



**PERKINS —  
EASTMAN**

Photo courtesy of TripAdvisor



# **DENNIS-YARMOUTH SCHOOL PROJECT**

**JOINT DENNIS-YARMOUTH BOARD  
OF SELECTMEN  
DYRSD FINANCE COMMITTEE  
DYRSD SCHOOL COMMITTEE**  
November 6, 2017



**BIRCHWOOD  
DESIGN GROUP**



**newvistadesign**  
Envisioning 21<sup>st</sup> Century Schools



**PMA Consultants**



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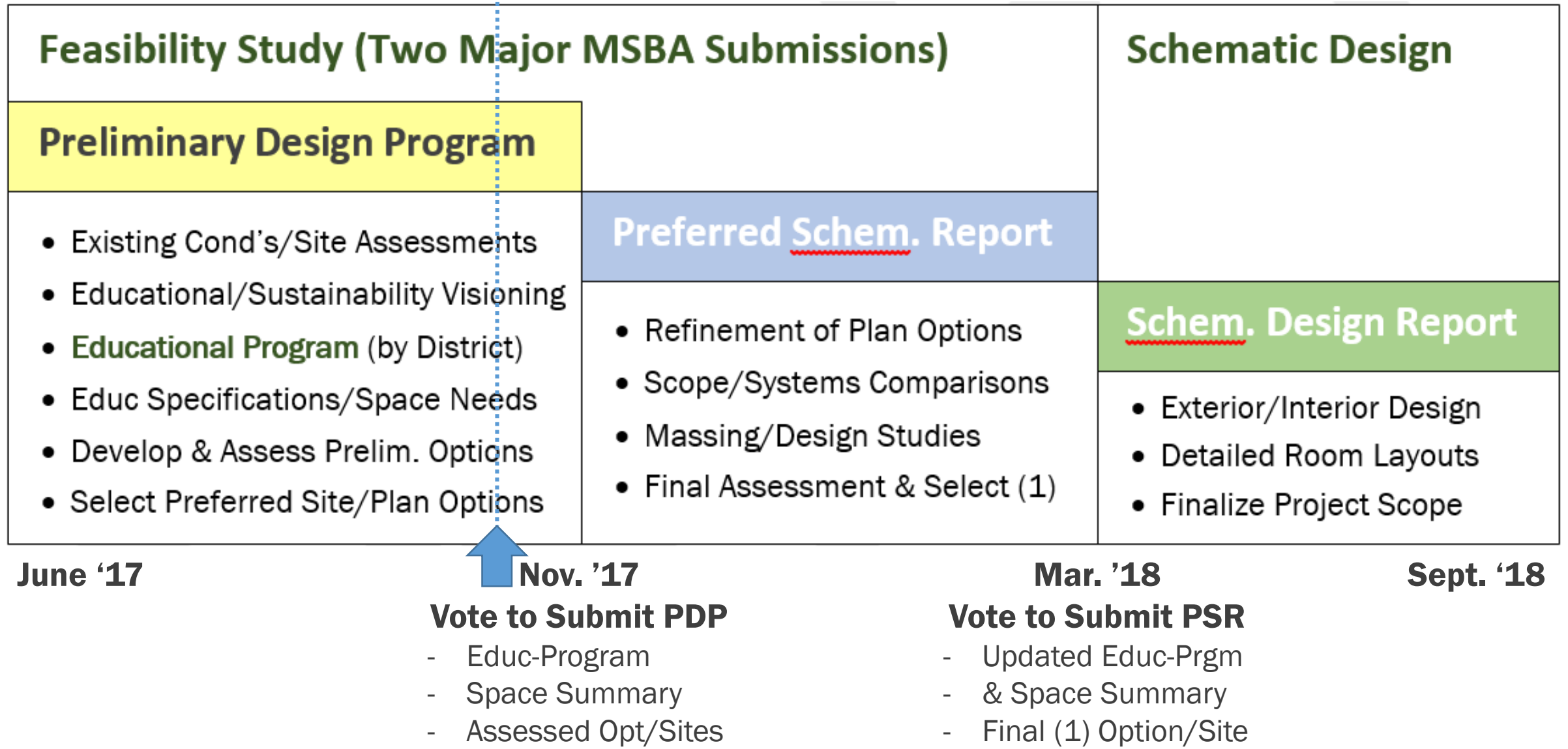
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## **AGENDA:**

- **PROCESS/SCHEDULE & SCOPE**
- **EXISTING CONDITIONS**
- **SBC/COMMUNITY/FACULTY NOTES**
- **EDUCATIONAL PLAN/VISION**
- **PRELIMINARY PROGRAM**
- **PLANNING OPTIONS**
- **RELATIVE COSTS**



# PROCESS/SCHEDULE



# PROCESS/SCHEDULE

Architect, PMA, District	"Kick-Off" Meeting with Designers	Thursday, June 15, 2017
Architect, PMA, District	Education Program Refined with Designer Input	Friday, October 6, 2017
Building Committee	Final Acceptance of Education Program	Friday, October 13, 2017
Architect, PMA, District	Preliminary Evaluation of Alternatives	Wednesday, October 18, 2017
Architect	Draft Initial Space Summary	Thursday, October 19, 2017
Architect, PMA, District	Cost & Schedule Analysis of PDP Alternatives	Wednesday, November 8, 2017
Architect, PMA, District	Final Evaluation of Alternatives	Wednesday, November 15, 2017
Building Committee	Recommend Preferred Solution (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





### Separate Schools (w/ Focus on MMS Now)

- **Maintains Small School Experience**
- **Keeps 2 Auditoriums + More Gym Space**  
(accommodates separate town venues)
- **Less Cost Now, More Later**
- **More Transitions for Students**
- **Short-Term Inequity** (both schools in need)
- **Operationally Inefficient**

## SCOPE – CONFIGURATION/SIZE

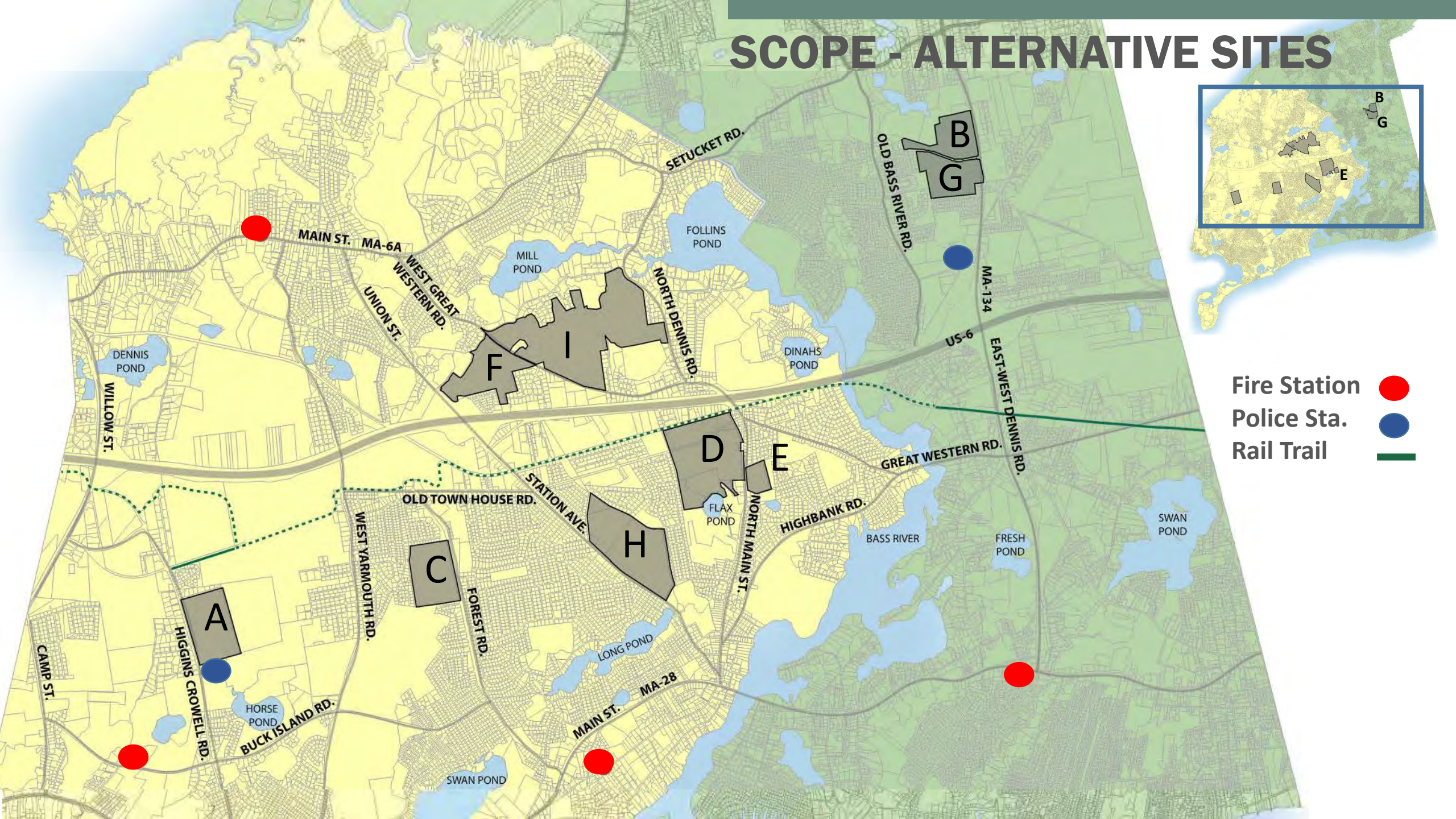


### Combined School (addresses MMS+WIS now)

- **Larger School** (would need scaled feel)
- **Age Range May Warrant Separate Zones**
- **Potential for Student Mentoring**
- **Longer Span for Student/Teacher/Parent Familiarity, Relationships & Involvement**
- **Fosters Continuity of Curriculum**
- **Improved Access to Support/Services**
- **May Include Staggered Schedules/Busing**

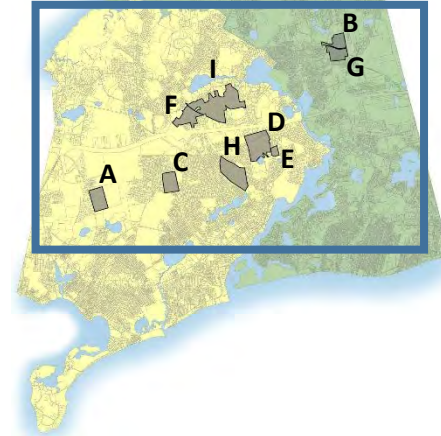


# SCOPE - ALTERNATIVE SITES





# SCOPE – ALTERNATIVE SITES



	A	B	C	D	E	F	G	H	I
	Existing Site (Mattachinee)	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
<b>CONSIDERATIONS</b>									
<b>SITE / LOCATION</b>	<b>Y</b>	<b>D</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>D</b>	<b>Y</b>	<b>Y</b>
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
<b>COST FACTORS</b>									
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**	
<b>RECREATIONAL IMPACT</b>									
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



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# SITE A - EXISTING MATTACHEESE



	Req.	Exist.
Zone	R-40	Educ.
- Front	30ft	257ft
- Side	20ft	325ft
- Rear	20ft	50ft
Max Ht	35 Ft	<35ft
Septic Tanks Behind Each Wing		

Aquifer Protection Overlay  
(migratory birds, long eared bat)

- PROPERTY LINE & SETBACK
- EXISTING BUILDINGS
- EXISTING FIELDS
- EXISTING PARKING
- SOLAR FIELD
- VEHICULAR CIRCULATION
- WETLANDS
- 50' WETLAND BUFFER
- 100' WETLAND BUFFER

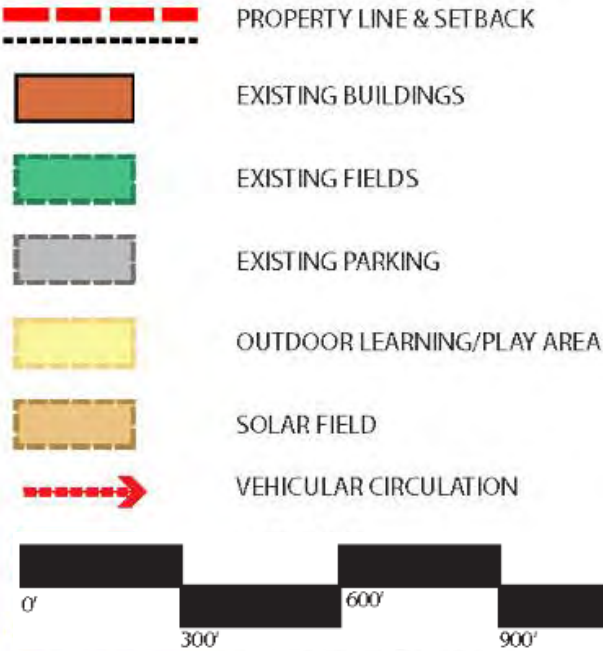




# SITE B - EXISTING WIXON



	Req.	Exist.
Zone	R-40	Educ.
- Front	50ft	-
- Side	25ft	-
- Rear	25ft	-
Max Ht	42 Ft	<42ft
Septic Field West of Building		
Med Wind Facility Overlay		
Wellhead Protection (N+W Side)		
Old King Hgwy Historic Overlay		



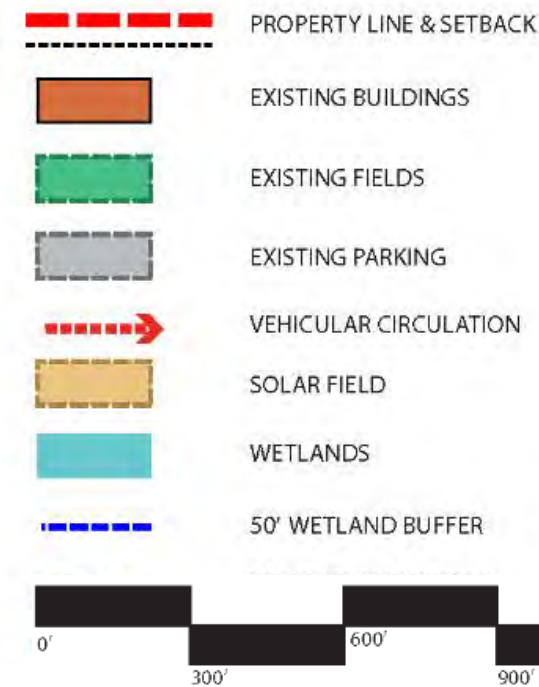


# SITE H - 286 STATION AVE



	Req.	Exist.
Zone	R-40	Educ.
Setbacks:		
- Front	30ft	257ft
- Side	20ft	325ft
- Rear	20ft	50ft
Max Ht	35 Ft	<35ft

