIONS	PROPOSED PROGRAM						VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY)			
	ROOM NO.	# OF ROOMS	AREA TOTAL	ROOM NO.	# OF ROOMS	AREA TOTAL	ROOM NO.	# OF ROOMS	AREA TOTAL	ROOM NO.	# OF ROOMS	AREA TOTAL	COMMENTS
SOUTH SHORE TECH													
EXISTING CONDITIONS													
Administrative													
Classrooms													
Computer Lab													
Guidance													
Health Services													
Library													
Music													
Physical Education													
Science													
Special Education													
Student Center													
Trade Shop													
Visual Arts													
Workshop													
PROPOSED PROGRAM													
Administrative													
Classrooms													
Computer Lab													
Guidance													
Health Services													
Library													
Music													
Physical Education													
Science													
Special Education													
Student Center													
Trade Shop													
Visual Arts													
Workshop													
VARIATION TO MSBA GUIDELINES													
Administrative													
Classrooms													
Computer Lab													
Guidance													
Health Services													
Library													
Music													
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Library													
Music													
Physical Education													
Science													
Special Education													
Student Center													
Trade Shop													
Visual Arts													
Workshop													

Space Summaries



Quantitative Program Summary

- **805 Students = 240,000 GSF** (CTE:77,000 sf)
- **900 Students = 260,000 GSF** (CTE:87,000 sf)
- **975 Students = 278,000 GSF** (CTE:93,000 sf)

Existing Building = 125,000 sf

Proposed Space Summary - Regional Vocational Technical High School

EXISTING CONDITIONS	PROPOSED PROGRAM						TOTAL			REMARKS
	ROOM NO.	AREA (SF)	# OF ROOMS	AREA (SF)	# OF ROOMS	AREA (SF)	AREA (SF)	# OF ROOMS	AREA (SF)	
EXISTING BUILDING		125,000				125,000				
NEW BUILDINGS										
PROGRAMS										
AGRICULTURE										
ARTS										
BIOTECHNOLOGY										
COMPUTER SCIENCE										
CONSTRUCTION										
ENGINEERING										
HEALTH CARE										
INDUSTRY TRAINING										
MANUFACTURING										
SCIENCE										
TECHNOLOGY										
WELDING										

Status Updates



Existing Conditions Assessment

Components:

- Architectural
- Site - Geotech
- Structural
- Mechanical-Electrical-Plumbing
- Environmental, Hazardous Materials

Outcome:

- Report
- Base Repair



Existing Conditions



Existing Conditions



- Below standard
- Marginal
- Meets standard

Missing:

New Ch. 74 Programs

Existing Conditions

Educational Deficiencies

- Adequate shop sizes
- Available Related Rooms
- Appropriate classroom sizes
- Appropriate Science labs
- Variety of educational spaces
- Extended learning areas
- Appropriate teacher planning space
- Quantity of meeting spaces
- Size of Gym & Locker spaces

Facility Deficiencies

- Roof
- Mechanical & Electrical infrastructure
- Building envelope
- Septic system capacity
- Accessibility
- Parking & traffic circulation

Status Updates



Site Development Requirements

Key issues

- Vehicular Circulation, Bus & Car Access
- Parking requirements
- Athletic Fields & support spaces
- Outdoor Learning opportunities
- Utilities
- Outbuildings
- Adjacent Property



Status Updates



Preliminary Options

- Base Repair
- Renovation
- Addition/ Renovation
- New Construction





areas of potential addition

area of potential new construction

Preliminary Options - Areas

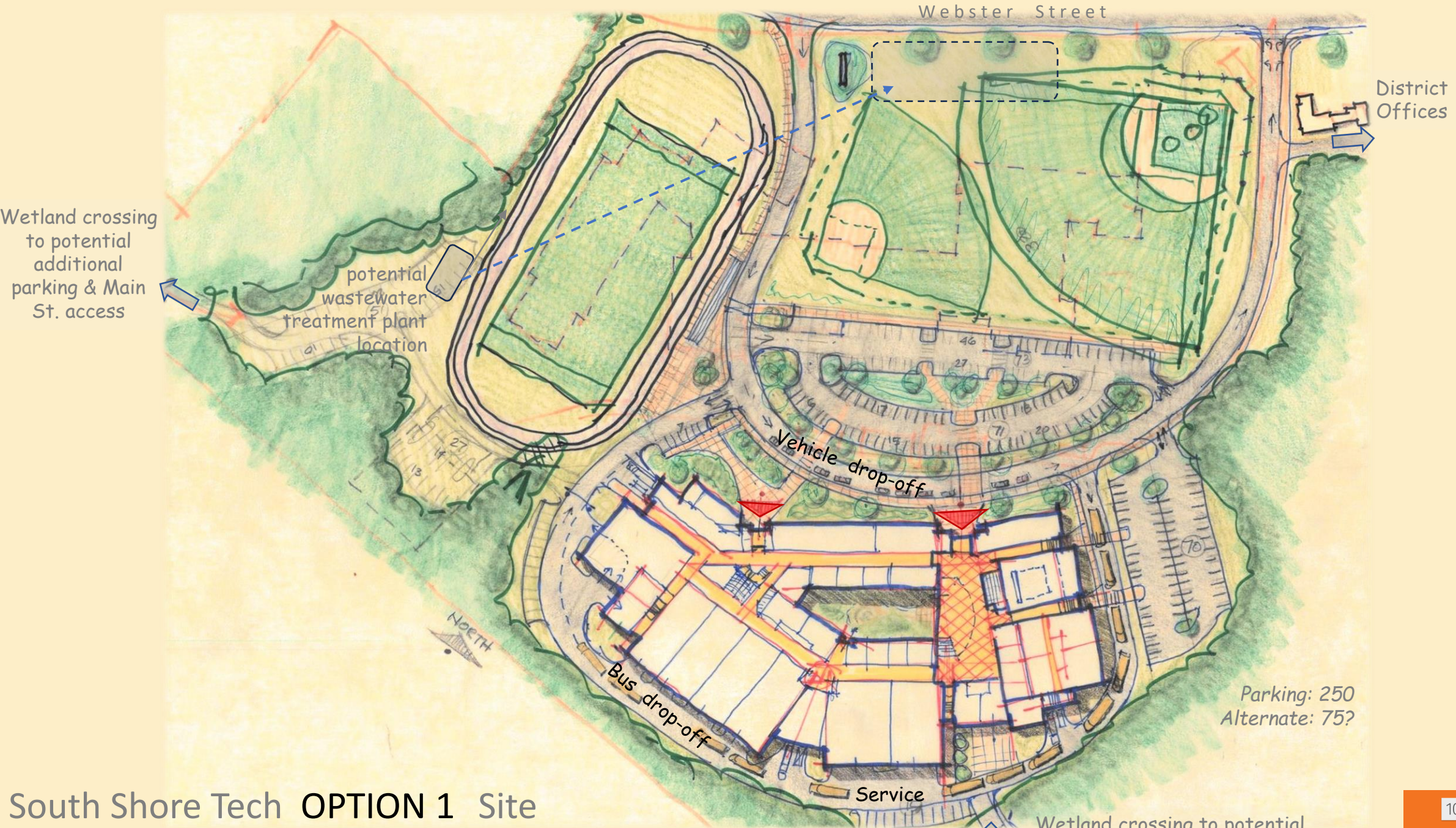
Option	645 students	750 students	805 students	900 students	975 students
Addition/ Renovation AR- 1 “L-shape”	201,500 sf	217,500 sf	230,400 sf	243,200 sf	254,500 sf
Addition/ Renovation AR- 2 “Lightwell”	188,100 sf	201,700 sf	209,600 sf	228,500 sf	236,100 sf
New Construction NC-1 “Courtyard”	203,480 sf	228,540 sf	240,000 sf	260,000 sf	278,000 sf
New Construction NC-2 “Linear”	203,480 sf	228,540 sf	240,000 sf	260,000 sf	278,000 sf
New Construction NC-3 “Wings”	203,480 sf	228,540 sf	240,000 sf	260,000 sf	278,000 sf

