



**PERKINS —
EASTMAN**

Photo courtesy of TripAdvisor



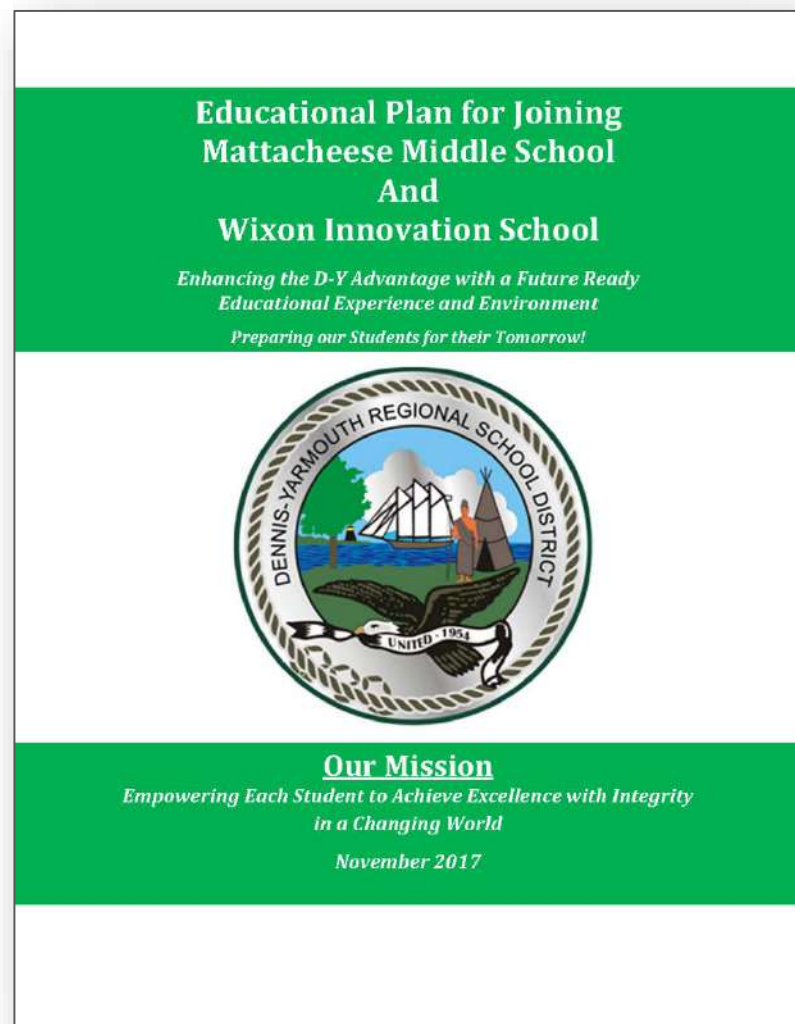
DENNIS-YARMOUTH SCHOOL PROJECT

SCHOOL BUILDING COMMITTEE

November 15, 2017



EDUCATIONAL PLAN HIGHLIGHTS



- Desire to Extend MMS Day (match Wixon)
- Combined Grade Configuration and Central Location Preferred
- Small School Feel (separate zones)
- Zoned for Community Use/Access
- Academic Clusters
- Support Co-Teaching
- Flexible/Agile Spaces (incl. folding walls)
- Small Group / Pull-out Spaces Needed
- Transparency
- Small Class Sizes (20)
- Robust Music Needs
- Substantial Special Education
- 2 Lunch Seatings
- Outdoor Learning

PROGRAM (SPACE NEEDS)

Proposed Space Summary v8 (for PDP submission)

EXISTING SCHOOLS COMBINED

Dennis-Yarmouth		WIXOM INTERMEDIATE			MATTACHEESE MIDDLE			COMBINED totals		
ROOM TYPE	ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals				
CORE ACADEMIC SPACES			24,275			24,260			48,535	
Classroom - General	848	24	20,363	857	17	14,561	852	41	34,924	
Health	717	1	717	852	1	852	785	2	1,569	
World Language		0	0	853	3	2,560	853	3	2,560	
		25	0		21	0		46	0	
Sm. Grp/Resource (1 ELL/gr. w/ 5-10 stu)	889	1	889	891	1	891	790	2	1,681	
Science Classroom / Lab	1,153	2	2,306	1,298	3	3,894	1,240	5	6,000	
		2	0	851	2	702	851	2	702	
Prep Room			0		5	0		7	0	
SPECIAL EDUCATION	Wixom has 19% IEPs			MMS has 21% IEP			District = 56% FRL			
Self-Contained (SAILS/STAR2/NECC)	968	2	1,935	875	2	1,750	921	4	3,685	
Self-Contained SPED Toilet			0			0			0	
Behavioral Support / Stor	611	1	611	1,603	1	1,606	1,109	2	2,217	
Resource Room (Rdg/Lit. & Math) +Stor	679	5	3,395	818	9	7,359	768	14	10,754	
Small Group Room (IEP/TO & Spch/Lng)	205	3	616	268	1	268	221	4	684	
CT/PT (incl. Visual Impaired Services)	1,797	1	1,797		0	1,797	1	1,797		
Storage (OT/PT, Soc Work, Rgd)	198	3	594		0	198	3	594		
Office/Mtg (Psy, Soc Trn-Chr)	297	3	892	210	3	630	254	6	1,522	
CoTeaching Space within Classrooms			0			0			0	
Adaptive PE (MP/Co-Locate w/ Gym)			0			0			0	
ART & MUSIC			5,812			4,563			10,375	
Art Classroom	1,258	2	2,515	1,439	1	1,439	1,318	3	3,395	
Art Workroom w/ Storage & kiln	181	1	181	327	1	327	254	2	508	
Band / Chorus - 100 seats	1,417	2	2,834	1,107	2	2,213	1,262	4	5,047	
Music Practice / Ensemble			0	329	1	329	329	1	329	
Music Storage	141	2	282	128	2	255	134	4	537	
VOCATIONS & TECHNOLOGY			1,677			3,331			5,008	
Tech Cirm. - (computer labs)	839	2	1,677	858	2	2,631	718	6	4,308	
Tech Shop - (incl. Maker Space / Stor.)			0	700		700	700	1	700	
HEALTH & PHYSICAL EDUCATION			13,155			13,733			26,888	
Gymnasium	4,750	2	9,500	7,059	1	7,059	5,520	3	16,558	
Fitness Room			0	1,591	2	3,182	1,591	2	3,182	
Gym Storeroom	193	6	1,158	183	5	816	189	11	2,074	
Hlth Instructor Office w/ Shower & Toilet	142	2	284	152	2	304	147	4	595	
Locker Rooms - Boys / Girls w/ Toilets	1,107	2	2,213	1,138	2	2,272	1,123	4	4,485	
MEDIA CENTER			3,534			3,064			6,598	
DINING & FOOD SERVICE			8,650			11,172			19,822	
Cafeteria / Dining (incl. Dolphin Diner)	4,746	1	4,746	5,937	1	5,937	5,342	2	10,683	
Stage	1,018	1	1,018	1,140	1	1,140	1,079	2	2,158	
Chair / Table / Equipment Storage	176	1	176	227	1	227	202	2	403	
Kitchen	2,488	1	2,488	3,620	1	3,620	3,054	2	6,108	
Staff Lunch Room	222	1	222	248	1	248	235	2	470	
MEDICAL			744			209			953	
ADMINISTRATION & GUIDANCE			3,094			4,314			7,408	
CUSTODIAL & MAINTENANCE			2,465			3,454			5,959	
OTHER			5,092			7,909			13,001	
Auditorium+Stage (453 WIS/734 MMS)	5,092	1	5,092	7,269	1	7,269	6,181	2	12,361	
Dressing Rooms			0	225	2	450				
SRO Office			0	95	2	190	95	2	190	
School Store										
Total Building Net Floor Area (NFA)			78,338			87,662			166,000	
Proposed Student Capacity / Enrollment	(90 total staff)		545	(80 total staff)		455	(170 total staff)		1,000	
Total Building Gross Floor Area (GFA) ²			116,090			115,880			231,970	
Grossing factor (GFA/NFA)			1.48			1.32				

PROPOSED					
SEPARATE GR. 6-7 (455)			COMBINED GR. 4-7 (940)		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
		21,650			44,690
850	13	11,050	850	35	29,750
850	1	850	850	2	1,700
850	3	2,550	850	4	3,400
	17			41	
500	4	2,000	500	4	2,000
1,200	4	4,800	1,200	6	7,200
80	5	400	80	8	640
		12,580			20,400
900	3	2,700	900	5	4,500
60	3	180	60	5	300
900	1	900	900	1	900
450	5	2,250	450	9	4,050
250	2	500	250	4	1,000
450	1	450	450	2	900
150	3	450	150	5	750
150	3	450	150	6	900
100	17	1,700	100	41	4,100
3,000	1	3,000	3,000	1	3,000
		4,750			8,000
1,200	1	1,200	1,200	2	2,400
150	1	150	150	2	300
1,500	2	3,000	1,500	3	4,500
300	1	300	300	2	600
100	1	100	200	1	200
		1,700			3,400
1,200	0	0	1,200	0	0
1,700	1	1,700	1,700	2	3,400
		8,550			11,650
3,000	2	6,000	3,000	3	9,000
	0	0		0	0
150	1	150	150	1	150
200	2	400	250	2	500
1,000	2	2,000	1,000	2	2,000
		2,996			5,785
		7,334			11,738
3,413	1	3,413	7,050	1	7,050
1,600	1	1,600	1,600	1	1,600
352	1	352	513	1	513
1,755	1	1,755	2,240	1	2,240
214	1	214	335	1	335
		570			770
		2,956			3,890
		1,930			2,850
		8,650			8,700
8,500	1	8,500	8,500	1	8,500
		0			0
150	1	150	200	1	200
within net/gross			within net/gross		
+10% (7% spd/9% auc)		73,666	+22% (10% spd/9% auc)		121,873
		455			940
		110,499			182,810
		1.50			1.50

[illegible]

PROGRAM (SPACE NEEDS)

Proposed Space Summary v8 (for PDP submission)