Sewage Plant Behind High School  
Aquifer Protection Overlay

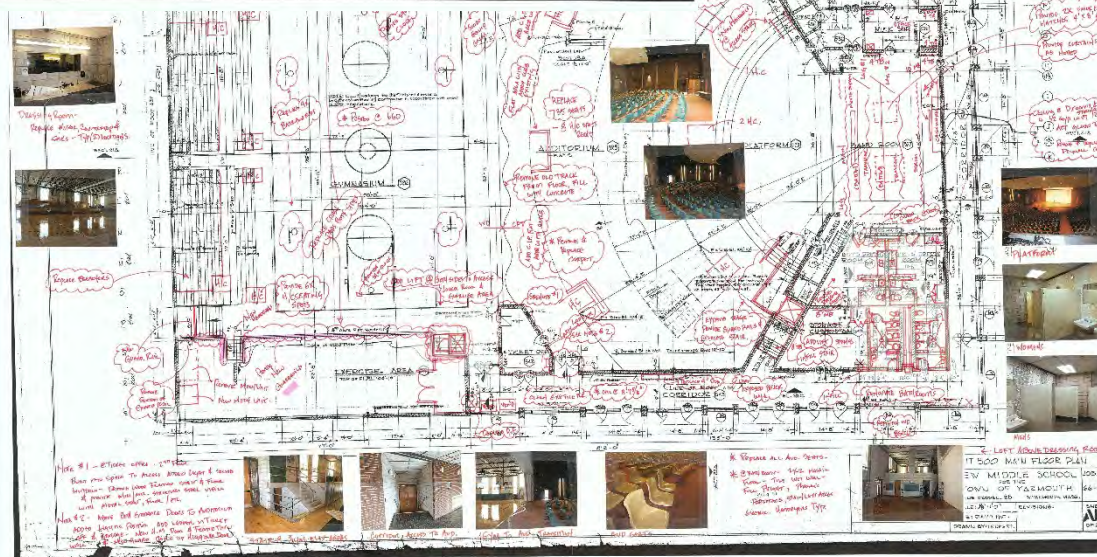
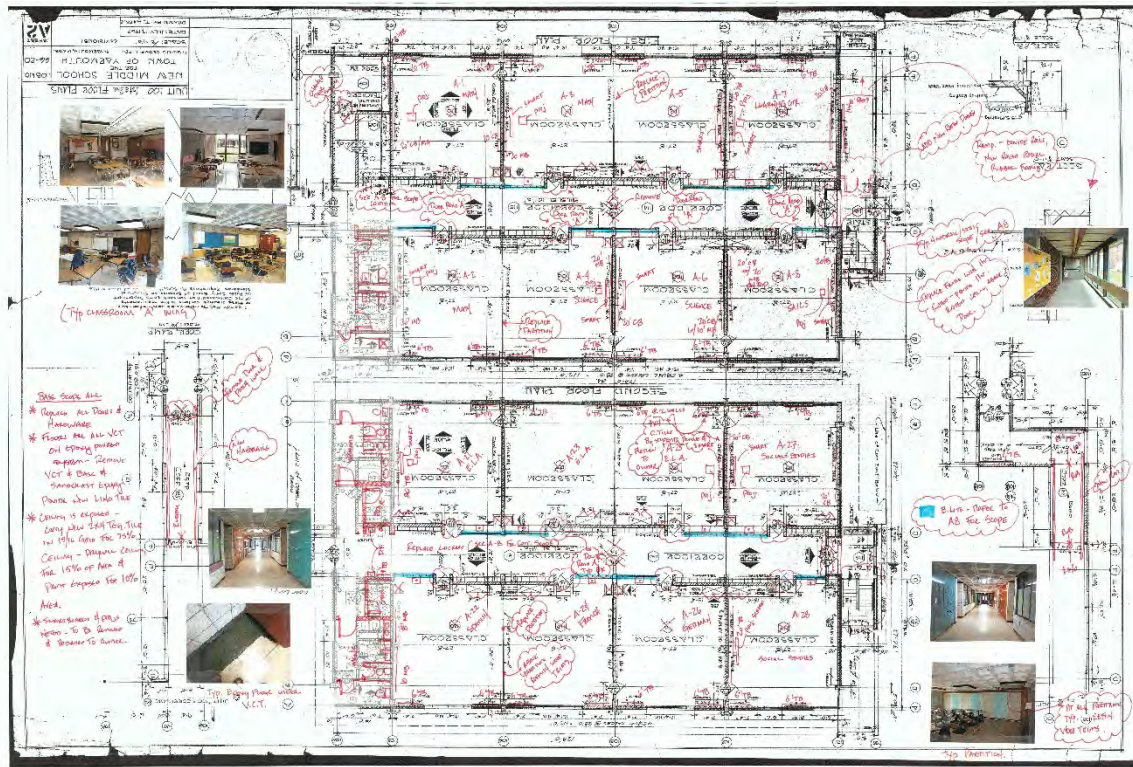




# EXISTING CONDITIONS - MMS

## MAJOR ISSUES – INTERIOR

- 80% OF ENTRY DOORS TO CLASSROOMS NOT ACCESSIBLE
- RESTROOMS NOT ACCESSIBLE
- FLOOR TO FLOOR AT 8'-8" – CURRENT SYSTEM UV WITH EXHAUST FAN
- LOCKER ROOMS NOT ACCESSIBLE
- GYM BLEACHERS NOT ACCESSIBLE
- NO ACCESSIBLE SEATING AT AUDITORIUM
- STAGE / PLATFORM NOT ACCESSIBLE
- HAZARDOUS MATERIALS
- EXIT STAIRS
  - NOT RATED / ENCLOSED
  - HANDRAILS AND GUARDS
  - OPEN TREADS

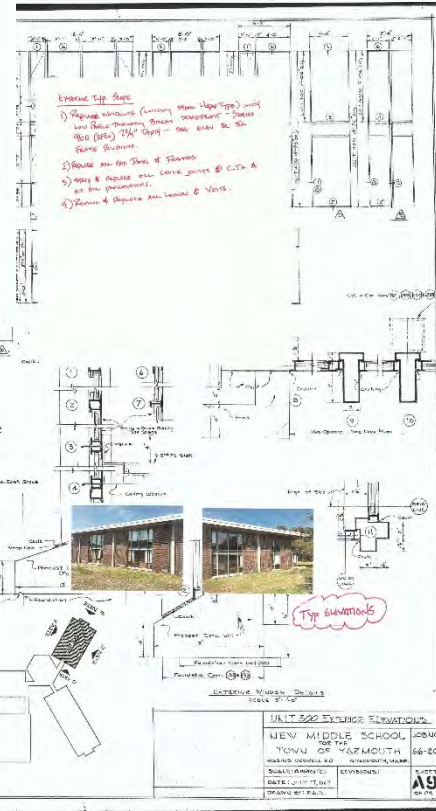
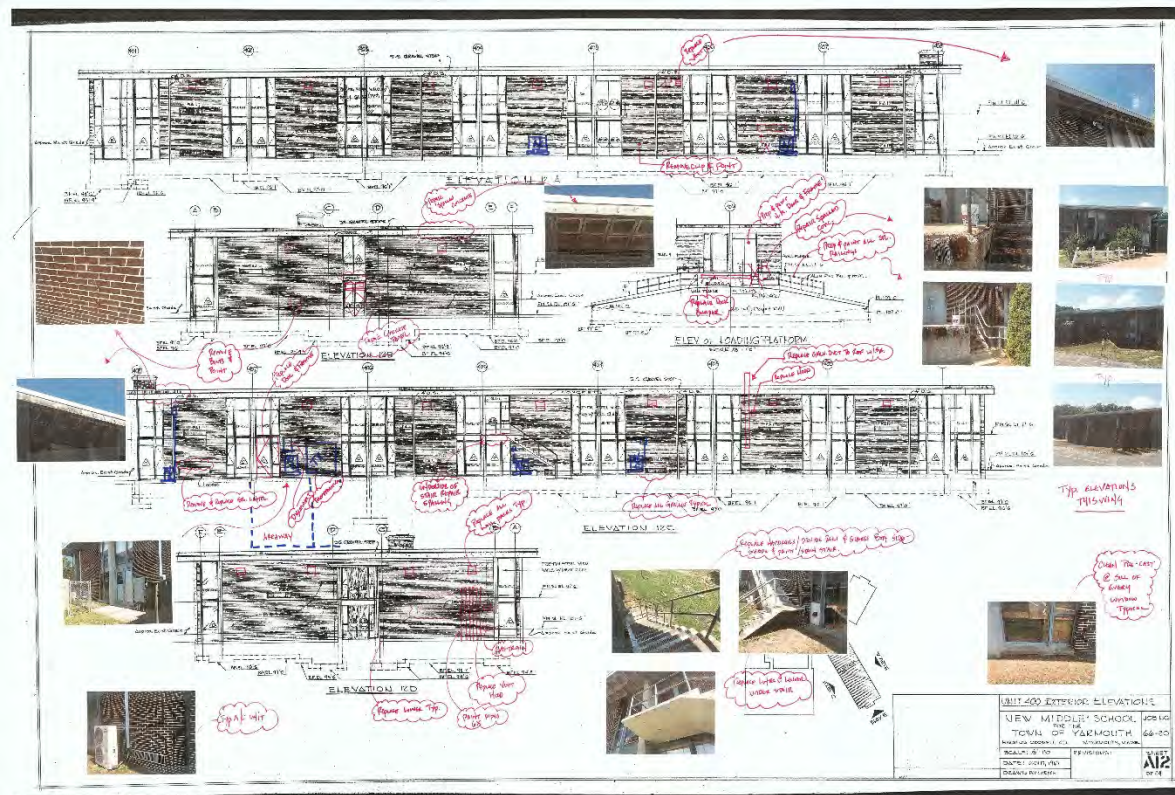




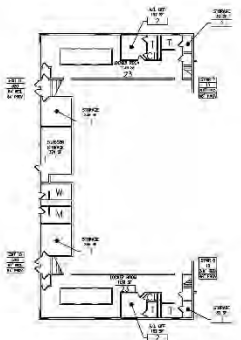
# EXISTING CONDITIONS

## MAJOR ISSUES – EXTERIOR

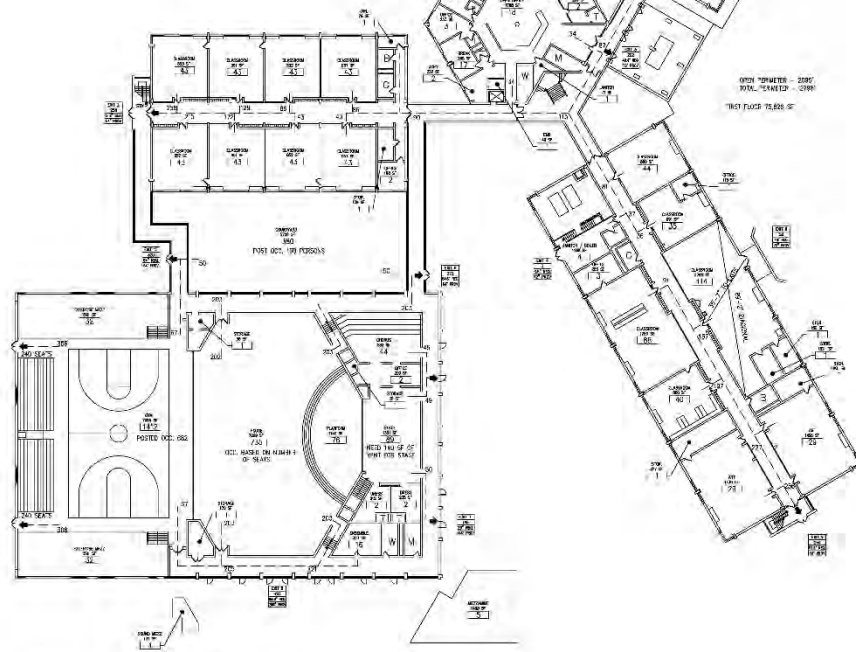
- WINDOWS AND DOORS – SINGLE PANE GLASS AGED AND INEFFICIENT
- EXTERIOR ENVELOPE INEFFICIENT
- SPALLED CONCRETE AT EXPOSED FASICA AND BASE OF BUILDING
- EXPOSED TECTUM DAMAGED
- ROOF – 15 YEARS INSTALLED 1996
- EXTERIOR STAOIRS BEING USED FOR EGRESS – HANDRAILS AND GUARDS DO NOT MEET CURRENT CODE
- KALWALL AND HOLLOW METAL ASSEMBLIES ARE BEYOND USEFUL LIFESPAN



