

PERKINS EASTMAN

Photo courtesy of TripAdvisor

DENNIS-YARMOUTH
SCHOOL PROJECT

COMMUNITY FORUM III

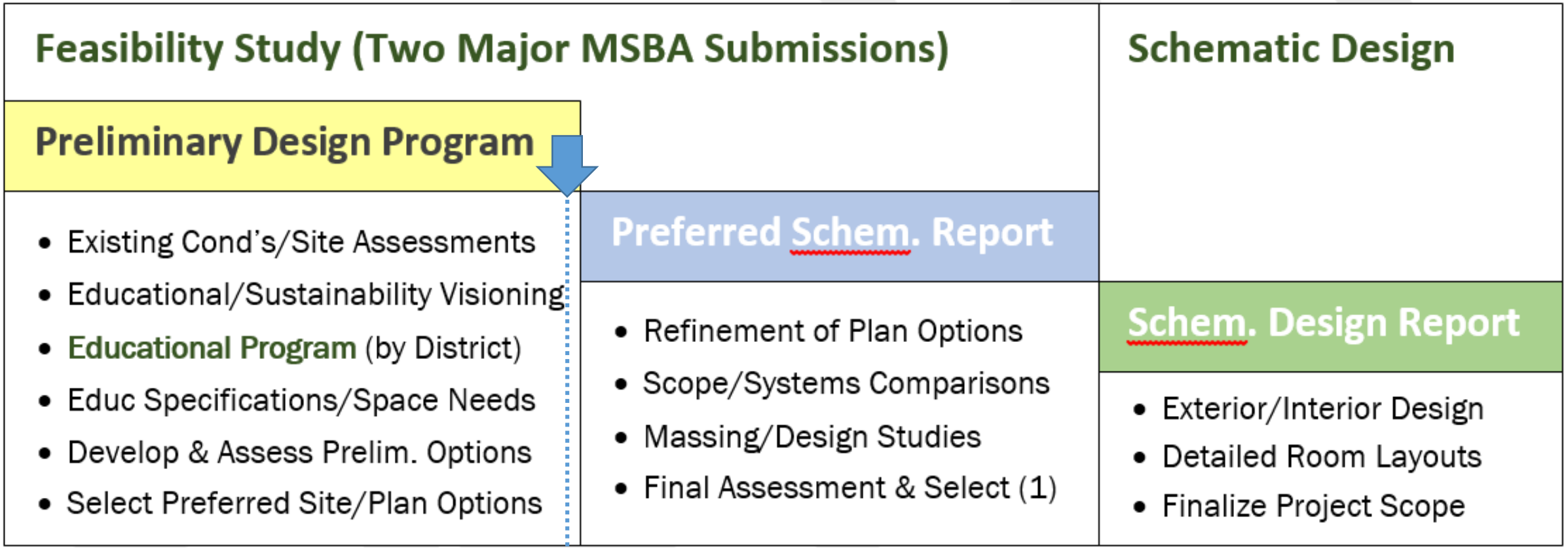
November 15, 2017

BIRCHWOOD DESIGN GROUP

newvistadesign
Envisioning 21st Century Schools

PMA Consultants

PROCESS/SCHEDULE



June '17

Nov. '17

Vote to Submit PDP

- Educ-Program
- Space Summary
- Assessed Opt/Sites

Mar. '18

Vote to Submit PSR

- Updated Educ-Prgm
- & Space Summary
- Final (1) Option/Site

Sept. '18

SBC NOTES

Why Renovate or Build New?

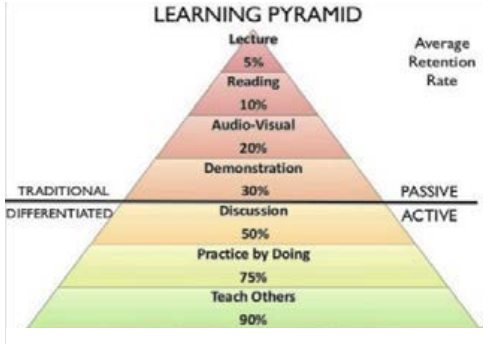
(Mattacheese and Wixon)

Failing Building Systems + Low Floors
(Acoustics/Lighting/HVAC)
Accessibility & Code Repairs
Doesn't Meet Space Needs
Different Educ. Model & Delivery
Inadequate Science/Tech
Spaces Not Flexible/Adaptable Not
Enough Storage For Students'
Limited Tech Due To Ceilings/Walls
Inefficient (Education & Energy)
Substantial Costs of Repairs Alone

What are the Opportunities?

Fewer Transitions
Better Clusters and Consistency
More Flexible Staffing
Greater Sense of Community
Help Keep Kids in the District
Better Arts and STEAM Spaces
Quicker Improvement for Both

We Learn Best By Doing, Collaborating & Connecting



National Training Lab Research, ME

Schools That Work

"Research-Supported PBL Practices," Edutopia, 2012.

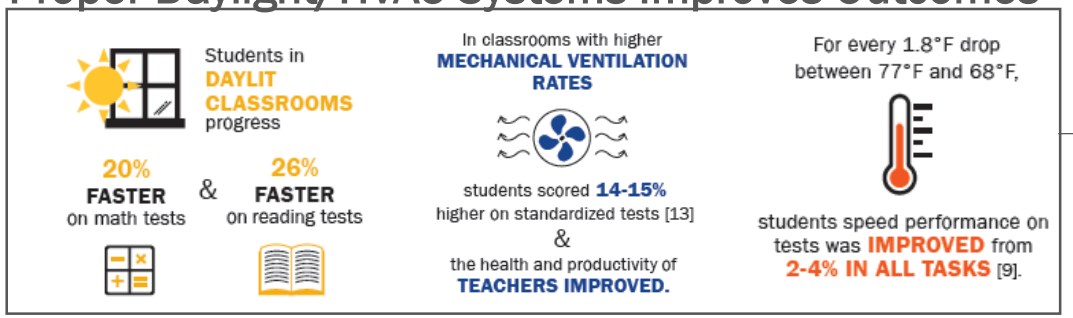
Shown to develop students' critical thinking skills, long-term retention of content + experience of satisfactation (see Ravitz 2009 for review)

WHY RENOVATE OR BUILD NEW?

- **To Meet Great Changes in Educational Delivery** (it's not just what you learn, it's how you learn)
- **Better Support Collab/Communication Skills** (21st century demands for communicating, collaborating, thinking critically and creatively)
- **Provide Proper Space for Special Education**
- **School Environment Effects Academic Performance, Retention & Absenteeism***
- **(Return of) Revenue Generating Opportunities**
- **Cost of Repairs Over Time Exceeds New/Reno**
- **Improved Operational Efficiency**
- **A Combined School Further:**
  - **Longer Grade Span Foster Collaboration, Academic Consistency & Relationships**
  - **Stabilizes Class Size/Scheduling Efficiency**
  - **Reduced Transitions** (drop-off in learning)

WHY RENOVATE OR BUILD NEW?

Proper Daylight/HVAC Systems Improves Outcomes



Heschong-Mahone, 'Daylighting in Schools: An Investigation between Daylight and Human Performance,' PG&E, 1999; Wyon & Wargocki, 'Indoor Env Effects on the Performance of School Work by Children,' ASHRAE, pp 1257-TRP, 2007; Shaughnessy, 'The Association Between Ventilation Rates in Classrooms and Student Performance,' p465-468, 2006

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Higher Sense of Community = Higher Test Scores

M. Whiting, D. Nesbit and L. Spaulding, "Relationship Between Sense of Community and Academic Achievement: A Comparison Among High School Students," 2009, (Online).

Dept. of Education Employment and Workplace Relations, "Belonging, Being and Becoming: The Early Years Framework for Australia," Comm. of Australia. Barton, 2009.

K. Osterman, "Students Need Belonging in the School Community," Review of Educ. Research, pp 323-367, 2009.

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Transitions Cause a Drop in Learning Before & After

Center for Applied Research and Educational Improvement, "Stillwater Public Schools; Review of Literature on Grade Configuration and School Transitions," 2011

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

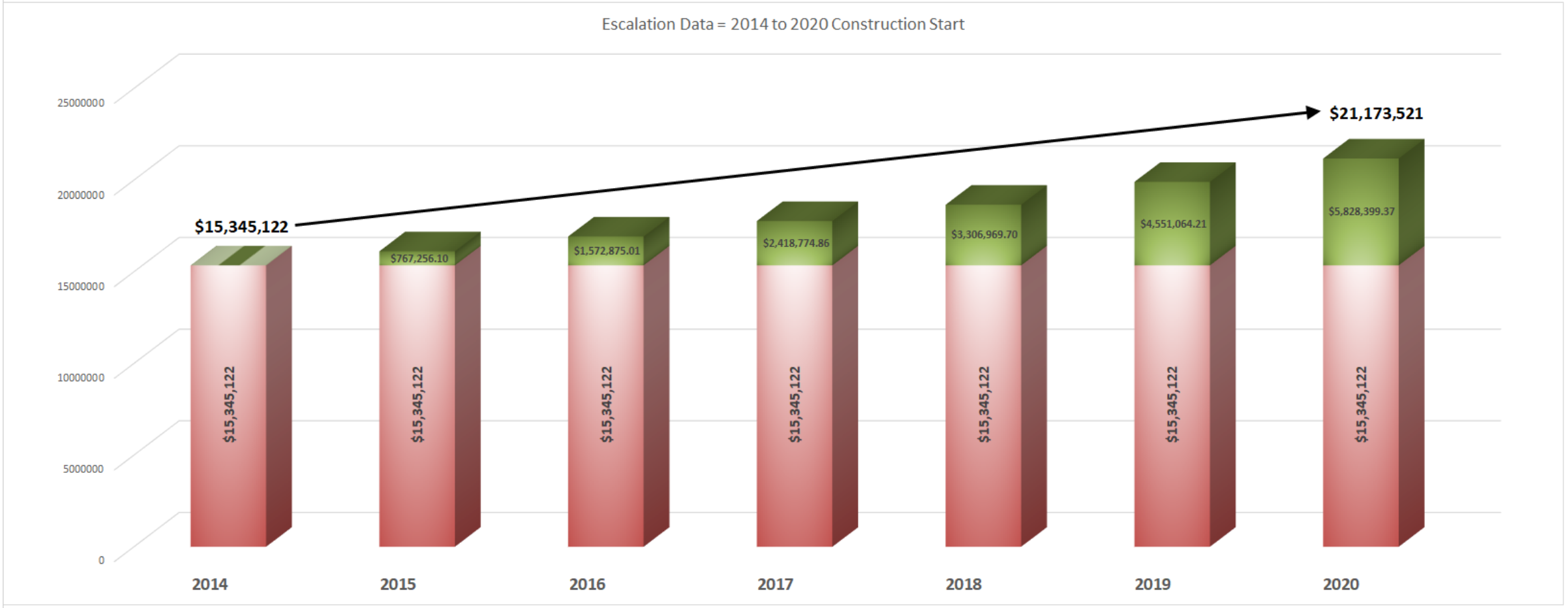
- All bathrooms are non-compliant – rooms and fixture locations are not accessible, rooms must be enlarged to be brought into compliance with current code, masonry walls need to be removed and re-built and entire areas reconfigured. **KBA report carries 108K, the cost for full compliance is roughly 40K 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 servery, 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 enviornmental 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

	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	$ 15,345,122	$ 15,345,122	$ 15,345,122	$ 15,345,122	$ 15,345,122	$ 15,345,122	$ 15,345,122
KBA 2013 Study	2020 Cost	$ 15,345,122	$ 16,112,378	$ 16,917,997	$ 17,763,897	$ 18,652,092	$ 19,896,186	$ 21,173,521