Preliminary Options

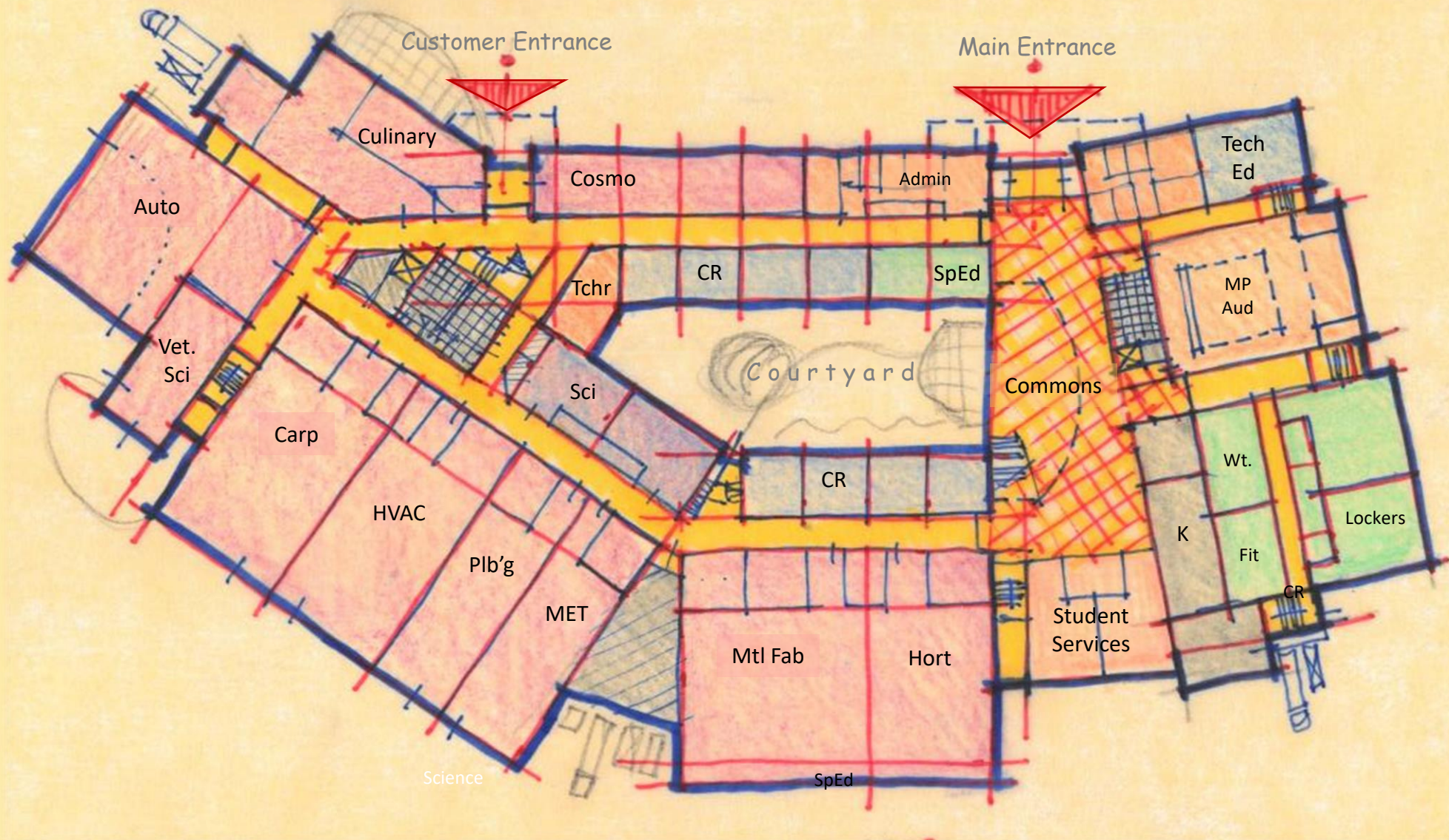


New Construction Options

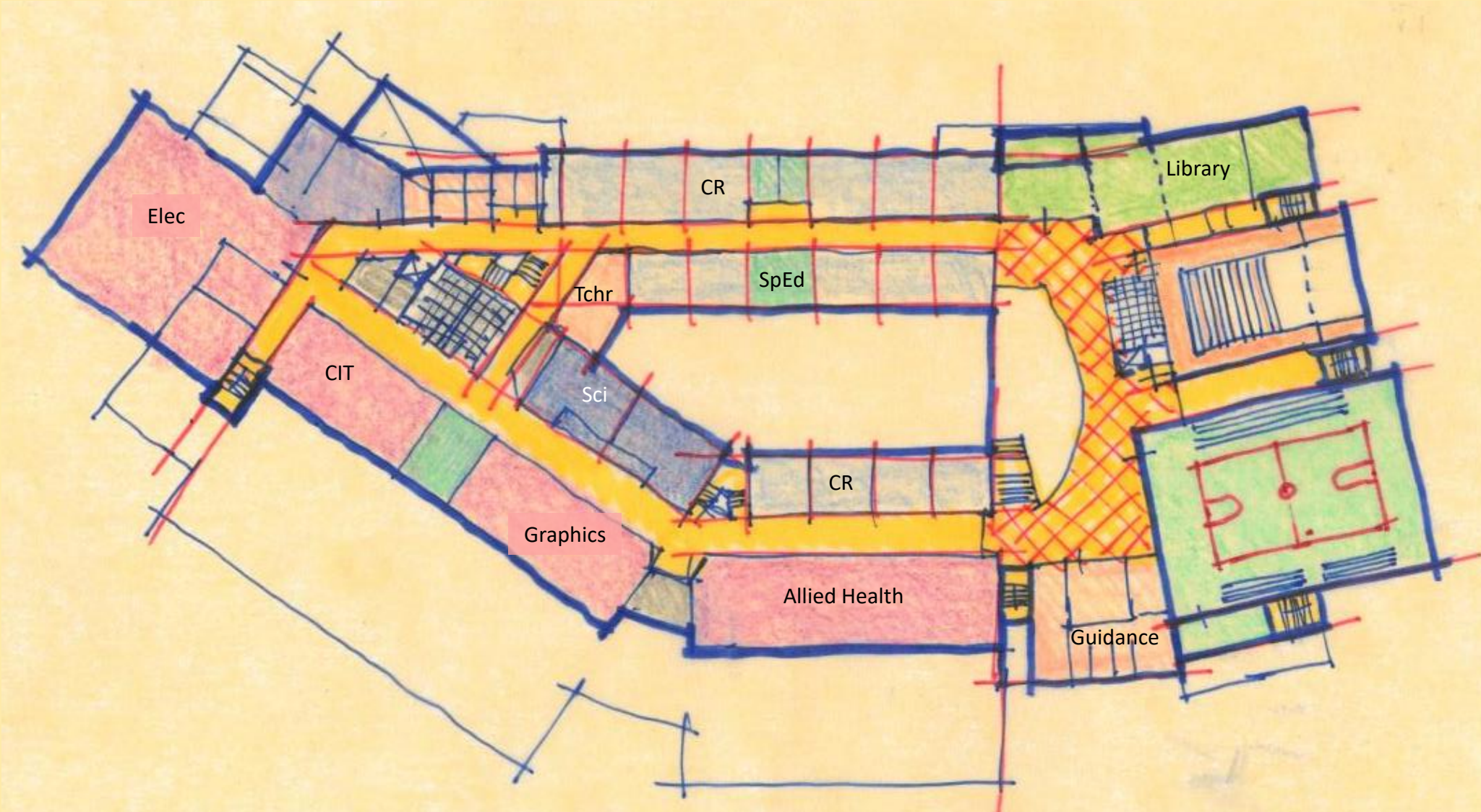
1. “Courtyard”
2. “Linear”
3. “Wings”