EXISTING SCHOOLS COMBINED

Dennis-Yarmouth	EXISTING SCHOOLS COMBINED								
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World Language			0	853	3	2,560	853	3	2,560
		25			21			46	
Sm. Grp/Resource (1 ELL/gr. w/ 5-10 stu)	889	1	889	891	1	891	790	2	1,580
Science Classroom / Lab	1,153	2	2,306	1,298	3	3,894	1,240	5	6,190
				851	2	702	851	2	702
Prep Room		2			5			7	
			0					55 Total	
SPECIAL EDUCATION									
	Wixon has 19% IEPs 9,840			MMS has 21% IEP 11,613			District = 56% FRL 21,453		
Self-Contained (SAILS/STAR2/NECC)	968	2	1,935	875	2	1,750	821	4	3,685
Self-Contained SPED Toilet			0			0			0
Behavioral Support / Stor	611	1	611	1,608	1	1,608	1,109	2	2,217
Resource Room (Rdg/Lit. & Math) +Stor	679	5	3,395	818	9	7,359	768	14	10,754
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OT/PT (incl. Visual Impaired Services)	1,797	1	1,797			0	1,797	1	1,797
Storage (OT/PT, Soc Work, Rdg)	198	3	594			0	198	3	594
Office/Mtg (Psy. Soc. Trm-Chr)	297	3	892	210	3	630	254	6	1,522
CoTeaching Space within Classrooms			0			0			0
Adaptive PE (MP/Co-Locate w/ Gym)									
ART & MUSIC									
Art Classroom	1,258	2	2,515	1,439	1	1,439	1,318	3	3,954
Art Workroom w/ Storage & kiln	181	1	181	327	1	327	254	2	508
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Tech Shop - (incl. Maker Space / Stor.)			0	700	1	700	700	1	700
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Gymnasium	4,750	2	9,500	7,059	1	7,059	5,520	3	16,559
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Locker Rooms - Boys / Girls w/ Toilets	1,107	2	2,213	1,135	2	2,272	1,121	4	4,489
MEDIA CENTER									
			3,534			3,664			6,598
DINING & FOOD SERVICE									
			8,650			11,172			19,822
Cafetorium / Dining (incl. Dolphin Diner)	4,746	1	4,746	5,937	1	5,937	5,342	2	10,683
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			3,094			4,314			7,408
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School Store									
Total Building Net Floor Area (NFA)			78,338			87,662			166,000
Proposed Student Capacity / Enrollment		(90 total staff)	545		(80 total staff)	455		(170 total staff)	1,000
Total Building Gross Floor Area (GFA) ²			116,090			115,880			231,970
Grossing factor (GFA/NFA)			1.48			1.32			

PROPOSED					
SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)		
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850	13	21,650	850	35	44,690
850	1	11,050	850	2	29,750
850	3	2,550	850	4	1,700
	17			41	3,400
500	4	2,000	500	4	2,000
1,200	4	4,800	1,200	6	7,200
80	5	400	80	8	640
		12,580			20,400
900	3	2,700	900	5	4,500
60	3	180	60	5	300
900	1	900	900	1	900
450	5	2,250	450	9	4,050
250	2	500	250	4	1,000
450	1	450	450	2	900
150	3	450	150	5	750
150	3	450	150	6	900
100	17	1,700	100	41	4,100
3,000	1	3,000	3,000	1	3,000
		4,750			8,000
1,200	1	1,200	1,200	2	2,400
150	1	150	150	2	300
1,500	2	3,000	1,500	3	4,500
200	1	200	200	2	400
100	1	100	100	1	200
		0			3,400
1,200	0	0	1,200	0	0
1,700	1	1,700	1,700	2	3,400
		8,550			11,650
3,000	2	6,000	3,000	3	9,000
		0			0
150	1	150	150	1	150
200	2	400	250	2	500
1,000	2	2,000	1,000	2	2,000
		2,996			5,785
		7,334			11,738
3,413	1	3,413	7,050	1	7,050
1,600	1	1,600	1,600	1	1,600
352	1	352	513	1	513
1,755	1	1,755	2,240	1	2,240
214	1	214	335	1	335
		570			770
		2,956			3,906
		1,930			2,850
		8,650			8,700
8,500	1	8,500	8,500	1	8,500
		0			0
150	1	150	200	1	200
within net/gross			within net/gross		
+ 10k (7k spd/9k aud)		73,665	+ 22k (10 spd/3 per/9 aud)		121,873
		455			940
		110,499			182,810
		1.50			1.50

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)					
SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
950	17	16,150	950	34	32,300
	17			34	
500	1	500	500	2	1,000
1,200	4	4,800	1,200	9	10,800
80	4	320	80	9	720
		5,540			10,520
950	4	3,800	950	7	6,650
60	4	240	60	7	420
500	2	1,000	500	5	2,500
500	2	1,000	500	2	1,000
		3,250			5,000
1,200	1	1,200	1,200	2	2,400
150	1	150	150	2	300
1,500	1	1,500	1,500	1	1,500
200	1	200	200	3	600
200	1	200	200	1	200
		3,200			6,400
1,200	1	1,200	1,200	2	2,400
2,000	1	2,000	2,000	2	4,000
		8,400			8,400
6,000	1	6,000	6,000	1	6,000
150	1	150	150	1	150
250	1	250	250	1	250
1,000	2	2,000	1,000	2	2,000
		2,996			5,785
		7,333			11,738
3,413	1	3,413	7,050	1	7,050
1,600	1	1,600	1,600	1	1,600
352	1	352	513	1	513
1,755	1	1,755	2,240	1	2,240
214	1	214	335	1	335
		510			710
		2,956			3,906
		1,930			2,415
		8,650			0
		0			0
within net/gross			within net/gross		
		57,884			99,728
		455			940
		84,305			150,400
		1.46			1.51

MATTACHEESE ONLY

Existing 27 CRs/Sci (1 Sm Grp)

25 CRs/Sci vs 22 MSBA
(4 Sm Grp vs 1 MSBA)

13k SPED vs 6k MSBA

Art/Mus/Tech Balance

Seeking 8k Auditorium
(aside from Cafetorium)

Totals +16k net/26 gsf

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		2			5			7	
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SPECIAL EDUCATION	Wixon has 19% IEPs		9,840	MMS has 21% IEP		11,613	District = 56% FRL		21,453
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	17			41	3,400
500	4	2,000	500	4	2,000
1,200	4	4,800	1,200	6	7,200
80	5	400	80	8	640
		12,580			20,400
900	3	2,700	900	5	4,500
60	3	180	60	5	300
900	1	900	900	1	900
450	5	2,250	450	9	4,050
250	2	500	250	4	1,000
450	1	450	450	2	300
150	3	450	150	5	750
150	3	450	150	6	900
100	17	1,700	100	41	4,100
3,000	1	3,000	3,000	1	3,000
		4,750			8,000
1,200	1	1,200	1,200	2	2,400
150	1	150	150	2	300
1,500	2	3,000	1,500	3	4,500
200	1	200	200	2	800
100	1	100	100	1	200
		1,700			3,200
1,200	0	0	1,200	0	0
1,700	1	1,700	1,700	2	3,400
		8,550			11,650
3,000	2	6,000	3,000	3	9,000
		0			0
150	1	150	150	1	150
200	2	400	200	2	500
1,000	2	2,000	1,000	2	2,000
		2,996			5,785
		7,334			11,738
3,413	1	3,413	7,050	1	7,050
1,600	1	1,600	1,600	1	1,600
352	1	352	513	1	513
1,755	1	1,755	2,240	1	2,240
214	1	214	335	1	335
		570			770
		2,956			3,890
		1,930			2,850
		8,650			8,700
8,500	1	8,500	8,500	1	8,500
		0			0
150	1	150	200	1	200
within net/gross			within net/gross		
+ 10k (7k spd/9k aud)		73,666	+ 22k (10 spd/3 per/9 aud)		121,873
		455			940
		110,499			182,810
		1.50			1.50

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)					
SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)		
ROOM NFA ¹	# OF RMS	area totals	ROOM NFA ¹	# OF RMS	area totals
950	17	16,150	950	34	32,300
	0			0	
	17			34	
500	1	500	500	2	1,000
1,200	4	4,800	1,200	9	10,800
80	4	320	80	9	720
		5,540			10,570
950	4	3,800	950	7	6,650
60	4	240	60	7	420
500	2	1,000	500	5	2,500
500	2	1,000	500	2	1,000
		3,250			5,000
1,200	1	1,200	1,200	2	2,400
150	1	150	150	2	300
1,500	1	1,500	1,500	1	1,500
200	1	200	200	3	600
200	1	200	200	1	200
		3,200			6,400
1,200	1	1,200	1,200	2	2,400
2,000	1	2,000	2,000	2	4,000
		8,400			8,400
6,000	1	6,000	6,000	1	6,000
		2,996			5,785
		7,333			11,738
3,413	1	3,413	7,050	1	7,050
1,600	1	1,600	1,600	1	1,600
352	1	352	513	1	513
1,755	1	1,755	2,240	1	2,240
214	1	214	335	1	335
		510			710
		2,956			3,890
		1,930			2,850
		8,650			8,700
		0			0
		57,884			99,728
		455			940
		84,305			150,400
		1.46			1.51

COMBINED SCHOOLS

Existing 55 CRs/Sci (2 Sm Grp)

51 CR/Sci vs 45 MSBA
(4 Sm Grp vs 2 MSBA)

21k SPED vs 11k MSBA

Art/Mus/Tech Balance

9k Gym vs 6k MSBA

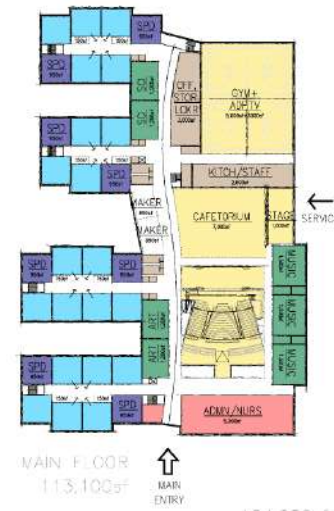
Seeking 8k Auditorium
(aside from Cafetorium)

Totals +22k net/32k gsf

PRELIMINARY PLAN VARIANTS



PRELIMINARY PLAN VARIANTS

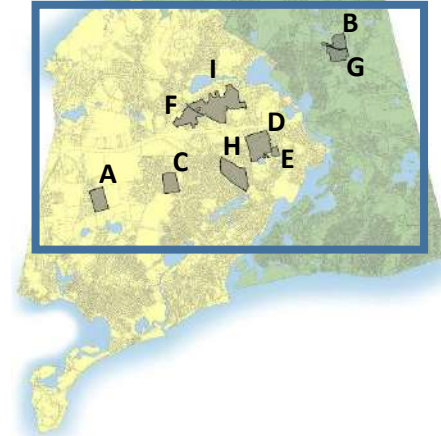


NEW OPTIONS – 'COMMUNITY MIDDLE'

'COMMUNITY SIDE'

'COMMUNITY FRONT'