WIXON REPAIR SCOPE – PERKINS VS. KBA

5.21 CMR Section 3.3.1 (2/2)

AAB / MMAB Scope

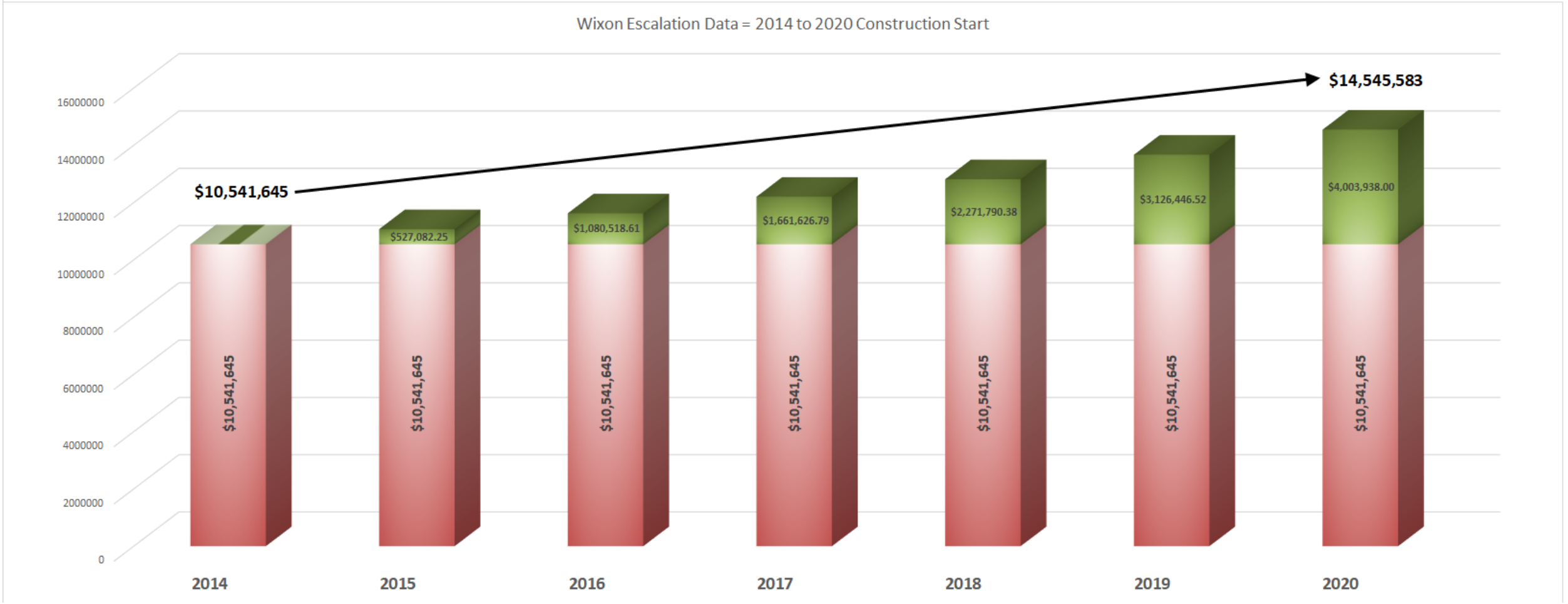
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- Access to the stage – Current AAB requires that access to a platform or stage be provided within the Auditorium, a lift would be required.

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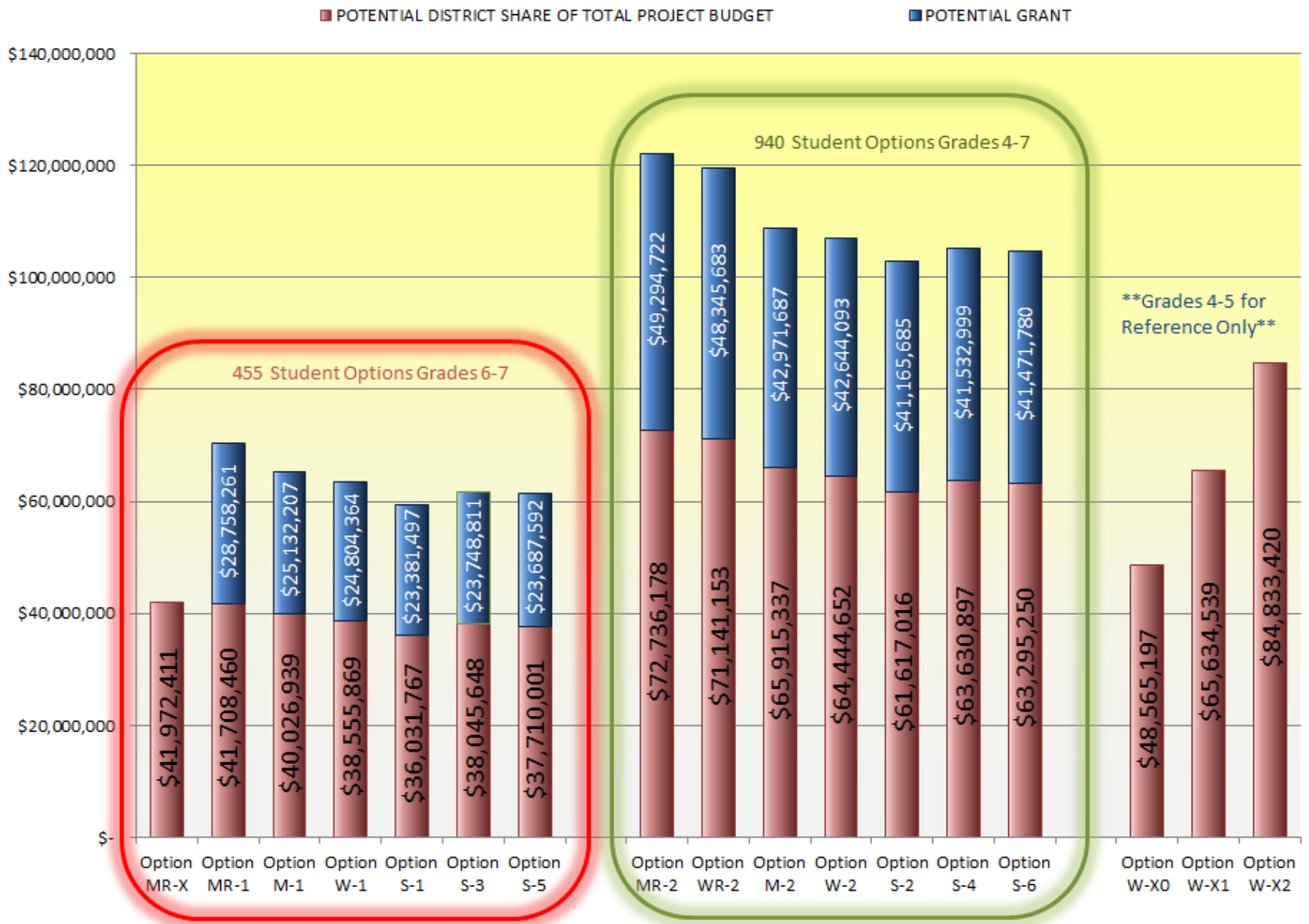
SECTION	SCOPE	KBA COST	PE COST	DELTA	COMMENTS
SITEWORK	Misc Site repairs, sidewalks, parking areas, additional curb cuts etc	$ 1,439,925.00	$ 990,817.00	$ 449,108.00	The KBA report carries significant funds for tennis court and running track repair but does not address the antiquated septic system - 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 enviornmental 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 cabintry 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 handrials and upgrades to guradrails** 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

	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
KBA 2013 Study	2020 Cost	$ 10,541,645	$ 11,068,727	$ 11,622,164	$ 12,203,272	$ 12,813,435	$ 13,668,092	$ 14,545,583



OVERALL COST COMPARISONS



COMMUNITY THOUGHTS

COMMUNITY THOUGHTS/IDEAS

(3) Longer grade span fosters relationships, improves parent involvement and teacher collaboration
(3) Older kids behave better interacting with younger kids
(3) Flexible spaces promote different styles of learning
(2) Safe, welcoming, and comfortable environment

CONCERNS

(3) Concerned about getting the schools together
(3) Location - some families may choose to leave
(3) Concerned about construction during school
(2) Concerned about the number of students in larger schools
Smaller learning communities with shared amenities

QUESTIONS

(2) Is there land large enough for a new/larger building?
(2) When do we expect a building to be ready?
(1) Where will the school be sited?
(1) Is there enough room to build/renovate Wixon for 4-7?
(1) Is new construction cheaper than renovation?
(1) Outreach to senior centers?

LONGER GRADE SPAN BENEFITS
(Builds Relationships, Parent Involvement, Fosters Collaboration and Mentoring)
FLEXIBILITY/ADAPTIBILITY
SAFE/WELCOMING

LARGE SCHOOL CONCERN
REMOTE SITE CONCERNS
CONSTRUCTION CONCERNS

WHAT (COST)**? WHERE? WHEN?**

FACULTY THOUGHTS

SITE AND OUTDOOR OR SEPARATE FACILITIES

(5+4) Gardens (Inside/Out) + Greenhouse
(4+3) Fitness Facilities/Community Use (track, pool, rink, etc.)
(4) Outdoor Classroom Space

WHOLE BUILDING/ORGANIZATIONAL OBJECTIVES

(4+3) Classroom Flexibility + for Varied Groupings
(4) Separate 4/5 and 6/7 Areas and Identities
(4) Sustainability/Green School

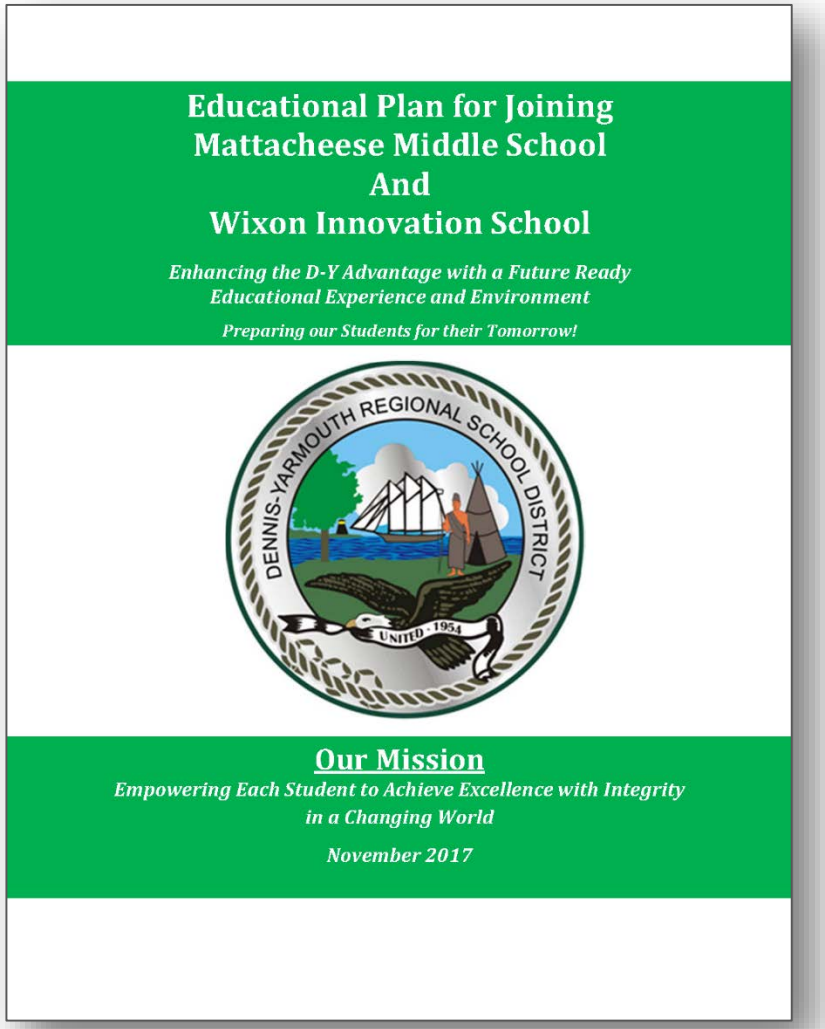
PROGRAM AND SPACE NEEDS

(6+4) More Restrooms & Gender Neutral (+ more for staff)
(9) Auditorium/Performance Space
(5+3) Natural Lighting and Large Windows
(7) Larger Classrooms
(7) Flexible/Adjustable Furniture
(5) Teacher Planning/Meeting Space