South Shore Tech OPTION 1 Site

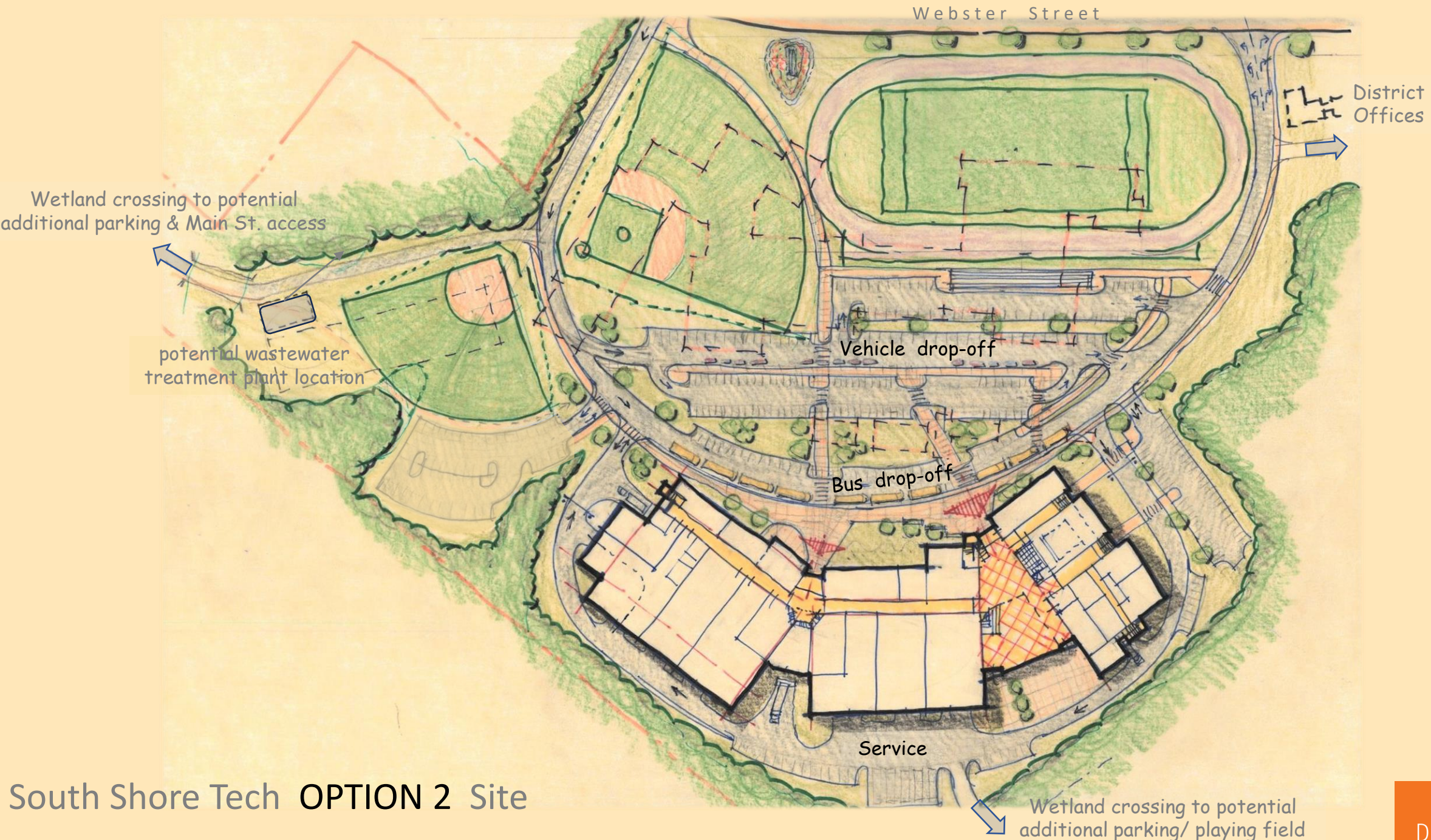


South Shore Tech OPTION 1 1st Floor

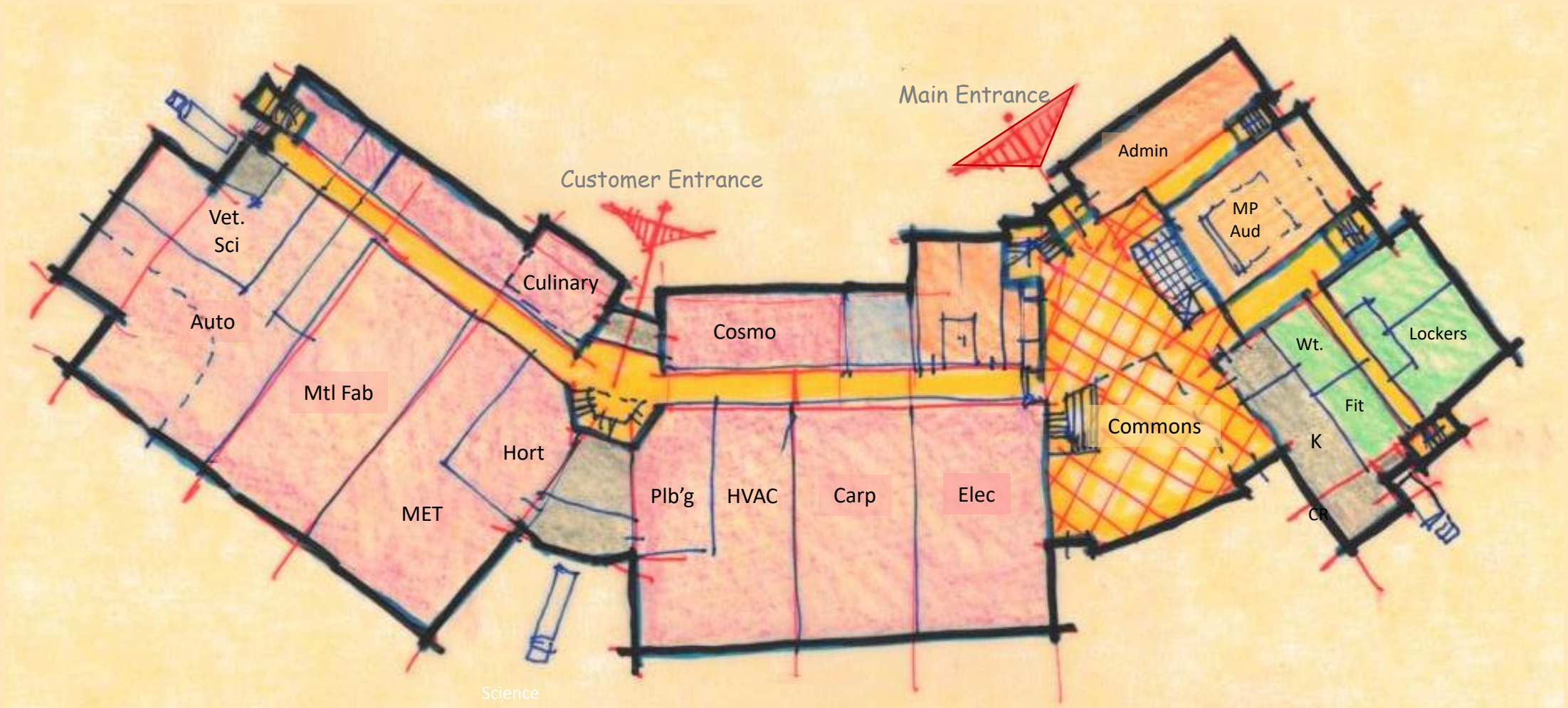


South Shore Tech OPTION 1 2nd Floor

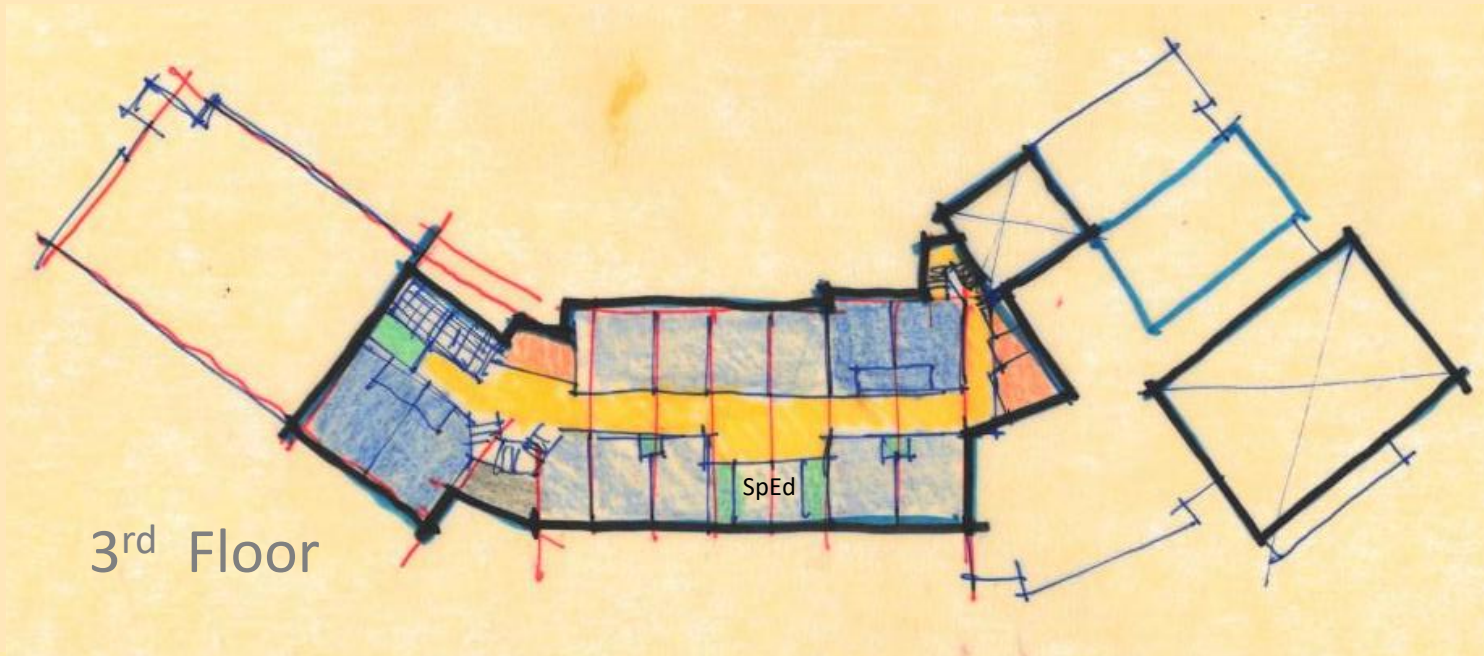




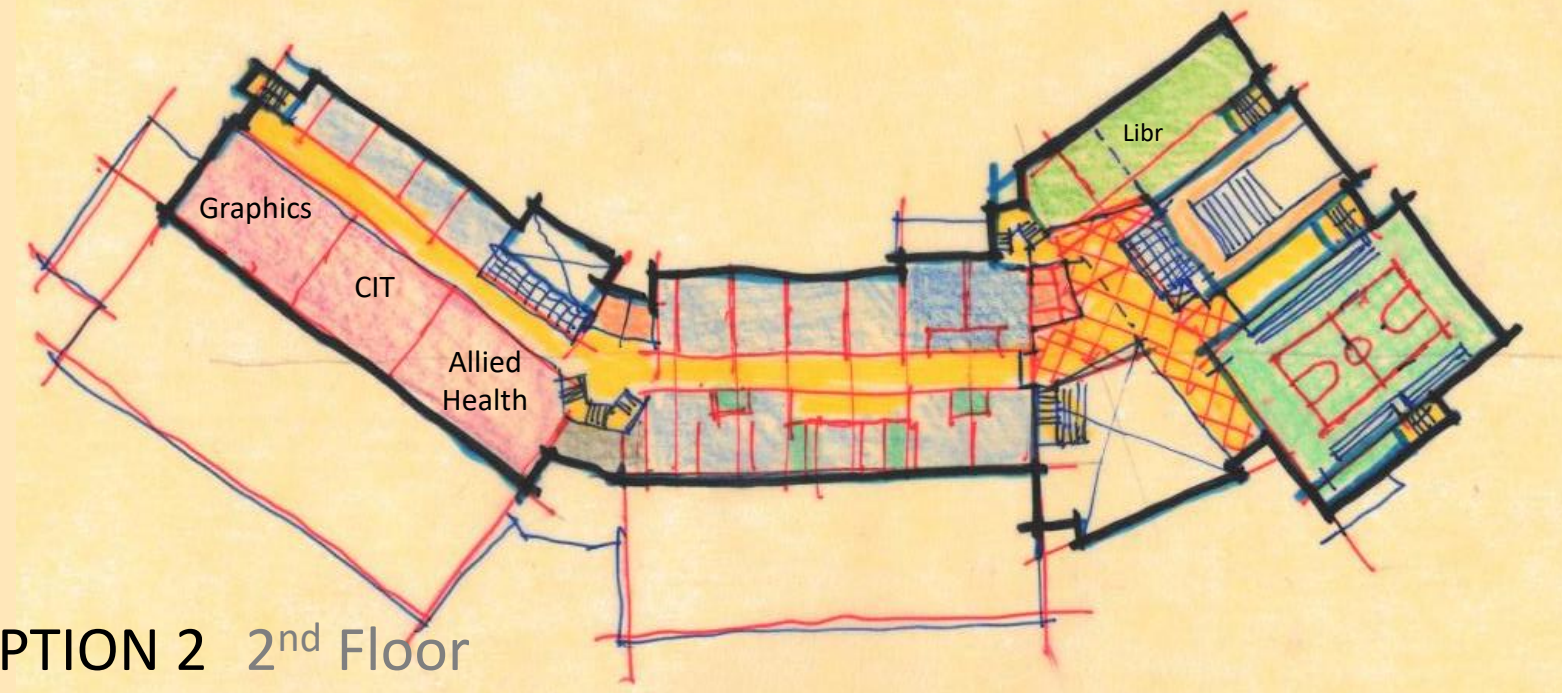
South Shore Tech OPTION 2 Site



South Shore Tech OPTION 2 1st Floor