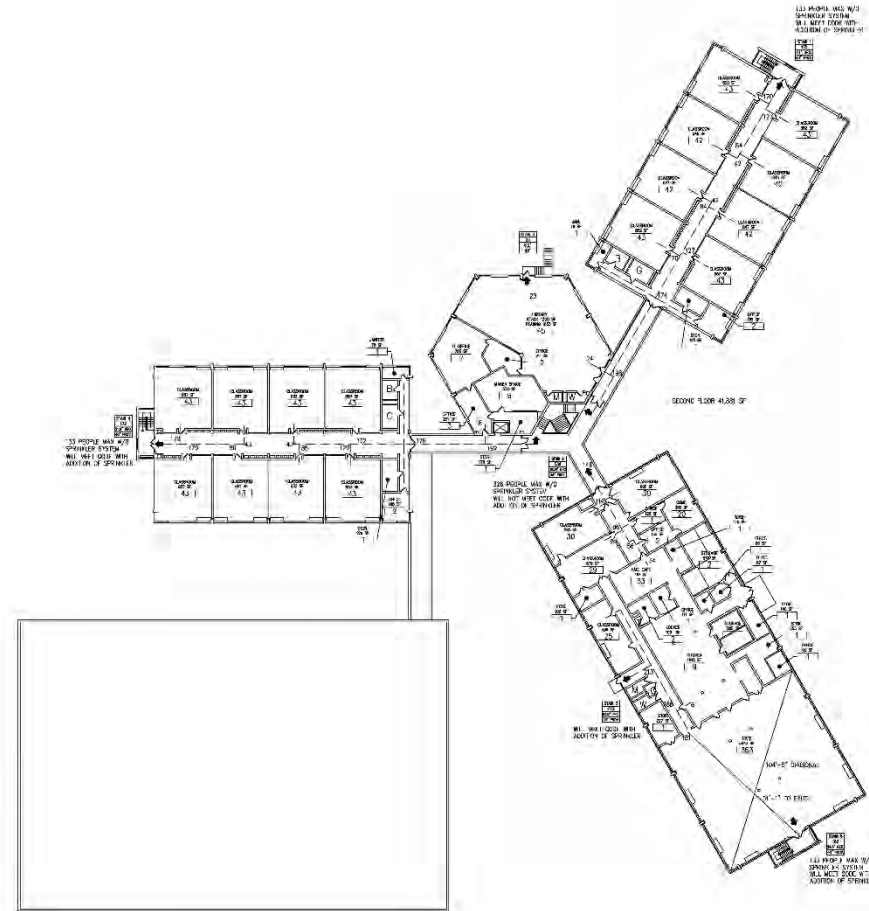
# EXISTING CONDITIONS - CODE



LOWER FLOOR PLAN



FIRST FLOOR PLAN

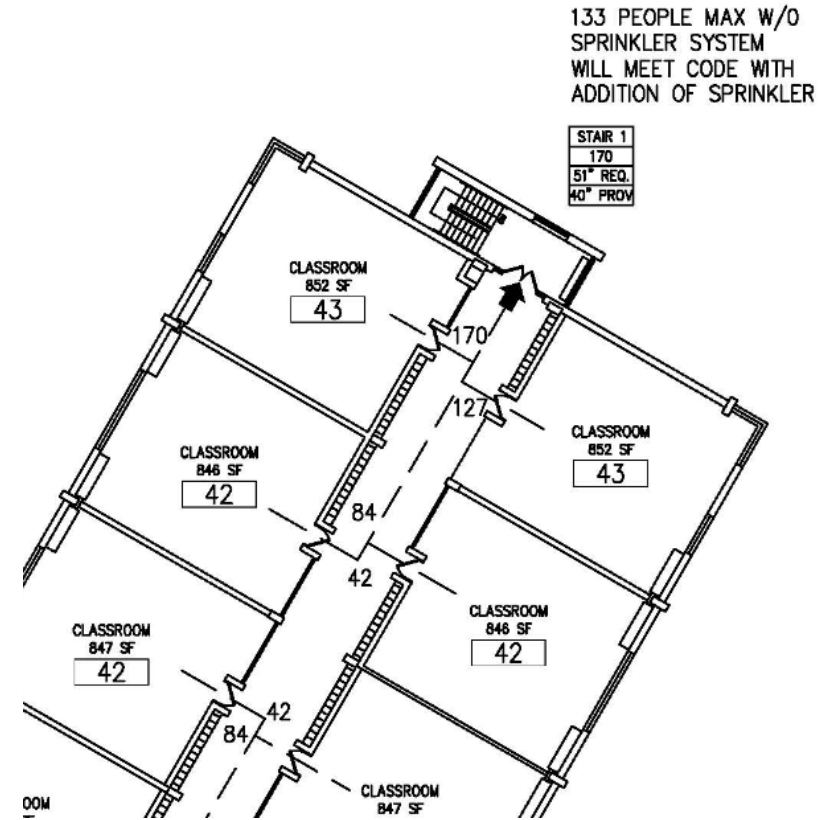
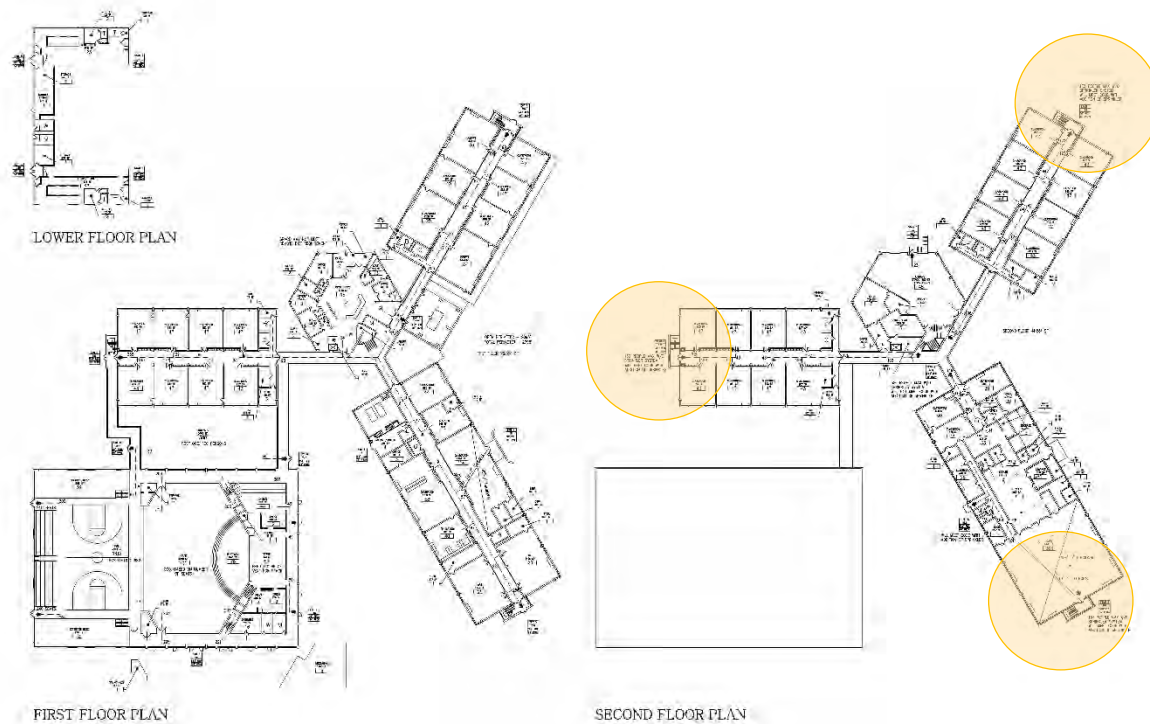


SECOND FLOOR PLAN

- **CONSTRUCTED - 1969**
- **CONSTRUCTION TYPE - 2B**
- **TOTAL SQUARE FOOTAGE - 121,280**
- **ASSESSED VALUE - \$10,402,400**
- **AREA PER FLOOR - 21,750 - EXSITING NON CONFORMING**



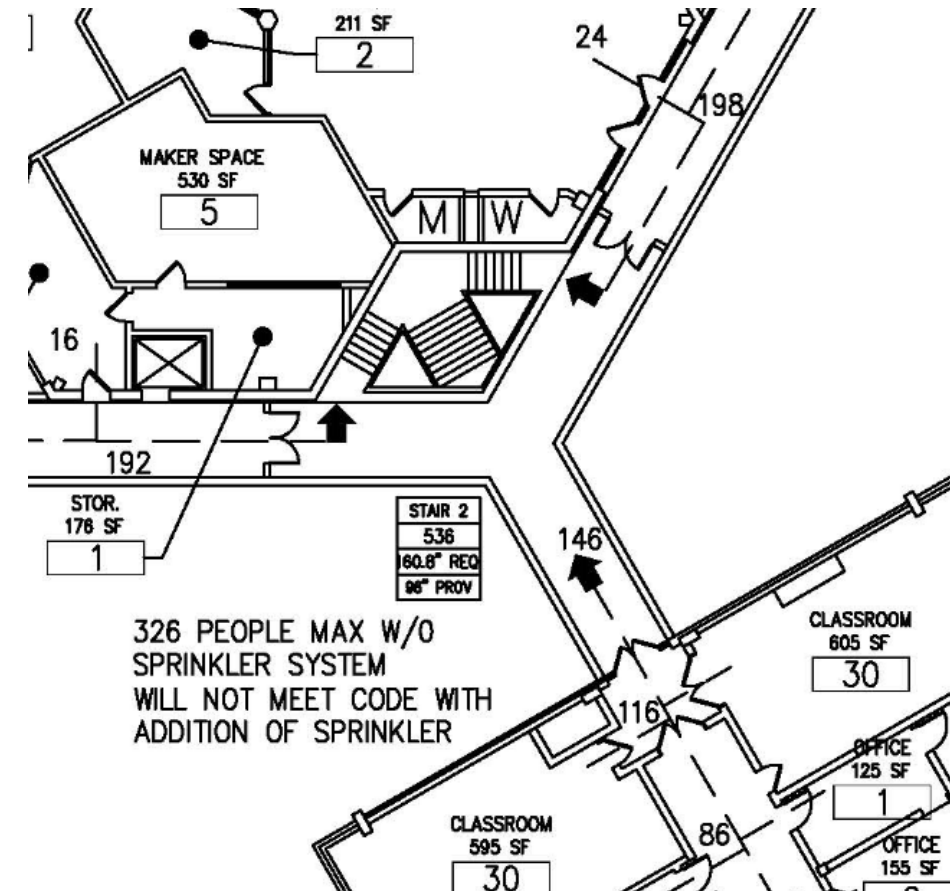
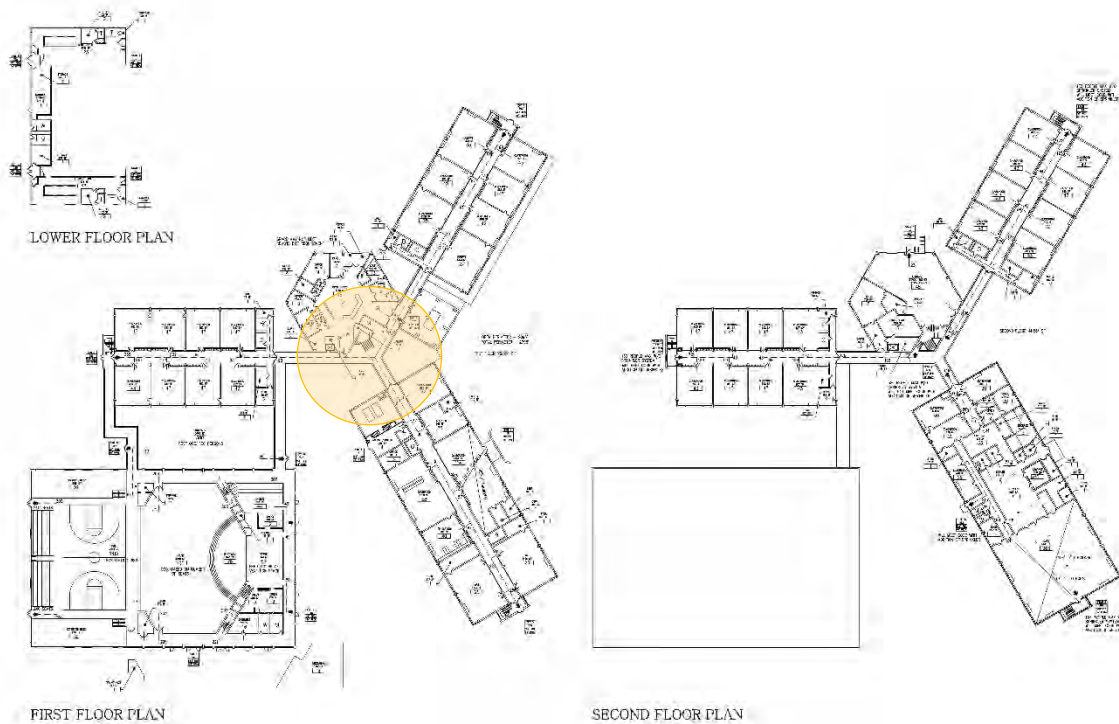
# EXISTING CONDITIONS - CODE



## SECOND FLOOR CLASSROOM WING EGRESS

- AS BUILT THE EGRESS STAIRS AT THE ENDS OF THE CLASSROOM WINGS DO NOT PROVIDE ADEQUATE EGRESS WIDTH TO SUPPORT FULL OCCUPANCY

# EXISTING CONDITIONS - CODE

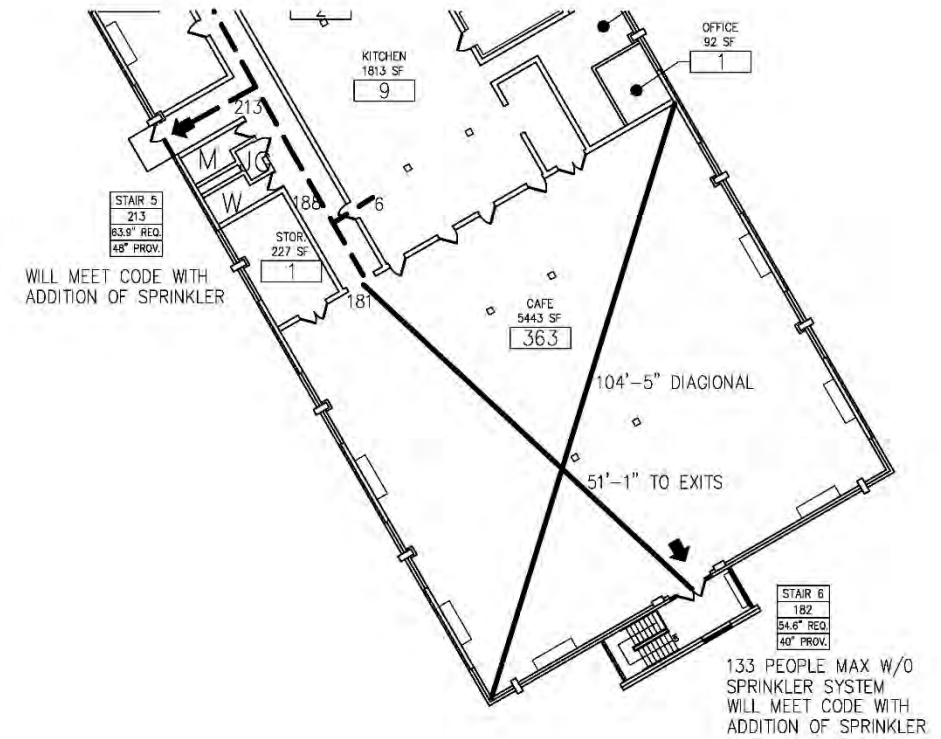
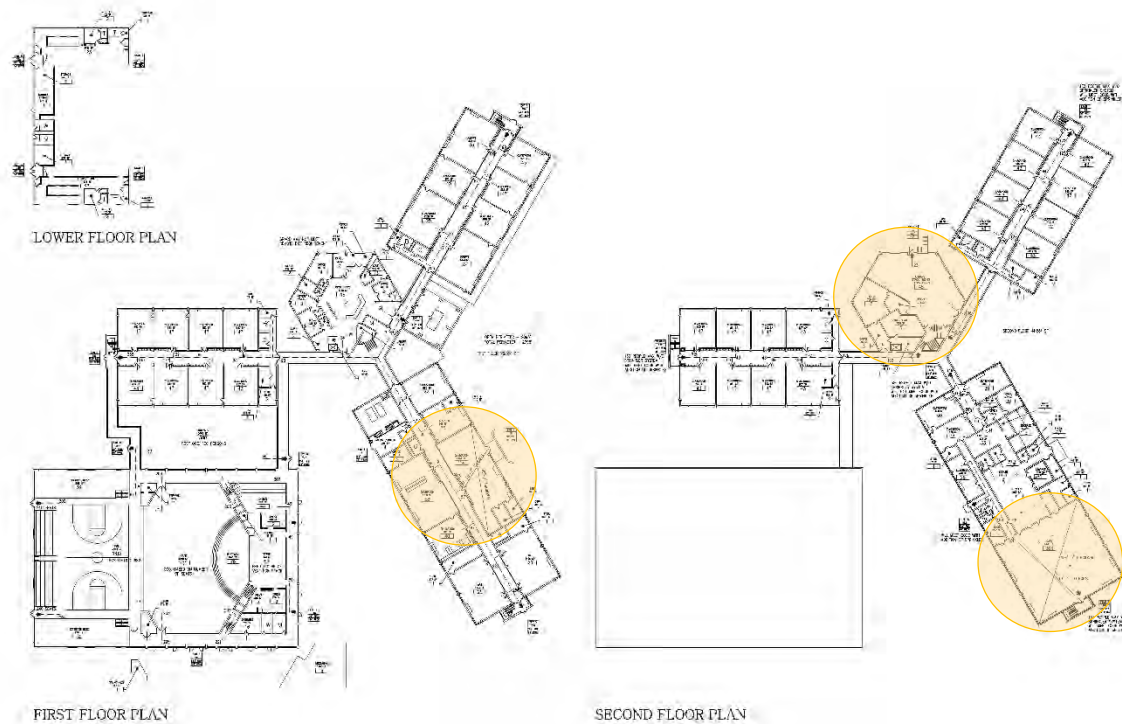


## CENTRAL STAIR

- THE BUILDINGS CENTRAL STAIR IS NOT OF A WIDTH THAT IS ADEQUATE TO SUPPORT THE OCCUPANT LOAD - THE STAIR IS ALSO NOT SEPERATED APPROPRIATELY