SYSTEMS & PERFORMANCE

(17+7+5) Thermal, Air Quality & Acoustic Comfort
(8+7) Robust Technology + WiFi

INDOOR/OUT CONNECTIONS
SMALL SCHOOL EXPERIENCE
COMMUNITY USE SPACES
LARGE CLASSROOM AREAS
SMALL GROUP AREAS
FLEXIBILITY
COMFORT
DAYLIGHT & VIEWS
TECHNOLOGY RICH



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)

Dennis-Yarmouth	EXISTING SCHOOLS COMBINED									PROPOSED						MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)						
	WIXON INTERMEDIATE			MATTACHEESE MIDDLE			COMBINED totals			SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)			SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals				ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			24,275			24,260			48,535			21,650			44,690			21,770			44,820	
Classroom - General	848	24	20,363	857	17	14,561	852	41	34,924	850	13	11,050	850	35	29,750	950	17	16,150	950	34	32,300	850 SF min - 950 SF max
Health	717	1	717	852	1	852	785	2	1,569	850	1	850	850	2	1,700							
World Language			0	853	3	2,560	853	3	2,560	850	3	2,550	850	4	3,400		0			0		
		25			21			46			17			41			17			34		
Sm. Grp/Resource (1 ELL/gr. w/ 5-10 stu)	889	1	889	691	1	691	790	2	1,580	500	4	2,000	500	4	2,000	500	1	500	500	2	1,000	
Science Classroom / Lab	1,153	2	2,306	1,298	3	3,894	1,240	5	6,200	1,200	4	4,800	1,200	6	7,200	1,200	4	4,800	1,200	9	10,800	1 period / day / student
				851	2	1,702	851	2	1,702			25 Total (+2 Maker)			51 Total (+4 Maker)			22 Total			45 Total	
		2			5	27 Total		7	55 Total													
Prep Room			0			0			0	80	5	400	80	8	640	80	4	320	80	9	720	
SPECIAL EDUCATION	Wixon has 19% IEPs		9,840	MMS has 21% IEP		11,613	District = 56% FRL		21,453			12,580			20,400			5,540			10,570	
Self-Contained (SAILS/STAR2/NECC)	968	2	1,935	875	2	1,750	921	4	3,685	900	3	2,700	900	5	4,500	950	4	3,800	950	7	6,650	assumed 8% of pop. in self-contained SPED
Self-Contained SPED Toilet			0			0			0	60	3	180	60	5	300	60	4	240	60	7	420	
Behavioral Support / Stor	611	1	611	1,606	1	1,606	1,109	2	2,217	900	1	900	900	1	900							
Resource Room (Rdg/Lit. & Math) +Stor	679	5	3,395	818	9	7,359	768	14	10,754	450	5	2,250	450	9	4,050	500	2	1,000	500	5	2,500	1/2 size Genl. Clrm.
Small Group Room (IEP/TO & Spch/Lng)	205	3	616	268	1	268	221	4	884	250	2	500	250	4	1,000	500	1	500	500	2	1,000	1/2 size Genl. Clrm.
OT/PT (incl. Visual Impaired Services)	1,797	1	1,797			0	1,797	1	1,797	450	1	450	450	2	900							
Storage (OT/PT, Soc Work, Rdg)	198	3	594			0	198	3	594	150	3	450	150	5	750							
Office/Mtg (Psy, Soc, Tm-Chr)	297	3	892	210	3	630	254	6	1,522	150	3	450	150	6	900							
CoTeaching Space within Classrooms			0			0			0	100	17	1,700	100	41	4,100			Art+Tech 6450			Art+Tech 11400	
Adaptive PE (MP/Co-Locate w/ Gym)										3,000	1	3,000	3,000	1	3,000							
ART & MUSIC			5,812			4,563			10,375			4,750			8,000			3,250			5,000	
Art Classroom	1,258	2	2,515	1,439	1	1,439	1,318	3	3,954	1,200	1	1,200	1,200	2	2,400	1,200	1	1,200	1,200	2	2,400	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln	181	1	181	327	1	327	254	2	508	150	1	150	150	2	300	150	1	150	150	2	300	
Band / Chorus - 100 seats	1,417	2	2,834	1,107		2,213	1,262	4	5,047	1,500	2	3,000	1,500	3	4,500	1,500	1	1,500	1,500	1	1,500	assumed use - 50% population 2 times / week
Music Practice / Ensemble			0	329	1	329	329	1	329	300	1	300	300	2	600	200	1	200	200	3	600	
Music Storage	141	2	282	128	2	255	134	4	537	100	1	100	200	1	200	200	1	200	200	1	200	
VOCATIONS & TECHNOLOGY			1,677			3,331			5,008			1,700			3,400			3,200			6,400	
Tech Clrm. - (computer labs)	839	2	1,677	656		2,631	718	6	4,308	1,200	0	0	1,200	0	0	1,200	1	1,200	1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Tech Shop - (incl. Maker Space / Stor.)			0	700	1	700	700	1	700	1,700	1	1,700	1,700	2	3,400	2,000	1	2,000	2,000	2	4,000	Assumed use - 25% Population - 5 times/week
HEALTH & PHYSICAL EDUCATION			13,155			13,733			26,888			8,550			11,650			8,400			8,400	
Gymnasium	4,750	2	9,500	7,059	1	7,059	5,520	3	16,559	3,000	2	6,000	3,000	3	9,000	6,000	1	6,000	6,000	1	6,000	
Fitness Room			0	1,591	2	3,182	1,591	2	3,182		0	0		0	0							
Gym Storeroom	193	6	1,158	183	5	916	189	11	2,074	150	1	150	150	1	150	150	1	150	150	1	150	
Hlth Instructor Office w/ Shower & Toilet	142	2	284	152	2	304	147	4	588	200	2	400	250	2	500	250	1	250	250	1	250	
Locker Rooms - Boys / Girls w/ Toilets	1,107	2	2,213	1,136	2	2,272	1,121	4	4,485	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	
MEDIA CENTER			3,534			3,064			6,598			2,996			5,785			2,996			5,785	
DINING & FOOD SERVICE			8,650			11,172			19,822			7,334			11,738			7,333			11,738	
Cafetorium / Dining (incl. Dolphin Diner)	4,746	1	4,746	5,937	1	5,937	5,342	2	10,683	3,413	1	3,413	7,050	1	7,050	3,413	1	3,413	7,050	1	7,050	2 seatings - 15SF per seat
Stage	1,018	1	1,018	1,140	1	1,140	1,079	2	2,158	1,600	1	1,600	1,600	1	1,600	1,600	1	1,600	1,600	1	1,600	
Chair / Table / Equipment Storage	176	1	176	227	1	227	202	2	403	352	1	352	513	1	513	352	1	352	513	1	513	
Kitchen	2,488	1	2,488	3,620	1	3,620	3,054	2	6,108	1,755	1	1,755	2,240	1	2,240	1,755	1	1,755	2,240	1	2,240	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room	222	1	222	248	1	248	235	2	470	214	1	214	335	1	335	214	1	214	335	1	335	20 SF/Occupant
MEDICAL			744			209			953			570			770			510			710	
ADMINISTRATION & GUIDANCE			3,094			4,314			7,408			2,956			3,890			2,955			3,890	
CUSTODIAL & MAINTENANCE			2,465			3,494			5,959			1,930			2,850			1,930			2,415	
OTHER			5,092			7,909			13,001			8,650			8,700			0			0	
Auditorium+Stage (463 WIS/734 MMS)	5,092	1	5,092	7,269	1	7,269	6,181	2	12,361	8,500	1	8,500	8,500	1	8,500							
Dressing Rooms			0	225	2	450						0			0							
SRO Office			0	95	2	190	95	2	190	150	1	150	200	1	200							
School Store										within net/gross			within net/gross									
Total Building Net Floor Area (NFA)			78,338			87,662			166,000	+ 16k (7k spd/9k aud)		73,666	+ 22k (10 spd/3 pe/9 aud)		121,873			57,884			99,728	
Proposed Student Capacity / Enrollment	(90 total staff)		545	(80 total staff)		455	(170 total staff)		1,000			455			940			455			940	
Total Building Gross Floor Area (GFA)[2]			116,090			115,880			231,970			110,499			182,810			84,305			150,400	
Grossing factor (GFA/NFA)			1.48			1.32						1.50			1.50			1.46			1.51	