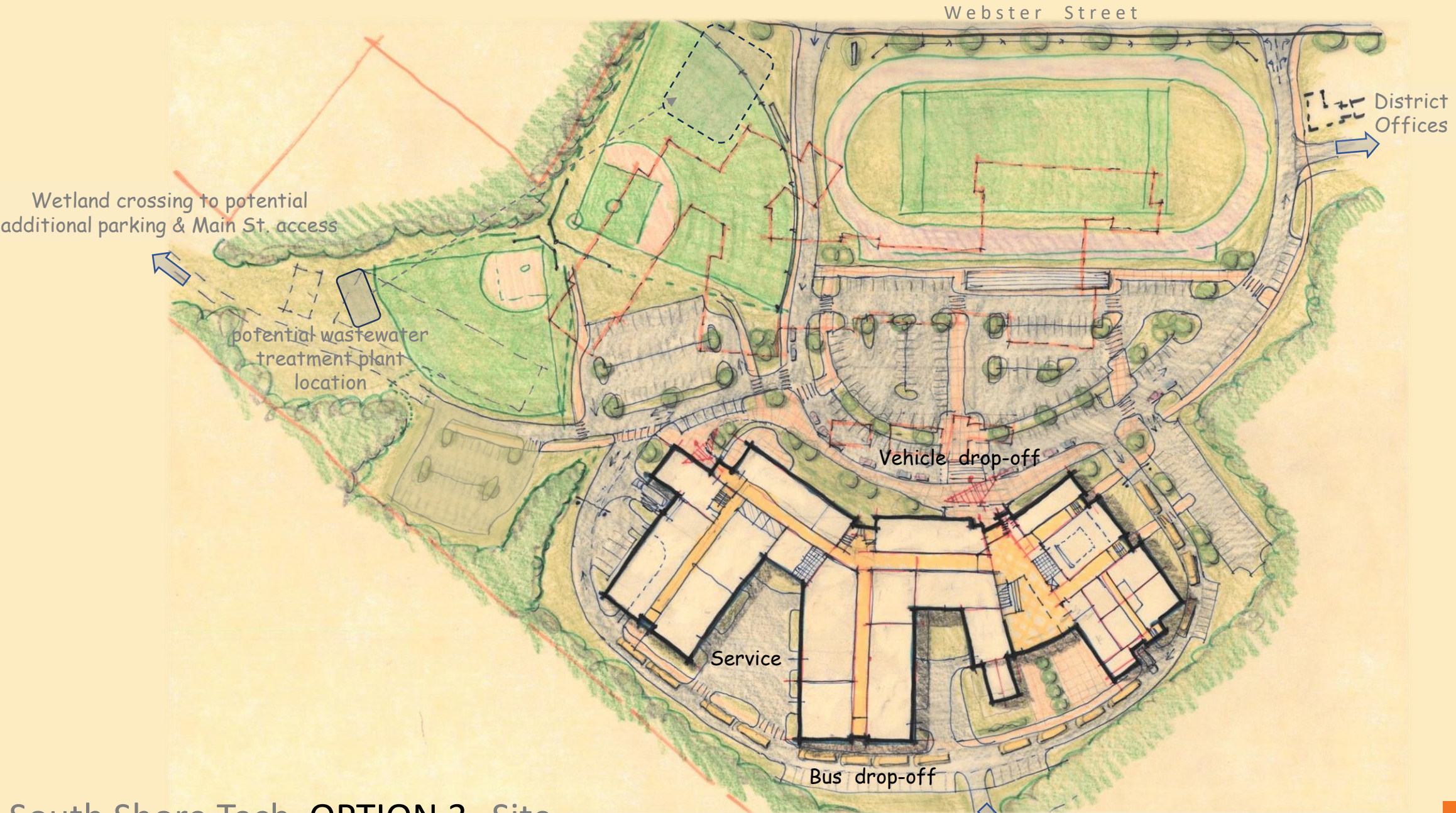


3rd Floor



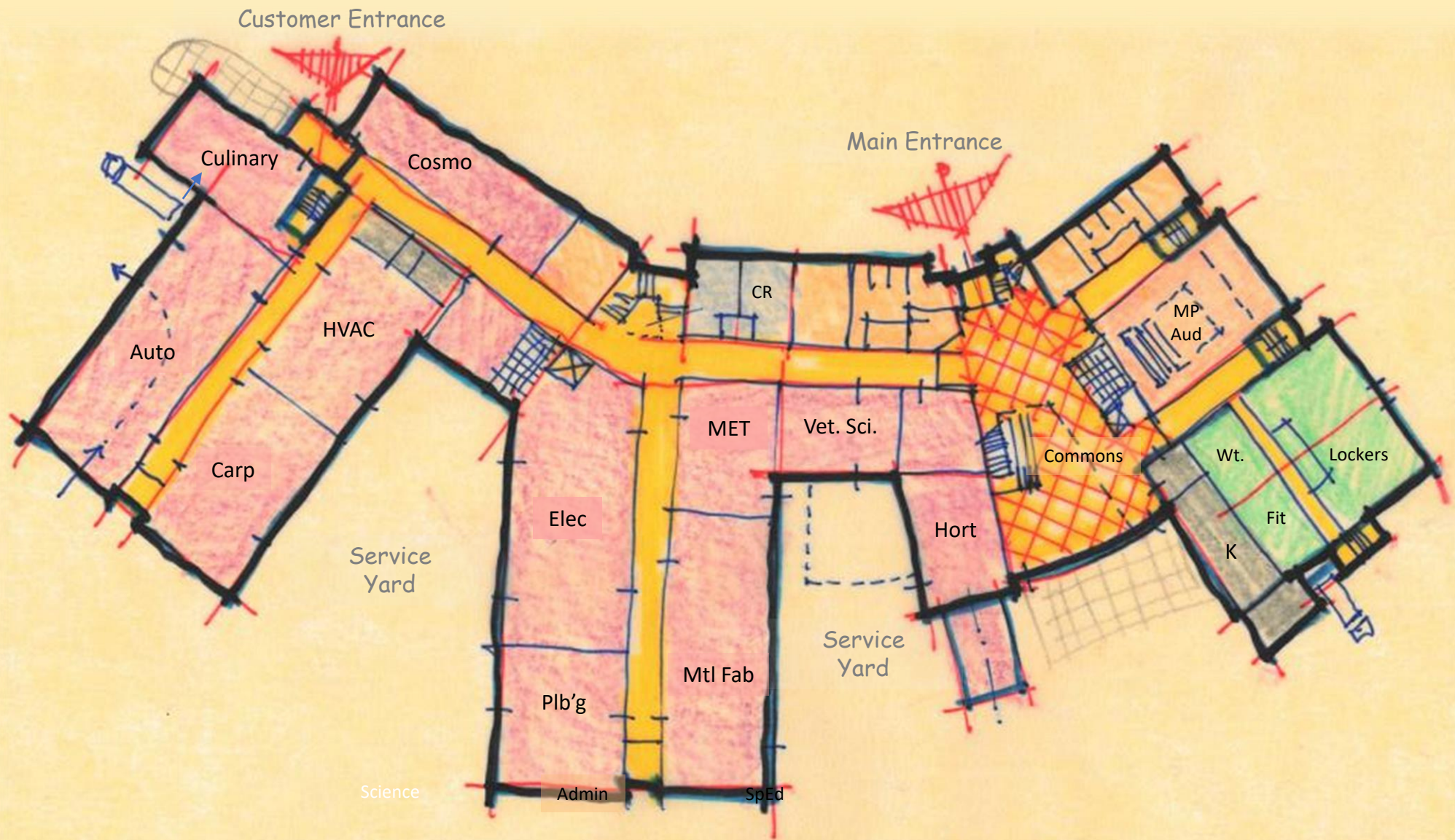
South Shore Tech OPTION 2 2nd Floor



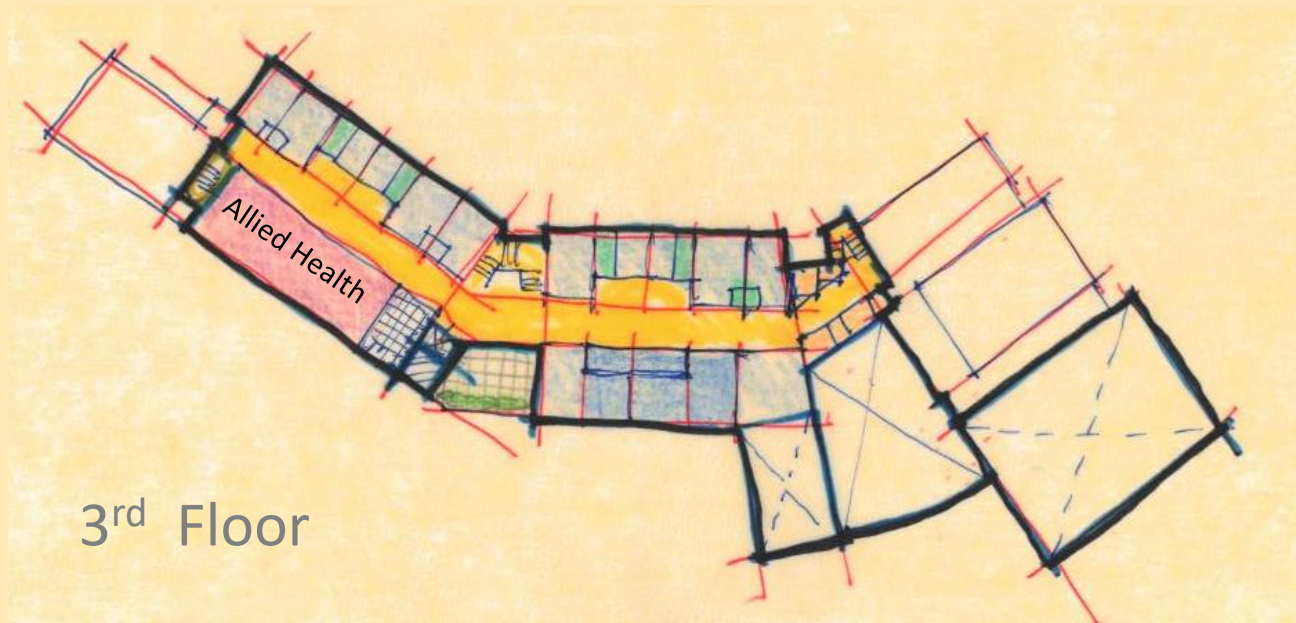


South Shore Tech OPTION 3 Site

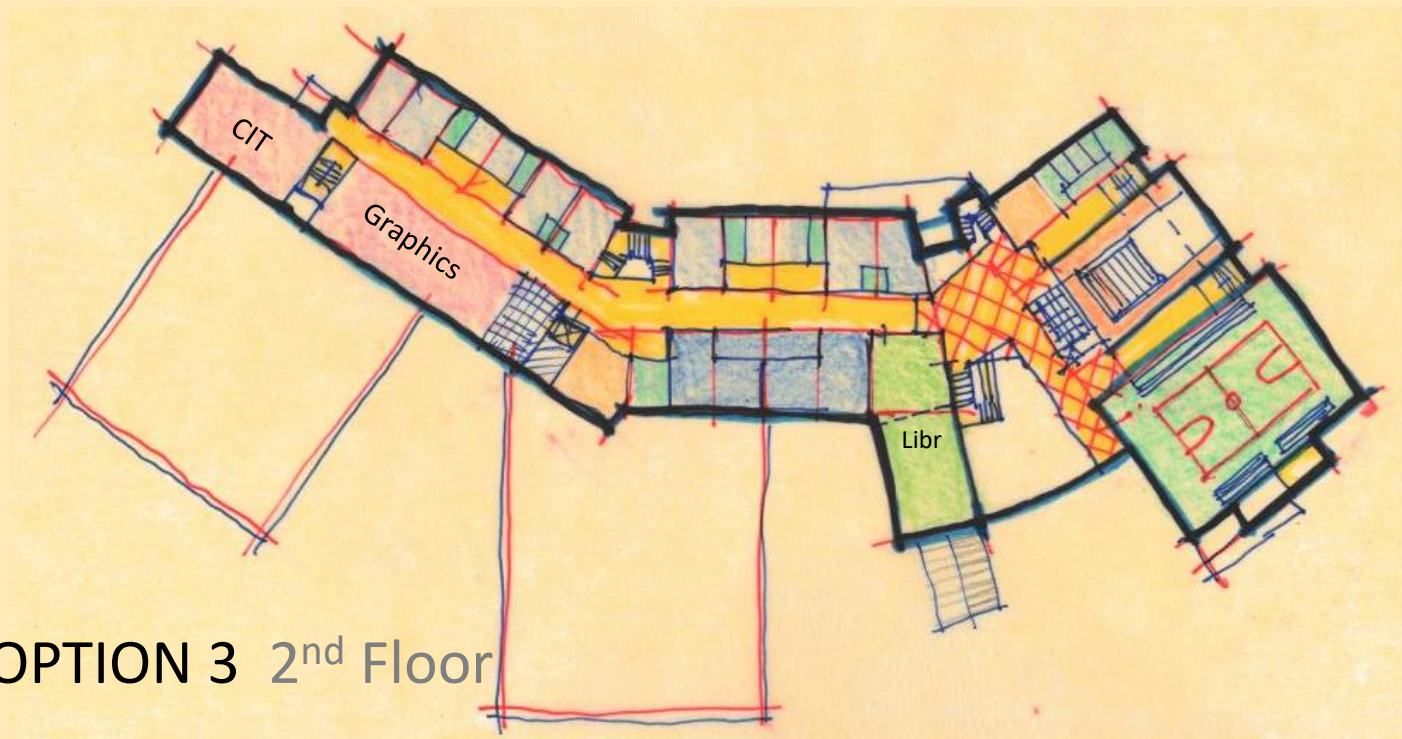
Wetland crossing to potential additional parking/ playing field