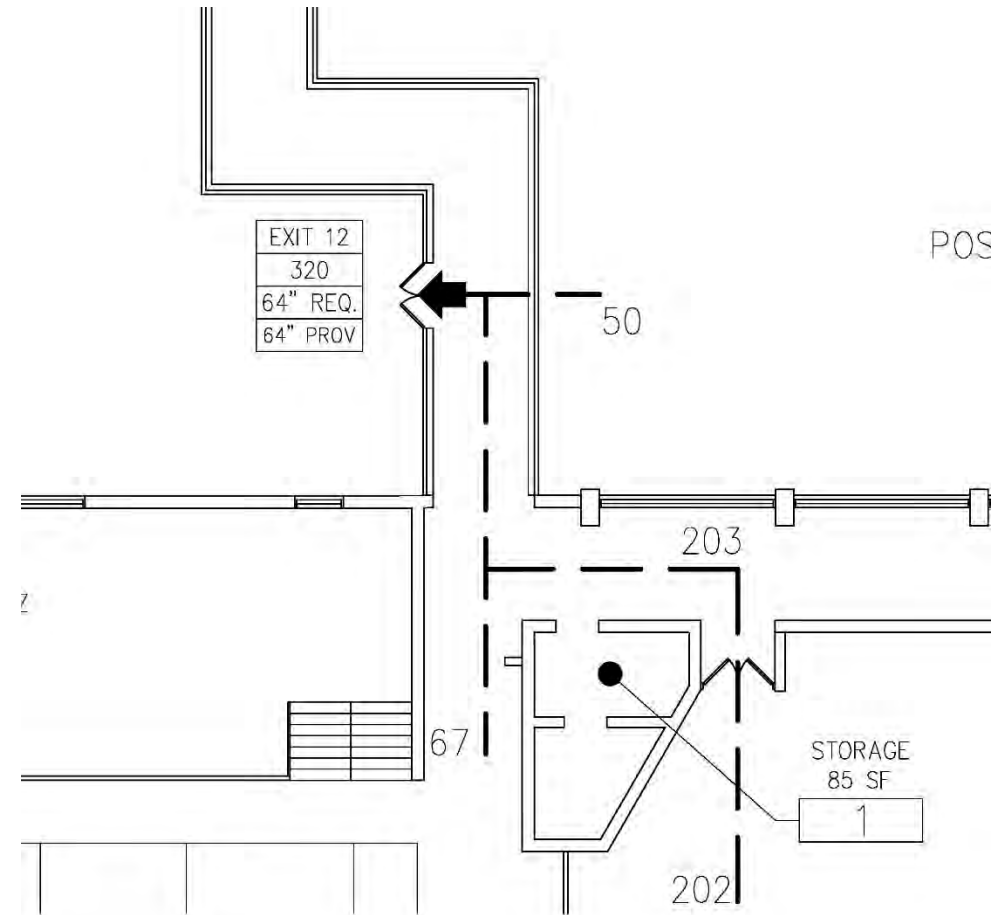
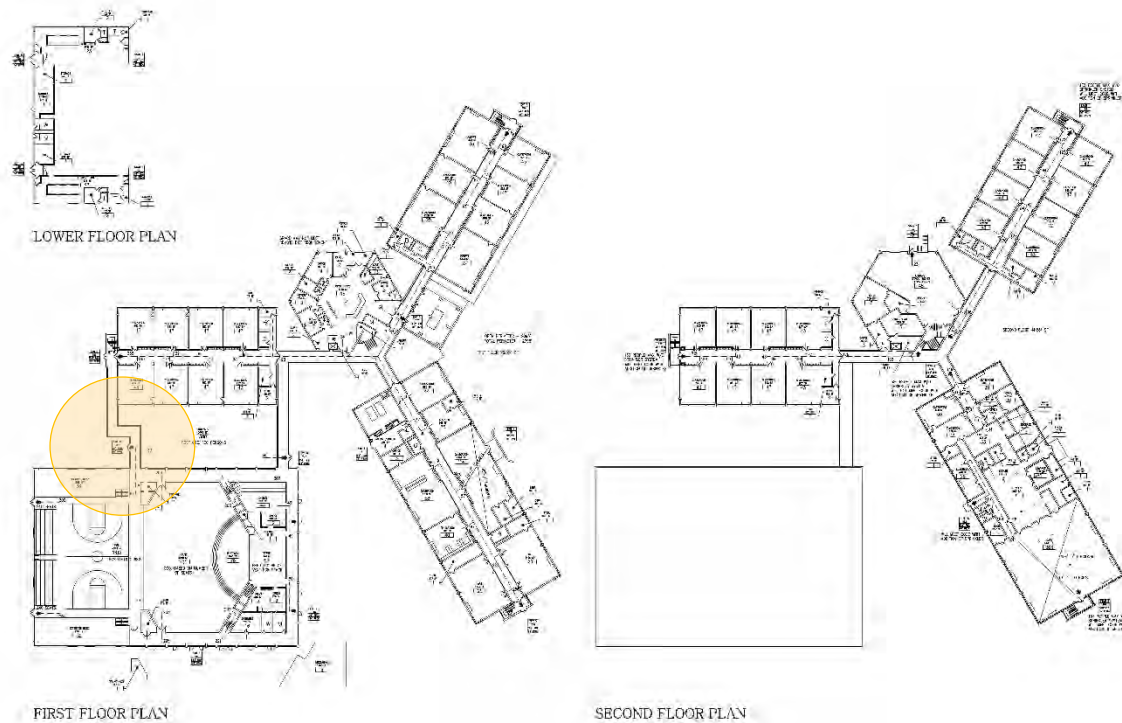
# EXISTING CONDITIONS - CODE



## EXIT REMOTENESS

- (3) SPACES, LIBRARY, CAFÉ AND ORIGINAL TECH LAB NOT CURRENTLY IN COMPLIANCE WITH 1015.2.1

# EXISTING CONDITIONS - CODE



## EXIT PINCH POINT

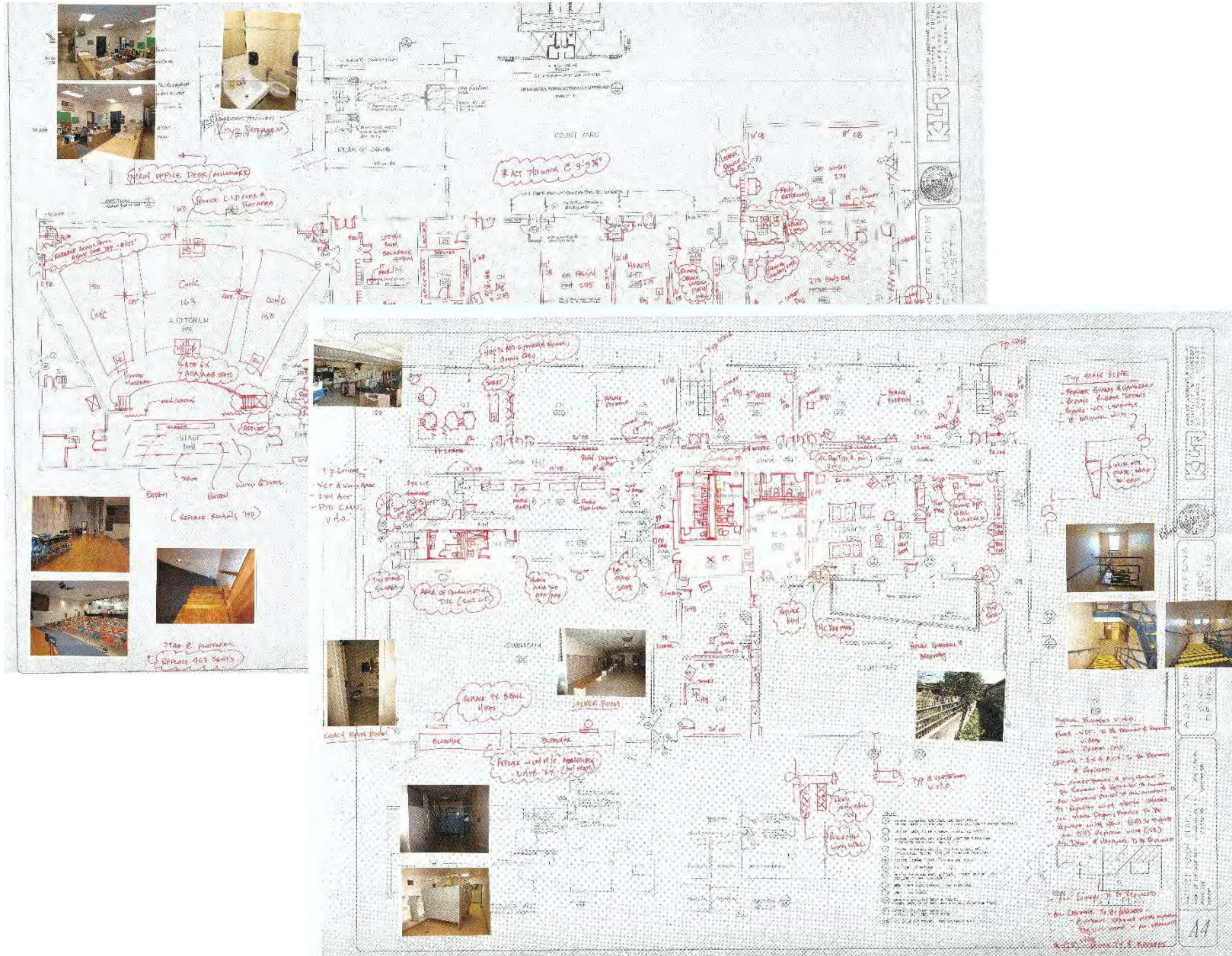
- AT THE COURTYARD NORTH EXIT – THE EXISTING EXIT, ORIGINALLY A DOUBLE DOOR IS NOW A SINGLE DOOR, WITH THE ORIGINAL OPENING THE SPOT IS AN EXIT CONVERGENCE ISSUE – SERVING THE COURTYARD, GYM AND AUDITORIUM WITH A SINGLE DOOR LEAF



# EXISTING CONDITIONS - WIXON

## MAJOR ISSUES – INTERIOR

- 80% OF ENTRY DOORS TO CLASSROOMS NOT ACCESSIBLE
- RESTROOMS NOT ACCESSIBLE
- LOCKER ROOMS NOT ACCESSIBLE
- GYM BLEACHERS NOT ACCESSIBLE
- NO ACCESSIBLE SEATING AT AUDITORIUM
- STAGE / PLATFORM NOT ACCESSIBLE
- LIBRARY RAMPS
- EXIT STAIRS
  - HANDRAILS AND GUARDS
  - TREADS AT ORIGINAL BUILDING – NON-COMPLIANT NOSINGS
- CONSTRUCTED – 1969 – ADD 1990
- CONSTRUCTION TYPE - 2B
- TOTAL SQUARE FOOTAGE – 117,901
- ASSESSED VALUE - \$5,096,600
- AREA PER FLOOR – 22,563 – EXSITING NON CONFORMING

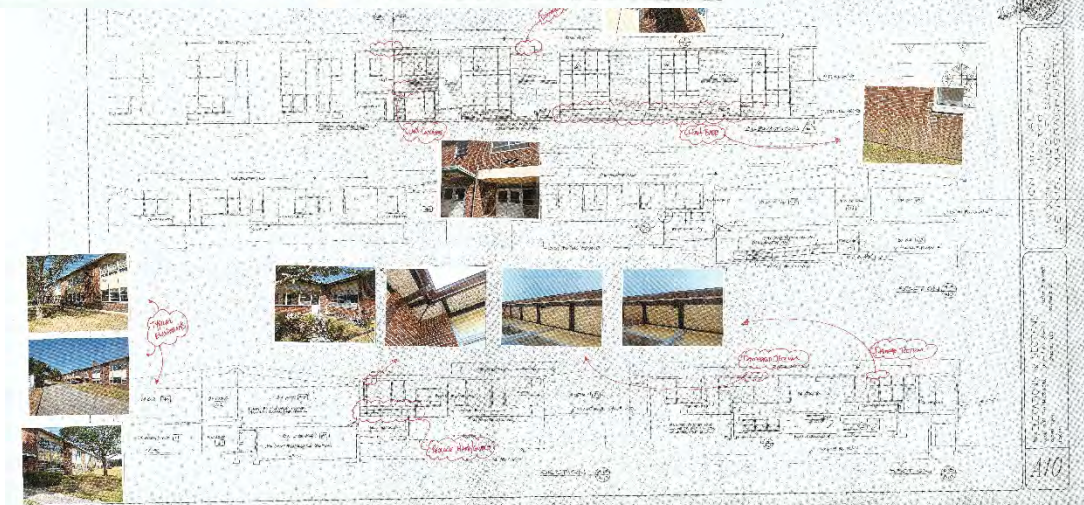
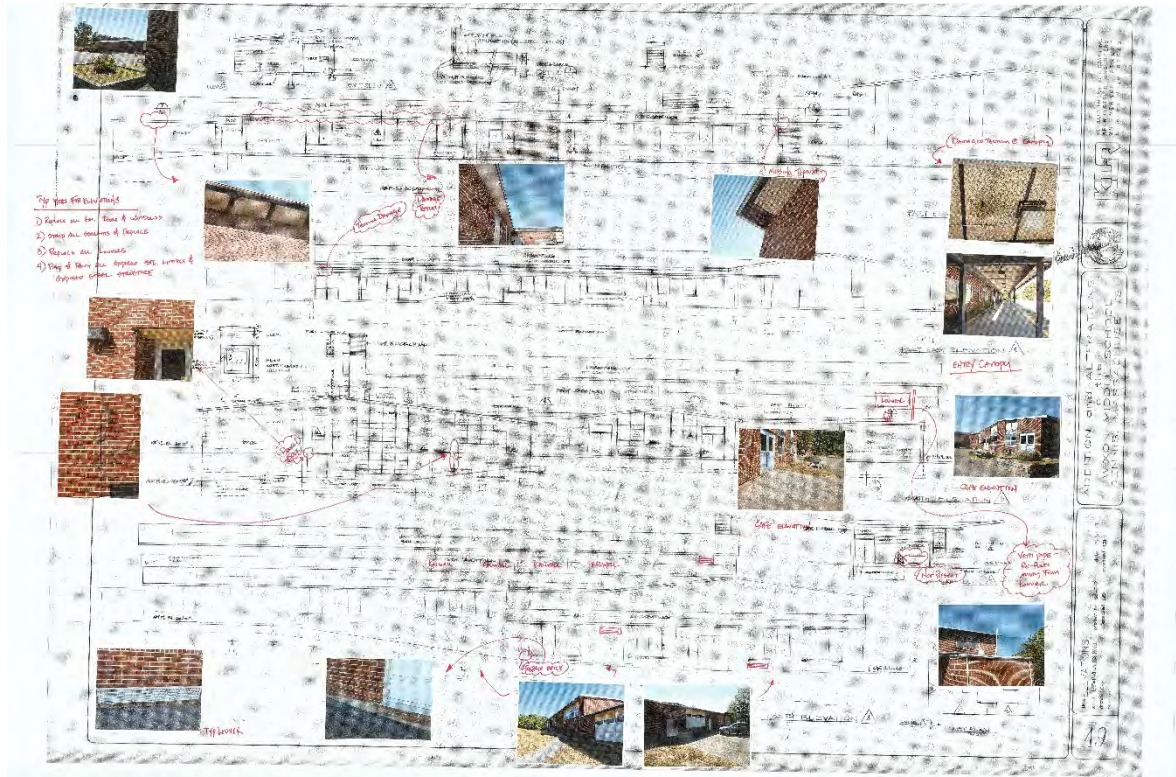




# EXISTING CONDITIONS - WIXON

## MAJOR ISSUES – EXTERIOR

- EXPOSED TECTUM DECK DAMAGE
- DOORS, WINDOWS AND LOUVERS AT ORIGINAL BUILDING AT THE END OF USEFUL LIFE
- ROOF AT END OF USEFUL LIFESPAN







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## **What's Wrong with MMS/WIS:**

**Failing Building Systems**

(Acoustics/Lighting/HVAC)

**Accessibility – Repairs**

**Doesn't Meet Space Needs**

**Not Flexible/Adaptable Spaces**

**Different Educ Model & Delivery**

**Not Enough Science/Tech**

**Not Enough Storage For Students'**

**Limited Tech Due To Ceilings/Walls**

**Inefficient**

**Smaller Area In 1 Building**

## **SBC NOTES**

### **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**

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?

COMMUNITY THOUGHTS

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?