SCOPE – ALTERNATIVE SITES

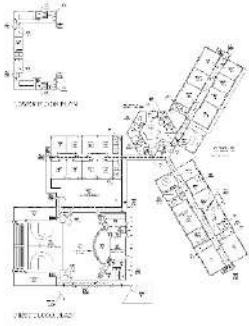


	A	B	C	D	E	F	G	H	I
	Existing Site (Mattacheese)	Wixon Site	450 Forest Rd	Flax Pond Recreation Area	340 North Main St	245 W Great Western Rd	815 Route 134	286 Station Ave (Elem/High)	200-236 W Great W Rd
CONSIDERATIONS									
SITE / LOCATION	Y	D	Y	Y	Y	Y	D	Y	Y
1 Available + Town/Distr. Owned	T	T	T	T	T	T	T	T/D	X
2 Legal Restrictions, Park etc.				X			X		
3 Wellfield Sites (Restricted)	N	N	X	X	X	N	N	N	N
4 Overall Size of Site (acres)	70.0	34.4	61.4	117.7	114.2	67.6	40.0	147.9	215.5
5 Approx. Buildable Area (acres)	40	30						57	
6 Shape of Site (fits all program)	Y	Y						Y	
7 Remoteness (miles to Distr Ctr)	6.1	4.3	3.2	1.0	0.5	1.5	3.5	2.2	1.5
8 Time from District Center (minutes)	11	8	7	3	1	3	8	5	3
9 Proximity to Police/Fire*	0.4/1.4	0.9/3.6	1.7/3.0	5.9/3.6	4.8/2.1	5.4/1.9	0.6/3.2	4.4/2.0	5.4/1.9
10 Proximity to C.C. Rail Trail	0.4	1.8	0.6	0.1	0.5	0.7	1.6	0.7	0.7
11 Walkable (sidewalks leading)	N	Y	Y	Y/N	N	N	Y	Y	N
11 Range of Travel Time on Buses	TBD**	TBD**						TBD**	
13 Access & Traffic Issues	REMOTE	REMOTE				X		TRAFFIC	X
COST FACTORS									
14 Site Development	TBD	TBD				X		TBD	X
15 Site Remediation	TBD	TBD						TBD	
16 Access to Utilities									
17 Phasing/Swing Space Required	N	N						N	
18 Busing Increase	TBD**	TBD**						TBD**	
RECREATIONAL IMPACT									
19 Field Replication Required	MAYBE	MAYBE						MAYBE	
20 Temporary Loss of Use	MAYBE	MAYBE						MAYBE	

* per respective town

**staggered school schedule(s) might mitigate bussing increase or travel time

SCOPE - OPTIONS (455, GRADE 6-7)



MRX MATTACHEESE SITE CODE + REPAIRS ONLY

Relatively Flat Site, 70 acres
(40 useable)

Limited Constraints
- Aquafer Protection Distr.
- Adjacent Wetland

Building assessed value vs. repair cost triggers 30% threshold requiring full accessibility compliance & Renovation

Waffle slab construction difficult to renovate – limited room for modern mechanical systems

Will not meet educational program – MSBA Core Program will not support (separate, limited repairs possible under a separate MSBA program)

Occupied phased renovation cost prohibitive & disruptive

Est. Constr. Cost = \$34.6m
Est. Project Cost = \$42.7m

MR1 MATTACHEESE SITE ADD/RENO(GR. 6-7)

Relatively Flat Site, 70 acres
(40 useable, 21 developed)

Limited Constraints
- Aquafer Protection Distr.
- Adjacent Wetland

Able to satisfy educational program

Reuses existing lrg gym and auditorium located near fields (outdoor theater)

Limits impact to school

Develops previously disturbed areas

May prohibit use of more cost effective chapter 149 procurement due to phasing requirements

Does not address existing deficiencies at Wixon as outlined in SOI

Est. Constr. Cost = \$55.5m
Est. Project Cost = \$66.7m
DISTRICT SHARE = \$41.7m

M1 MATTACHEESE SITE ALL NEW (GR. 6-7)

Relatively Flat Site, 70 acres
(40 useable, 21 developed)

Limited Constraints
- Aquafer Protection Distr.
- Adjacent Wetland

Able to satisfy educational program

Virtually no impact to school

Allows use of more cost effective chapter 149 procurement

Does not address existing deficiencies at Wixon as outlined in SOI

Est. Constr. Cost = \$51.4m
Est. Project Cost = \$61.7m
DISTRICT SHARE = \$40.0m

W1 WIXON SITE ALL NEW (GR. 6-7)

Partial Sloping Site, 34.4 a
(30 useable, 23 developed)

Several Constraints
- Wellhead Protection Distr.
- Old King Highway Historic
- Adjacent Wetland

Able to satisfy educational program

Access to bikeway, existing playground

Limits impact to school

Allows use of more cost effective chapter 149 procurement

Eliminates track and field

Does not address existing deficiencies at Wixon as outlined in SOI

Not centrally located

Est. Constr. Cost = \$49.9m
Est. Project Cost = \$60.0m
DISTRICT SHARE = \$38.6m

S1 STATION AVE. SITE ALL NEW (GR. 6-7)

Relatively Flat Site, 148 acre
(57 useable, 20 developed)

Limited Constraints
- part Aquafer Protect Distr.
- Wetlands

Able to satisfy educational program

Limits impact to school

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting

Tight proximity to residential

Does not address existing deficiencies at Wixon as outlined in SOI

Est. Constr. Cost = \$46.8m
Est. Project Cost = \$56.2m
DISTRICT SHARE = \$36.0m

S3 STATION AVE. SITE ALL NEW (GR. 6-7)

Relatively Flat Site, 148 acre
(57 useable, 23 developed)

Limited Constraints
- part Aquafer Protect Distr.
- Wetlands, but not adjacent

Able to satisfy educational program

Virtually no impact to school(s)

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting; connects to HS + fields

Does not address existing deficiencies at Wixon as outlined in SOI

Approach dominated by solar array

Loss of athletic field

Est. Constr. Cost = \$48.7m
Est. Project Cost = \$58.5m
DISTRICT SHARE = \$38.1m

S5 STATION AVE. SITE ALL NEW (GR. 6-7)

Relatively Flat Site, 148 acre
(57 useable, 22 developed)

Limited Constraints
- part Aquafer Protect Distr.
- Wetlands, but not adjacent

Able to satisfy educational program

Virtually no impact to school(s)

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting, Street presence

Does not address existing deficiencies at Wixon as outlined in SOI

Dependent upon cost and terms of relocating existing solar panel array

Est. Constr. Cost = \$48.4m
Est. Project Cost = \$58.1m
DISTRICT SHARE = \$37.7m

G1 W. GREAT WESTERN ALL NEW (GR. 6-7)

Relatively Flat Site

Limited Constraints

Able to satisfy educational program

No impact to existing school(s)

Allows use of more cost effective chapter 149 procurement

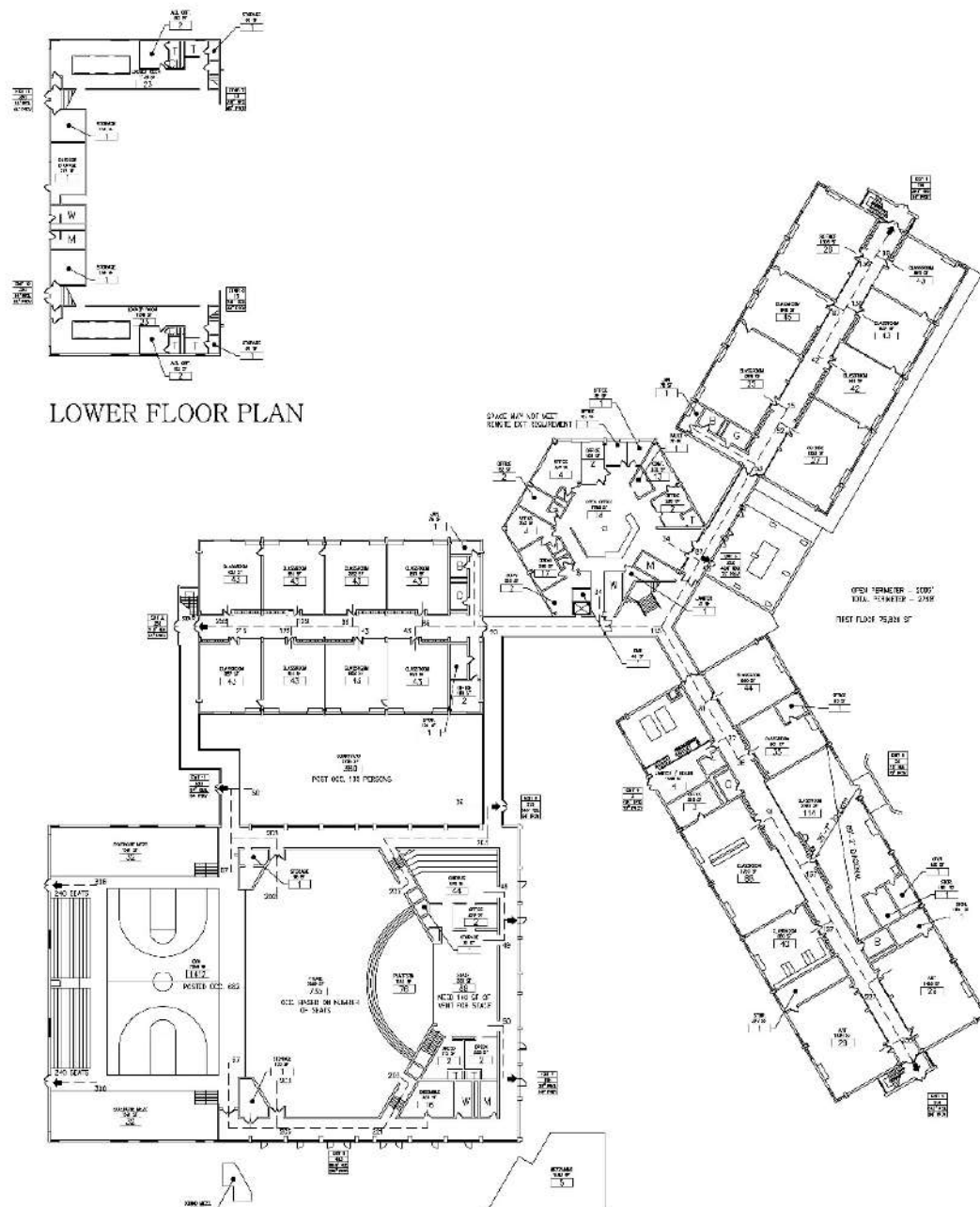
Hilly, narrow access road and potential traffic issues

Extensive clearing required

Station Ave is more viable

Does not address existing deficiencies at Wixon as outlined in SOI

X



MATTACHEESE SITE

MRX CODE + REPAIRS ONLY

Relatively Flat Site, 70 acres (40 useable)

Limited Constraints

- Aquafer Protection Distr.
- Adjacent Wetland

Building assessed value vs. repair cost triggers 30% threshold requiring full accessibility compliance & Renovation

Waffle slab construction difficult to renovate – limited room for modern mechanical systems

Will not meet educational program – MSBA Core Program will not support (separate, limited repairs possible under a separate MSBA program)

Occupied phased renovation cost prohibitive & disruptive

Est. Constr. Cost = \$34.6m

Est. Project Cost = \$42.7m



MATTACHEESE SITE

MR1 ADD/RENO (455, GR. 6-7)

Relatively Flat Site, 70 acres (40 useable, 21 developed)

Limited Constraints

- Aquafer Protection Distr.
- Adjacent Wetland

Able to satisfy educational program

Reuses existing lrg gym and auditorium located near fields (outdoor theater)

Limits impact to school

Develops previously disturbed areas

May prohibit use of more cost effective chapter 149 procurement due to phasing requirements