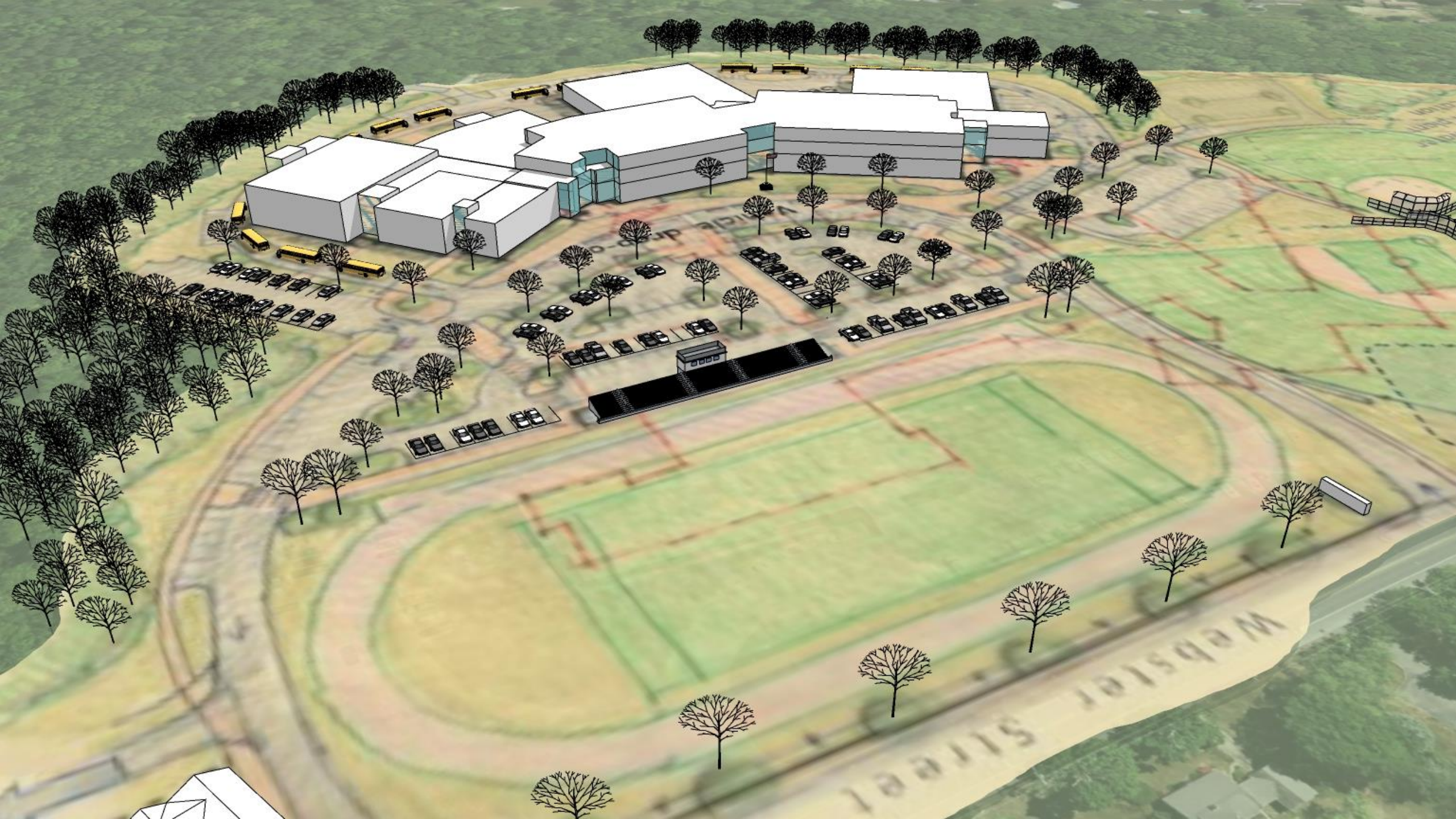
South Shore Tech OPTION 3 1st Floor



3rd Floor



South Shore Tech OPTION 3 2nd Floor





View from Webster Street

Preliminary Options



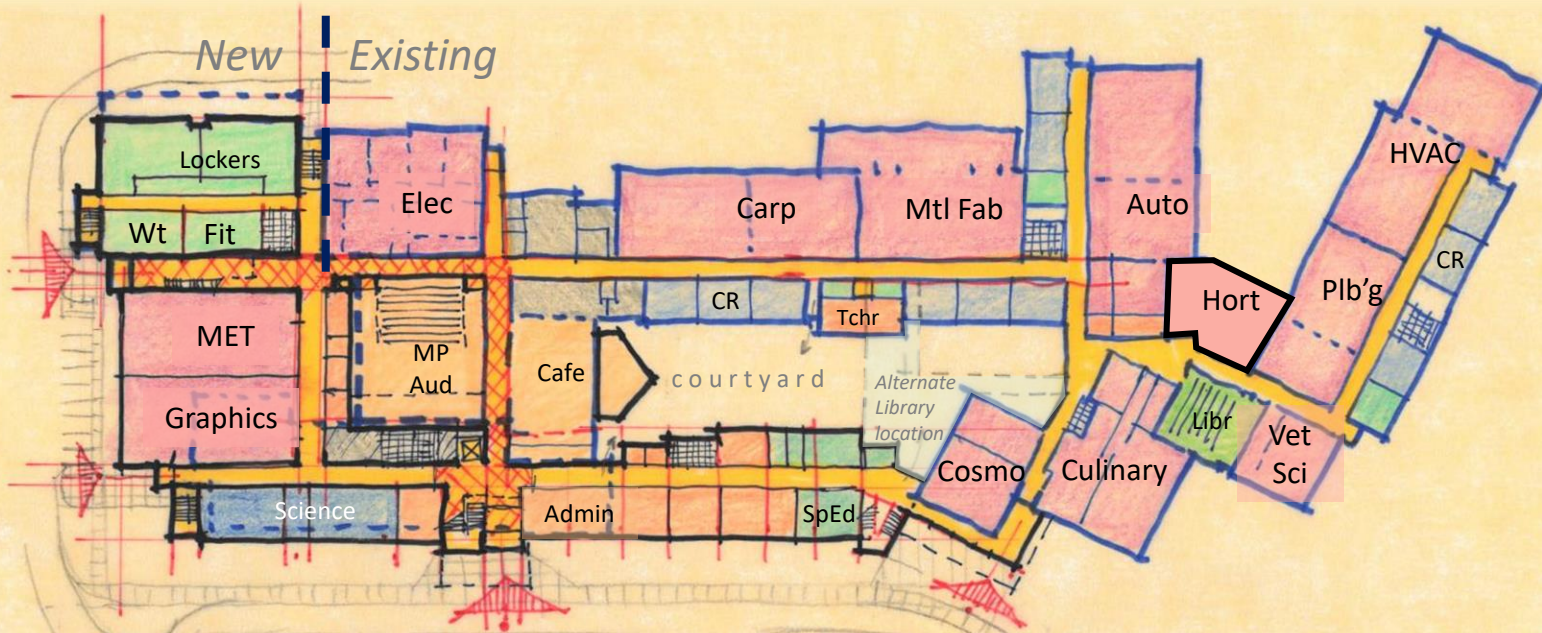
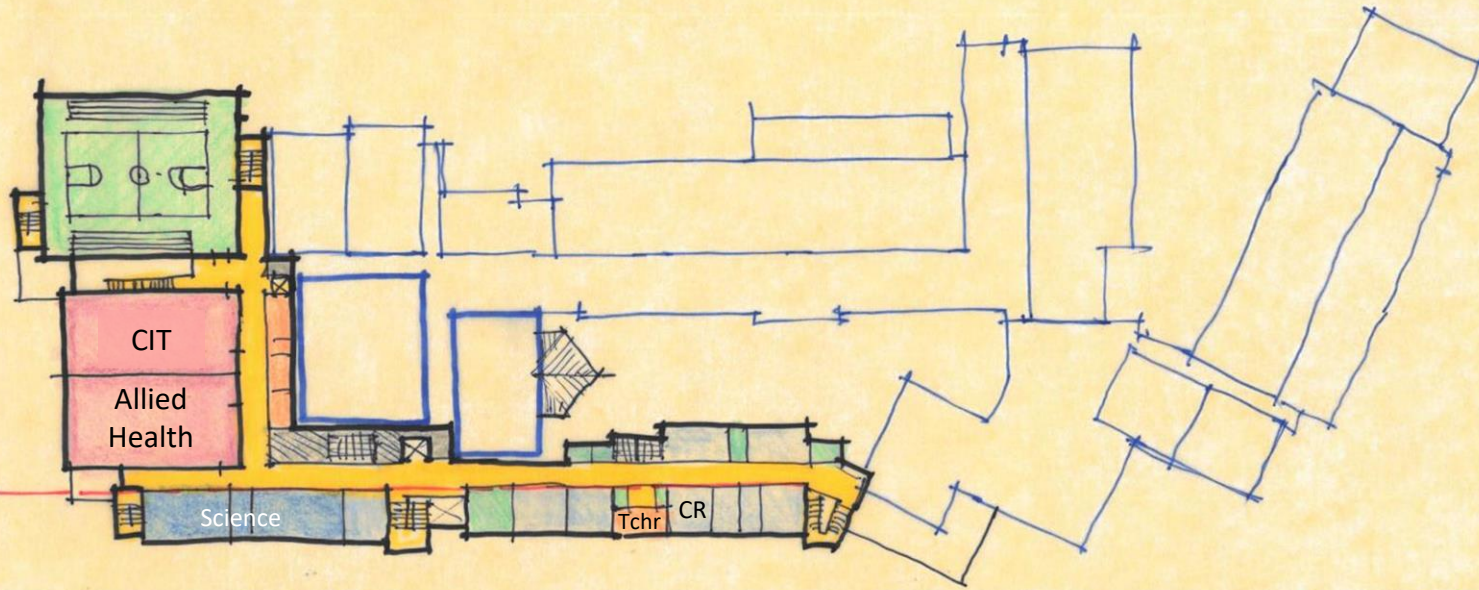
Addition / Renovation Options