## 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

# FACULTY THOUGHTS

INDOOR/OUT CONNECTIONS

SMALL SCHOOL EXPERIENCE

COMMUNITY USE SPACES

LARGE CLASSROOM AREAS

SMALL GROUP AREAS

FLEXIBILITY

COMFORT

DAYLIGHT & VIEWS

TECHNOLOGY RICH



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Photo courtesy of TripAdvisor

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# VISIONING OUTCOMES

## GUIDING PRINCIPLES

1. **School and Community Learning Center** (82 votes)
2. **Whole Child** (51 votes)
3. **Adaptability and Evolution** (43 votes)
4. **Sustainability** (52 votes)
5. **Small School Feel, Large School Pride** (31 votes)
6. **Safety** (20 votes)

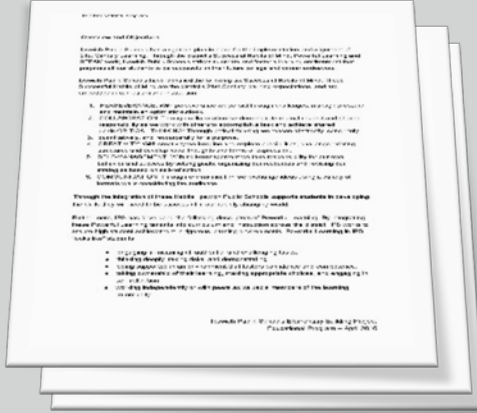
## DESIGN PATTERNS

- **Academic Neighborhoods** (25 votes)
  - Neighborhood Pods
  - Functional Team Spaces
- **Outdoor Learning Spaces** (20 votes)
  - Outdoor Connections
  - Welcoming Outdoor Spaces
  - Outdoor Learning
  - Community Gathering
- **Community Access** (20 votes)
  - Community Integration
- **Flexible and Agile Spaces** (15 votes)
  - Adaptable Spaces
  - Modular Furniture
- **Seamless Technology** (15 votes)
- **Common Spaces** (15 votes)
  - Breakout Spaces
  - Kids and Adults
  - Eddies
- **Transparency** (10 votes)
  - Subtle Security
- **Multi-Use Performance Spaces** (10 votes)

**COMMUNITY USE/CONNECTIONS**  
**COLLABORATIVE CLUSTERS**  
**(SUPPORT PBL/STEAM/VARIED)**  
**ADAPTABLE/FLEXIBLE**  
**INDOOR/OUT & SUSTAINABLE**  
**SMALL SCHOOL EXPERIENCE**  
**SAFETY/WAYFINDING**  
**SEAMLESS TECHNOLOGY**  
**SM. GROUP/BREAK-OUT AREAS**



# PROCESS/SCHEDULE



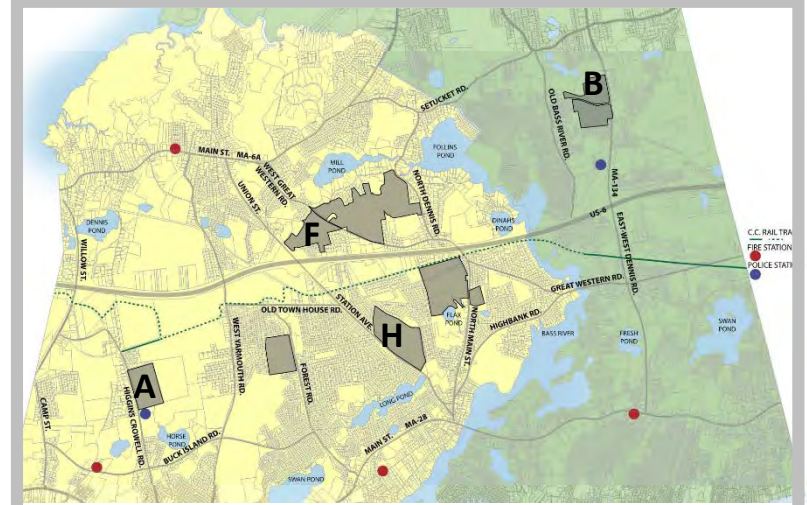
## EDUCATIONAL PLAN/VISION

- Preference for a Combined School (small school feel)
- Lrg Classrooms, Clustered w/ Push-In/Pull-Out Spaces
- Increased Special Needs
- Robust Arts/Integrated Tech
- Flexible/Adaptable Design
- Large Auditorium/Gym
- Community Use/Access






## PROGRAM/SPACES (455 or 940)

- Program for Sm Class Sizes & 455 Gr.6-7 or 940 Gr.4-7
- Larger Classrooms (co-tch'g) (or sized for small groups)
- Planned for Special Needs
- Pervasive Techn. (less labs)
- Multi-Purpose Maker Space (via Tech Lab, Library & Caf.)
- Auditorium Included (at750)



## ASSESSING SITE/CONFIGURATION

- Sites A & B are Remote
- Site F has Access Road Concerns
- Educational Disruption
- Relative Costs
  -   vs 
- Desire to Minimize Transitions
- Concern for Losing Big Gym/Aud.
- Need Separate/Sm School Feel
- Combined Educ./Oper. Efficiency
- Benefits of Longer Grade Span



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Photo courtesy of TripAdvisor

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2017-2018 NHWS Master Schedule 8-29-17

	Monday	Tuesday	Wednesday	Thursday	Friday
8:05-8:15	Students Arrive				
8:15-8:25	Announcements and Attendance				
8:25-9:10 A Period	Art 1 - Hill PE 1 - Kuntzman Health - Dunn Music - Govoni Art 2 - W. Walker PE 2 - Gilrein Lib/Tech - Brembt	Art 1 - Kuntzman PE 1 - Hill Health - Quilty Music - Neter Art 2 - PREP PE 2 - Hennessey Lib/Tech - Eldredge	PLC: Dunn Art 1 - Fournier PE 1 - -Koumantzalis Health - Hill Music - Renzi Art 2 - Somes PE 2 - Dunn Lib/Tech - Gilrein	Art 1 - PREP PE 1 - Gilrein Health - Brembt Music - Slevin Art 2 - Govoni PE 2 - Kuntzman Lib/Tech - Quilty	Art 1 - Quilty PE 1 - Somes Health - Kuntzman Music - PREP Art 2 - Gilrein PE 2 - Hill Lib/Tech - Fournier
9:10-9:55 B Period	Art 1 - Govoni PE 1 - PREP Health - PREP Music - PREP Art 2 - K. Walker PE 2 - Brembt Lib/Tech - Hill	Art 1 - Neter PE 1 - Vath Health - Eldredge Music - Olson Art 2 - PREP PE 2 - Govoni Lib/Tech - PREP	Art 1 - Vath PE 1 - Hennessey Health - Govoni Music - Hill Art 2 - Eldredge PE 2 - PREP Lib/Tech - Dwyer	Art 1 - Neter PE 1 - Vath Health - PREP Music - Brembt Art 2 - PREP PE 2 - Olson Lib/Tech - Kuntzman	Art 1 - Neter PE 1 - Vath Health - PREP Music - Brembt Art 2 - PREP PE 2 - Olson Lib/Tech - Kuntzman
9:55-10:40 C Period	Art 1 - PREP PE 1 - Ames Health - Olson Music - Art 2 - HR/Smith PE 2 - Dwyer Lib/Tech - PREP	PLC: Goode Art 1 - Ames PE 1 - K. Walker Health - Dwyer Music - Art 2 - Kuntzman PE 2 - Govoni Lib/Tech - w. Walker	Art 1 - HR/Smith PE 1 - Olson Health - Ames Music - PREP Art 2 - Kuntzman PE 2 - Govoni Lib/Tech - PREP	Art 1 - Olson PE 1 - PREP Health - PREP Music - Ames Art 2 - Hill PE 2 - Dwyer Lib/Tech - Harmon	Art 1 - PREP PE 1 - W. Walker Health - K. Walker Music - Art 2 - HR/Smith PE 2 - Ames Lib/Tech - PREP
10:40-11:25 D Period	Art 1 - PE 1 - Health - Music - Art 2 - Hennessey PE 2 - Renzi Lib/Tech - PREP	Art 1 - PREP PE 1 - HR/Smith Health - PREP Music - PREP Art 2 - Harmon PE 2 - Vath Lib/Tech - Ames	Art 1 - K. Walker PE 1 - PREP Health - Music - Art 2 - Quilty PE 2 - Ames Lib/Tech - Neter	Art 1 - PE 1 - Health - Music - Eldredge Art 2 - Dwyer PE 2 - HR/Smith Lib/Tech - PREP	PLC: Eldredge Art 1 - Eldredge PE 1 - Health - Music - Art 2 - Neter PE 2 - Slevin Lib/Tech - Dunn
11:25-11:45	Recess				
11:45-12:10	Lunch				
11:55-12:15	Recess				
12:15-12:40	Lunch				
12:25-12:45	Recess				
12:45-1:10	Lunch				
12:55-1:15	Recess				
1:15-1:40	Lunch				
11:25-12:10 E Period	Art 1 - Somes PE 1 - Fournier Health - Renzi Music - Dwyer Art 2 - Demanche PE 2 - Quilty Lib/Tech -	Art 1 - Renzi PE 1 - Dwyer Health - Fournier Music - Somes Art 2 - Koumantzalis PE 2 - Demanche Lib/Tech -	Art 1 - PREP PE 1 - Renzi Health - Music - Fournier Art 2 - PREP PE 2 - Somes Lib/Tech - Olson	Art 1 - PE 1 - Quilty Health - Somes Music - K. Walker Art 2 - Fournier PE 2 - Lib/Tech - Renzi	Art 1 - Dwyer PE 1 - PREP Health - Demanche Music - Koumantzalis Art 2 - PE 2 - Lib/Tech -
12:10-12:55	Related Arts Lunch				
12:55-1:40 F Period	Art 1 - Harmon PE 1 - Eldredge Health - Neter Music - Vath Art 2 - Hennessey PE 2 - PREP Lib/Tech - HR/Smith	Art 1 - Dunn PE 1 - PREP Health - Slevin Music - W. Walker Art 2 - Brembt PE 2 - Harmon Lib/Tech - Vath	Art 1 - W. Walker PE 1 - Brembt Health - Harmon Music - Dunn Art 2 - Slevin PE 2 - PREP Lib/Tech - Hennessey	PLC: Brembt Art 1 - Brembt PE 1 - Harmon Health - HR/Smith Music - Gilrein Art 2 - Vath PE 2 - W. Walker Lib/Tech -	Art 1 - Slevin PE 1 - Hennessey Health - PREP Music - Harmon Art 2 - Dunn PE 2 - Eldredge Lib/Tech - Govoni
1:40-2:25 G Period Enrichment & RTI	Enrichment	RTI PLC: Capparella	Enrichment	RTI PLC: Library/Tech	Enrichment

WIXON

8 periods x 5 days = 40  
(all eight 45min.)

+10min. Attendance

No Passing Time

Fixed Rel. Arts Break

Fixed RTI/Enrichment

# PROGRAMMING HIGHLIGHTS

Daily Time Schedule 2017-2018

8:25 - 8:35	Advisory	10 minutes	
	Passing	2 minutes	8:35-8:37
8:37-9:24	FIRST PERIOD	47 minutes	
	Passing	2 minutes	9:24 - 9:26
9:26 - 10:13	SECOND PERIOD	47 Minutes	
	Passing	2 minutes	10:13-10:15
10:15 - 11:02	THIRD PERIOD	47 minutes	
	Passing	2 minutes	11:02 - 11:04
11:04-12:21	FOURTH PERIOD 6TH GRADE	60 minutes 6th Grade LUNCH 30 minutes	11:04-11:34
	Passing	2 minutes	11:34-12:21
	FOURTH PERIOD 7TH GRADE	47 minutes	11:04-11:51
	Passing	2 minutes	11:51-12:21
	Passing	2 minutes	12:21-12:23
12:23-1:10	FIFTH PERIOD	47 minutes	
	Passing	2 minutes	1:10-1:12
1:12 - 1:59	SIXTH PERIOD	47 minutes	
	Passing	2 minutes	1:59-2:01
2:01-2:40	SEVENTH PERIOD	39 minutes	Will not rotate
2:50-3:50	Extra Help, Make-Up Detention, After School Activities, Faculty Meetings, Athletic Times as Posted		
3:55	Late Buses		

MATTACHEESE

7 periods x 6 days = 42  
(six 47min./one 39)

+10 min. Advisory

+2min. Passing(s)

## PROGRAMMING HIGHLIGHTS

<b>A</b> <b>B</b> <b>C</b> <b>D</b> <b>E</b> <b>F</b> <b>G</b>	50 min.	Homeroom	Homeroom	Homeroom	Homeroom		
	50 min.	Advisory	Advisory	Advisory	Advisory	Advisory	Advisory
	50 min.						40 min.
	50 min.						50 min.
	50 min.						50 min.
	50 min.	RECESS-1 LUNCH-1					30 m
	50 min.	RECESS-2 LUNCH-2					LUNCH-1 30 m
	50 min.						LUNCH-2 30 m
<b>F</b> <b>G</b>	50 min.						60 min.
	60 min.	ENRCHMNT +RTI BLOCK					60 min.
							60 min.



# PROGRAMMING HIGHLIGHTS

EXISTING SCHOOLS COMBINED									
Dennis-Yarmouth									
ROOM TYPE	WIXON INTERMEDIATE			MATTA CHEESE MIDDLE			COMBINED totals		
	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals			
<b>CORE ACADEMIC SPACES</b>			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	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	1,680
Science Classroom / Lab	1,103	2	2,306	1,298	3	3,894	1,240	5	6,200
				851	2	702	851	2	702
Prep Room		2			5			7	
			0			0			0
<b>SPECIAL EDUCATION</b>			8,840			11,613			21,453
Self-Contained (SAILS/STAR2/NECC)	968	2	1,835	875	2	1,750	921	4	3,605
Self-Contained SPED Toilet			0			0			0
Classroom / Academic Support	756	2	1,512	853	5	4,265	825	7	5,777
Resource Room (Rdg/Lit & Math) + Stor	628	3	1,883	774	4	3,094	711	7	4,977
Small Group Room	205	3	616	268	1	268	221	4	884
Behavioral Support / Stor	611	1	611	1,605	1	1,606	1,109	2	2,217
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 (Spch, Psych, Soc & Trn Chr)	297	3	892	210	3	630	761	2	1,522
CoTeaching Space within Classrooms			0			0			0
Adaptive PE (MP/Co-locate w/ Gym)			0			0			0
<b>ART &amp; MUSIC</b>			5,812			4,563			10,375
Art Classroom	1,258	2	2,519	1,439	1	1,439	1,313	3	3,954
Art Workroom w/ Storage & kiln	181	1	181	327	1	327	254	2	509
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	256	134	4	531
<b>VOCATIONS &amp; TECHNOLOGY</b>			1,677			3,331			5,008
Tech Ctr. - (computer labs)	852	2	1,677	858	4	3,431	718	6	4,508
Tech Shop - (incl. Maker Space / Stor.)			0	700	1	700	700	1	700
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			13,155			13,733			26,888
Gymnasium	4,750	2	9,500	7,059	1	7,059	5,520	3	15,559
Fitness Room			0	1,601	2	3,162	1,601	2	3,162
Gym Storeroom	193	6	1,158	163	5	918	169	11	2,074
Hlth Instructor Office w/ Shower & Toilet	142	2	284	152	2	304	147	4	589
Locker Rooms - Boys / Girls w/ Toilets	1,107	2	2,213	1,138	2	2,276	1,129	4	4,485
<b>MEDIA CENTER</b>			3,534			3,064			6,598
<b>DINING &amp; FOOD SERVICE</b>			8,650			11,172			19,822
Cafeteria / Dining (incl. Dolphin Diner)	4,746	1	4,746	5,937	1	5,937	5,342	2	10,682
Stage	1,618	1	1,618	1,140	1	1,140	1,079	2	2,450
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	285	2	470
<b>MEDICAL</b>			744			709			953
<b>ADMINISTRATION &amp; GUIDANCE</b>			3,094			4,314			7,408
<b>CUSTODIAL &amp; MAINTENANCE</b>			2,465			3,494			5,959
<b>OTHER</b>			5,092			7,909			13,001
Auditorium+Stage (463 WIS/734 MMS)	5,092	1	5,092	7,269	1	7,269	5,181	2	12,351
Dressing Rooms			0	225	2	450			450
SRO Office			0	95	2	190	85	2	190
Total Building Net Floor Area (NFA)			78,338			87,662			166,000 <sup>2</sup>
Proposed Student Capacity / Enrollment		(90 total staff)	545		(80 total staff)	455		(173 total staff)	1,000 <sup>3</sup>
Total Building Gross Floor Area (GFA) <sup>2</sup>			118,090			115,880			231,970
Grossing factor (GFA/NFA)			1.48			1.32			

PROPOSED									
MATCHES									
ROOM TYPE	SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)			COMBINED totals		
	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals			
			21,850			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				
		9,680			21,100				
950	3	2,850	950	5	4,750				
60	3	180	60	5	300				
		0	900	3	2,700				
		0	500	5	2,500				
		0	250	3	750				
900	1	900			0				
		0	450	2	900				
150	3	450	150	5	750				
150	4	600	150	9	1,350				
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				
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				
		70,766			122,573				
		455			940				
		106,149			183,860				
		1.50			1.50				

MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)									
MATCHES									
ROOM TYPE	SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)			COMBINED totals		
	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals			
			21,770			44,820			
950	17	16,150	950	34	32,300				150 SF min - 950 SF max
		0			0				
		17			34				
500	1	500	500	2	1,000				
		18			36				
1,200	4	4,800	1,200	9	10,800				1 period / day / student
		22 Total			45 Total				
80	4	320	80	9	720				
		5,540			10,570				
950	4	3,800	950	7	6,550				assumed 9% of pop. in self-contained SPED
60	4	240	60	7	420				
500	2	1,000	500	5	2,500				1/2 size Genl. Ctrm
500	1	500	500	2	1,000				1/2 size Genl. Ctrm
		0			0				
		0	450	2	900				
150	3	450	150	5	750				
150	4	600	150	9	1,350				
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				assumed use - 50% population 2 times / week
150	1	150	150	2	300				
1,500	1	1,500	1,500	1	1,500				assumed use - 50% population 2 times / week
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				Assumed use - 25% Population - 5 times/week
2,000	1	2,000	2,000	2	4,000				Assumed use - 25% Population - 5 times/week
		8,400			8,400				
6,000	1	6,000	6,000	1	6,000				
		0			0				
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 seating - 150F per seat
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				1890 SF for first 300 + 1 SF/student Addl
214	1	214	335	1	335				20 SF/occupant
		510			710				
		2,955			3,890				
		1,930			2,415				
		8,650			8,700				