Does not address existing deficiencies at Wixon as outlined in SOI

Est. Constr. Cost = \$55.5m

Est. Project Cost = \$66.7m

DISTRICT SHARE = \$41.7m



MATTACHEESE SITE

M1 ALL NEW (455, GRADE 6-7)

Relatively Flat Site, 70 acres (40 useable, 21 developed)

Limited Constraints

- Aquafer Protection Distr.
- Adjacent Wetland

Able to satisfy educational program

Virtually no impact to school

Allows use of more cost effective chapter 149 procurement

Does not address existing deficiencies at Wixon as outlined in SOI

Est. Constr. Cost = \$51.4m

Est. Project Cost = \$61.7m

DISTRICT SHARE = \$40.0m



WIXON SITE

W1 ALL NEW GR.6-7/EXIST'G 4-5

Partial Sloping Site, 34.4 a (30 useable, 23 developed)

Several Constraints

- Wellhead Protection Distr
- Old King Highway Historic
- Adjacent Wetland

Able to satisfy educational program

Access to bikeway, existing playground

Limits impact to school

Allows use of more cost effective chapter 149 procurement

Eliminates track and field

Does not address existing deficiencies at Wixon as outlined in SOI

Not centrally located

Est. Constr. Cost = \$49.9m

Est. Project Cost = \$60.0m

DISTRICT SHARE = \$38.6m



STATION AVE SITE(S)

S1 ALL NEW (455, GRADE 6-7)

Relatively Flat Site, 148 acre (57 useable, 20 developed)

Limited Constraints

- part Aquafer Protect Distr.
- Wetlands

Able to satisfy educational program

Limits impact to school

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting

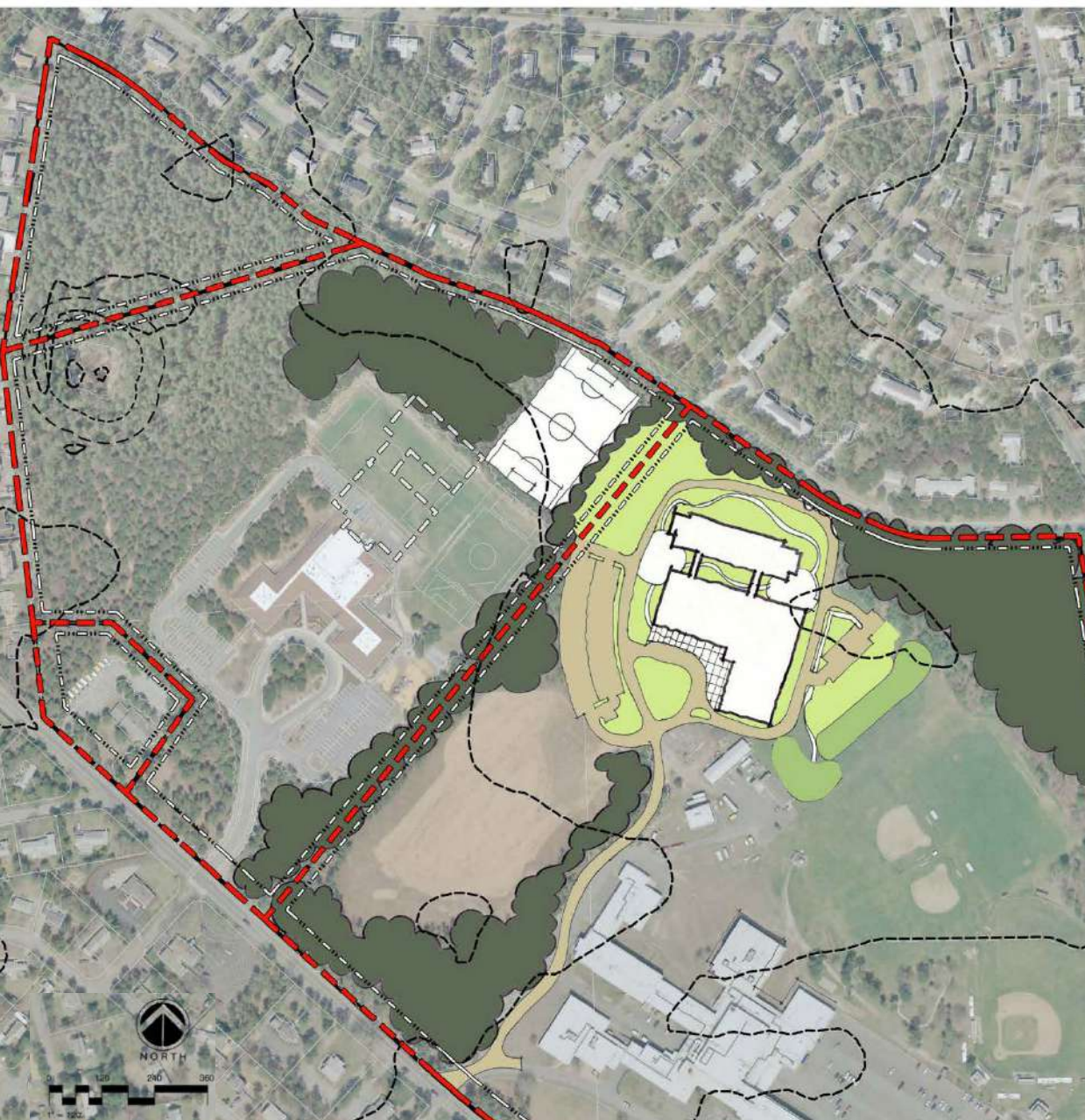
Tight proximity to residential

Does not address existing deficiencies at Wixon as outlined in SOI

Est. Constr. Cost = \$46.8m

Est. Project Cost = \$56.2m

DISTRICT SHARE = \$36.0m



STATION AVE SITE(S)

S3 ALL NEW (455, GRADE 6-7)

Relatively Flat Site, 148 acre (57 useable, 23 developed)

Limited Constraints

- part Aquafer Protect Distr.
- Wetlands, but not adjacent

Able to satisfy educational program

Virtually no impact to school(s)

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting; connects to HS + fields

Does not address existing deficiencies at Wixon as outlined in SOI

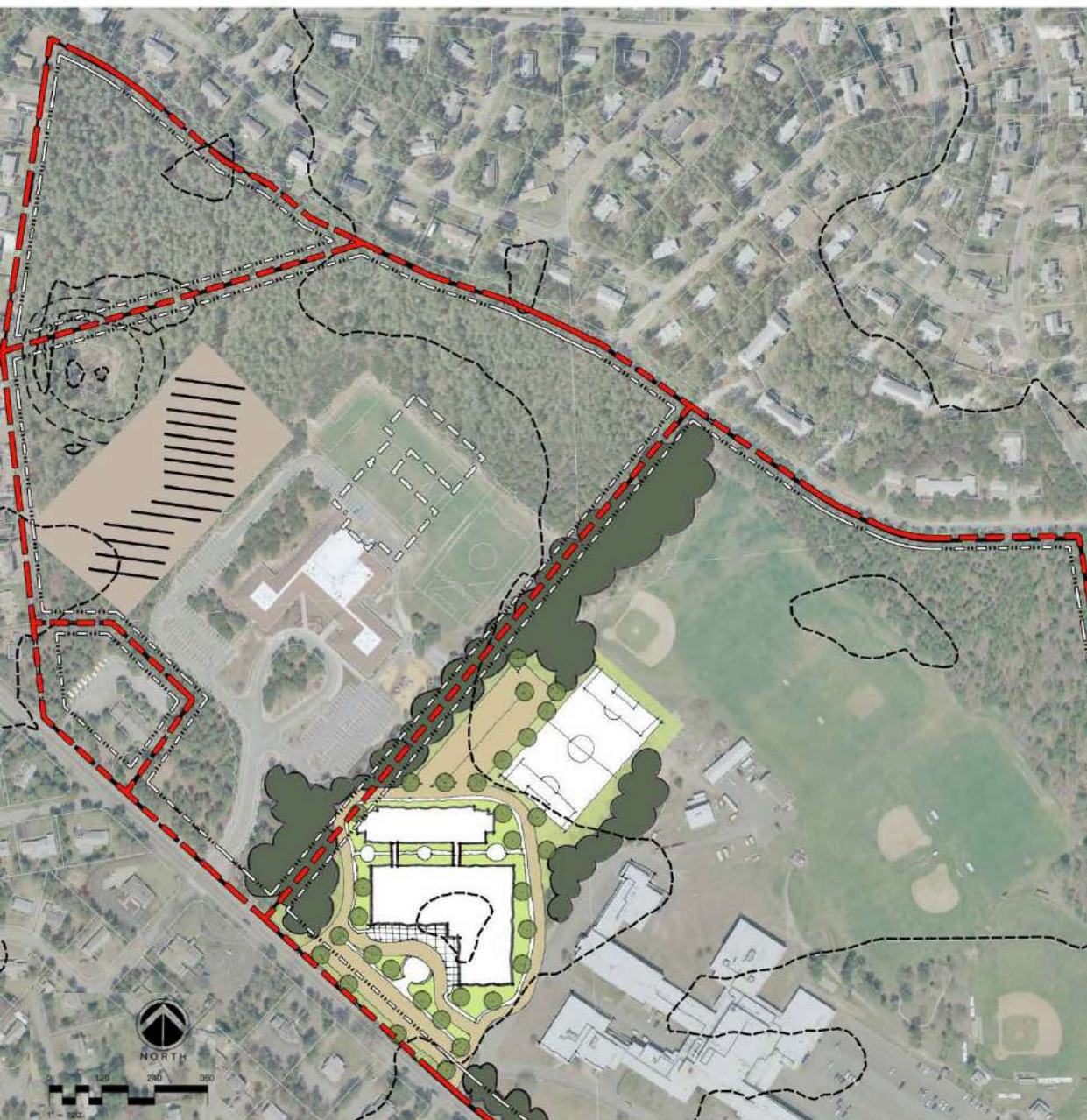
Approach dominated by solar array

Loss of athletic field

Est. Constr. Cost = \$48.7m

Est. Project Cost = \$58.5m

DISTRICT SHARE = \$38.1m



STATION AVE SITE(S)

S5 ALL NEW (455, GRADE 6-7)

Relatively Flat Site, 148 acre (57 useable, 22 developed)

Limited Constraints

- part Aquafer Protect Distr.
- Wetlands, but not adjacent

Able to satisfy educational program

Virtually no impact to school(s)

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting, Street presence

Does not address existing deficiencies at Wixon as outlined in SOI









Dependent upon cost and terms of relocating existing solar panel array

Est. Constr. Cost = \$48.4m

Est. Project Cost = \$58.1m

DISTRICT SHARE = \$37.7m

SCOPE - OPTIONS (940, GRADE 4-7)