1. L-Shaped
2. Courtyard



Addition/Renovation Option

2nd Floor

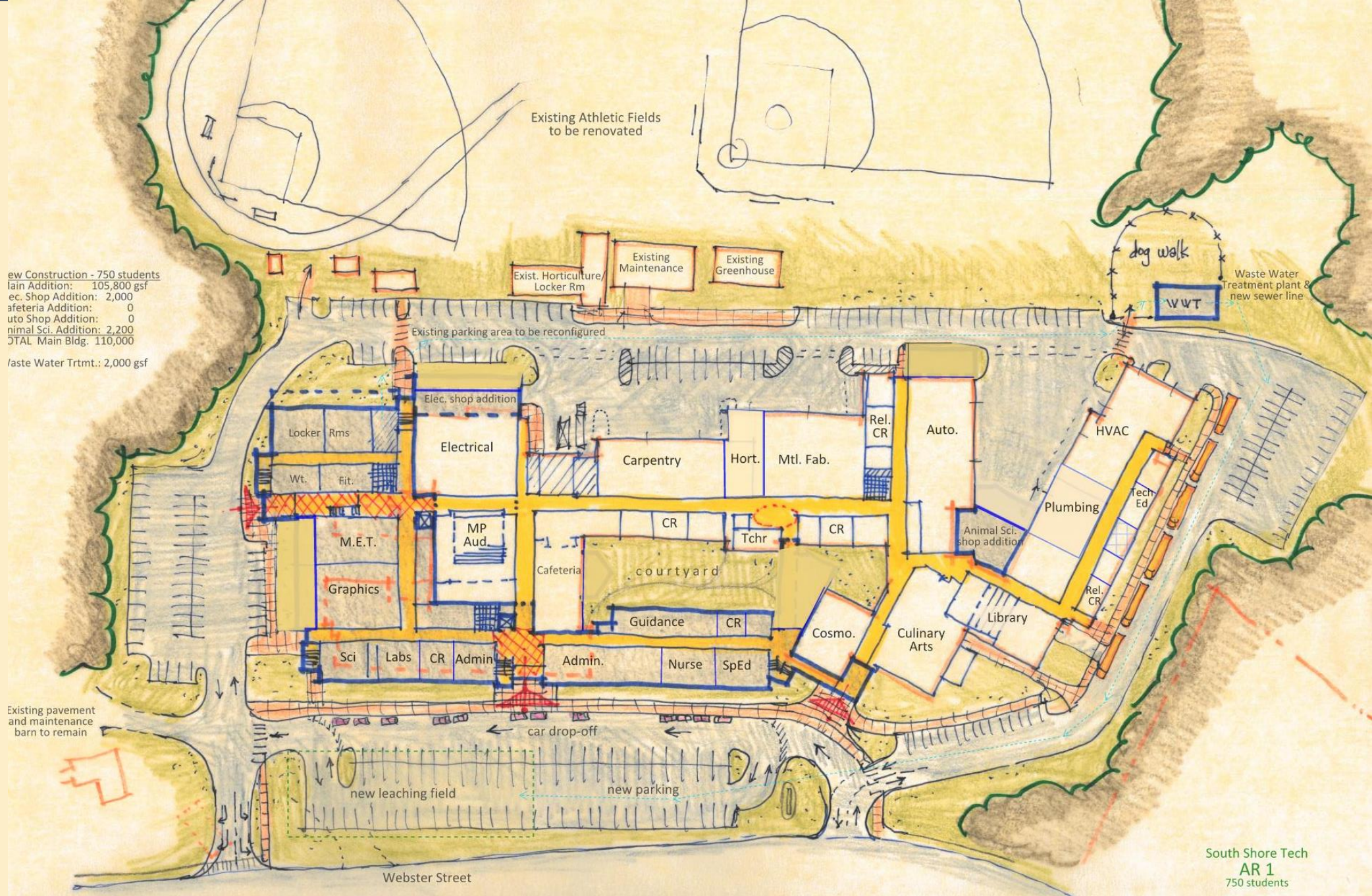


1st Floor

South Shore Tech OPTION AR 1



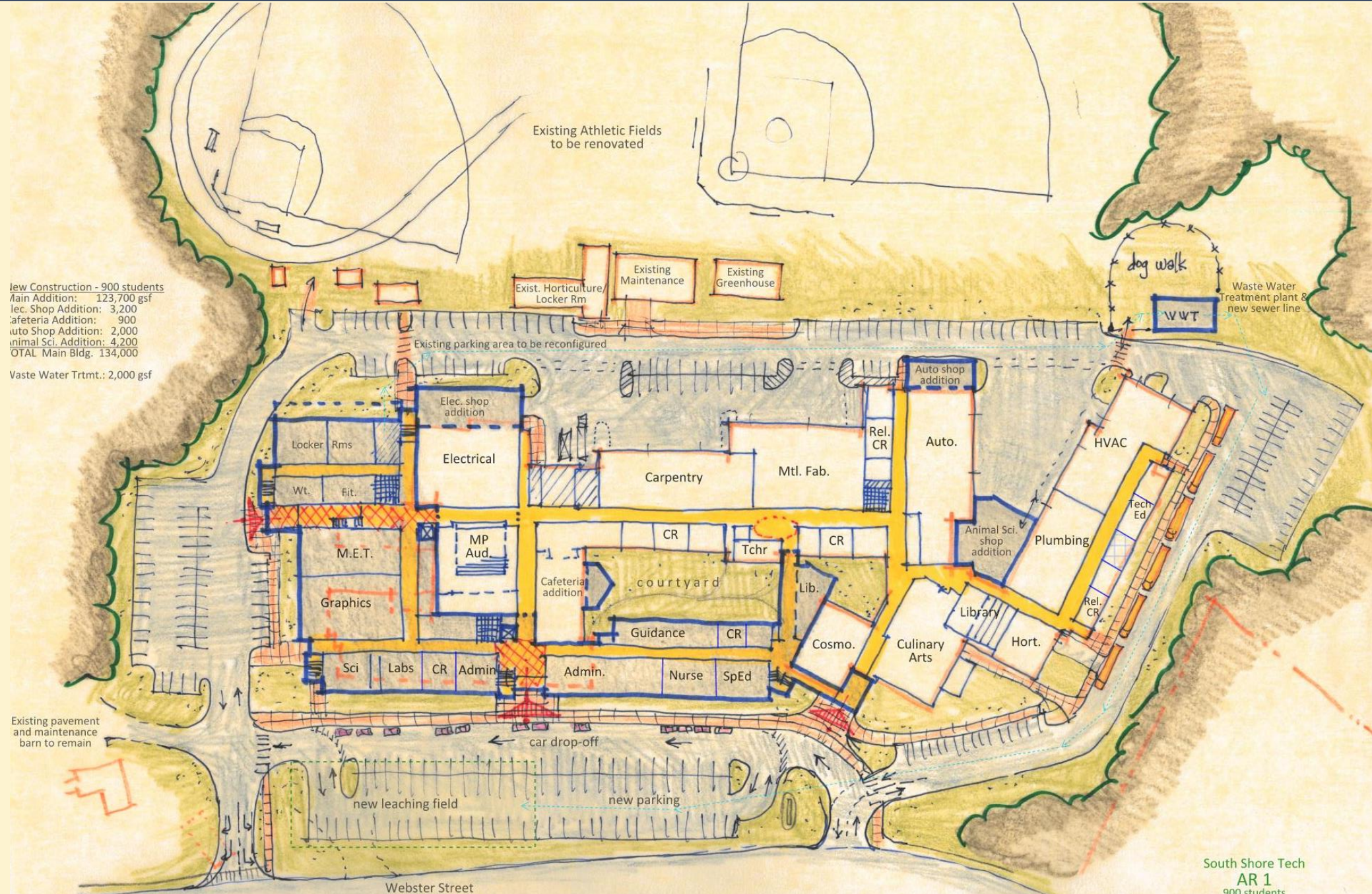
New Construction - 750 students
 Main Addition: 105,800 gsf
 Elec. Shop Addition: 2,000
 Cafeteria Addition: 0
 Auto Shop Addition: 0
 Animal Sci. Addition: 2,200
 TOTAL Main Bldg.: 110,000
 Waste Water Trtmt.: 2,000 gsf



South Shore Tech
 AR 1
 750 students

South Shore Tech OPTION AR 1 750 students Site Plan

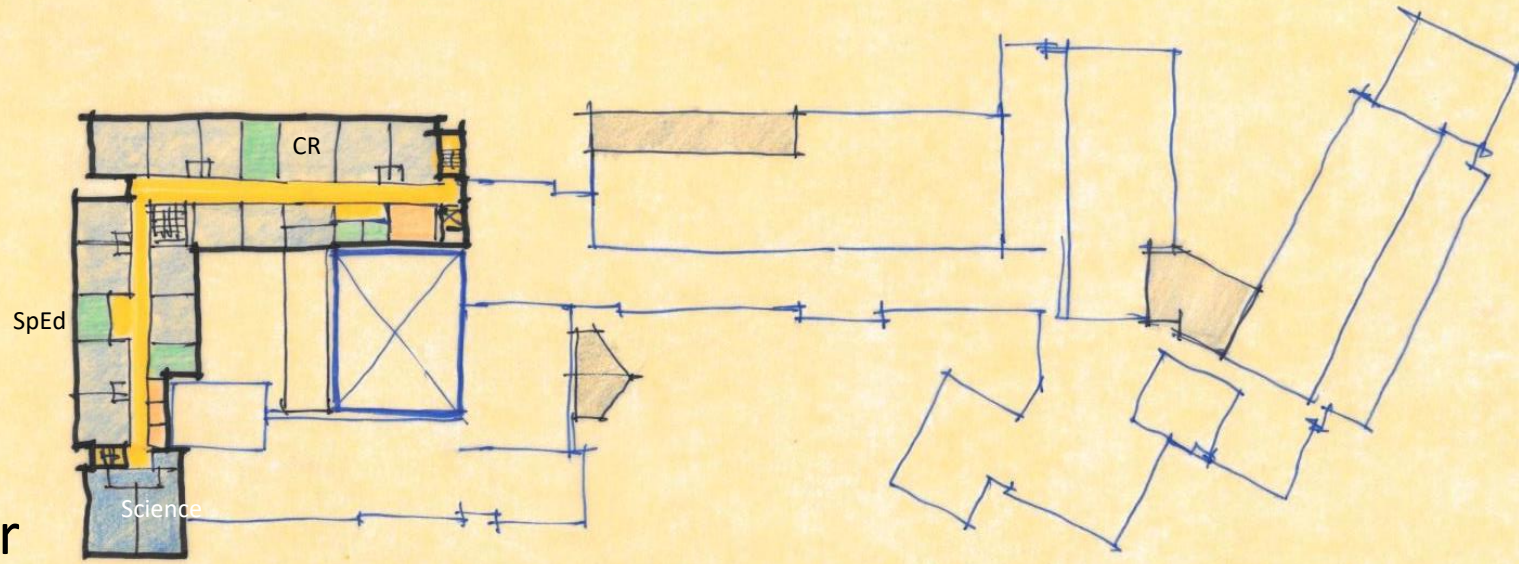
New Construction - 900 students
 Main Addition: 123,700 gsf
 Elec. Shop Addition: 3,200
 Cafeteria Addition: 900
 Auto Shop Addition: 2,000
 Animal Sci. Addition: 4,200
 TOTAL Main Bldg.: 134,000
 Waste Water Trtmt.: 2,000 gsf