# PROGRAMMING HIGHLIGHTS

EXISTING SCHOOLS COMBINED										
Dennis-Yarmouth			WIXON INTERMEDIATE			MATTACHEESE MIDDLE				
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	COMBINED totals			
CORE ACADEMIC SPACES			24,275			24,280				48,555
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	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		1,680
Science Classroom / Lab	1,153	2	2,306	1,298	3	3,894	1,240	5		6,300
				851	2	702	851	2		702
		2			5			7		
Prep Room			0			0				0
SPECIAL EDUCATION			Wixon has 19% IEPs 5,845	MMS has 21% IEP 11,613		Combined = 45% FRI 21,458				21,453
Self-Contained (SAILS/STAR2/NECC)	968	2	1,935	875	2	1,750	921	4		3,685
Self-Contained SPED Toilet			0			0				0
Classroom / Academic Support	756	2	1,512	853	5	4,265	825	7		5,777
Resource Room (Rdg/Lit & Math) +Stor	628	3	1,883	774	4	3,094	711	7		4,977
Small Group Room	205	3	615	268	1	268	221	4		884
Behavioral Support / Stor	611	1	611	1,605	1	1,605	1,109	2		2,217
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 (Spch, Psych, Soc & Trn Chr)	297	3	892	210	3	630	761	2		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	1,313	3		3,954
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	1,062	4		5,047
Music Practice / Ensemble			0	329	1	329	329	1		329
Music Storage	141	2	282	128	2	256	134	4		531
VOCATIONS & TECHNOLOGY			1,677			3,331				5,008
Tech Ctr. - (computer labs)	852	2	1,677	858	4	3,431	718	6		4,508
Tech Shop - (incl. Maker Space / Stor.)			0	700	1	700	700	1		700
HEALTH & PHYSICAL EDUCATION			13,155			13,733				26,888
Gymnasium	4,750	2	9,500	7,059	1	7,059	5,620	3		18,559
Fitness Room			0	1,601	2	3,162	1,601	2		3,162
Gym Storeroom	193	6	1,158	163	5	918	169	11		2,074
Hlth Instructor Office w/ Shower & Toilet	142	2	284	152	2	304	147	4		589
Locker Rooms - Boys / Girls w/ Toilets	1,107	2	2,213	1,138	2	2,275	1,129	4		4,485
MEDIA CENTER			3,534			3,064				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		10,882
Stage	1,618	1	1,618	1,140	1	1,140	1,079	2		2,450
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			709				953
ADMINISTRATION & GUIDANCE			3,094			4,314				7,408
CUSTODIAL & MAINTENANCE			2,465			3,494				5,959
OTHER			5,092			7,909				13,001
Auditorium+Stage (463 WIS/734 MMS)	5,092	1	5,092	7,269	1	7,269	5,181	2		12,351
Dressing Rooms			0	225	2	450				450
SRO Office			0	95	2	190	85	2		190
Total Building Net Floor Area (NFA)			78,338			87,662				166,000
Proposed Student Capacity / Enrolment		(90 total staff)	545		(80 total staff)	455		(173 total staff)		1,000
Total Building Gross Floor Area (GFA) <sup>2</sup>			118,090			115,880				233,970
Grossing factor (GFA/NFA)			1.48			1.32				

PROPOSED									
MATCHES									
SEPARATE GR.6-7 (455)					COMBINED GR.4-7 (940)				
ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments
		21,650			44,690			21,770	
850	13	11,050	850	35	29,750	950	17	16,150	150 SF min - 950 SF max
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	500	1	500	
1,200	4	4,800	1,200	6	7,200	1,200	4	4,800	1 period / day / student
80	5	400	80	8	640	80	4	320	
		9,680			21,100			5,540	
950	3	2,850	950	5	4,750	950	4	3,800	1 period / day / student
60	3	180	60	5	300	60	4	240	
		0	900	3	2,700				
		0	500	5	2,500				
		0	250	3	750				
900	1	900			0	500	2	1,000	1/2 size Gent. Clrm
		0	450	2	900				
150	3	450	150	5	750				
150	4	600	150	9	1,350				
100	17	1,700	100	41	4,100				
3,000	1	3,000	3,000	1	3,000				
		4,750			8,000			3,250	
1,200	1	1,200	1,200	2	2,400	1,200	1	1,200	assumed use - 50% population 2 times / week
150	1	150	150	2	300	150	1	150	
1,500	2	3,000	1,500	3	4,500	1,500	1	1,500	assumed use - 50% population 2 times / week
300	1	300	300	2	600	200	1	200	
100	1	100	100	1	100	200	1	200	
		1,700			3,400			3,200	
1,200	0	0	1,200	0	0	1,200	1	1,200	assumed use - 25% Population - 5 times/week
1,700	1	1,700	1,700	2	3,400	2,000	1	2,000	
		8,550			11,650			8,400	
3,000	2	6,000	3,000	3	9,000	6,000	1	6,000	
		0			0				
150	1	150	150	1	150	150	1	150	
200	2	400	250	2	500	250	1	250	
1,000	2	2,000	1,000	2	2,000	1,000	2	2,000	
		2,996			5,785			2,996	
		7,334			11,738			7,333	
3,413	1	3,413	7,050	1	7,050	3,413	1	3,413	1 seating - 150F per seat
1,600	1	1,600	1,600	1	1,600	1,600	1	1,600	
352	1	352	513	1	513	352	1	352	
1,755	1	1,755	2,240	1	2,240	1,755	1	1,755	1890 SF for first 300 + 1 SF/student Addl
214	1	214	335	1	335	214	1	214	20 SF/occupant
		570			740				
		2,956			3,890			2,955	
		1,930			2,850			1,930	
		8,650			8,700			0	
8,500	1	8,500	8,500	1	8,500				
		0			0				
150	1	150	200	1	200				
		70,766			122,573			57,884	
		455			940			455	
		106,149			183,860			84,305	
		1.50			1.50			1.46	

## MATTACHEESE ONLY

Existing 27 CRs/Sci (1 Sm Grp)

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

9.7k SPED vs 5.5k MSBA

Art/Mus/Tech Balance

Seeking 8k Auditorium  
(aside from Cafetorium)

Totals +12k net/22 gsf



# PROGRAMMING HIGHLIGHTS

EXISTING SCHOOLS COMBINED										
Dennis-Yarmouth			WIXON INTERMEDIATE			MATTACHEESE MIDDLE				
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	COMBINED totals			
CORE ACADEMIC SPACES			24,275			24,280				48,555
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	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		1,681
Science Classroom / Lab	1,153	2	2,306	1,298	3	3,894	1,240	5		6,200
				851	2	702	851	2		702
		2			5			7		
Prep Room			0			0				0
SPECIAL EDUCATION			Wixon has 19% IEPs 8,840	MMS has 21% IEP 11,613		Combined = 56% FRL 21,453				
Self-Contained (SAILS/STAR2/NECC)	968	2	1,935	875	2	1,750	921	4		3,685
Self-Contained SPED Toilet			0			0				0
Classroom / Academic Support	756	2	1,512	853	5	4,265	825	7		5,777
Resource Room (Rdg/Lit & Math) +Stor	628	3	1,883	774	4	3,094	711	7		4,977
Small Group Room	205	3	615	268	1	268	221	4		884
Behavioral Support / Stor	611	1	611	1,605	1	1,605	1,109	2		2,217
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 (Spch, Psych, Soc & Trn Chr)	297	3	892	210	3	630	761	2		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	1,313	3		3,954
Art Workroom w/ Storage & kiln	181	1	181	327	1	327	254	2		509
Band / Chorus - 100 seats	1,417	2	2,834	1,107	2	2,213	1,062	4		5,047
Music Practice / Ensemble			0	329	1	329	329	1		329
Music Storage	141	2	282	128	2	256	134	4		531
VOCATIONS & TECHNOLOGY			1,677			3,331				5,008
Tech Ctrm. - (computer labs)	852	2	1,677	858	4	3,431	718	6		4,508
Tech Shop - (incl. Maker Space / Stor.)			0	700	1	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		15,559
Fitness Room			0	1,601	2	3,162	1,601	2		3,162
Gym Storeroom	193	6	1,158	163	5	918	169	11		2,074
Hlth Instructor Office w/ Shower & Toilet	142	2	284	152	2	304	147	4		589
Locker Rooms - Boys / Girls w/ Toilets	1,107	2	2,213	1,138	2	2,276	1,129	4		4,485
MEDIA CENTER			3,534			3,064				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	3,342	2		10,682
Stage	1,618	1	1,618	1,140	1	1,140	1,073	2		2,450
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			709				953
ADMINISTRATION & GUIDANCE			3,094			4,314				7,408
CUSTODIAL & MAINTENANCE			2,465			3,494				5,959
OTHER			5,092			7,909				13,001
Auditorium+Stage (463 WIS/734 MMS)	5,092	1	5,092	7,269	1	7,269	5,181	2		12,351
Dressing Rooms			0	225	2	450				450
SRO Office			0	95	2	190	85	2		190
Total Building Net Floor Area (NFA)			78,338			87,662				166,000
Proposed Student Capacity / Enrolment		(90 total staff)	545	(80 total staff)	455	(173 total staff)				1,000
Total Building Gross Floor Area (GFA) <sup>2</sup>			118,090			115,880				231,970
Grossing factor (GFA/NFA)			1.48			1.32				

PROPOSED						MATCH	
SEPARATE GR.6-7 (455)			COMBINED GR.4-7 (940)				
ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# 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		
		9,680			21,100		
950	3	2,850	950	5	4,750		
60	3	180	60	5	300		
		0	900	3	2,700		
		0	500	5	2,500		
		0	250	3	750		
900	1	900			0		
		0	450	2	900		
150	3	450	150	5	750		
150	4	600	150	9	1,350		
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		
		0			0		
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		
+ 15k (4k spd/9k auc)		70,766	+ 25k (1" spd/5 ps/9 auc)		122,573		
		455			940		
		106,149			183,860		
		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 <sup>1</sup>	# OF RMS	area totals		ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments		
950	17	21,770		950	34	44,820			
		16,150				32,300	650 SF min - 950 SF max		
	0				0				
	17				34				
500	1	500		500	2	1,000			
1,200	4	4,800		1,200	9	10,800	1 period / day / student		
80	4	320		80	9	720			
		5,540				10,570			
950	4	3,800		950	7	6,550	estimated use of population standard - 50%		
60	4	240		60	7	420			
500	2	1,000		500	5	2,500	1/2 size Gen'l. Clim		
500	1	500		500	2	1,000	1/2 size Gen'l. Clim		



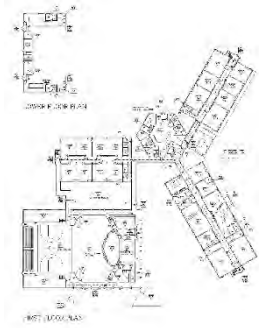


## **AGENDA:**

- **PROCESS/SCHEDULE & SCOPE**
- **EXISTING CONDITIONS**
- **SBC/COMMUNITY/FACULTY NOTES**
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- **PRELIMINARY PROGRAM**
- **PLANNING OPTIONS**
- **RELATIVE COSTS**



# OPTIONS FOR 445, GRADE 6-7



## MRO MATTACHEESE SITE REPAIRS ONLY (GR. 6-7)

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 = \$43.1m  
Est. Project Cost = \$53.9m  
**DISTRICT SHARE = \$56.9m**



## MR1 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

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, 22 developed)

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

**Not Viable to Swap Wixon and Mattacheese Sites & Does not address existing deficiencies at Wixon as outlined in SOI**



## 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)

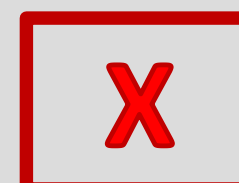
Allows use of more cost effective chapter 149 procurement

**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**





# OPTIONS FOR 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

Does address existing  
deficiencies at Wixon as  
outlined in SOI

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**



**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

Does address existing  
deficiencies at Wixon as  
outlined in SOI

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**



**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**



**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







**PERKINS —  
EASTMAN**

Photo courtesy of TripAdvisor

## **AGENDA:**

- **PROCESS/SCHEDULE & SCOPE**
- **EXISTING CONDITIONS**
- **SBC/COMMUNITY/FACULTY NOTES**
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# MSBA Cost Data 2012-Present Elementary

## Cost Data - Similar MSBA Projects Since 2012 (70k sf min size)

	2018	2017	2016	2015	2014	2013	2012
# Years (to start)	1	2	3	4	5	6	7
Escalation Rate	0.00%	5.00%	5.00%	6.67%	6.42%	6.00%	4.83%
Escalation Factor	1	1.05	1.1025	1.176037	1.251538	1.326631	1.390707

\$/sf @ SD Escalated

### ELEMENTARY SCHOOL COST DATA

Cabot ES	Elementary	Add/Reno	\$ 289.48	\$ 319.15	\$ 319.15				
Edward Devotion	Elementary	Add/Reno	\$ 255.01	\$ 299.90		\$ 299.90			
Sylvester ES	Elementary	Add/Reno	\$ 182.06	\$ 200.72	\$ 200.72				
AVERAGE:			\$ 242.18	\$ 273.26					
Hillside ES	Elementary	New	\$ 318.63	\$ 351.29	\$ 351.29				
Wildwood ES	Elementary	New	\$ 275.34	\$ 303.56	\$ 303.56				
Peebles ES	Elementary	New	\$ 264.64	\$ 291.77	\$ 291.77				
Clyde Brown ES	Elementary	New	\$ 281.48	\$ 295.55	\$ 295.55				
Maria Hastings ES	Elementary	New	\$ 273.31	\$ 286.98	\$ 286.98				
Riverbend	Elementary	New	\$ 231.50	\$ 307.11			\$ 307.11		
A.E. Angier	Elementary	New	\$ 244.28	\$ 324.07			\$ 324.07		
Nelson Place	Elementary	New	\$ 265.19	\$ 331.89		\$ 331.89			
Woodland	Elementary	New	\$ 240.33	\$ 300.79		\$ 300.79			
John Hannigan	Elementary	New	\$ 277.31	\$ 326.13	\$ 326.13				
Wyman Hurid ES	Elementary	New	\$ 258.15	\$ 303.60	\$ 303.60				
Carver Elementary	Elementary	New	\$ 235.80	\$ 277.31	\$ 277.31				
Early Elementary	Elementary	New	\$ 262.62	\$ 308.85	\$ 308.85				
Maquan ES	Elementary	New	\$ 222.18	\$ 294.76			\$ 294.76		
Staff Sergeant James J. Hill	Elementary	New	\$ 234.54	\$ 311.15			\$ 311.15		
Templeton Center ES	Elementary	New	\$ 268.38	\$ 356.04			\$ 356.04		
AVERAGE:			\$ 259.61	\$ 310.68					



# MSBA Cost Data 2012-Present Middle

### Cost Data - Similar MSBA Projects Since 2012 (70k sf min size)

				2018	2017	2016	2015	2014	2013	2012
# Years (to start)				1	2	3	4	5	6	7
Escalation Rate				0.00%	5.00%	5.00%	6.67%	6.42%	6.00%	4.83%
Escalation Factor				1	1.05	1.1025	1.176037	1.251538	1.326631	1.390707
				\$/sf @ SD	Escalated					
<b>MIDDLE SCHOOL COST DATA</b>										
Conte Middle School	Middle	Add/Reno	\$	185.88	\$	258.51				\$ 258.51
East Middle School	Middle	Add/Reno	\$	239.07	\$	251.02				\$ 251.02
<b>AVERAGE:</b>			<b>\$</b>	<b>212.48</b>	<b>\$</b>	<b>254.77</b>				
Auburn Middle School	Middle	New	\$	232.59	\$	308.56				\$ 308.56
J. Henry Higgins Middle School	Middle	New	\$	224.37	\$	297.65				\$ 297.65
Mountain View Middle School	Middle	New	\$	229.48	\$	304.43				\$ 304.43
Thurgood Marshall MS	Middle	New	\$	274.48	\$	364.14				\$ 364.14
Dearborn	Middle	New	\$	285.69	\$	357.55				\$ 357.55
Caleb Distin Hunking Middle School	Middle	New	\$	232.75	\$	291.30				\$ 291.30
Clark Avenue Middle School	Middle	New	\$	254.36	\$	318.34				\$ 318.34
Gates Intermediate School	Middle	New	\$	264.89	\$	331.51				\$ 331.51
New Beverly Middle School (Briscoe MS)	Middle	New	\$	271.92	\$	319.78				\$ 319.78
Reay E Sterling MS (5-8)	Middle	New	\$	308.88	\$	340.54				\$ 340.54
Pickering Middle School	Middle	New	\$	338.16	\$	355.07				\$ 355.07
West Lynn Middle School	Middle	New	\$	349.08	\$	366.54				\$ 366.54
<b>AVERAGE:</b>			<b>\$</b>	<b>272.22</b>	<b>\$</b>	<b>329.62</b>				
Chicopee Academy	Middle	Renovation	\$	125.36	\$	166.31				\$ 166.31
<b>AVERAGE:</b>			<b>\$</b>	<b>125.36</b>	<b>\$</b>	<b>166.31</b>				