							
MR2 MATTACHEESE SITE ADD/RENO (GR. 4-7)	WR2 WIXON SITE ADD/RENO (GR. 4-7)	M2 MATTACHEESE SITE ALL NEW (GR. 4-7)	W2 WIXON SITE ALL NEW (GR. 4-7)	S2 STATION AVE. SITE ALL NEW (GR. 4-7)	S4 STATION AVE. SITE ALL NEW (GR. 4-7)	S6 STATION AVE. SITE ALL NEW (GR. 4-7)	G2 W. GREAT WESTERN ALL NEW (GR. 4-7)
Relatively Flat Site, 70 acres (40 useable, 23 developed)	Partial Sloping Site, 34.4 a (30 useable, 17 developed)	Relatively Flat Site, 70 acres (40 useable, 25 developed)	Partial Sloping Site, 34.4 a (30 useable, 23 developed)	Relatively Flat Site, 148 acre (57 useable, 21 developed)	Relatively Flat Site, 148 acre (57 useable, 24 developed)	Relatively Flat Site, 148 acre (57 useable, 22 developed)	Relatively Flat Site, Limited Constraints
Limited Constraints - Aquafer Protection Distr. - Adjacent Wetland	Several Constraints - Wellhead Protection Distr - Old King Highway Historic - Adjacent Wetland	Limited Constraints - Aquafer Protection Distr. - Adjacent Wetland	Several Constraints - Wellhead Protection Distr - Old King Highway Historic - Adjacent Wetland	Limited Constraints - part Aquafer Protect Distr. - Wetlands	Limited Constraints - part Aquafer Protect Distr. - Wetlands, but not adjacent	Limited Constraints - part Aquafer Protect Distr. - Wetlands, but not adjacent	Able to satisfy educational program
Able to satisfy educational program	Able to satisfy educational program	Able to satisfy educational program	Able to satisfy educational program	Able to satisfy educational program	Able to satisfy educational program	Able to satisfy educational program	No impact to existing school(s)
Reuses existing lrg gym and auditorium located near fields (outdoor theater)	Access to bikeway, existing playground	Virtually no impact to school	Access to bikeway, existing playground	Limits impact to school	Limits impact to schools	Virtually no impact to school(s)	Allows use of more cost effective chapter 149 procurement
Limits impact to school	Not centrally located	Allows use of more cost effective chapter 149 procurement	Limits impact to school	Allows use of more cost effective chapter 149 procurement	Allows use of more cost effective chapter 149 procurement	Allows use of more cost effective chapter 149 procurement	Does address existing deficiencies at Wixon as outlined in SOI
Develops previously disturbed areas	More disruptive to school than other options	Will require demolition of existing buildings – Should be reimbursable	Allows use of more cost effective chapter 149 procurement	Centrally located	Does address existing deficiencies at Wixon as outlined in SOI	Centrally located	Hilly, narrow access road and potential traffic issues
Limits use of more cost effective chapter 149 procurement	Est. Constr. Cost = \$94.2m Est. Project Cost = \$113.1m DISTRICT SHARE = \$71.1m	Not centrally located	Not centrally located	Tight proximity to residential	Centrally located	Dependent upon cost and terms of relocating existing solar panel array	Extensive clearing required
Not centrally located		Est. Constr. Cost = \$85.8m Est. Project Cost = 103.1m DISTRICT SHARE = \$66.0m	Est. Constr. Cost = \$84.4m Est. Project Cost = \$101.3m DISTRICT SHARE = \$64.4m	Est. Constr. Cost = \$81.0m Est. Project Cost = \$97.3m DISTRICT SHARE = \$61.6m	Tight to existing maintenance buildings	Est. Constr. Cost = \$82.5m Est. Project Cost = \$99.2m DISTRICT SHARE = \$63.3m	Station Ave is more viable
Est. Constr. Cost = \$96.2m Est. Project Cost = \$115.5m DISTRICT SHARE = \$72.7m					Loss of athletic field		
					Est. Constr. Cost = \$82.9m Est. Project Cost = \$99.5m DISTRICT SHARE = \$63.6m		

X



MATTACHEESE SITE

MR2 ADD/RENO (940, GR. 4-7)

Relatively Flat Site, 70 acres (40 useable, 23 developed)

Limited Constraints

- Aquifer Protection Distr.
- Adjacent Wetland

Able to satisfy educational program

Reuses existing lrg gym and auditorium located near fields (outdoor theater)

Limits impact to school

Develops previously disturbed areas

Limits use of more cost effective chapter 149 procurement

Not centrally located

Est. Constr. Cost = \$96.2m

Est. Project Cost = \$115.5m

DISTRICT SHARE = \$72.7m



WIXON SITE

WR2 ADD/RENO (940, GR. 4-7)

Partial Sloping Site, 34.4 a (30 useable, 17 developed)

Several Constraints

- Wellhead Protection Distr
- Old King Highway Historic
- Adjacent Wetland

Able to satisfy educational program

Access to bikeway, existing playground

Not centrally located

More disruptive to school than other options

Est. Constr. Cost = \$94.2m

Est. Project Cost = \$113.1m

DISTRICT SHARE = \$71.1m



MATTACHEESE SITE

M2 ALL NEW (940, GRADE 4-7)

Relatively Flat Site, 70 acres (40 useable, 25 developed)

Limited Constraints

- Aquafer Protection Distr.
- Adjacent Wetland

Able to satisfy educational program

Virtually no impact to school

Allows use of more cost effective chapter 149 procurement

Will require demolition of existing buildings – Should be reimbursable

Not centrally located

Est. Constr. Cost = \$85.8m

Est. Project Cost = 103.1m

DISTRICT SHARE = \$66.0m



WIXON SITE

W2 ALL NEW (940, GRADE 4-7)

Partial Sloping Site, 34.4 a (30 useable, 23 developed)

Several Constraints

- Wellhead Protection Distr
- Old King Highway Historic
- Adjacent Wetland

Able to satisfy educational program

Access to bikeway, existing playground

Limits impact to school

Allows use of more cost effective chapter 149 procurement

Not centrally located

Est. Constr. Cost = \$84.4m

Est. Project Cost = \$101.3m

DISTRICT SHARE = \$64.4m



STATION AVE SITE(S)

S2 ALL NEW (940, GRADE 4-7)

Relatively Flat Site, 148 acre (57 useable, 21 developed)

Limited Constraints

- part Aquafer Protect Distr.
- Wetlands

Able to satisfy educational program

Limits impact to school

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting

Tight proximity to residential

Est. Constr. Cost = \$81.0m

Est. Project Cost = \$97.3m

DISTRICT SHARE = \$61.6m



STATION AVE SITE(S)

S4 ALL NEW (940, GRADE 4-7)

Relatively Flat Site, 148 acre (57 useable, 24 developed)

Limited Constraints

- part Aquafer Protect Distr.
- Wetlands, but not adjacent

Able to satisfy educational program

Limits impact to schools

Allows use of more cost effective chapter 149 procurement

Does address existing deficiencies at Wixon as outlined in SOI

Centrally located

Tight to existing maintenance buildings

Loss of athletic field

Est. Constr. Cost = \$82.9m

Est. Project Cost = \$99.5m

DISTRICT SHARE = \$63.6m



STATION AVE SITE(S)

S6 ALL NEW (940, GRADE 4-7)

Relatively Flat Site, 148 acre (57 useable, 22 developed)

Limited Constraints

- part Aquafer Protect Distr.
- Wetlands, but not adjacent

Able to satisfy educational program

Virtually no impact to school(s)

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting, Street presence

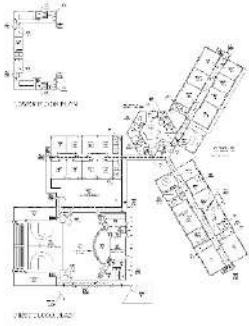
Dependent upon cost and terms of relocating existing solar panel array

Est. Constr. Cost = \$82.5m

Est. Project Cost = \$99.2m

DISTRICT SHARE = \$63.3m

SCOPE - OPTIONS (455, GRADE 6-7)



MRX MATTACHEESE SITE CODE + REPAIRS ONLY

Relatively Flat Site, 70 acres
(40 useable)

Limited Constraints
- Aquafer Protection Distr.
- Adjacent Wetland

Building assessed value vs. repair cost triggers 30% threshold requiring full accessibility compliance & Renovation

Waffle slab construction difficult to renovate – limited room for modern mechanical systems

Will not meet educational program – MSBA Core Program will not support (separate, limited repairs possible under a separate MSBA program)

Occupied phased renovation cost prohibitive & disruptive

Est. Constr. Cost = \$34.6m
Est. Project Cost = \$42.7m

MR1 MATTACHEESE SITE ADD/RENO (GR. 6-7)

Relatively Flat Site, 70 acres
(40 useable, 21 developed)

Limited Constraints
- Aquafer Protection Distr.
- Adjacent Wetland

Able to satisfy educational program

Reuses existing lrg gym and auditorium located near fields (outdoor theater)

Limits impact to school

Develops previously disturbed areas

May prohibit use of more cost effective chapter 149 procurement due to phasing requirements

Does not address existing deficiencies at Wixon as outlined in SOI

Est. Constr. Cost = \$55.5m
Est. Project Cost = \$66.7m
DISTRICT SHARE = \$41.7m

M1 MATTACHEESE SITE ALL NEW (GR. 6-7)

Relatively Flat Site, 70 acres
(40 useable, 21 developed)

Limited Constraints
- Aquafer Protection Distr.
- Adjacent Wetland

Able to satisfy educational program

Virtually no impact to school

Allows use of more cost effective chapter 149 procurement

Does not address existing deficiencies at Wixon as outlined in SOI

Est. Constr. Cost = \$51.4m
Est. Project Cost = \$61.7m
DISTRICT SHARE = \$40.0m

W1 WIXON SITE ALL NEW (GR. 6-7)

Partial Sloping Site, 34.4 a
(30 useable, 23 developed)

Several Constraints
- Wellhead Protection Distr
- Old King Highway Historic
- Adjacent Wetland

Able to satisfy educational program

Access to bikeway, existing playground

Limits impact to school

Allows use of more cost effective chapter 149 procurement

Eliminates track and field

Does not address existing deficiencies at Wixon as outlined in SOI

Not centrally located

Est. Constr. Cost = \$49.9m
Est. Project Cost = \$60.0m
DISTRICT SHARE = \$38.6m

S1 STATION AVE. SITE ALL NEW (GR. 6-7)

Relatively Flat Site, 148 acre
(57 useable, 20 developed)

Limited Constraints
- part Aquafer Protect Distr.
- Wetlands

Able to satisfy educational program

Limits impact to school

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting

Tight proximity to residential

Does not address existing deficiencies at Wixon as outlined in SOI

Est. Constr. Cost = \$46.8m
Est. Project Cost = \$56.2m
DISTRICT SHARE = \$36.0m

S3 STATION AVE. SITE ALL NEW (GR. 6-7)

Relatively Flat Site, 148 acre
(57 useable, 23 developed)

Limited Constraints
- part Aquafer Protect Distr.
- Wetlands, but not adjacent

Able to satisfy educational program

Virtually no impact to school(s)

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting; connects to HS + fields

Does not address existing deficiencies at Wixon as outlined in SOI

Approach dominated by solar array

Loss of athletic field

Est. Constr. Cost = \$48.7m
Est. Project Cost = \$58.5m
DISTRICT SHARE = \$38.1m

S5 STATION AVE. SITE ALL NEW (GR. 6-7)