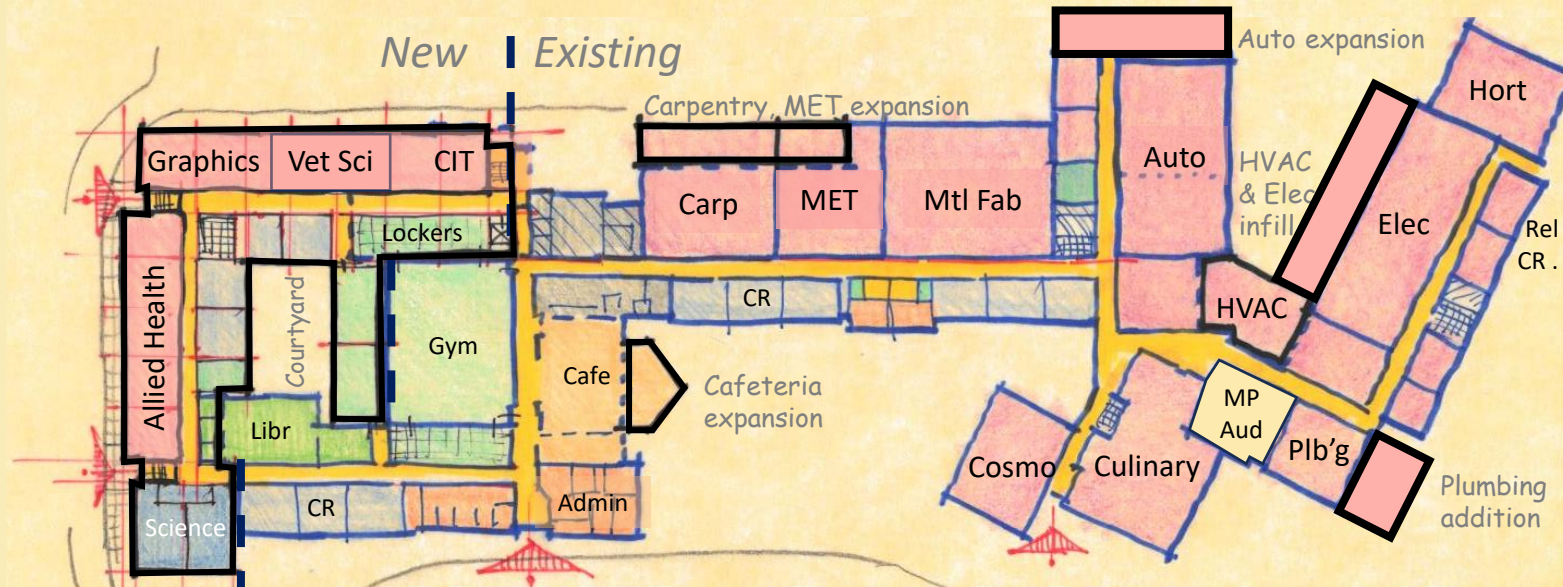
South Shore Tech
 AR 1
 900 students

South Shore Tech OPTION AR 1 900 students Site Plan

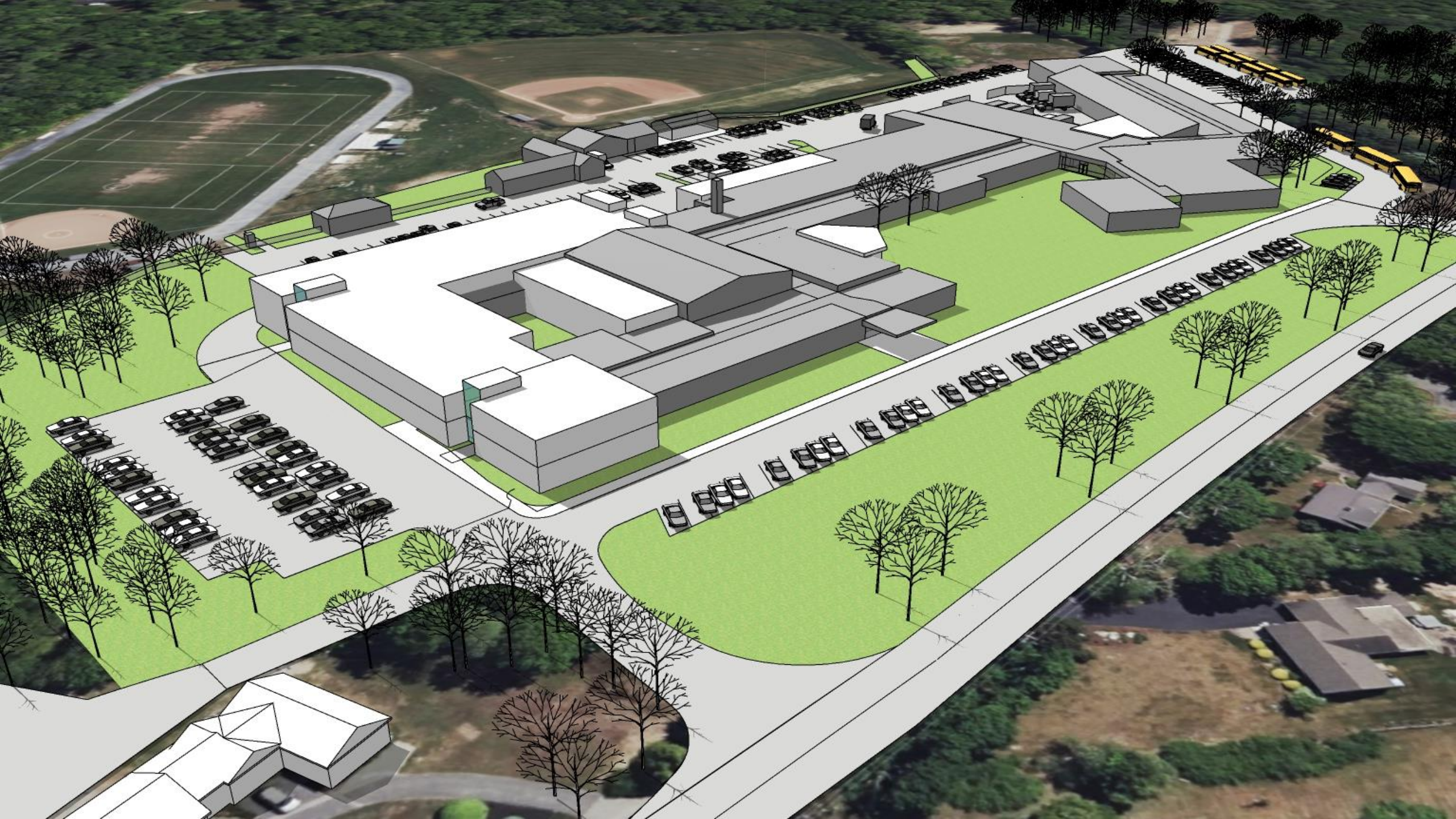
2nd Floor



New | Existing

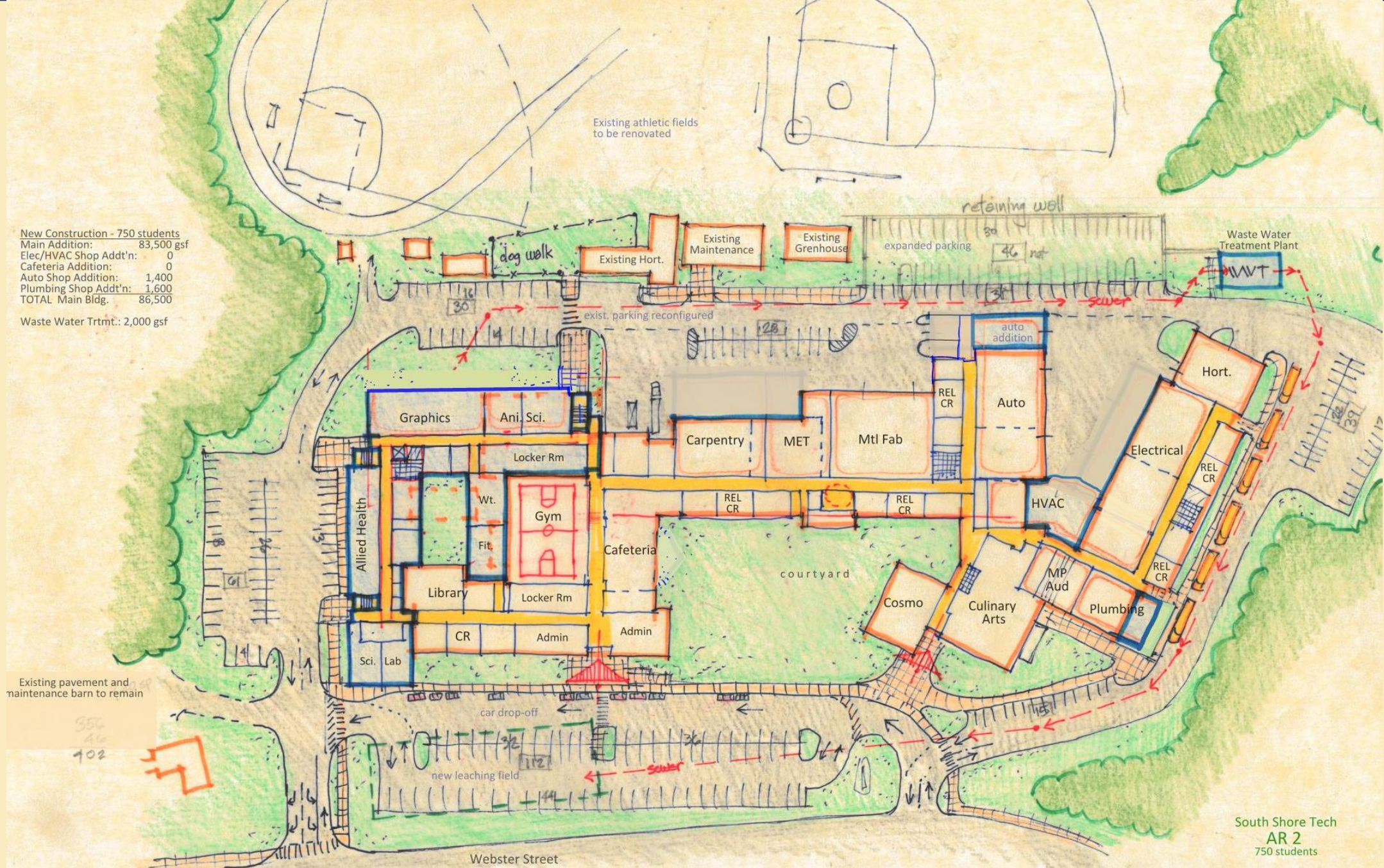


1st Floor



New Construction - 750 students
 Main Addition: 83,500 gsf
 Elec/HVAC Shop Addt'n: 0
 Cafeteria Addition: 0
 Auto Shop Addition: 1,400
 Plumbing Shop Addt'n: 1,600
 TOTAL Main Bldg.: 86,500

Waste Water Trtmt.: 2,000 gsf

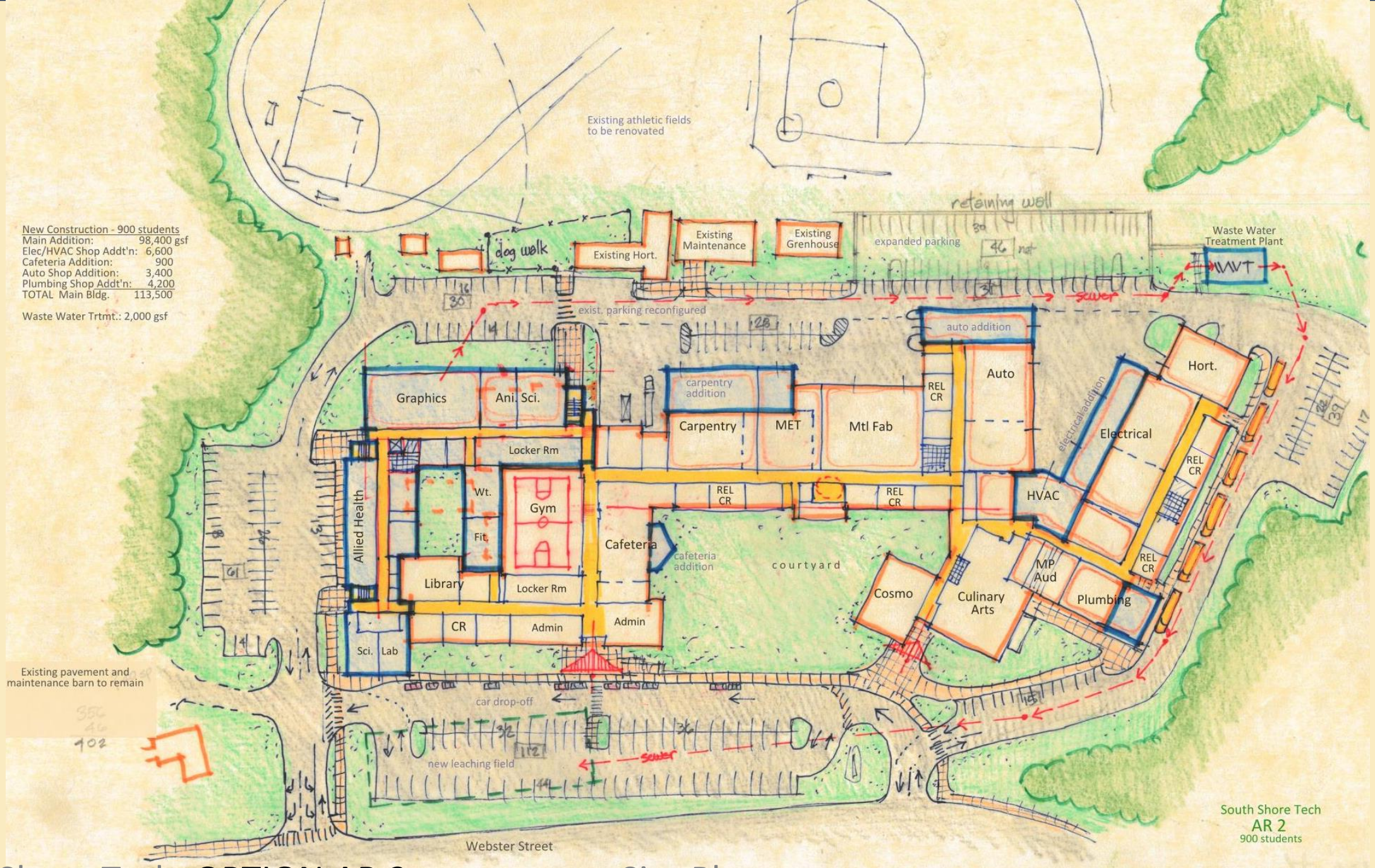


South Shore Tech
 AR 2
 750 students

South Shore Tech OPTION AR 2 750 students Site Plan

New Construction - 900 students
 Main Addition: 98,400 gsf
 Elec/HVAC Shop Addt'n: 6,600
 Cafeteria Addition: 900
 Auto Shop Addition: 3,400
 Plumbing Shop Addt'n: 4,200
 TOTAL Main Bldg. 113,500

Waste Water Trtmt.: 2,000 gsf



South Shore Tech
 AR 2
 900 students

South Shore Tech OPTION AR 2 900 students Site Plan

Preliminary Options – Construction Costs

Option	645 students	750 students	805 students	900 students	975 students
Addition/ Renovation AR- 1 “L-shape”	\$243 M	\$266 M	\$280 M	\$293 M	\$313 M
Addition/ Renovation AR- 2 “Lightwell”	\$222 M	\$243 M	\$251 M	\$271 M	\$280 M
New Construction NC-1 “Courtyard”	\$235 M	\$264 M	\$275 M	\$294 M	\$311 M
New Construction NC-2 “Linear”	\$235 M	\$264 M	\$275 M	\$294 M	\$311 M
New Construction NC-3 “Wings”	\$235 M	\$264 M	\$275 M	\$294 M	\$311 M

Preliminary Options – Construction Costs



Student Enrollment Range: 645 - 975 Students	645 Students			750 Students		
	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell
TOTAL DIRECT COSTS	\$ 140,095,980	\$ 122,836,000	\$ 114,940,000	\$ 157,349,790	\$ 135,168,000	\$ 125,993,000
Contingencies, General Requirments, General Conditions, Insurance, Bonds, CM Fee	\$ 54,109,800	\$ 57,169,900	\$ 52,820,700	\$ 60,773,900	\$ 62,714,600	\$ 57,788,300
Modular Classrooms	\$ -	\$ 9,350,000	\$ 5,500,000	\$ -	\$ 9,350,000	\$ 5,500,000
Phasing / Scheduling Premium	\$ -	\$ 1,960,000	\$ 1,800,000	\$ -	\$ 2,150,000	\$ 1,960,000
Escalation	\$ 40,784,000	\$ 51,656,000	\$ 47,267,000	\$ 45,806,000	\$ 56,534,000	\$ 51,636,000
TOTAL ESTIMATED CONSTRUCTION COSTS	\$ 234,989,780	\$ 242,971,900	\$ 222,327,700	\$ 263,929,690	\$ 265,916,600	\$ 242,877,300
Soft Costs Calculated at 25%	\$ 58,747,445	\$ 60,742,975	\$ 55,581,925	\$ 65,982,423	\$ 66,479,150	\$ 60,719,325
TOTAL ESTIMATED PROJECT COSTS	\$ 293,737,225	\$ 303,714,875	\$ 277,909,625	\$ 329,912,113	\$ 332,395,750	\$ 303,596,625

The estimated construction and total project cost provided are for COMPARISON PURPOSES ONLY. The estimated costs will be updated at the Preliminary Schematic Report (PSR) phase to assist the committee in defining the single preferred solution to proceed into the Schematic Design (SD) phase. The actual costs and total project budget will be established at the end of the Schematic Design (SD) phase for the district's preferred solution.