MATCHES

22 → 21 → 45 → 48

27 Total → 25 Total (+2 Maker) → 51 Total (+4 Maker) → 55 Total

COMB. MATCH

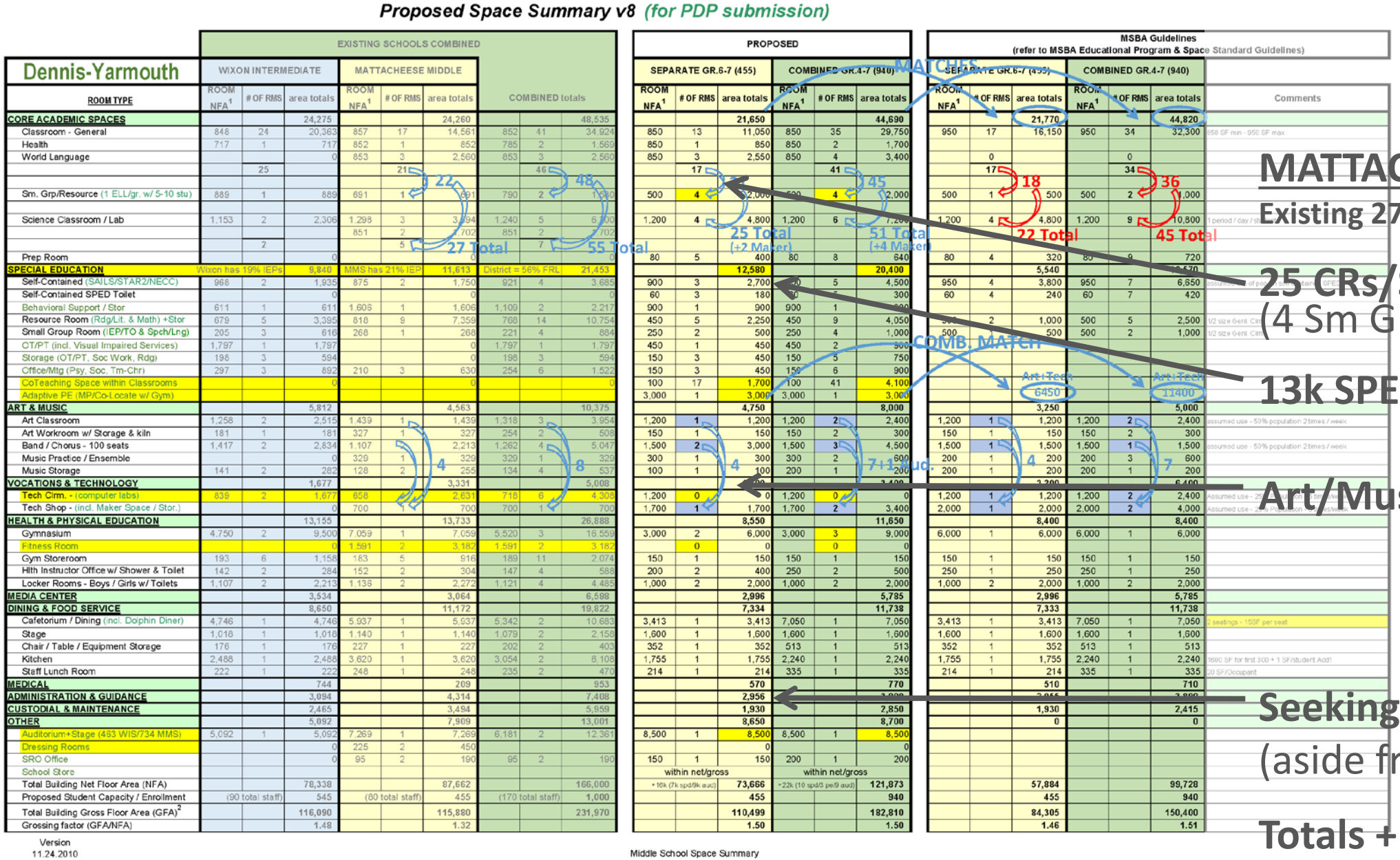
4 → 4 → 7+1 aud. → 8

18 → 22 Total → 36 → 45 Total

Version 11.24.2010

Middle School Space Summary

PROGRAM (SPACE NEEDS)



***Proposed Space Summary v8** (for PDP submission)*

Dennis-Yarmouth	EXISTING SCHOOLS COMBINED									PROPOSED						MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)						
	WIXON INTERMEDIATE			MATTACHEESE MIDDLE			COMBINED totals			SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)			SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals				ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			24,275			24,260			48,535			21,650			44,690			21,770			44,820	
Classroom - General	848	24	20,363	857	17	14,561	852	41	34,924	850	13	11,050	850	35	29,750	950	17	16,150	950	34	32,300	650 SF min - 950 SF max
Health	717	1	717	852	1	852	785	2	1,569	850	1	850	850	2	1,700							
World Language			0	853	3	2,560	853	3	2,560	850	3	2,550	850	4	3,400		0			0		
		25			21			46			17			41			17			34		
Sm. Grp/Resource (1 ELL/gr. w/ 5-10 stu)	889	1	889	691	1	691	790	2	1,580	500	4	2,000	500	4	2,000	500	1	500	500	2	1,000	
Science Classroom / Lab	1,153	2	2,306	1,298	3	3,894	1,240	5	6,200	1,200	4	4,800	1,200	6	7,200	1,200	4	4,800	1,200	9	10,800	1 period / day / student GFA
				851	2	1,702	851	2	1,702			25 Total (+2 Maker)			51 Total (+4 Maker)			22 Total			45 Total	
		2			5	27 Total		7	55 Total													
Prep Room			0			0			0	80	5	400	80	8	640	80	4	320	80	9	720	
SPECIAL EDUCATION	Wixon has 19% IEPs		9,840	MMS has 21% IEP		11,613	District = 56% FRL		21,453			12,580			20,400			5,540				
Self-Contained (SAILS/STAR2/NECC)	968	2	1,935	875	2	1,750	921	4	3,685	900	3	2,700	900	5	4,500	950	4	3,800	950	7	6,650	assumed use - 50% population 2 times / week
Self-Contained SPED Toilet			0			0			0	60	3	180	60	5	300	60	4	240	60	7	420	
Behavioral Support / Stor	611	1	611	1,606	1	1,606	1,109	2	2,217	900	1	900	900	1	900							
Resource Room (Rdg/Lit. & Math) +Stor	679	5	3,395	818	9	7,359	768	14	10,754	450	5	2,250	450	9	4,050	500	2	1,000	500	5	2,500	1/2 size Genl. Cl
Small Group Room (IEP/TO & Spch/Lng)	205	3	616	268	1	268	221	4	884	250	2	500	250	4	1,000	500		500	500	2	1,000	1/2 size Genl. Cl
OT/PT (incl. Visual Impaired Services)	1,797	1	1,797			0	1,797	1	1,797	450	1	450	450	2	900							
Storage (OT/PT, Soc Work, Rdg)	198	3	594			0	198	3	594	150	3	450	150	5	750							
Office/Mtg (Psy, Soc, Tm-Chr)	297	3	892	210	3	630	254	6	1,522	150	3	450	150	6	900							
CoTeaching Space within Classrooms			0			0			0	100	17	1,700	100	41	4,100			Art+Tech 6450			Art+Tech 11400	
Adaptive PE (MP/Co-Locate w/ Gym)										3,000	1	3,000	3,000	1	3,000							
ART & MUSIC			5,812			4,563			10,375			4,750			8,000			3,250			5,000	
Art Classroom	1,258	2	2,515	1,439	1	1,439	1,318	3	3,954	1,200	1	1,200	1,200	2	2,400	1,200	1	1,200	1,200	2	2,400	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln	181	1	181	327	1	327	254	2	508	150	1	150	150	2	300	150	1	150	150	2	300	
Band / Chorus - 100 seats	1,417	2	2,834	1,107		2,213	1,262	4	5,047	1,500	2	3,000	1,500	3	4,500	1,500	1	1,500	1,500	1	1,500	assumed use - 50% population 2 times / week
Music Practice / Ensemble			0	329	1	329	329	1	329	300	1	300	300	2	600	200	1	200	200	3	600	
Music Storage	141	2	282	128	2	255	134	4	537	100	1	100	200	1	200	200	1	200	200	1	200	
VOCATIONS & TECHNOLOGY			1,677			3,331			5,008													
Tech Clrm. - (computer labs)	839	2	1,677	658		2,631	718	6	4,308	1,200	0	0	1,200	0	0	1,200	1	1,200	1,200	2	2,400	Assumed use - 2
Tech Shop - (incl. Maker Space / Stor.)			0	700	1	700	700	1	700	1,700	1	1,700	1,700	2	3,400	2,000	1	2,000	2,000	2	4,000	Assumed use - 2
HEALTH & PHYSICAL EDUCATION			13,155			13,733			26,888			8,550			11,650			8,400			8,400	
Gymnasium	4,750	2	9,500	7,059	1	7,059	5,520	3	16,559	3,000	2	6,000	3,000	3	9,000	6,000	1	6,000	6,000	1	6,000	
Fitness Room			0	1,591	2	3,182	1,591	2	3,182		0	0		0	0							
Gym Storeroom	193	6	1,158	183	5	916	189	11	2,074	150	1	150	150	1	150	150	1	150	150	1	150	
Hlth Instructor Office w/ Shower & Toilet	142	2	284	152	2	304	147	4	588	200	2	400	250	2	500	250	1	250	250	1	250	
Locker Rooms - Boys / Girls w/ Toilets	1,107	2	2,213	1,136	2	2,272	1,121	4	4,485	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	
MEDIA CENTER			3,534			3,064			6,598			2,996			5,785			2,996			5,785	
DINING & FOOD SERVICE			8,650			11,172			19,822			7,334			11,738			7,333			11,738	
Cafetorium / Dining (incl. Dolphin Diner)	4,746	1	4,746	5,937	1	5,937	5,342	2	10,683	3,413	1	3,413	7,050	1	7,050	3,413	1	3,413	7,050	1	7,050	2 seatings - 15SF per seat
Stage	1,018	1	1,018	1,140	1	1,140	1,079	2	2,158	1,600	1	1,600	1,600	1	1,600	1,600	1	1,600	1,600	1	1,600	
Chair / Table / Equipment Storage	176	1	176	227	1	227	202	2	403	352	1	352	513	1	513	352	1	352	513	1	513	
Kitchen	2,488	1	2,488	3,620	1	3,620	3,054	2	6,108	1,755	1	1,755	2,240	1	2,240	1,755	1	1,755	2,240	1	2,240	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room	222	1	222	248	1	248	235	2	470	214	1	214	335	1	335	214	1	214	335	1	335	20 SF/Occupant
MEDICAL			744			209			953			570			770			510			710	
ADMINISTRATION & GUIDANCE			3,094			4,314			7,408			2,956										
CUSTODIAL & MAINTENANCE			2,465			3,494			5,959			1,930			2,850			1,930			2,415	
OTHER			5,092			7,909			13,001			8,650			8,700			0			0	
Auditorium+Stage (463 WIS/734 MMS)	5,092	1	5,092	7,269	1	7,269	6,181	2	12,361	8,500	1	8,500	8,500	1	8,500							
Dressing Rooms			0	225	2	450						0			0							
SRO Office			0	95	2	190	95	2	190	150	1	150	200	1	200							
School Store										within net/gross			within net/gross									
Total Building Net Floor Area (NFA)			78,338			87,662			166,000	+16k (7k spd/9k aud)		73,666	+22k (10 spd/3 pe/9 aud)		121,873			57,884			99,728	
Proposed Student Capacity / Enrollment	(90 total staff)		545	(80 total staff)		455	(170 total staff)		1,000			455			940			455			940	
Total Building Gross Floor Area (GFA)[2]			116,090			115,880			231,970			110,499			182,810			84,305			150,400	
Grossing factor (GFA/NFA)			1.48			1.32						1.50			1.50			1.46			1.51	

Version 11.24.2010

Middle School Space Summary

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

PROGRAM (SPACE NEEDS)