Relatively Flat Site, 148 acre
(57 useable, 22 developed)

Limited Constraints
- part Aquafer Protect Distr.
- Wetlands, but not adjacent

Able to satisfy educational program

Virtually no impact to school(s)

Allows use of more cost effective chapter 149 procurement

Centrally located

Campus setting, Street presence

Does not address existing deficiencies at Wixon as outlined in SOI

Dependent upon cost and terms of relocating existing solar panel array

Est. Constr. Cost = \$48.4m
Est. Project Cost = \$58.1m
DISTRICT SHARE = \$37.7m

G1 W. GREAT WESTERN ALL NEW (GR. 6-7)

Relatively Flat Site

Limited Constraints

Able to satisfy educational program

No impact to existing school(s)

Allows use of more cost effective chapter 149 procurement

Hilly, narrow access road and potential traffic issues









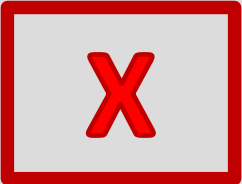
Extensive clearing required

Station Ave is more viable

Does not address existing deficiencies at Wixon as outlined in SOI



SCOPE - OPTIONS (940, GRADE 4-7)

 <p>MR2 October 2017</p>	 <p>WR2 October 2017</p>	 <p>M2 October 2017</p>	 <p>W2 October 2017</p>	 <p>S2 October 2017</p>	 <p>S4 October 2017</p>	 <p>S6 October 2017</p>	 <p>G2 October 2017</p>
MR2 MATTACHEESE SITE ADD/RENO (GR. 4-7)	WR2 WIXON SITE ADD/RENO (GR. 4-7)	M2 MATTACHEESE SITE ALL NEW (GR. 4-7)	W2 WIXON SITE ALL NEW (GR. 4-7)	S2 STATION AVE. SITE ALL NEW (GR. 4-7)	S4 STATION AVE. SITE ALL NEW (GR. 4-7)	S6 STATION AVE. SITE ALL NEW (GR. 4-7)	G2 W. GREAT WESTERN ALL NEW (GR. 4-7)
<p>Relatively Flat Site, 70 acres (40 useable, 23 developed)</p> <p>Limited Constraints - Aquafer Protection Distr. - Adjacent Wetland</p> <p>Able to satisfy educational program</p> <p>Reuses existing lrg gym and auditorium located near fields (outdoor theater)</p> <p>Limits impact to school</p> <p>Develops previously disturbed areas</p> <p>Limits use of more cost effective chapter 149 procurement</p> <p>Not centrally located</p> <p>Est. Constr. Cost = \$96.2m Est. Project Cost = \$115.5m DISTRICT SHARE = \$72.7m</p>	<p>Partial Sloping Site, 34.4 a (30 useable, 17 developed)</p> <p>Several Constraints - Wellhead Protection Distr - Old King Highway Historic - Adjacent Wetland</p> <p>Able to satisfy educational program</p> <p>Access to bikeway, existing playground</p> <p>Not centrally located</p> <p>More disruptive to school than other options</p> <p>Est. Constr. Cost = \$94.2m Est. Project Cost = \$113.1m DISTRICT SHARE = \$71.1m</p>	<p>Relatively Flat Site, 70 acres (40 useable, 25 developed)</p> <p>Limited Constraints - Aquafer Protection Distr. - Adjacent Wetland</p> <p>Able to satisfy educational program</p> <p>Virtually no impact to school</p> <p>Allows use of more cost effective chapter 149 procurement</p> <p>Will require demolition of existing buildings – Should be reimbursable</p> <p>Not centrally located</p> <p>Est. Constr. Cost = \$85.8m Est. Project Cost = 103.1m DISTRICT SHARE = \$66.0m</p>	<p>Partial Sloping Site, 34.4 a (30 useable, 23 developed)</p> <p>Several Constraints - Wellhead Protection Distr - Old King Highway Historic - Adjacent Wetland</p> <p>Able to satisfy educational program</p> <p>Access to bikeway, existing playground</p> <p>Limits impact to school</p> <p>Allows use of more cost effective chapter 149 procurement</p> <p>Not centrally located</p> <p>Est. Constr. Cost = \$84.4m Est. Project Cost = \$101.3m DISTRICT SHARE = \$64.4m</p>	<p>Relatively Flat Site, 148 acre (57 useable, 21 developed)</p> <p>Limited Constraints - part Aquafer Protect Distr. - Wetlands</p> <p>Able to satisfy educational program</p> <p>Limits impact to school</p> <p>Allows use of more cost effective chapter 149 procurement</p> <p>Centrally located</p> <p>Campus setting</p> <p>Tight proximity to residential</p> <p>Est. Constr. Cost = \$81.0m Est. Project Cost = \$97.3m DISTRICT SHARE = \$61.6m</p>	<p>Relatively Flat Site, 148 acre (57 useable, 24 developed)</p> <p>Limited Constraints - part Aquafer Protect Distr. - Wetlands, but not adjacent</p> <p>Able to satisfy educational program</p> <p>Limits impact to schools</p> <p>Allows use of more cost effective chapter 149 procurement</p> <p>Does address existing deficiencies at Wixon as outlined in SOI</p> <p>Centrally located</p> <p>Tight to existing maintenance buildings</p> <p>Loss of athletic field</p> <p>Est. Constr. Cost = \$82.9m Est. Project Cost = \$99.5m DISTRICT SHARE = \$63.6m</p>	<p>Relatively Flat Site, 148 acre (57 useable, 22 developed)</p> <p>Limited Constraints - part Aquafer Protect Distr. - Wetlands, but not adjacent</p> <p>Able to satisfy educational program</p> <p>Virtually no impact to school(s)</p> <p>Allows use of more cost effective chapter 149 procurement</p> <p>Centrally located</p> <p>Campus setting, Street presence</p> <p>Dependent upon cost and terms of relocating existing solar panel array</p> <p>Est. Constr. Cost = \$82.5m Est. Project Cost = \$99.2m DISTRICT SHARE = \$63.3m</p>	<p>Relatively Flat Site, Limited Constraints</p> <p>Able to satisfy educational program</p> <p>No impact to existing school(s)</p> <p>Allows use of more cost effective chapter 149 procurement</p> <p>Does address existing deficiencies at Wixon as outlined in SOI</p> <p>Hilly, narrow access road and potential traffic issues</p> <p>Extensive clearing required</p> <p>Station Ave is more viable</p>
							

REPAIR SCOPE – 30% THRESHOLD

5.21 CMR Section 3.3.1 (1/2)

If the work being performed amounts to less than 30% of the full and fair cash value of the building and

- a. If the work costs less than \$100,000- then only the work being performed must comply or
- b. If the work costs more than \$100,000 but less the 30% - then the work being done and in addition an accessible entrance, toilet room, telephone and drinking fountain shall also be provided.

Exception: General Maintenance and on-going upkeep do not trigger upgrades **unless the project cost exceeds \$500,000.**

Exception: Whether performed alone or in combination with each other, the following type of alterations are not subject to 521 CMR 3.3.1 **unless the cost exceeds \$500,000.**

- a. Curb cuts
- b. Alteration work which is related solely to Electrical, Mechanical or Plumbing systems, hazardous materials abatement or retrofit of sprinklers.
- c. Roof repair or replacement, window repair or replacement, repointing masonry repair work.
- d. Septic System Repairs.