# MSBA Cost Data 2012-Present Middle/High

## Cost Data - Similar MSBA Projects Since 2012 (70k sf min size)

	2018	2017	2016	2015	2014	2013	2012
# Years (to start)	1	2	3	4	5	6	7
Escalation Rate	0.00%	5.00%	5.00%	6.67%	6.42%	6.00%	4.83%
Escalation Factor	1	1.05	1.1025	1.176037	1.251538	1.326631	1.390707

\$/sf @ SD Escalated

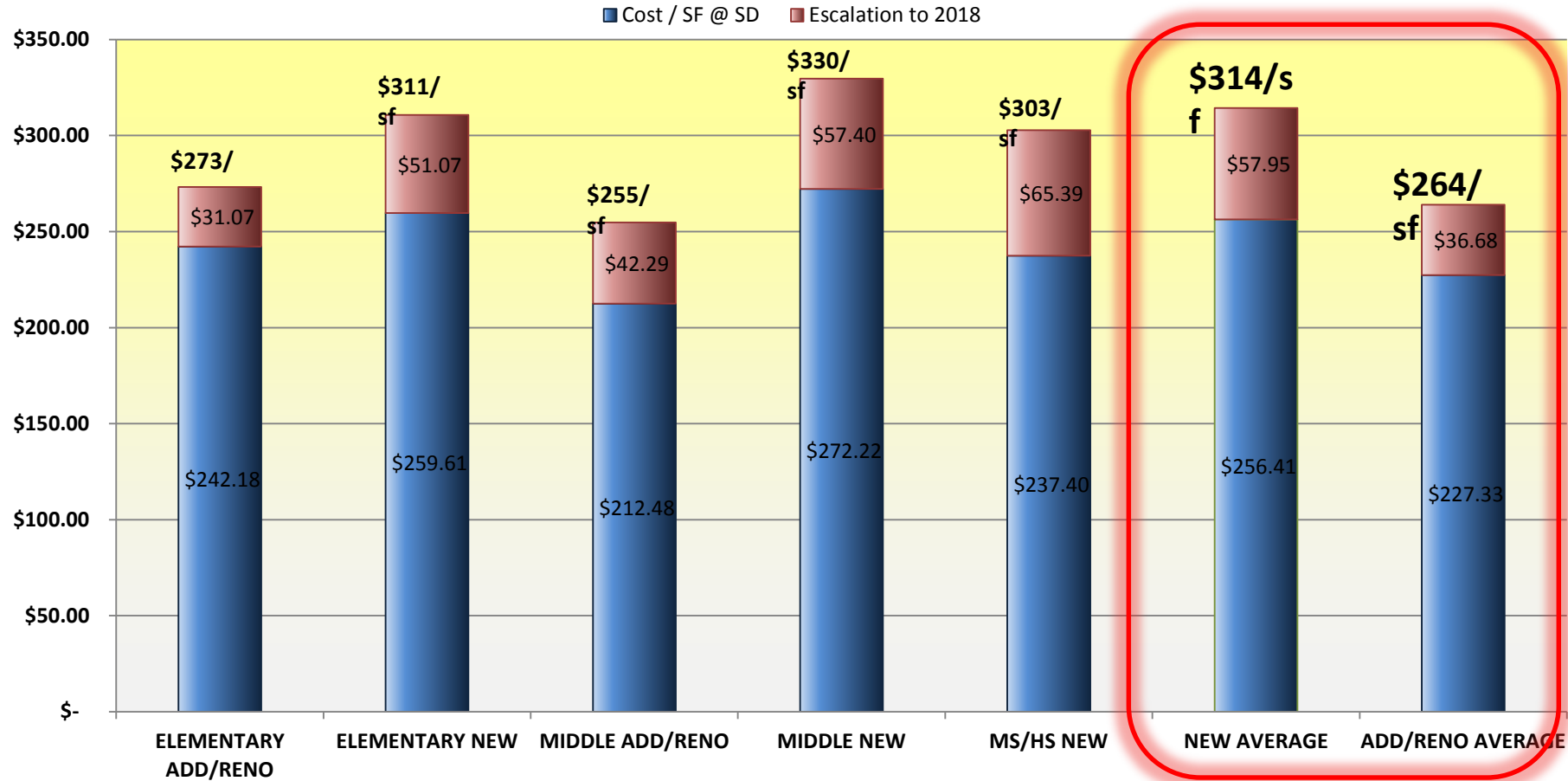
### MIDDLE/HIGH SCHOOL COST DATA

Winthrop Sr/HS	Middle/High	New	\$ 226.79	\$ 300.86		\$ 300.86
Lunenburg HS	Middle/High	New	\$ 245.71	\$ 307.52	\$ 307.52	
Frolio Jr HS	Middle/High	New	\$ 239.71	\$ 300.00	\$ 300.00	
	Middle/High	New	\$ 237.40	\$ 302.79		



# MSBA Cost Data 2012- Present

## Building Cost Only Comparison



# Grade 6-7 Cost Scenarios (Page 1/2)

DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS	Mattacheese Only [GRADES 6, 7]									
	INCLUDES RENOVATION			ALL NEW						
	Option MR-X	Option MR-0	Option MR-1	Option M-1	Option W-1	Option S-1	Option S-3	Option S-5	Option G-1	
	Base Repair Code Upgrades Mattacheese	Fully Renovate Existing Mattacheese 6-7	Addition / Renovate Existing Mattacheese 6-7	New Construction Mattacheese Site 6-7	New Construction Wixon 6-7	New Construction Station Avenue 6-7	New Construction Station Avenue 6-7	New Construction Station Avenue 6-7	New Construction West Great Western 6-7	
						Wooded Area	Behind Solar Move Garage	Relocate Solar		
TOTAL SF:	122207	122207	109500	106329	106329	106329	106329	106329	106329	
TOTAL NEW SF:			77456	106329	106329	106329	106329	106329	106329	
TOTAL RENO SF:		61103.5	32044							
TOTAL REPAIR SF:	122207	61103.5								
New Building Construction Costs @ \$314/SF	314	\$0	\$0	\$24,321,184	\$33,387,306	<del>\$33,387,306</del>	\$33,387,306	\$33,387,306	\$33,387,306	<del>\$33,387,306</del>
Base Repair/Reno Costs @ \$264/SF	264	\$0	\$16,131,324	\$8,459,616	\$0	<del>\$0</del>	\$0	\$0	\$0	<del>\$0</del>
Base Repair Costs @ \$150/SF	150	\$18,331,050	\$9,165,525	\$0	\$0	<del>\$0</del>	\$0	\$0	\$0	<del>\$0</del>
Additional Escalation due Wixon (5 years behind MMS @ 5% annually escalation = 27.6% premium)	0.276									
Remove Hazardous Materials (FROM PM&C BASE REPAIR ESTIMATE!!)		\$1,349,200	\$1,349,200	\$1,349,200	\$1,349,200	<del>\$1,216,000</del>	\$0	\$0	\$0	<del>\$0</del>
Demolish Existing Building (HIGH LEVEL BALLPARK ESTIMATE!!) Need Discussion					\$750,000	<del>\$750,000</del>	\$0	\$0	\$0	<del>\$0</del>
Selective Demolition of Existing Building (FROM BASE REPAIR ESTIMATE)		\$764,404	\$764,404	\$764,404						
Soils Remediation (HIGH LEVEL BALLPARK ESTIMATE!!)		\$68,750	\$68,750	\$68,750	\$68,750	<del>\$68,750</del>				
Septic System or WWTP (HIGH LEVEL BALLPARK ESTIMATE!!)		\$451,587	\$451,587	\$451,587	\$451,587	<del>\$451,587</del>	\$0	\$0	\$0	<del>\$451,587</del>
Relocation of Garage and Storage (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0	\$0	\$0	\$0	<del>\$0</del>	\$1,500,000	\$0	\$0	
Solar Array Relocation Allowance (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0	\$0	\$0	\$1,000,000	<del>\$0</del>	\$0	\$1,250,000	\$0	<del>\$0</del>
Sitework @ 10% for Renovations/Repairs	0.1	\$1,833,105	\$2,529,685	\$845,962	\$0	<del>\$0</del>	\$0	\$0	\$0	<del>\$0</del>
Sitework @ 12% for New	0.12	\$0	\$0	\$2,918,542	\$4,006,477	<del>\$4,006,477</del>	\$4,006,477	\$4,006,477	\$4,006,477	<del>\$4,006,477</del>
<b>Sub-Total</b>		<b>\$22,798,096</b>	<b>\$30,460,475</b>	<b>\$39,179,245</b>	<b>\$41,013,320</b>	<b><del>\$39,880,120</del></b>	<b>\$37,393,783</b>	<b>\$38,893,783</b>	<b>\$38,643,783</b>	<b><del>\$37,845,370</del></b>
General Conditions (8% for D-B-B)	0.08	\$1,823,848	\$2,436,838	\$3,134,340	\$3,281,066	<del>\$3,190,410</del>	\$2,991,503	\$3,111,503	\$3,091,503	<del>\$3,027,630</del>
CMAR Premium for Reno & Add/Reno (9%: 3% CMAR Contingency + 6% GCs)	0.09	\$2,051,829	\$2,741,443	\$3,526,132	\$0	<del>\$0</del>	\$0	\$0	\$0	<del>\$0</del>
Phasing Premium (3% for Reno)	0.03	\$683,943	\$913,814	\$1,175,377	\$0	<del>\$0</del>	\$0	\$0	\$0	<del>\$0</del>
Escalation (captured in SF costs above)		-	-	-	-	<del>-</del>	-	-	-	<del>-</del>
<b>Sub-Total</b>		<b>\$27,357,715</b>	<b>\$36,552,570</b>	<b>\$47,015,094</b>	<b>\$44,294,385</b>	<b><del>\$43,070,529</del></b>	<b>\$40,385,285</b>	<b>\$42,005,285</b>	<b>\$41,735,285</b>	<b><del>\$40,872,999</del></b>
General Requirements (2%)		Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	<del>Incl in GC/OH</del>	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	<del>Incl in GC/OH</del>
<b>Sub-Total</b>		<b>\$27,357,715</b>	<b>\$36,552,570</b>	<b>\$47,015,094</b>	<b>\$44,294,385</b>	<b><del>\$43,070,529</del></b>	<b>\$40,385,285</b>	<b>\$42,005,285</b>	<b>\$41,735,285</b>	<b><del>\$40,872,999</del></b>
Bonds (1%)	0.01	\$273,577.15	\$365,525.70	\$470,150.94	\$442,943.85	<del>\$430,705.29</del>	\$403,852.85	\$420,052.85	\$417,352.85	<del>\$408,729.99</del>
Insurance (1.3%)	0.013	\$359,206.80	\$479,935.24	\$617,308.18	\$581,585.28	<del>\$565,516.05</del>	\$530,258.80	\$551,529.40	\$547,984.30	<del>\$536,662.48</del>
<b>Permit (Assumes Fees Waived)</b>		-	-	-	-	<del>-</del>	-	-	-	<del>-</del>
<b>Sub-Total</b>		<b>\$27,990,499</b>	<b>\$37,398,031</b>	<b>\$48,102,553</b>	<b>\$45,318,914</b>	<b><del>\$44,066,751</del></b>	<b>\$41,319,397</b>	<b>\$42,976,868</b>	<b>\$42,700,622</b>	<b><del>\$41,818,392</del></b>
Design Contingency (10% on new construction)	0.1	\$2,799,049.92	\$3,739,803.08	\$4,810,255.27	\$4,531,891.44	<del>\$4,406,675.06</del>	\$4,131,939.70	\$4,297,686.76	\$4,270,062.25	<del>\$4,181,839.18</del>
Design Contingency Premium for Reno & Add/Reno (2% premium)	0.02	\$559,809.98	\$747,960.62	\$962,051.05	\$0.00	<del>\$0.00</del>	\$0.00	\$0.00	\$0.00	<del>\$0.00</del>
Pricing Contingency (3%)	0.03	\$940,480.77	\$1,256,573.84	\$1,616,245.77	\$1,495,524.18	<del>\$1,454,202.77</del>	\$1,363,540.10	\$1,418,236.63	\$1,409,120.54	<del>\$1,380,006.93</del>
<b>Total Construction Cost</b>		<b>\$32,289,840</b>	<b>\$43,142,368</b>	<b>\$55,491,105</b>	<b>\$51,346,330</b>	<b><del>\$49,927,628</del></b>	<b>\$46,814,877</b>	<b>\$48,692,791</b>	<b>\$48,379,805</b>	<b><del>\$47,380,238</del></b>