*Costs are the same across all New Construction Options for each enrollment - shown as a single cost for simplicity.

**Costs based on CM at Risk delivery method to simplify comparison

Preliminary Options – Construction Costs



Student Enrollment Range: 645 - 975 Students	805 Students			900 Students		
	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell
TOTAL DIRECT COSTS	\$ 164,160,000	\$ 142,658,000	\$ 130,559,000	\$ 175,474,000	\$ 149,949,000	\$ 141,157,000
Contingencies, General Requirments, General Conditions, Insurance, Bonds, CM Fee	\$ 63,403,600	\$ 66,081,000	\$ 59,842,100	\$ 67,773,900	\$ 69,359,500	\$ 64,607,000
Modular Classrooms	\$ -	\$ 9,350,000	\$ 5,500,000	\$ -	\$ 9,350,000	\$ 5,500,000
Phasing / Scheduling Premium	\$ -	\$ 2,260,000	\$ 2,030,000	\$ -	\$ 2,370,000	\$ 2,190,000
Escalation	\$ 47,789,000	\$ 59,495,000	\$ 53,442,000	\$ 51,083,000	\$ 62,378,000	\$ 57,633,000
TOTAL ESTIMATED CONSTRUCTION COSTS	\$ 275,352,600	\$ 279,844,000	\$ 251,373,100	\$ 294,330,900	\$ 293,406,500	\$ 271,087,000
Soft Costs Calculated at 25%	\$ 68,838,150	\$ 69,961,000	\$ 62,843,275	\$ 73,582,725	\$ 73,351,625	\$ 67,771,750
TOTAL ESTIMATED PROJECT COSTS	\$ 344,190,750	\$ 349,805,000	\$ 314,216,375	\$ 367,913,625	\$ 366,758,125	\$ 338,858,750

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*Costs are the same across all New Construction Options for each enrollment - shown as a single cost for simplicity.

**Costs based on CM at Risk delivery method to simplify comparison

Preliminary Options – Construction Costs



Student Enrollment Range: 645 - 975 Students	975 Students		
	New* (all 3 options)	Add/Reno AR1 L Shape	Add Reno AR2 Lightwell
TOTAL DIRECT COSTS	\$ 185,592,800	\$ 157,224,000	\$ 145,672,000
Contingencies, General Requirments, General Conditions, Insurance, Bonds, CM Fee	\$ 71,787,800	\$ 73,431,000	\$ 66,637,200
Modular Classrooms	\$ -	\$ 13,200,000	\$ 5,500,000
Phasing / Scheduling Premium	\$ -	\$ 2,530,000	\$ 2,260,000
Escalation	\$ 54,109,000	\$ 66,524,000	\$ 59,419,000
TOTAL ESTIMATED CONSTRUCTION COSTS	\$ 311,489,600	\$ 312,909,000	\$ 279,488,200
Soft Costs Calculated at 25%	\$ 77,872,400	\$ 78,227,250	\$ 69,872,050
TOTAL ESTIMATED PROJECT COSTS	\$ 389,362,000	\$ 391,136,250	\$ 349,360,250

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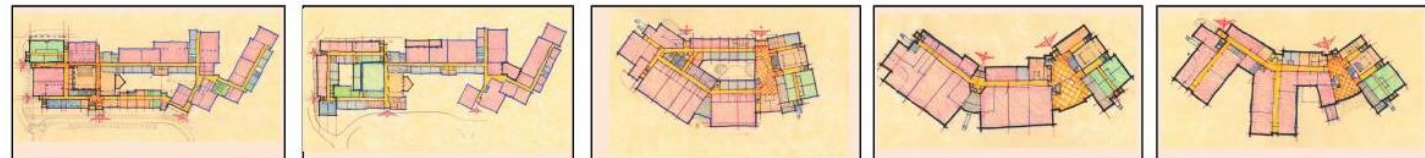
**Costs based on CM at Risk delivery method to simplify comparison

Preliminary Evaluation Matrix - South Shore Tech - Concept Options - **WORKING DRAFT**



Updated:
9/14/2023

Evaluation Criteria		Concept Options						
		MSBA Required	Renovation	Add/ Reno Options		New Construction Options		
Construction Duration:		Code Renovation	Renovation	AR.1	AR.2	NC.1	NC.2	NC.3
		multiple years		L - Shaped	Lightwell	Courtyard	Linear	Wings
				3+ years	4 years	2+ years	2+ years	2+ years
1	Ed Plan Accommodation Compliance w/ Vision	doesn't address any educational deficiencies	Not Feasible - Existing Building cannot meet the Space Needs for Target Enrollment	Addresses most Space Needs Lacks meaningful integration of academic & CTE spaces	Addresses some Space Needs Gym & Lecture Hall remain undersized	Good Ed Plan conformance	Good Ed Plan Conformance	Best Ed Plan Conformance
2	Project Cost Reimbursable Cost Temporary Costs Long-term Value			Lower initial cost Higher reimbursment rate for renovation High temporary costs.	Lower initial cost Higher reimbursment rate for renovation Higher temporary costs long Term Value Poor	Higher Initial Construction Cost Good Long-Term Value	Higher Initial Construction Cost Good Long-Term Value	Higher Initial Construction Cost Good Long-Term Value
3	Disruption Impact on Students Construction Duration Phasing			Phased construction adjacent to occupancy Long construction schedule Multi-phase renovation	Phased construction adjacent to occupancy Long construction schedule Multi-phase renovation	Minimal impact on adjacent occupancy. Loss of Athletic Fields during construction. Short duration 2 phases: 1. New construction, 2 Demolition & Sitework	Minimal impact on adjacent occupancy. Loss of Athletic Fields during construction. Short duration 2 phases: 1. New construction, 2 Demolition & Sitework	Minimal impact on adjacent occupancy. Loss of Athletic Fields during construction. Short duration 2 phases: 1. New construction, 2 Demolition & Sitework
4	Flexibility Community Use Expansion Potential			Some Flexibility Good community use Limited expansion potential	Limited flexibility Limited community use, lack of Auditorium Limited expansion potential	Good Flexibility, Good Community access Limited expansion potential	Good Flexibility, Good Community access Limited expansion potential	Good Flexibility, Good Community access Limited expansion potential
5	Operating Costs Maintenance			Generally all new finish materials & systems Some existing infrastructure remains Limited Building envelope upgrade	Generally all new finish materials & systems Some existing infrastructure remains Limited Building envelope upgrade	All new construction, infrastructure, & MEP systems Best thermal envelope	All new construction, infrastructure, & MEP systems Best thermal envelope	All new construction, infrastructure, & MEP systems Best thermal envelope
6	Site Access Safety & Security Circulation/ Flow			Site circulation similar to existing Potential admin presence at existing public entrance Remains somewhat sprawling	Site circulation similar to existing Unchanged access to public shops Remains somewhat sprawling, disjointed	Site Approach focused on School Dedicated secure access to public shops Compact footprint, central student commons	Site approach along edge of property Dedicated secure access to public shops Long linear corridor	Site Approach focused on School Dedicated secure access to public shops Some dead-end corridors
7	Final Site layout amenities Abutters	Site Impact to		Similar to existing No additional site amenities Minimal new impact to abutters	Similar to existing No additional site amenities Minimal new impact to abutters	Larger footprint in a constrained site Bus access at rear Enclosed outdoor courtyard Playing fields may impact abutters	Building layout follows buildable area Separate Buses and Car drop-offs in front Patio off of the Commons Playing fields may impact abutters	Wings create shared outdoor collaboration area Bus access at rear off of the Commons Patio Playing fields may impact abutters
8	Civic Image / Aesthetics			New "front door" and civic image	Minimal improved image Less opportunity to transform aesthetics	School setback from street Athletic fields & parking in front yard All new construction = all new image	School setback from street Athletic fields & parking in front yard All new construction = all new image	School setback from street Athletic fields & parking in front yard All new construction = all new image
Totals								



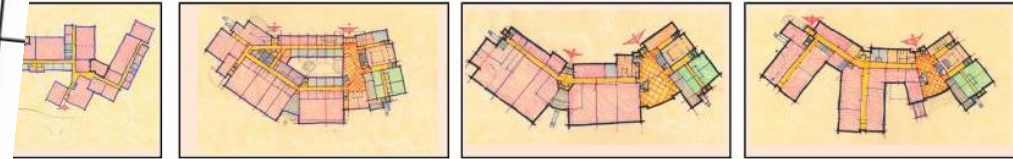
Updated:
9/14/2023

Evaluation Criteria	Construction Duration:	MSBA Required	Renovation
		Base Repair	Renovation
Code Renovation			
multiple years			
1 Ed Plan Accommodation Compliance w/ Vision		doesn't address any educational deficiencies	Not Feasible - Existing Building cannot meet the Space Needs for Target Enrollment
2 Project Cost Reimbursable Cost Temporary Costs Long-term Value			
3 Disruption Impact on Students Construction Duration Phasing			
4 Flexibility Community Use Expansion Potential			
5 Operating Costs Maintenance			
6 Site Access Safety & Security Circulation/ Flow			
7 Final Site layout amenities Abutters	Site Impact to		
8 Civic Image / Aesthetics			
Totals			

Evaluation Criteria	Construction Duration:
1 Ed Plan Accommodation Compliance w/ Vision	
2 Project Cost Reimbursable Cost Temporary Costs Long-term Value	
3 Disruption Impact on Students Construction Duration Phasing	
4 Flexibility Community Use Expansion Potential	
5 Operating Costs Maintenance	
6 Site Access Safety & Security Circulation/ Flow	
7 Final Site layout amenities Abutters	Site Impact to
8 Civic Image / Aesthetics	

Options	New Construction Options		
	NC.1 Courtyard 2+ years	NC.2 Linear 2+ years	NC.3 Wings 2+ years
Good Ed Plan conformance	Good Ed Plan Conformance	Best Ed Plan Conformance	
Higher Initial Construction Cost	Higher Initial Construction Cost	Higher Initial Construction Cost	
Good Long-Term Value	Good Long-Term Value	Good Long-Term Value	
Minimal impact on adjacent occupancy. Loss of Athletic Fields during construction.	Minimal impact on adjacent occupancy. Loss of Athletic Fields during construction.	Minimal impact on adjacent occupancy. Loss of Athletic Fields during construction.	
Short duration	Short duration	Short duration	
2 phases: 1. New construction, 2 Demolition & Sitework	2 phases: 1. New construction, 2 Demolition & Sitework	2 phases: 1. New construction, 2 Demolition & Sitework	
Good Flexibility, Good Community access	Good Flexibility, Good Community access	Good Flexibility, Good Community access	
Limited expansion potential	Limited expansion potential	Limited expansion potential	
All new construction, infrastructure, & MEP systems	All new construction, infrastructure, & MEP systems	All new construction, infrastructure, & MEP systems	
Best thermal envelope	Best thermal envelope	Best thermal envelope	
Site Approach focused on School	Site approach along edge of property	Site Approach focused on School	
Dedicated secure access to public shops	Dedicated secure access to public shops	Dedicated secure access to public shops	
Compact footprint, central student commons	Long linear corridor	Some dead-end corridors	
Larger footprint in a constrained site	Building layout follows buildable area	Wings create shared outdoor collaboration area	
Bus access at rear Enclosed outdoor courtyard	Separate Buses and Car drop-offs in front Patio off of the Commons	Bus access at rear off of the Commons Patio	
Playing fields may impact abutters	Playing fields may impact abutters	Playing fields may impact abutters	
School setback from street	School setback from street	School setback from street	
Athletic fields & parking in front yard	Athletic fields & parking in front yard	Athletic fields & parking in front yard	
All new construction = all new image	All new construction = all new image	All new construction = all new image	

5	positive / most advantageous
4	
3	neutral
2	
1	negative / least advantageous



Thank you!

Building Committee

August 9, 2023

 LeftField

100
YEARS

DRA