MATTACHEESE REPAIR SCOPE – PERKINS VS. KBA

5.21 CMR Section 3.3.1 (2/2)

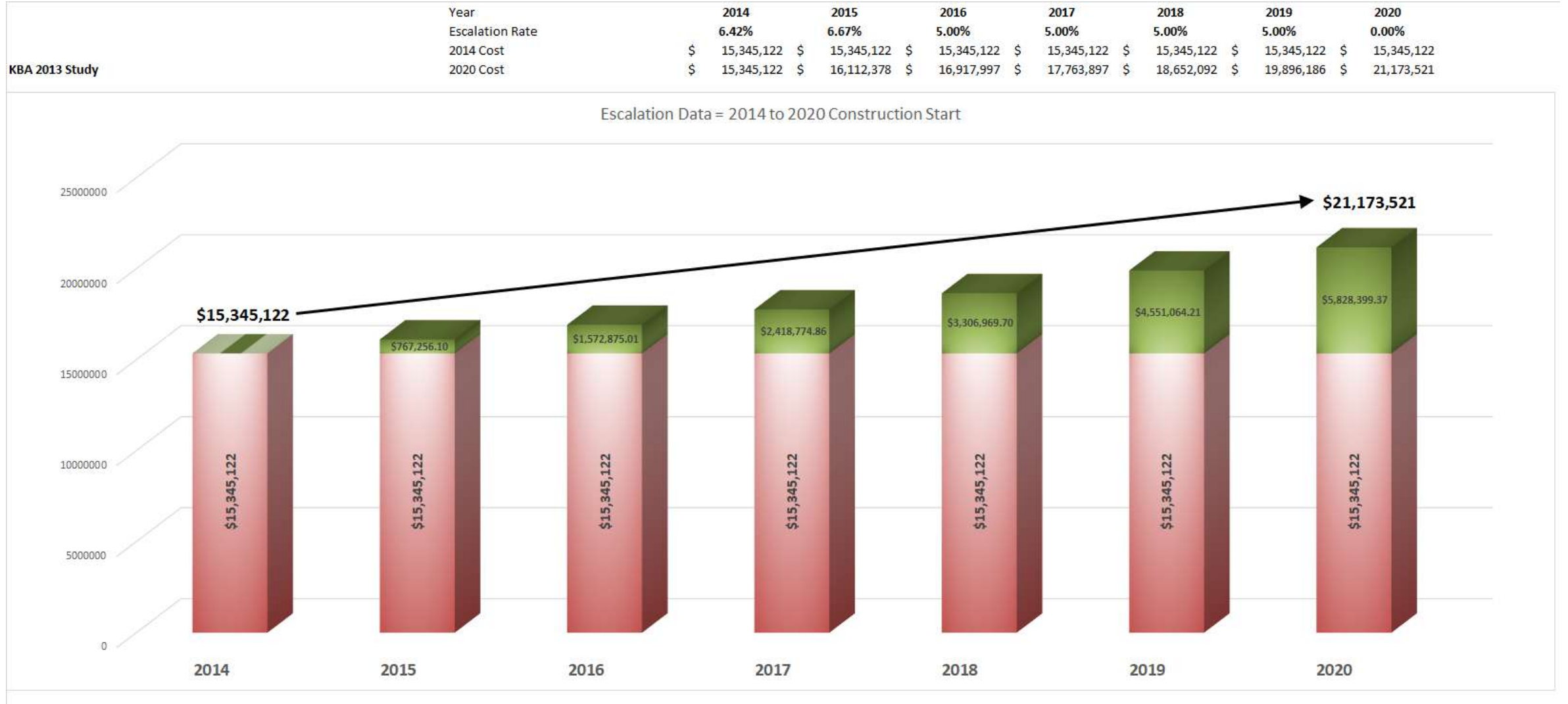
ADA / MAAB Scope

- All bathrooms are non-compliant – rooms and fixture locations are not accessible, rooms must be enlarged to be brought into compliance with current code, masonry walls need to be removed and re-built and entire areas reconfigured. **KBA report carries 108K, the cost for full compliance is roughly 40K per location.**
- Access to the locker rooms or the bleachers – (2) lifts will be required to access the locker rooms at either side of the Gym.
- Access to the stage – Current AAB requires that access to a platform or stage be provided within the Auditorium, a lift would be required.
- Accessible seats at bleachers and auditorium – accessible areas for seating to be provided at the assembly areas
- The **KBA report notes 13 locations for doors to be widened – there are 50 locations in the current building** where the entry to a room or space is not in compliance
- The KBA report notes the ramp to gym is too steep and a lift is to be provided, we suggest re-pouring the ramp to comply and providing new handrails.
- Install accessible drinking fountains, both reports have this line item
- Replace one elevator and install a new elevator, PE carried the price of replacement of the existing elevator – unsure of why a second would be required.
- Make classroom sinks accessible – both reports have this line item
- New accessible hardware – the doors are not machined to accept hardware replacement retrofits are possible but PE recommends and carried \$173,065 – **KBA has carried \$5000**
- New signage – **KBA does not carry**, it is required
- Access to control room – the current control room is a wood platform built into a former coat closet – the platform is not accessible.
- Kitchen server, library circulation desk, main admin (breakroom, desk, mailboxes), science lab casework and other misc. items are not accessible – **Not in KBA estimate** – in PE estimate

MATTACHEESE REPAIR SCOPE – PERKINS VS. KBA

SECTION	SCOPE	KBA COST	PE COST	DELTA	COMMENTS
SITEWORK	Misc Site repairs, sidewalks, parking areas, additional curb cuts etc	\$457,300	\$1,031,151	-\$573,851	The base cost for the sitework in the PE estimate is \$493,895, roughly equal to the KBA report, however, the KBA report does not address replacement of the Septic System (\$353,000) or design contingency
HAZARDOUS MATERIALS - BUILDING	Removal of hazardous materials, including asbestos tile, insulation and fittings as well as addressing potential PCB contamination	\$0	\$1,549,200	-\$1,549,200	Not addressed or included in KBA report
HAZARDOUS MATERIALS - SITE	Removal of contaminated soils, abandoned or non-compliant underground tanks found during the Phase 1 site environmental study	\$0	\$67,500	-\$67,500	Not addressed or included in KBA report
DEMOLITION	Misc work required to complete the scopes of work noted within the report, for example replacement of toilet fixtures and drinking fountains requires the disconnection, removal and	\$0	\$764,404	-\$764,404	Not addressed or included in KBA report
ROOFING	Replacement of the PVC roofing system	\$705,500	\$1,262,384	-\$556,884	The PE estimate includes re-roofing the entire building as well as demounting and re-mounting the solar array, the KBA estimate of work excludes the gym and any solar array work - the roof the gym was installed about 2008 - by 2018 it will
INTERIOR FINISHES	Flooring replacement - VCT and Carpet	\$7,000	\$467,995	-\$460,995	The KBA report does not carry replacement of any flooring or base - the VCT was replaced around the year 2000, the accepted life cycle for VCT is 15 years, at the time of construction the VCT will be 18 to 19 years old
	Painting	\$0	\$146,548	-\$146,548	Painting is being treated in the KBA report as a maintenance item - PE has carried costs for repainting the building interior
	Auditorium Seating	\$84,000	\$257,250	-\$173,250	It is generally accepted that good quality Auditorium seats cost more then \$120 per seat
	New rigging for auditorium	\$0	\$90,000	-\$90,000	Not Included in KBA report
	Replace Casework - most in non-accessible and perimeter casework is supplied by the Unit Vent manufacturer when changes are made to mechanical the casework will be effected	\$0	\$211,650	-\$211,650	Not Included in KBA report
	ACT ceiling	\$24,750	\$375,295	-\$350,545	KBA report only addresses the existing current ACT in the facility and not the additional ACT that will be required due to changes in the mechanical systems
	Replacement of the following, Lockers, Toilet Partitions, FE cabinets, Fume Hoods, Appliances, Marker and Tack, display cases	\$109,000	\$433,202	-\$324,202	KBA report carries cost for future locker replacement only
	Interior doors and hardware	\$10,000	\$187,065	-\$177,065	KBA report only carries a minimal amount for repairs to doors and frames and a very small amount for hardware, PE included replacemnt and upgrade of all doors and hardware throughout for security and continuity
EQUIPMENT	Kitchen equipment and serving lines	\$0	\$568,125	-\$568,125	KBA report does not address Kitchen Equipment
FIRE PROTECTION	Fully sprinkler building	\$705,000	\$579,400	\$125,600	Agree this must be done per MGL section 26G
PLUMBING	Replace all fixtures and piping	\$144,000	\$880,131	-\$736,131	KBA report leaves 50 year old distribution in place
HVAC	replace all systems and controls	\$5,197,575	\$3,933,766	\$1,263,809	Agree this must be done
ELECTRICAL	replace all systems and infrastructure - add tech/data and security	\$556,125	\$4,628,425	-\$4,072,300	KBA report leaves 50 year old distribution in place
PHASING	Cost incurred to work in an occupied building, includes temp walls, fire watches, shut downs, overtime etc.	\$0	\$1,610,344	-\$1,610,344	KBA carries no swing space, phasing costs or premiums
BOND & INSURANCE		\$0	\$513,500	-\$513,500	KBA carries no bonds or insurance costs
OPM / Clerk	Professional fees for Owners Project Manager and on -site daily site supervision during construction	\$0	\$1,300,000	-\$1,300,000	KBA carries no OPM costs or Clerk of the Works as required by MGL
SOFT COSTS	There are a number of "soft costs" associated with a construction project such as, legal, bonding agents, insurance (builders risk), printing, air monitoring, construction testing,	\$0	\$597,955	-\$597,955	KBA carries no soft costs in their estimates
FFE	Furniture (classrooms, offices, library etc - all non-fixed furniture), Fixtures (Appliances), Equipment (Science lab accessories, gym equipment, phones, projectors, computers etc) &	\$0	\$1,194,778	-\$1,194,778	KBA does not address furniture or equipment

MATTACHEESE REPAIR SCOPE - ESCALATION



WIXON REPAIR SCOPE – PERKINS VS. KBA

5.21 CMR Section 3.3.1 (2/2)

AAB / MMAB Scope

- All bathrooms are non-compliant – rooms and fixture locations are not accessible, rooms must be enlarged to be brought into compliance with current code, masonry walls need to be removed and re-built and entire areas reconfigured. KBA report carries 50K, the cost for full compliance is roughly 40K or greater per location.
- Access to the stage – Current AAB requires that access to a platform or stage be provided within the Auditorium, a lift would be required.

WIXON REPAIR SCOPE – PERKINS VS. KBA

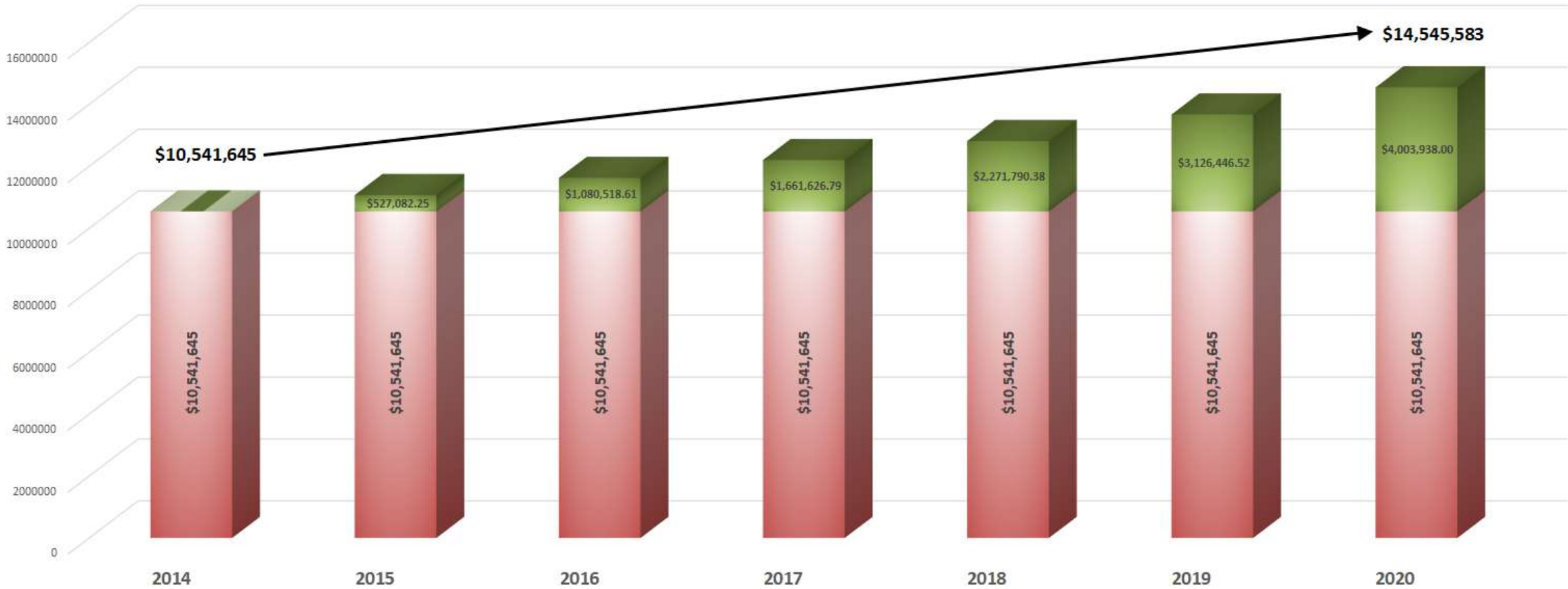
SECTION	SCOPE	KBA COST	PE COST	DELTA	COMMENTS
SITWORK	Misc Site repairs, sidewalks, parking areas, additional curb cuts etc	\$ 1,439,925.00	\$ 990,817.00	\$ 449,108.00	The KBA report carries significant funds for tennis court and running track repair but does not address the antiquated septic system - the PE report includes replacing septic but does not assume the track/field or tennis courts to be critical to the base repair
HAZARDOUS MATERIALS - BUILDING	Removal of hazardous materials, including asbestos tile, insulation and fittings as well as addressing potential PCB contamination	\$ -	\$ 1,406,790.00	\$ (1,406,790.00)	Not addressed or included in KBA report
HAZARDOUS MATERIALS - SITE	Removal of contaminated soils, abandoned or non-compliant underground tanks found during the Phase 1 site environmental study	\$ -	\$ 67,500.00	\$ (67,500.00)	Not addressed or included in KBA report
DEMOLITION	Misc work required to complete the scopes of work noted within the report, for example replacement of toilet fixtures and drinking fountains requires the disconnection, removal and carting away of the items -	\$ -	\$ 897,927.00	\$ (897,927.00)	Not addressed or included in KBA report
WINDOWS AND DOORS		\$ 704,000.00	\$ 1,651,209.00	\$ (947,209.00)	KBA report retains window systems installed in the 1990 renovation, PE estimate carries full window replacement throughout - window systems could be retained but the Town would be retaining a 30 Year old window system in a fully renovated building a cost benefit analysis would need to be performed - the KBA escalated window replacement is 891K -
INTERIOR FINISHES	See below				
	1) Flooring replacement - VCT and Carpet	\$ 19,520.00	\$ 629,492.00	\$ (609,972.00)	The KBA report does not carry replacement of any flooring or base -
	4) Auditorium Seating	\$ -	\$ 159,950.00	\$ (159,950.00)	KBA report does not carry costs for replacing seats
	5) New rigging for auditorium	\$ -	\$ 180,000.00	\$ (180,000.00)	Not included in KBA report
	6) Replace Casework - most in non-accessible and perimeter casework is supplied by the Unit Vent manufacturer when changes are made to mechanical the casework will be effected	\$ -	\$ 342,450.00	\$ (342,450.00)	Not included in KBA report - perimeter cabinetry at Wixon was originally provided by the UV and Fan unit manufacturer and is sized and tailored to fit the current HVAC equipment scheduled by both estimates to be replaced
	8) Replacement of the following, Lockers, Toilet Partitions, FE cabinets, Fume Hoods, Appliances, Marker and Tack, display cases	\$ 113,000.00	\$ 433,202.00	\$ (320,202.00)	KBA report carries cost for future locker replacement only
	10) Stair Handrails and Nosings	\$ -	\$ 179,832.00	\$ (179,832.00)	Replacement of the handrails and upgrades to guardrails would be required by code, adjustments to the stair nosings would also be required.
EQUIPMENT	Kitchen equipment and serving lines	\$ -	\$ 550,480.00	\$ (550,480.00)	KBA report does not address Kitchen Equipment
PLUMBING	Replace all fixtures and piping	\$ 88,500.00	\$ 865,337.00	\$ (776,837.00)	KBA report leaves 50 year old distribution in place
ELECTRICAL	replace all systems and infrastructure - add tech/data and security	\$ 772,750.00	\$ 4,570,128.00	\$ (3,797,378.00)	KBA report leaves 50 year old distribution in place
GENERAL CONDITIONS		\$ 1,051,165.00	\$ 2,428,873.00	\$ (1,377,708.00)	KBA carries 10% - PMA and PE suggest 12% for GC's
PHASING	Cost incurred to work in an occupied building, includes temp walls, fire watches, shut downs, overtime etc.	\$ -	\$ 1,586,864.00	\$ (1,586,864.00)	KBA carries no phasing costs or premiums
BOND & INSURANCE		\$ -	\$ 506,015.00	\$ (506,015.00)	KBA carries no bonds or insurance costs
OPM / Clerk	Professional fees for Owners Project Manager and on -site daily site supervision during construction	\$ -	\$ 1,304,055.00	\$ (1,304,055.00)	KBA carries no OPM costs or Clerk of the Works as required by MGL
SOFT COSTS	There are a number of "soft costs" associated with a construction project such as, legal, bonding agents, insurance (builders risk), printing, air monitoring, construction testing, permits, moving, storage, utility service back charges - etc	\$ -	\$ 597,955.00	\$ (597,955.00)	KBA carries no soft costs in their estimates
FFE	Furniture (classrooms, offices, library etc - all non-fixed furniture), Fixtures (Appliances), Equipment (Science lab accessories, gym equipment, phones, projectors, computers etc) & Professional Fees for design and procurement	\$ -	\$ 1,374,778.00	\$ (1,374,778.00)	KBA does not address furniture or equipment