Proposed Space Summary v8 ***(for PDP submission)***

Dennis-Yarmouth	EXISTING SCHOOLS COMBINED									PROPOSED						MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)						
	WIXON INTERMEDIATE			MATTACHEESE MIDDLE			COMBINED totals			SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)			SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals				ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			24,275			24,260			48,535			21,650			44,690			21,770			44,820	
Classroom - General	848	24	20,363	857	17	14,561	852	41	34,924	850	13	11,050	850	35	29,750	950	17	16,150	950	34	32,300	850 SF min - 950 SF max
Health	717	1	717	852	1	852	785	2	1,569	850	1	850	850	2	1,700							
World Language			0	853	3	2,560	853	3	2,560	850	3	2,550	850	4	3,400		0			0		
		25			21			46			17			41			17			34		
Sm. Grp/Resource (1 ELL/gr. w/ 5-10 stu)	889	1	889	691	1	691	790	2	1,580	500	4	2,000	500	4	2,000	500	1	500	500	2	1,000	
Science Classroom / Lab	1,153	2	2,306	1,298	3	3,894	1,240	5	6,200	1,200	4	4,800	1,200	6	7,200	1,200	4	4,800	1,200	9	10,800	1 period / day / student
				851	2	1,702	851	2	1,702			25 Total (+2 Maker)			51 Total (+4 Maker)			22 Total			45 Total	
		2			5	27 Total		7	55 Total													
Prep Room			0			0			0	80	5	400	80	8	640	80	4	320	80	9	720	
SPECIAL EDUCATION	Wixon has 19% IEPs		9,840	MMS has 21% IEP		11,613	District = 56% FRL		21,453			12,580			20,400			5,540			10,570	
Self-Contained (SAILS/STAR2/NECC)	968	2	1,935	875	2	1,750	921	4	3,685	900	3	2,700	900	5	4,500	950	4	3,800	950	7	6,650	assumed use of pod to contain SPED
Self-Contained SPED Toilet			0			0			0	60	3	180	60	5	300	60	4	240	60	7	420	
Behavioral Support / Stor	611	1	611	1,606	1	1,606	1,109	2	2,217	900	1	900	900	1	900							
Resource Room (Rdg/Lit. & Math) +Stor	679	5	3,395	818	9	7,359	768	14	10,754	450	5	2,250	450	9	4,050	500	2	1,000	500	5	2,500	1/2 size Genl. Cl
Small Group Room (IEP/TO & Spch/Lng)	205	3	616	268	1	268	221	4	884	250	2	500	250	4	1,000	500	1	500	500	2	1,000	1/2 size Genl. Cl
OT/PT (incl. Visual Impaired Services)	1,797	1	1,797			0	1,797	1	1,797	450	1	450	450	2	900							
Storage (OT/PT, Soc Work, Rdg)	198	3	594			0	198	3	594	150	3	450	150	5	750							
Office/Mtg (Psy, Soc, Tm-Chr)	297	3	892	210	3	630	254	6	1,522	150	3	450	150	6	900							
CoTeaching Space within Classrooms			0			0			0	100	17	1,700	100	41	4,100			Art+Tech 6450			Art+Tech 11400	
Adaptive PE (MP/Co-Locate w/ Gym)										3,000	1	3,000	3,000	1	3,000							
ART & MUSIC			5,812			4,563			10,375			4,750			8,000			3,250			5,000	
Art Classroom	1,258	2	2,515	1,439	1	1,439	1,318	3	3,954	1,200	1	1,200	1,200	2	2,400	1,200	1	1,200	1,200	2	2,400	assumed use - 50% population 2 times / week
Art Workroom w/ Storage & kiln	181	1	181	327	1	327	254	2	508	150	1	150	150	2	300	150	1	150	150	2	300	
Band / Chorus - 100 seats	1,417	2	2,834	1,107		2,213	1,262	4	5,047	1,500	2	3,000	1,500	3	4,500	1,500	1	1,500	1,500	1	1,500	assumed use - 50% population 2 times / week
Music Practice / Ensemble			0	329	1	329	329	1	329	300	1	300	300	2	600	200	1	200	200	3	600	
Music Storage	141	2	282	128	2	255	134	4	537	100	1	100	200	1	200	200	1	200	200	1	200	
VOCATIONS & TECHNOLOGY			1,677			3,331			5,008			1,700			3,400			3,200			6,400	
Tech Clrm. - (computer labs)	839	2	1,677	658		2,631	718	6	4,308	1,200	0	0	1,200	0	0	1,200	1	1,200	1,200	2	2,400	Assumed use - 2
Tech Shop - (incl. Maker Space / Stor.)			0	700	1	700	700	1	700	1,700	1	1,700	1,700	2	3,400	2,000	1	2,000	2,000	2	4,000	Assumed use - 2
HEALTH & PHYSICAL EDUCATION			13,155			13,733			26,888			8,550			11,650			8,400			8,400	
Gymnasium	4,750	2	9,500	7,059	1	7,059	5,520	3	16,559	3,000	2	6,000	3,000	3	9,000	6,000	1	6,000	6,000	1	6,000	
Fitness Room			0	1,591	2	3,182	1,591	2	3,182		0	0		0	0							
Gym Storeroom	193	6	1,158	183	5	916	189	11	2,074	150	1	150	150	1	150	150	1	150	150	1	150	
Hlth Instructor Office w/ Shower & Toilet	142	2	284	152	2	304	147	4	588	200	2	400	250	2	500	250		250	250	1	250	
Locker Rooms - Boys / Girls w/ Toilets	1,107	2	2,213	1,136	2	2,272	1,121	4	4,485	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	
MEDIA CENTER			3,534			3,064			6,598			2,996			5,785			2,996			5,785	
DINING & FOOD SERVICE			8,650			11,172			19,822			7,334			11,738			7,333			11,738	
Cafetorium / Dining (incl. Dolphin Diner)	4,746	1	4,746	5,937	1	5,937	5,342	2	10,683	3,413	1	3,413	7,050	1	7,050	3,413	1	3,413	7,050	1	7,050	2 seatings - 15SF per seat
Stage	1,018	1	1,018	1,140	1	1,140	1,079	2	2,158	1,600	1	1,600	1,600	1	1,600	1,600	1	1,600	1,600	1	1,600	
Chair / Table / Equipment Storage	176	1	176	227	1	227	202	2	403	352	1	352	513	1	513	352	1	352	513	1	513	
Kitchen	2,488	1	2,488	3,620	1	3,620	3,054	2	6,108	1,755	1	1,755	2,240	1	2,240	1,755	1	1,755	2,240	1	2,240	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room	222	1	222	248	1	248	235	2	470	214	1	214	335	1	335	214	1	214	335	1	335	20 SF/Occupant
MEDICAL			744			209			953			570			770			510			710	
ADMINISTRATION & GUIDANCE			3,094			4,314			7,408			2,956			3,890							
CUSTODIAL & MAINTENANCE			2,465			3,494			5,959			1,930			2,850			1,580			2,415	
OTHER			5,092			7,909			13,001			8,650			8,700			0			0	
Auditorium+Stage (463 WIS/734 MMS)	5,092	1	5,092	7,269	1	7,269	6,181	2	12,361	8,500	1	8,500	8,500	1	8,500							
Dressing Rooms			0	225	2	450						0			0							
SRO Office			0	95	2	190	95	2	190	150	1	150	200	1	200							
School Store										within net/gross			within net/gross									
Total Building Net Floor Area (NFA)			78,338			87,662			166,000	+ 16k (7k spd/9k aud)		73,666	+ 22k (10 spd/3 pe/9 aud)		121,873			57,884			99,728	
Proposed Student Capacity / Enrollment	(90 total staff)		545	(80 total staff)		455	(170 total staff)		1,000			455			940			455			940	
Total Building Gross Floor Area (GFA)[2]			116,090			115,880			231,970			110,499			182,810			84,305			150,400	
Grossing factor (GFA/NFA)			1.48			1.32						1.50			1.50			1.46			1.51	

Version 11.24.2010

Middle School Space Summary

MATCHES

COMB. MATCH

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

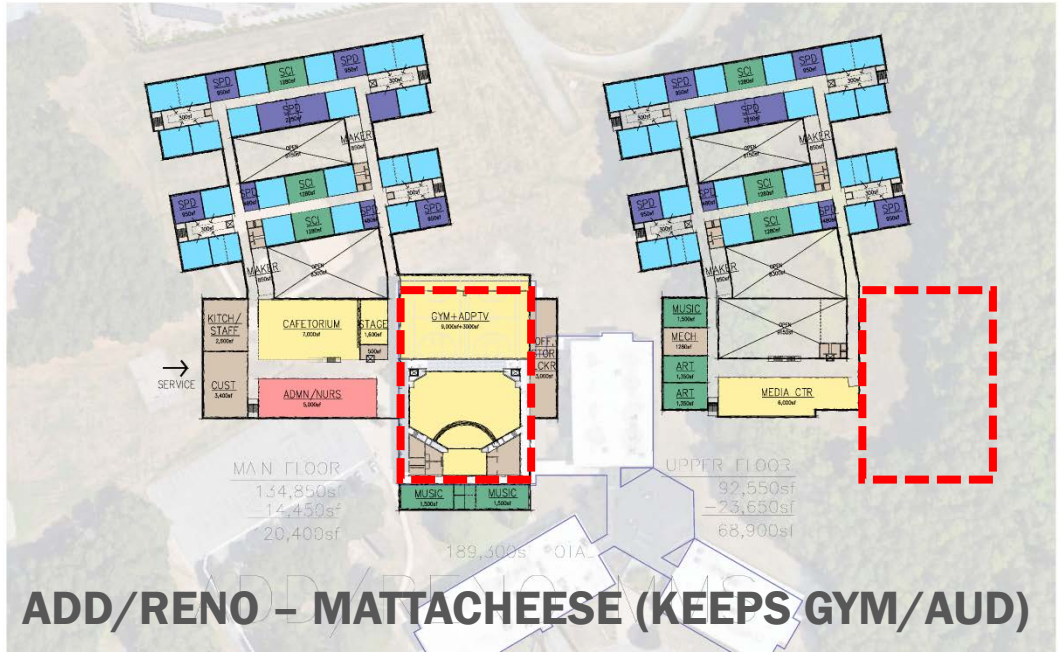
Art/Mus/Tech Balance

9k Gym vs 6k MSBA

Seeking 8k Auditorium
(aside from Cafetorium)

Totals +22k net/32k gsf

PRELIMINARY PLAN VARIANTS

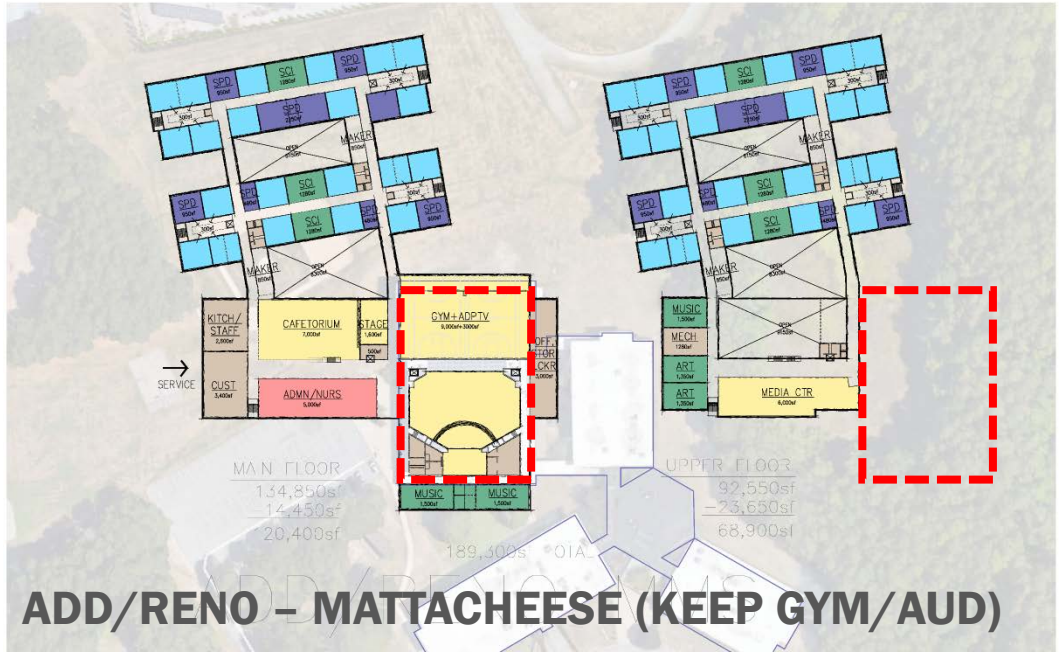


ADD/RENO – MATTACHEESE (KEEPS GYM/AUD)



ADD/RENO – WIXON (KEEPS GYM/AUD)

PRELIMINARY PLAN VARIANTS



ADD/RENO – MATTACHEESE (KEEP GYM/AUD)



ADD/RENO – WIXON (KEEP GYM/AUD)



NEW OPTIONS – 'COMMUNITY MIDDLE'

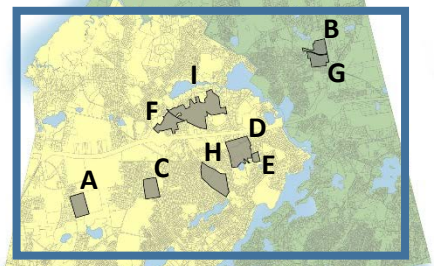


'COMMUNITY SIDE'