WIXON REPAIR SCOPE - ESCALATION

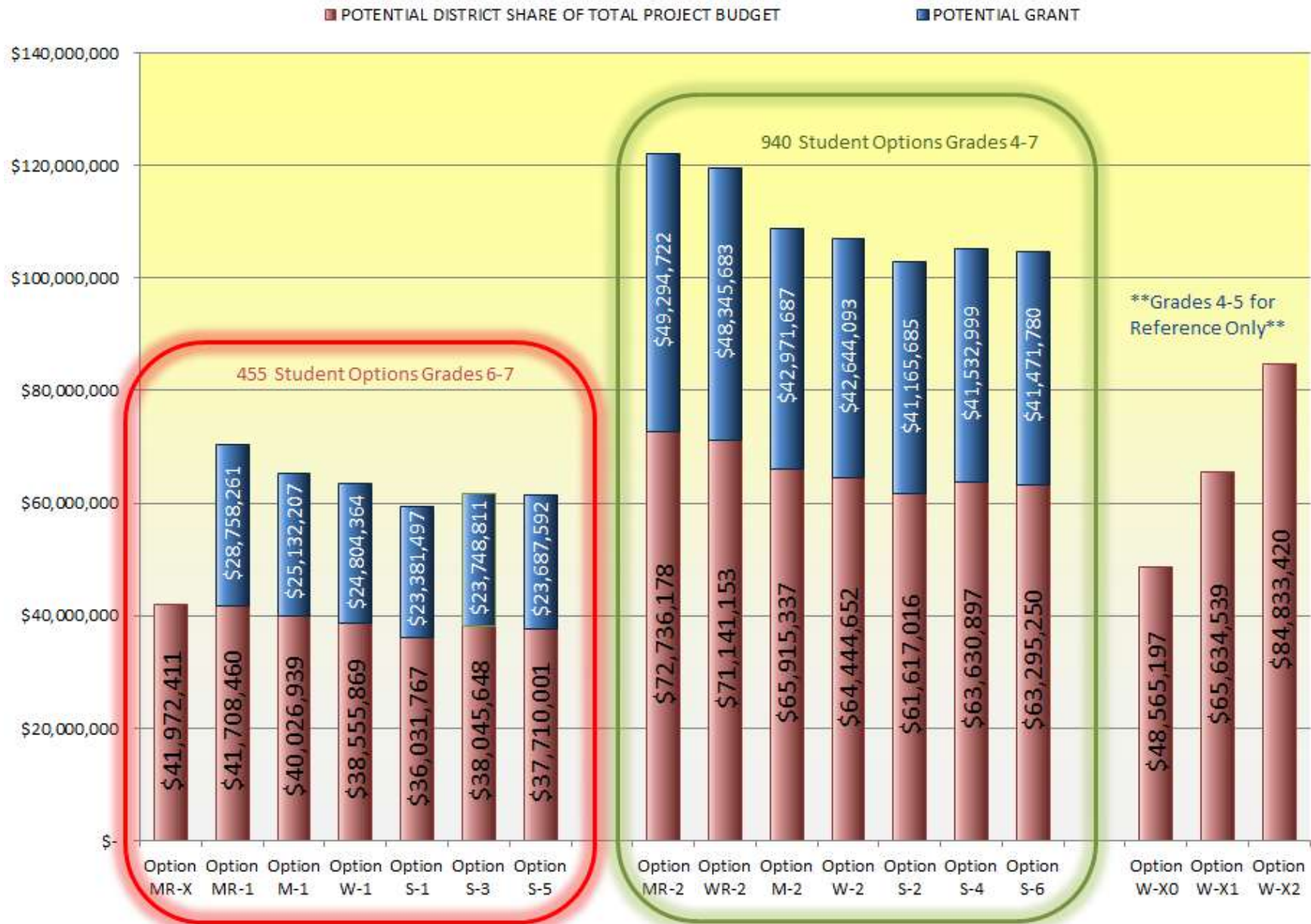
KBA 2013 Study

Year	2014	2015	2016	2017	2018	2019	2020
Escalation Rate	6.42%	6.67%	5.00%	5.00%	5.00%	5.00%	0.00%
2014 Cost	\$ 10,541,645	\$ 10,541,645	\$ 10,541,645	\$ 10,541,645	\$ 10,541,645	\$ 10,541,645	\$ 10,541,645
2020 Cost	\$ 10,541,645	\$ 11,068,727	\$ 11,622,164	\$ 12,203,272	\$ 12,813,435	\$ 13,668,092	\$ 14,545,583

Wixon Escalation Data = 2014 to 2020 Construction Start



Cost Comparisons



Plan/Decision Matrix

Responsibility	Action Required	Due Date	Status
PMA	Designer RFS Available to Interested Firms	Wednesday, March 22, 2017	Complete
District (Larry)	Receive Designer SOQs (3PM Deadline)	Friday, April 7, 2017	Complete
PMA & Building Committee	SBC Meeting Overview of Applicants	Wednesday, April 12, 2017	Complete
PMA	Deliver Design Submissions to MSBA (Due at NOON)	Friday, April 14, 2017	Complete
PMA & District	Local Review of Applications (no ranking per MSBA!!)	Monday, May 1, 2017	Complete
District & PMA	Designer Selection Panel Meeting - Shortlist Firms	Tuesday, May 2, 2017	Complete
District & PMA	Designer Selection Panel Interviews - Interview Shortlisted Firms	Tuesday, May 16, 2017	Complete
District	Contract Execution (after Contract Negotiation)	Thursday, June 15, 2017	Complete
Architect, PMA, District	"Kick-Off" Meeting with Designers	Thursday, June 15, 2017	Complete
Architect, PMA, District	Preliminary Evaluation of Alternatives	Thursday, October 5, 2017	Complete
Architect	Draft Initial Space Summary	Wednesday, October 18, 2017	Complete
Architect, PMA, District	Education Program Refined with Designer Input	Wednesday, October 18, 2017	Complete
Architect, PMA, District	Cost & Schedule Analysis of PDP Alternatives	Wednesday, November 8, 2017	
Building Committee	Final Acceptance of Education Program	Wednesday, November 15, 2017	
Architect, PMA, District	Final Evaluation of Alternatives	Wednesday, November 15, 2017	
Building Committee	Recommend Preferred Solution (PDP) (SBC VOTE REQUIRED!)	Wednesday, November 15, 2017	
Architect, PMA, District	Finalize & Submit Design Program (PDP) to MSBA	Tuesday, November 21, 2017	
MSBA	MSBA Review Period	Tuesday, December 12, 2017	
Architect, PMA, District	Respond to MSBA PDP Review Comments	Tuesday, December 26, 2017	
Architect, PMA, District	Identification & Development of Preferred Solution	Thursday, March 1, 2018	
Building Committee	Local Actions & Approvals of PSR (BoS+FinCom+SC)	Thursday, March 8, 2018	
Building Committee	Compile and Submit PSR (SBC VOTE REQUIRED)	Wednesday, May 9, 2018	
Architect, PMA, District	MSBA Facilities Assessment Subcommittee Meeting	Wednesday, May 23, 2018	
MSBA	MSBA Board of Directors Approval of PSR	Wednesday, June 27, 2018	