'COMMUNITY FRONT'

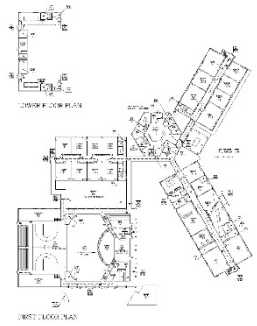
SCOPE – ALTERNATIVE SITES



	CONSIDERATIONS	A Existing Site (Mattacheese)	B Wixon Site	C 450 Forest Rd	D Flax Pond Recreation Area	E 340 North Main St	F 245 W Great Western Rd	G 815 Route 134	H 286 Station Ave (Elem/High)	I 200-236 W Great W Rd
	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

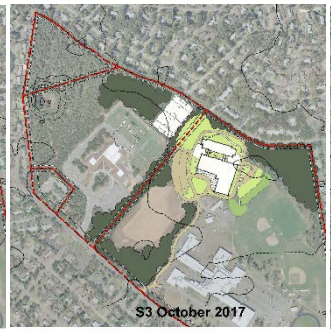
Centrally located

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

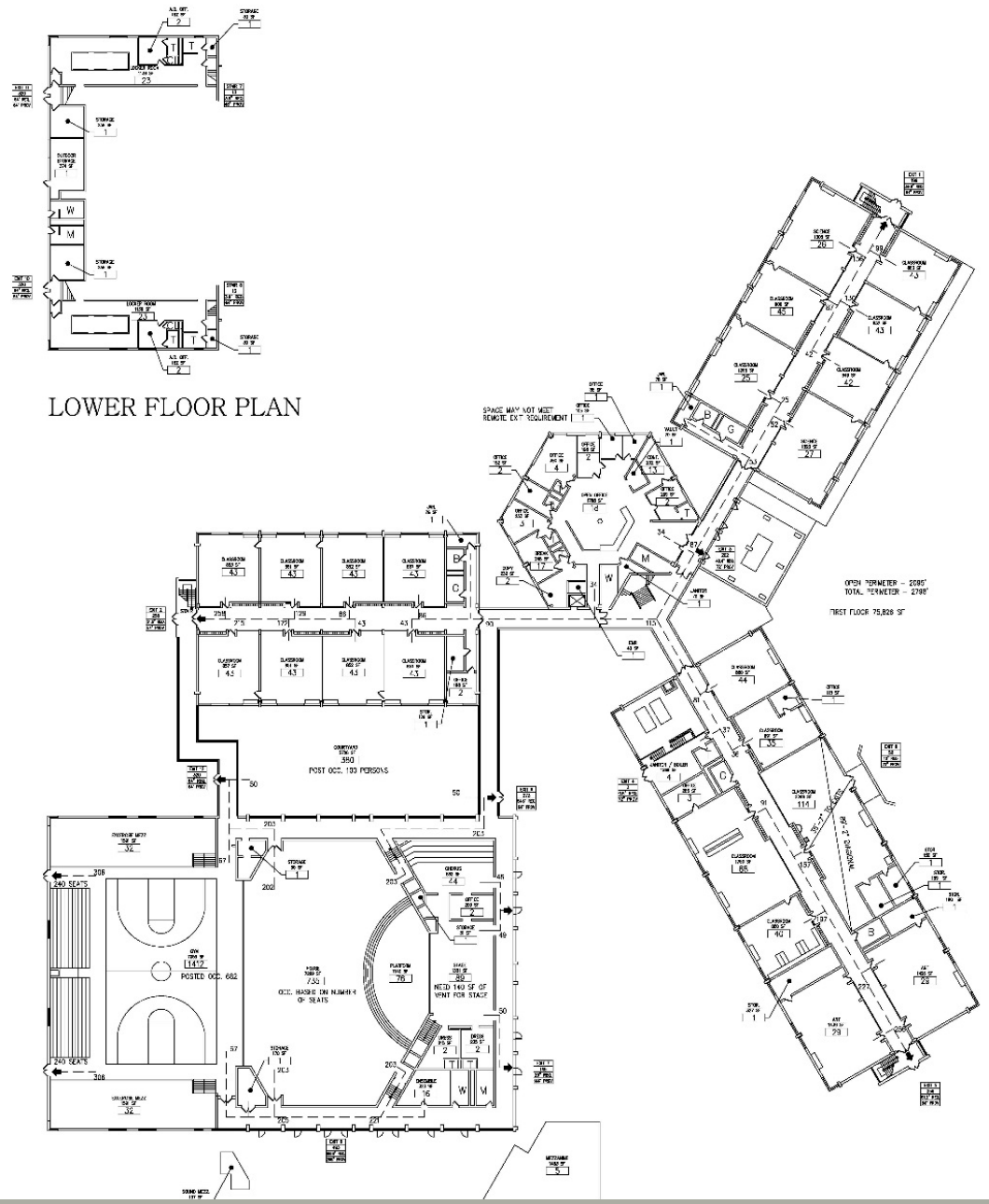
Hilly, narrow access road and potential traffic issues

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

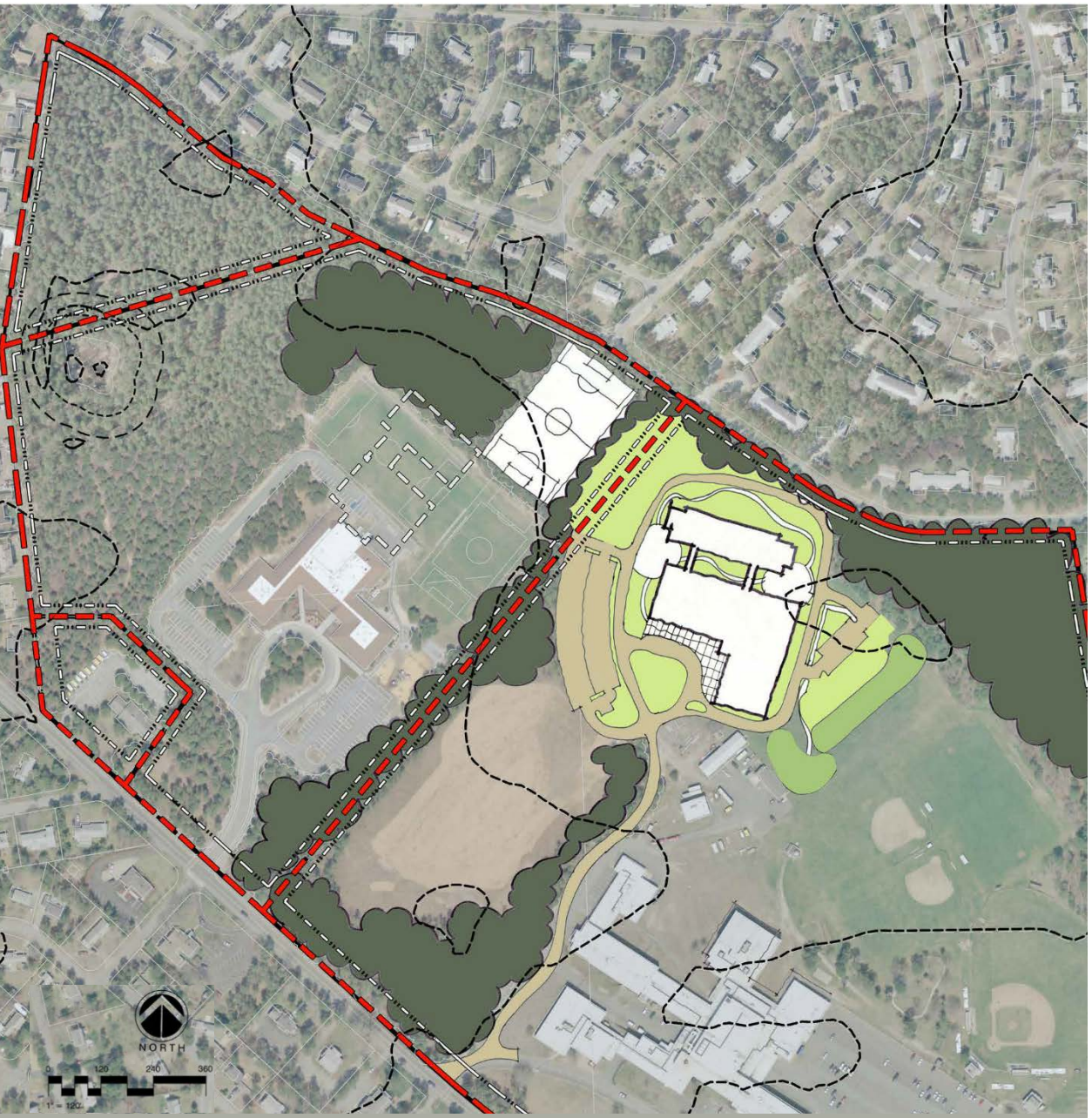
Centrally located

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

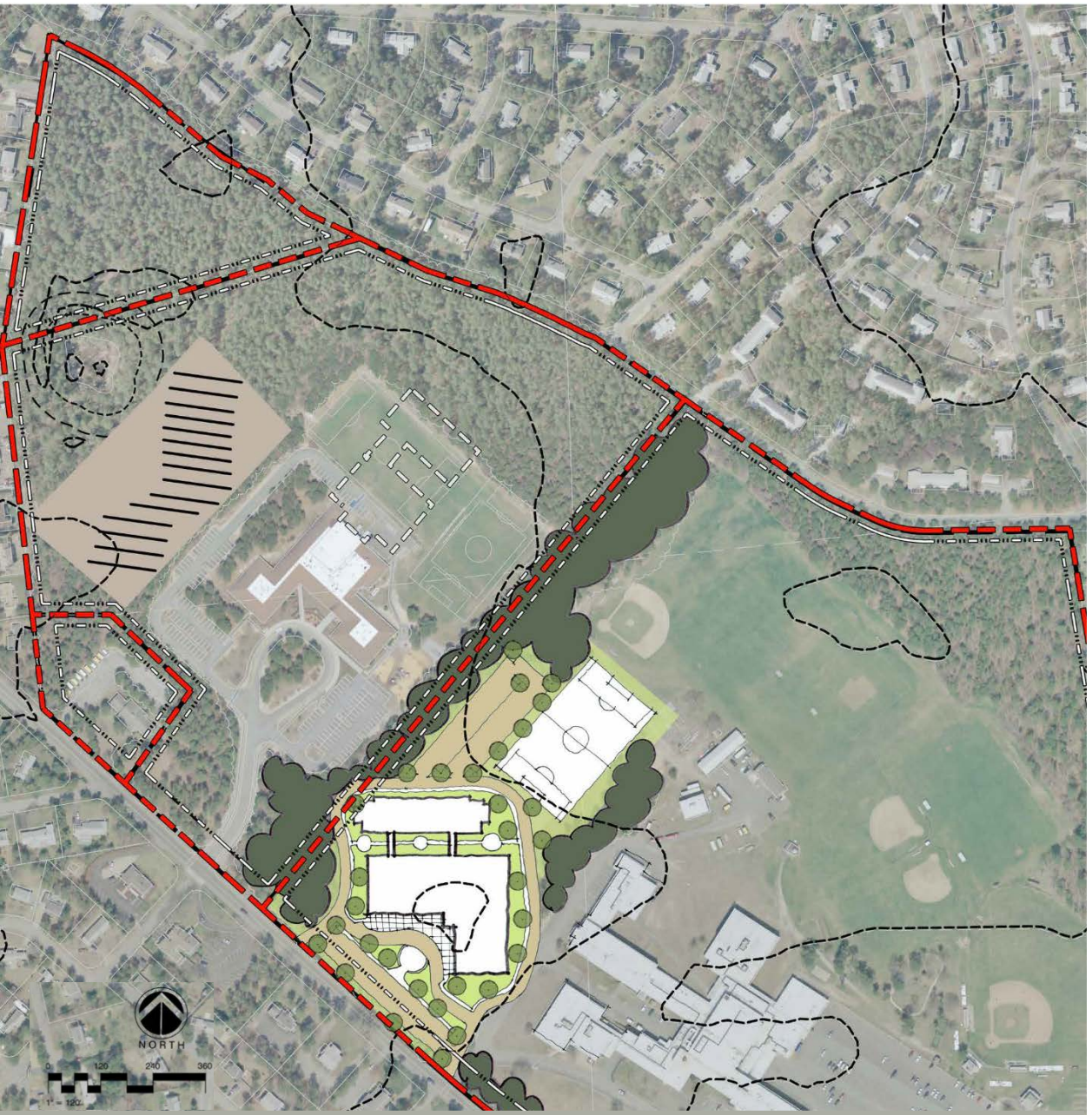
Campus setting; connects to HS + fields

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)

Relatively Flat Site, 70 acres (40 useable, 23 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

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



WR2 WIXON SITE ADD/RENO (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



M2 MATTACHEESE SITE ALL NEW (GR. 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



W2 WIXON SITE ALL NEW (GR. 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



S2 STATION AVE. SITE ALL NEW (GR. 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



S4 STATION AVE. SITE ALL NEW (GR. 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



S6 STATION AVE. SITE ALL NEW (GR. 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



G2 W. GREAT WESTERN ALL NEW (GR. 4-7)

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

Does address existing deficiencies at Wixon as outlined in SOI

Hilly, narrow access road and potential traffic issues

Extensive clearing required

Station Ave is more viable

X



MATTACHEESE SITE

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

Relatively Flat Site, 70 acres (40 useable, 23 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

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

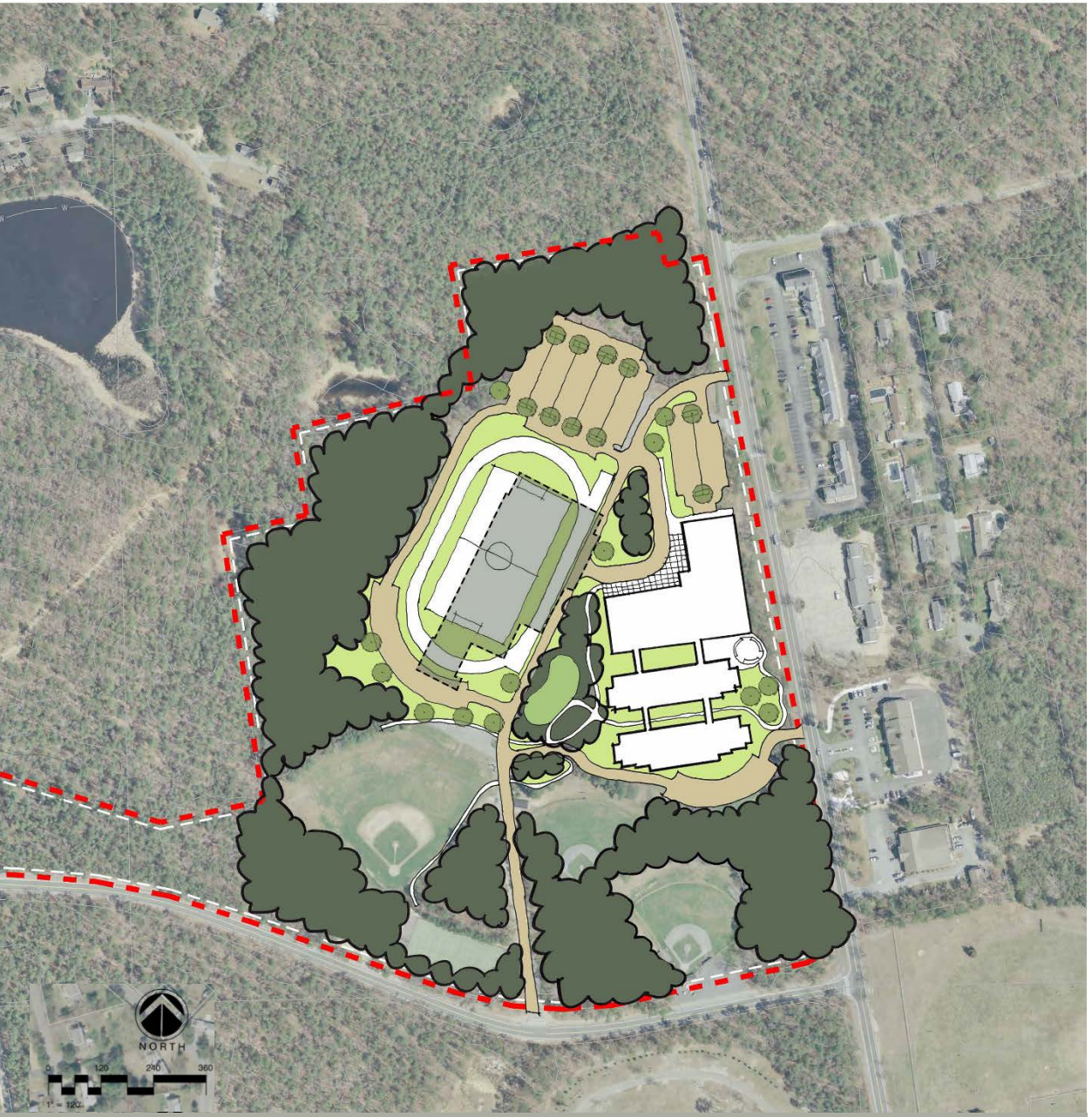
Virtually no impact to school

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

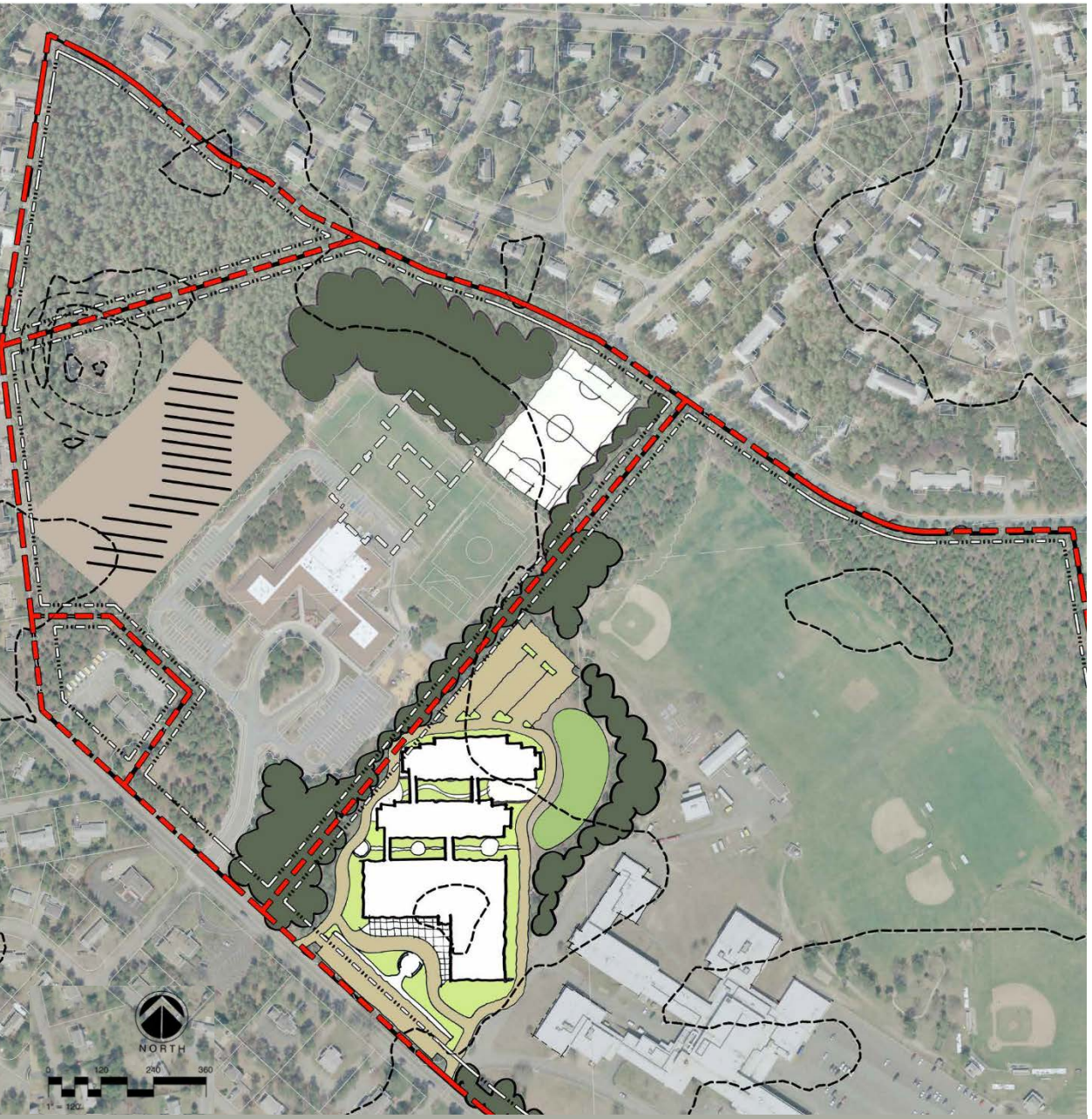
Does address existing deficiencies at Wixon as outlined in SOI

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

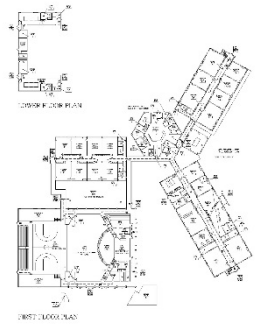
Centrally located

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

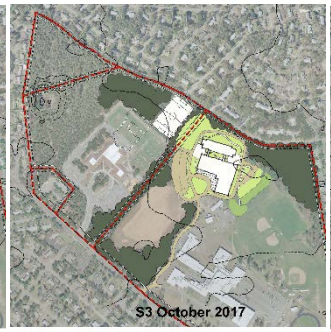
Centrally located

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

X

SCOPE - OPTIONS (940, GRADE 4-7)



MR2 MATTACHEESE SITE ADD/RENO (GR. 4-7)

Relatively Flat Site, 70 acres (40 useable, 23 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

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



WR2 WIXON SITE ADD/RENO (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



M2 MATTACHEESE SITE ALL NEW (GR. 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



W2 WIXON SITE ALL NEW (GR. 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



S2 STATION AVE. SITE ALL NEW (GR. 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



S4 STATION AVE. SITE ALL NEW (GR. 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



S6 STATION AVE. SITE ALL NEW (GR. 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



G2 W. GREAT WESTERN ALL NEW (GR. 4-7)

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

Does address existing deficiencies at Wixon as outlined in SOI

Hilly, narrow access road and potential traffic issues

Extensive clearing required

Station Ave is more viable

X

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

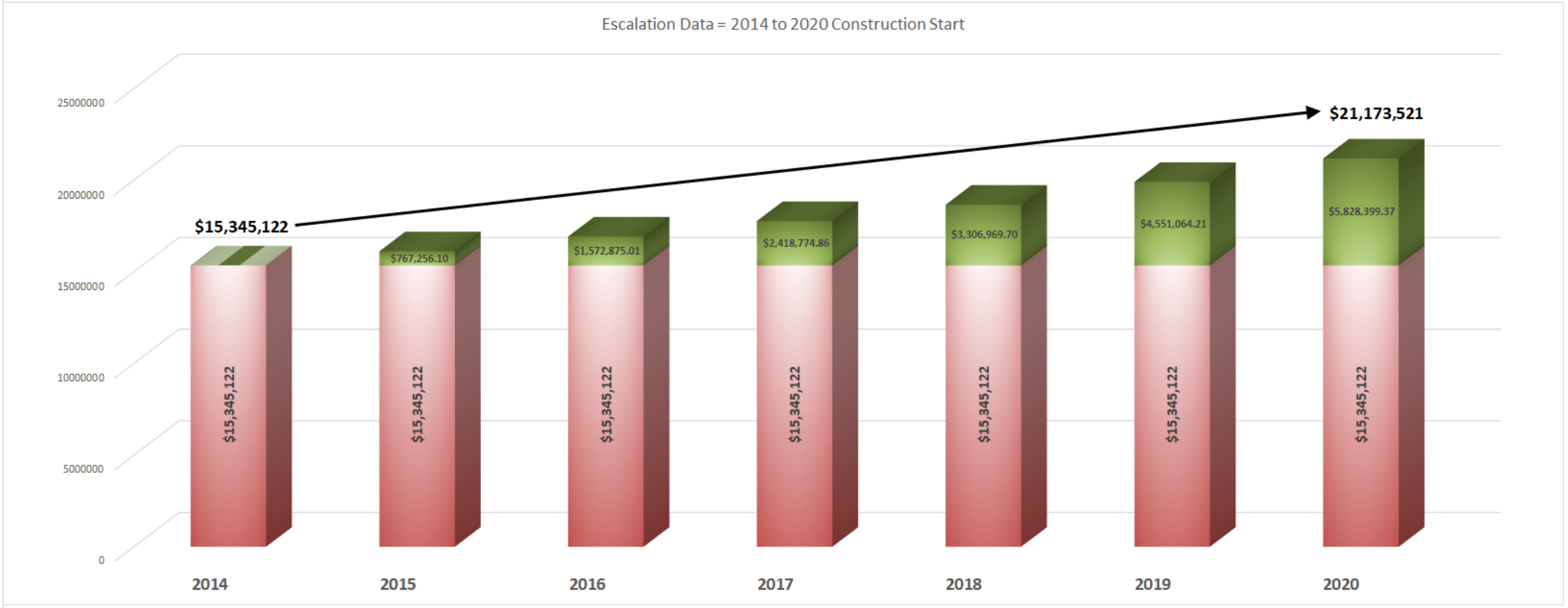
- All bathrooms are non-compliant – rooms and fixture locations are not accessible, rooms must be enlarged to be brought into compliance with current code, masonry walls need to be removed and re-built and entire areas reconfigured. **KBA report carries 108K, the cost for full compliance is roughly 40K 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 servery, 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 enviornmental 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

	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	$ 15,345,122	$ 15,345,122	$ 15,345,122	$ 15,345,122	$ 15,345,122	$ 15,345,122	$ 15,345,122
KBA 2013 Study	2020 Cost	$ 15,345,122	$ 16,112,378	$ 16,917,997	$ 17,763,897	$ 18,652,092	$ 19,896,186	$ 21,173,521



WIXON REPAIR SCOPE – PERKINS VS. KBA

5.21 CMR Section 3.3.1 (2/2)

AAB / MMAB Scope

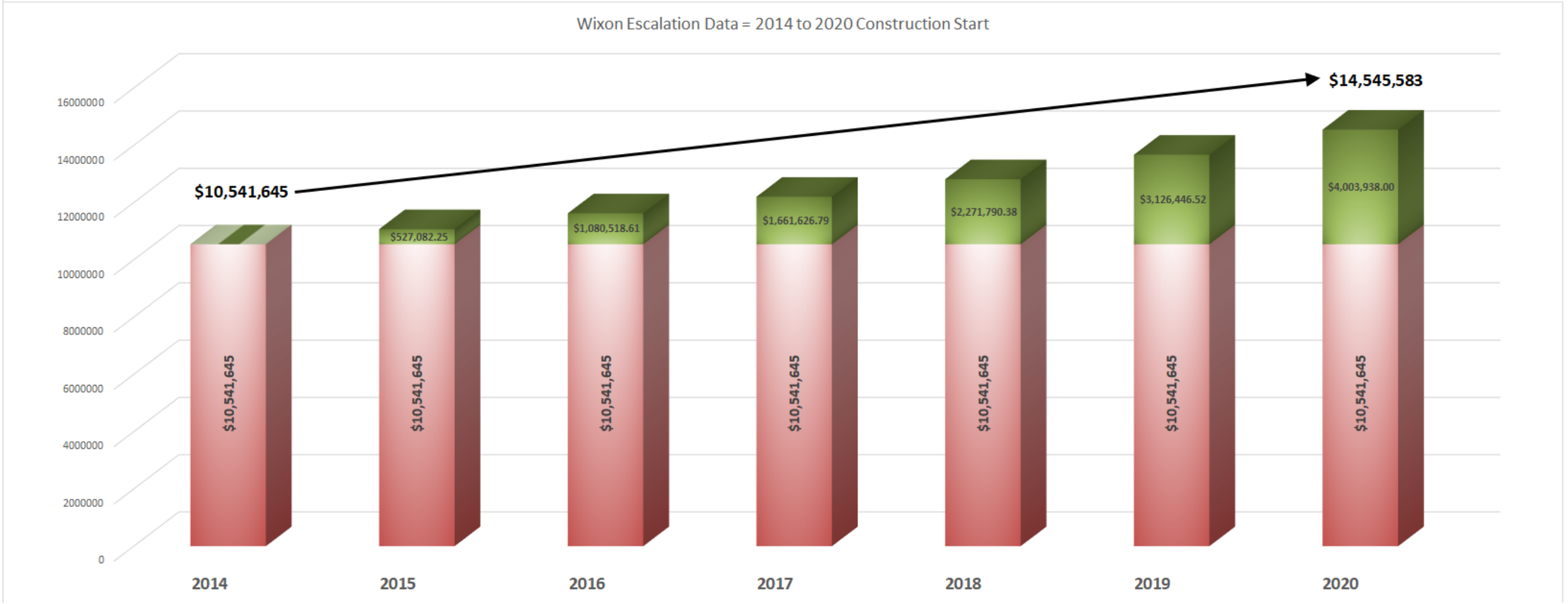
- All bathrooms are non-compliant – rooms and fixture locations are not accessible, rooms must be enlarged to be brought into compliance with current code, masonry walls need to be removed and re-built and entire areas reconfigured. KBA report carries 50K, the cost for full compliance is roughly 40K 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

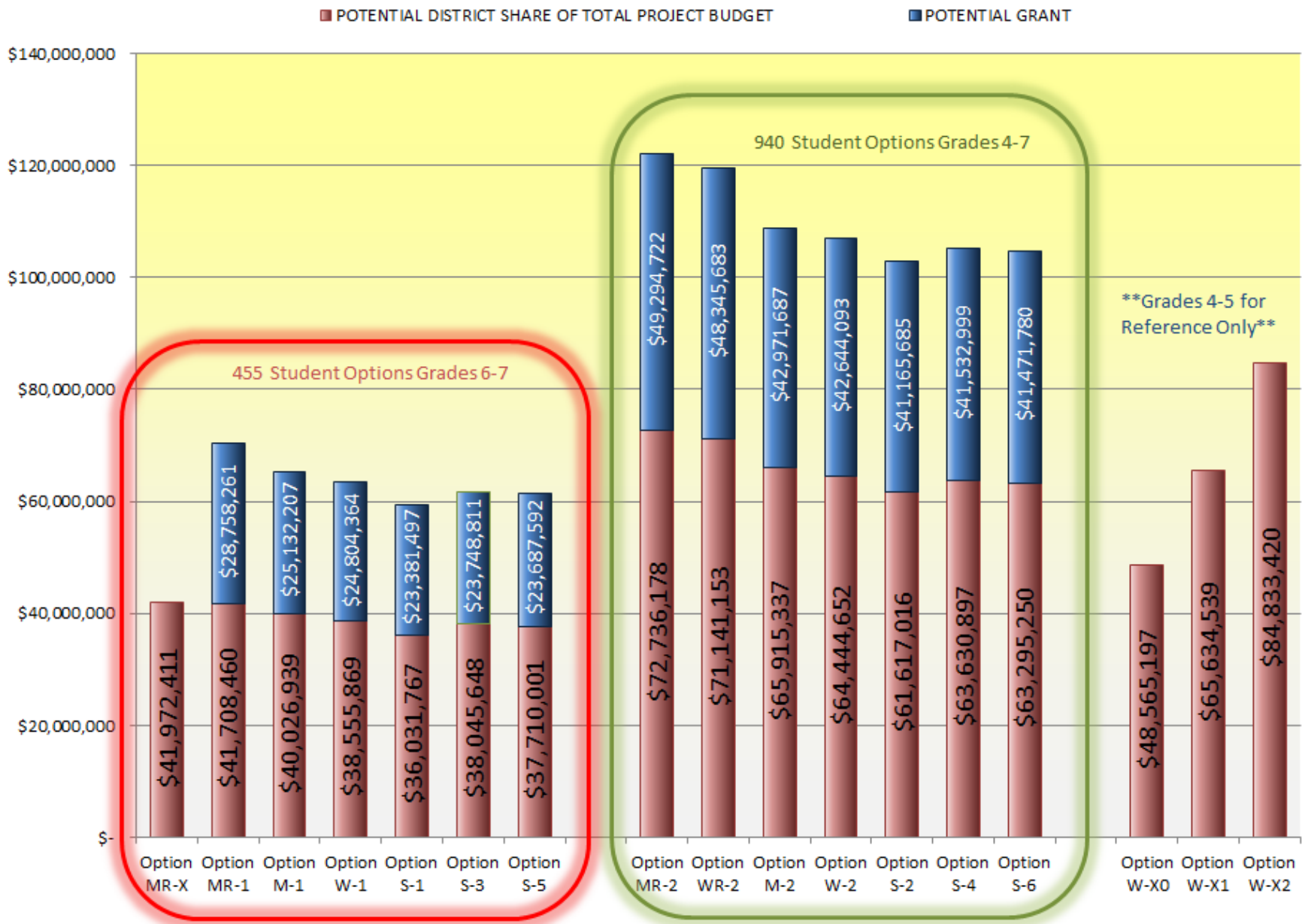
SECTION	SCOPE	KBA COST	PE COST	DELTA	COMMENTS
SITEWORK	Misc Site repairs, sidewalks, parking areas, additional curb cuts etc	$ 1,439,925.00	$ 990,817.00	$ 449,108.00	The KBA report carries significant funds for tennis court and running track repair but does not address the antiquated septic system - 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 enviornmental 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 cabintry 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 handrials and upgrades to guradrails** 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

	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
KBA 2013 Study	2020 Cost	$ 10,541,645	$ 11,068,727	$ 11,622,164	$ 12,203,272	$ 12,813,435	$ 13,668,092	$ 14,545,583



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 Assesment Subcommittee Meeting	Wednesday, May 23, 2018	
MSBA	MSBA Board of Directors Approval of PSR	Wednesday, June 27, 2018	