# Grade 6-7 Cost Scenarios (Page 2/2)

DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS		Mattacheese Only [GRADES 6, 7]								
		INCLUDES RENOVATION			ALL NEW					
		Option MR-X	Option MR-0	Option MR-1	Option M-1	Option W-1	Option S-1	Option S-3	Option S-5	Option G-1
		Base Repair Code Upgrades Mattacheese	Fully Renovate Existing Mattacheese 6-7	Addition / Renovate Existing Mattacheese 6-7	New Construction Mattacheese Site 6-7	New Construction Wixon 6-7	New Construction Station Avenue 6-7	New Construction Station Avenue 6-7	New Construction Station Avenue 6-7	New Construction West Great Western 6-7
						Wooded Area	Behind Solar Move Garage	Relocate Solar		
PROJECT SOFT COST DATA IS BASED UPON PERCENTAGE OF CONSTRUCTION COSTS FOR ALL OPTIONS										
PROJECT SOFT COSTS (ROUGH ORDER MAGNITUDE)		\$8,607,968	\$10,778,474	\$11,198,221	\$10,319,266	\$10,035,526	\$9,412,975	\$9,788,558	\$9,725,961	\$9,526,048
Reimbursable Soft Cost Allowance per MSBA (20% of Construction Costs)		\$6,457,968	\$8,628,474	\$11,098,221	\$10,269,266	\$9,985,526	\$9,362,975	\$9,738,558	\$9,675,961	\$9,476,048
FF&E and IT Allowance @ \$1200/student each (Incl Above)		-	-	-	-	-	-	-	-	-
OPM Costs (Incl Above)		-	-	-	-	-	-	-	-	-
Architect / Engineering Fees (Incl Above)		-	-	-	-	-	-	-	-	-
Legal Fees, Owner / Architect Subconsultants & Testing Costs (Incl Above)		-	-	-	-	-	-	-	-	-
Utilities Allowance (Incl Above)		-	-	-	-	-	-	-	-	-
Movers Allowance (Est)		\$150,000	\$150,000	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Swing Space Allowance (Est)		\$2,000,000	\$2,000,000							
Total Project Cost		\$40,897,808	\$53,920,842	\$66,689,326	\$61,665,596	\$59,963,154	\$56,227,852	\$58,481,349	\$58,105,766	\$56,906,285
Owner Construction Contingency (Est. 6%)		0.06	\$1,937,390.39	\$2,588,542.10	\$3,329,466.29	\$3,080,779.80	\$2,995,657.71	\$2,808,892.61	\$2,921,567.46	\$2,902,788.32
Owner Soft Cost Contingency (Est. 4%)		0.04	\$344,318.72	\$431,138.95	\$447,928.84	\$412,770.64	\$401,421.03	\$376,519.01	\$391,542.33	\$389,038.44
Total Project Budget		\$43,179,517	\$56,940,523	\$70,466,721	\$65,159,147	\$63,360,233	\$59,413,264	\$61,794,459	\$61,397,593	\$60,130,142
"WHAT-IF SCENARIO" - TYPICAL INELIGIBLE COSTS PER MSBA REGS										
Construction Contingency Reimbursement - 2% Max on Reno, 1% Max on New		\$1,291,593.59	\$1,725,694.73	\$2,219,644.19	\$2,567,316.50	\$2,496,381.42	\$2,340,743.84	\$2,434,639.55	\$2,418,990.26	\$2,369,011.89
Owner Contingency Reimbursement - assume 33% of budget eligible		\$227,250.35	\$284,551.70	\$295,633.03	\$272,428.62	\$264,937.88	\$248,502.55	\$258,417.94	\$256,765.37	\$251,487.66
GMP Contingency Reimbursement - assume 33% of budget eligible		\$893,776.56	\$1,194,172.46	\$1,535,983.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sitework Costs exceeding 8% of Direct Building Cost		\$886,958.00	\$1,026,273.98	\$1,662,376.68	\$2,855,829.24	\$1,855,829.24	\$1,335,492.24	\$2,835,492.24	\$2,585,492.24	\$1,787,079.24
Legal Fees - Approximate		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Moving Costs		\$150,000.00	\$150,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Swing Space Costs		\$2,000,000.00	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ineligible Abatement Costs (VAT) - Ballpark Estimate Value		\$269,840.00	\$269,840.00	\$269,840.00	\$269,840.00	\$243,200.00	\$0.00	\$0.00	\$0.00	\$0.00
Ineligible Construction over Allowable SF and \$326/SF (Grades 4-7)		150400	-	-	-	-	-	-	-	-
Ineligible Construction over Allowable SF and \$326/SF (Grades 6-7)		84305	100% INELIGIBLE	100% INELIGIBLE	\$5,297,370.00	\$5,903,876.00	\$5,903,876.00	\$5,903,876.00	\$5,903,876.00	\$5,903,876.00
TOTAL POTENTIAL INELIGIBLE COSTS			100% INELIGIBLE	100% INELIGIBLE	\$11,430,847.02	\$11,969,290.37	\$10,864,224.54	\$9,928,614.63	\$11,532,425.73	\$10,411,454.79
POTENTIAL ELIGIBLE COSTS (PRORATED FOR INELIGIBLE COSTS)			\$0	\$0	\$59,035,874	\$53,189,856	\$52,496,008	\$49,484,649	\$50,262,033	\$50,132,469
POTENTIAL REIMBURSEMENT FROM MSBA (reimbursement rates below)			\$0	\$0	\$28,758,261	\$25,132,207	\$24,804,364	\$23,381,497	\$23,748,811	\$23,687,592
44.25% Base Reimbursement Rate (Base Rate Floating Until SD)			44.25%	44.25%	44.25%	44.25%	44.25%	44.25%	44.25%	44.25%
5% Renovation Incentive (Pro-rated)			0.00%	2.50%	1.46%	0.00%	0.00%	0.00%	0.00%	0.00%
2% Energy Efficiency Incentive			2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
1% Maintenance Incentive Assumed (Plug Value)			1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
POTENTIAL DISTRICT SHARE OF TOTAL PROJECT BUDGET			\$43,179,517	\$56,940,523	\$41,708,460	\$40,026,939	\$38,555,869	\$36,031,767	\$38,045,648	\$37,710,001

# Grade 4-7 Cost Scenarios (Page 1/2)

DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS		D/Y Intermediate Middle School [GRADES 4-7]							
		INCLUDES RENOVATION		ALL NEW					
		Option MR-2	Option WR-2	Option M-2	Option W-2	Option S-2	Option S-4	Option S-6	Option G-2
		Addition / Renovation Existing Mattacheese 4-7	Addition / Renovation Existing Wixon 4-7	New Construction Mattacheese Site 4-7	New Construction Wixon 4-7	New Construction Station Avenue 4-7  Wooded Area	New Construction Station Avenue 4-7  Behind Solar Move Garage	New Construction Station Avenue 4-7  Relocate Solar	New Construction West Great Western 4-7
TOTAL SF:		190500	183500	183920	183920	183920	183920	183920	183920
TOTAL NEW SF:		158456	168500	183920	183920	183920	183920	183920	183920
TOTAL RENO SF:		32044	15000						
TOTAL REPAIR SF:									
New Building Construction Costs @ <b>\$314/SF</b>	314	\$49,755,184	\$52,909,000	\$57,750,880	\$57,750,880	\$57,750,880	\$57,750,880	\$57,750,880	\$57,750,880
Base Repair/Reno Costs @ <b>\$264/SF</b>	264	\$8,459,616	\$3,960,000	\$0	\$0	\$0	\$0	\$0	\$0
Base Repair Costs @ <b>\$150/SF</b>	150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional Escalation due Wixon (5 years behind MMS @ 5% annually escalation = 27.6% premium)	0.276								
Remove Hazardous Materials (FROM PM&C BASE REPAIR ESTIMATE!!)		\$1,349,200	\$1,216,400	\$1,349,200	\$1,216,400	\$0	\$0	\$0	\$0
Demolish Existing Building (HIGH LEVEL BALLPARK ESTIMATE!!) Need Discussion				\$750,000	\$750,000	\$0	\$0	\$0	\$0
Selective Demolition of Existing Building (FROM BASE REPAIR ESTIMATE)		\$764,404	\$897,927						
Soils Remediation (HIGH LEVEL BALLPARK ESTIMATE!!)		\$68,750	\$68,750	\$68,750	\$68,750				
Septic System or WWTP (HIGH LEVEL BALLPARK ESTIMATE!!)		\$677,381	\$677,381	\$677,381	\$677,381	\$0	\$0	\$0	\$677,381
Relocation of Garage and Storage (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$0	
Solar Array Relocation Allowance (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$1,250,000	
Sitework @ 10% for Renovations/Repairs	0.1	<b>\$845,962</b>	<b>\$396,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Sitework @ 12% for New	0.12	<b>\$5,970,622</b>	<b>\$6,349,080</b>	<b>\$6,930,106</b>	<b>\$6,930,106</b>	<b>\$6,930,106</b>	<b>\$6,930,106</b>	<b>\$6,930,106</b>	<b>\$6,930,106</b>
<b>Sub-Total</b>		<b>\$67,891,119</b>	<b>\$66,474,538</b>	<b>\$68,526,317</b>	<b>\$67,393,517</b>	<b>\$64,680,986</b>	<b>\$66,180,986</b>	<b>\$65,930,986</b>	<b>\$65,358,367</b>
General Conditions (8% for D-B-B)	0.08	\$5,431,289	\$5,317,963	\$5,482,105.33	\$5,391,481.33	\$5,174,478.85	\$5,294,478.85	\$5,274,478.85	\$5,228,669.33
CMAR Premium for Reno & Add/Reno (9%: 3% CMAR Contingency + 6% GCs)	0.09	\$6,110,201	\$5,982,708	\$0	\$0	\$0	\$0	\$0	\$0
Phasing Premium (3% for Reno)	0.03	\$2,036,734	\$1,994,236	\$0	\$0	\$0	\$0	\$0	\$0
Escalation (captured in SF costs above)		-	-	-	-	-	-	-	-
<b>Sub-Total</b>		<b>\$81,469,342</b>	<b>\$79,769,446</b>	<b>\$74,008,422</b>	<b>\$72,784,998</b>	<b>\$69,855,464</b>	<b>\$71,475,464</b>	<b>\$71,205,464</b>	<b>\$70,587,036</b>
General Requirements (2%)		Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH
<b>Sub-Total</b>		<b>\$81,469,342</b>	<b>\$79,769,446</b>	<b>\$74,008,422</b>	<b>\$72,784,998</b>	<b>\$69,855,464</b>	<b>\$71,475,464</b>	<b>\$71,205,464</b>	<b>\$70,587,036</b>
Bonds (1%)	0.01	\$814,693.42	\$797,694.46	\$740,084.22	\$727,849.98	\$698,554.64	\$714,754.64	\$712,054.64	\$705,870.36
Insurance (1.3%)	0.013	\$1,069,692.47	\$1,047,372.82	\$971,730.58	\$955,667.02	\$917,202.25	\$938,472.85	\$934,927.75	\$926,807.78
<b>Permit (Assumes Fees Waived)</b>		-	-	-	-	-	-	-	-
<b>Sub-Total</b>		<b>\$83,353,728</b>	<b>\$81,614,513</b>	<b>\$75,720,237</b>	<b>\$74,468,515</b>	<b>\$71,471,221</b>	<b>\$73,128,692</b>	<b>\$72,852,447</b>	<b>\$72,219,714</b>
Design Contingency (10% on new construction)	0.1	\$8,335,372.83	\$8,161,451.29	\$7,572,023.67	\$7,446,851.49	\$7,147,122.13	\$7,312,869.19	\$7,285,244.68	\$7,221,971.41
Design Contingency Premium for Reno & Add/Reno (2% premium)	0.02	\$1,667,074.57	\$1,632,290.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Pricing Contingency (3%)	0.03	\$2,800,685.27	\$2,742,247.63	\$2,498,767.81	\$2,457,460.99	\$2,358,550.30	\$2,413,246.83	\$2,404,130.75	\$2,383,250.56
<b>Total Construction Cost</b>		<b>\$96,156,861</b>	<b>\$94,150,502</b>	<b>\$85,791,028</b>	<b>\$84,372,827</b>	<b>\$80,976,894</b>	<b>\$82,854,808</b>	<b>\$82,541,822</b>	<b>\$81,824,936</b>



# Grade 4-7 Cost Scenarios (Page 2/2)

DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS		D/Y Intermediate Middle School [GRADES 4-7]							
		INCLUDES RENOVATION		ALL NEW					
		Option MR-2	Option WR-2	Option M-2	Option W-2	Option S-2	Option S-4	Option S-6	Option G-2
		Addition / Renovation Existing Mattacheese 4-7	Addition / Renovation Existing Wixon 4-7	New Construction Mattacheese Site 4-7	New Construction Wixon 4-7	New Construction Station Avenue 4-7  Wooded Area	New Construction Station Avenue 4-7  Behind Solar Move Garage	New Construction Station Avenue 4-7  Relocate Solar	New Construction West Great Western 4-7
PROJECT SOFT COST DATA IS BASED UPON PERCENTAGE OF CONSTRUCTION COSTS FOR ALL OPTIONS									
<b>PROJECT SOFT COSTS (ROUGH ORDER MAGNITUDE)</b>		\$19,331,372	\$18,930,100	\$17,258,206	\$16,974,565	\$16,295,379	\$16,670,962	\$16,608,364	\$16,464,987
Reimbursable Soft Cost Allowance per MSBA (20% of Construction Costs)		\$19,231,372	\$18,830,100	\$17,158,206	\$16,874,565	\$16,195,379	\$16,570,962	\$16,508,364	\$16,364,987
FF&E and IT Allowance @ \$1200/student each (Incl Above)		-	-	-	-	-	-	-	-
OPM Costs (Incl Above)		-	-	-	-	-	-	-	-
Architect / Engineering Fees (Incl Above)		-	-	-	-	-	-	-	-
Legal Fees, Owner / Architect Subconsultants & Testing Costs (Incl Above)		-	-	-	-	-	-	-	-
Utilities Allowance (Incl Above)		-	-	-	-	-	-	-	-
Movers Allowance (Est)		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Swing Space Allowance (Est)		-	-	-	-	-	-	-	-
<b>Total Project Cost</b>		<b>\$115,488,233</b>	<b>\$113,080,602</b>	<b>\$103,049,234</b>	<b>\$101,347,393</b>	<b>\$97,272,273</b>	<b>\$99,525,770</b>	<b>\$99,150,187</b>	<b>\$98,289,923</b>
Owner Construction Contingency (Est. 6%)	0.06	\$5,769,411.66	\$5,649,030.12	\$5,147,461.69	\$5,062,369.64	\$4,858,613.63	\$4,971,288.48	\$4,952,509.34	\$4,909,496.16
Owner Soft Cost Contingency (Est. 4%)	0.04	\$773,254.89	\$757,204.02	\$690,328.23	\$678,982.62	\$651,815.15	\$666,838.46	\$664,334.58	\$658,599.49
<b>Total Project Budget</b>		<b>\$122,030,900</b>	<b>\$119,486,837</b>	<b>\$108,887,024</b>	<b>\$107,088,745</b>	<b>\$102,782,701</b>	<b>\$105,163,897</b>	<b>\$104,767,031</b>	<b>\$103,858,019</b>
<b>"WHAT-IF SCENARIO" - TYPICAL INELIGIBLE COSTS PER MSBA REGS</b>									
Construction Contingency Reimbursement - 2% Max on Reno, 1% Max on New		\$3,846,274.44	3766020.082	\$4,289,551.41	\$4,218,641.37	\$4,048,844.69	\$4,142,740.40	\$4,127,091.11	\$4,091,246.80
Owner Contingency Reimbursement - assume 33% of budget eligible		\$510,348.23	\$499,754.65	\$455,616.63	\$448,128.53	\$430,198.00	\$440,113.39	\$438,460.82	\$434,675.66
GMP Contingency Reimbursement - assume 33% of budget eligible		\$2,661,603.42	\$2,606,067.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sitework Costs exceeding 8% of Direct Building Cost		\$2,905,530.68	\$2,941,691.00	\$4,056,166.20	\$3,056,166.20	\$2,310,035.20	\$3,810,035.20	\$3,560,035.20	\$2,987,416.20
Legal Fees - Approximate		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Moving Costs		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Swing Space Costs		-	-	-	-	-	-	-	-
Ineligible Abatement Costs (VAT) - Ballpark Estimate Value		\$269,840.00	\$243,280.00	\$269,840.00	\$243,280.00	\$0.00	\$0.00	\$0.00	\$0.00
Ineligible Construction over Allowable SF and \$326/SF (Grades 4-7)	150400	\$9,184,400.00	\$7,838,600.00	\$8,720,480.00	\$8,720,480.00	\$8,720,480.00	\$8,720,480.00	\$8,720,480.00	\$8,720,480.00
Ineligible Construction over Allowable SF and \$326/SF (Grades 6-7)	84305	-	-	-	-	-	-	-	-
<b>TOTAL POTENTIAL INELIGIBLE COSTS</b>		<b>\$19,527,996.76</b>	<b>\$18,045,413.52</b>	<b>\$17,941,654.24</b>	<b>\$16,836,696.10</b>	<b>\$15,659,557.89</b>	<b>\$17,263,368.98</b>	<b>\$16,996,067.14</b>	<b>\$16,383,818.66</b>
<b>POTENTIAL ELIGIBLE COSTS (PRORATED FOR INELIGIBLE COSTS)</b>		<b>\$102,502,903</b>	<b>\$101,441,423</b>	<b>\$90,945,370</b>	<b>\$90,252,049</b>	<b>\$87,123,143</b>	<b>\$87,900,528</b>	<b>\$87,770,964</b>	<b>\$87,474,200</b>
<b>POTENTIAL REIMBURSEMENT FROM MSBA (reimbursement rates below)</b>		<b>\$49,294,722</b>	<b>\$48,345,683</b>	<b>\$42,971,687</b>	<b>\$42,644,093</b>	<b>\$41,165,685</b>	<b>\$41,532,999</b>	<b>\$41,471,780</b>	<b>\$41,331,560</b>
44.25% Base Reimbursement Rate (Base Rate Floating Until SD)		44.25%	44.25%	44.25%	44.25%	44.25%	44.25%	44.25%	44.25%
5% Renovation Incentive (Pro-rated)		0.84%	0.41%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2% Energy Efficiency Incentive		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
1% Maintenance Incentive Assumed (Plug Value)		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
<b>POTENTIAL DISTRICT SHARE OF TOTAL PROJECT BUDGET</b>		<b>\$72,736,178</b>	<b>\$71,141,153</b>	<b>\$65,915,337</b>	<b>\$64,444,652</b>	<b>\$61,617,016</b>	<b>\$63,630,897</b>	<b>\$63,295,250</b>	<b>\$62,526,459</b>

# Grade 4-5 Cost Scenarios (Page 1/2)

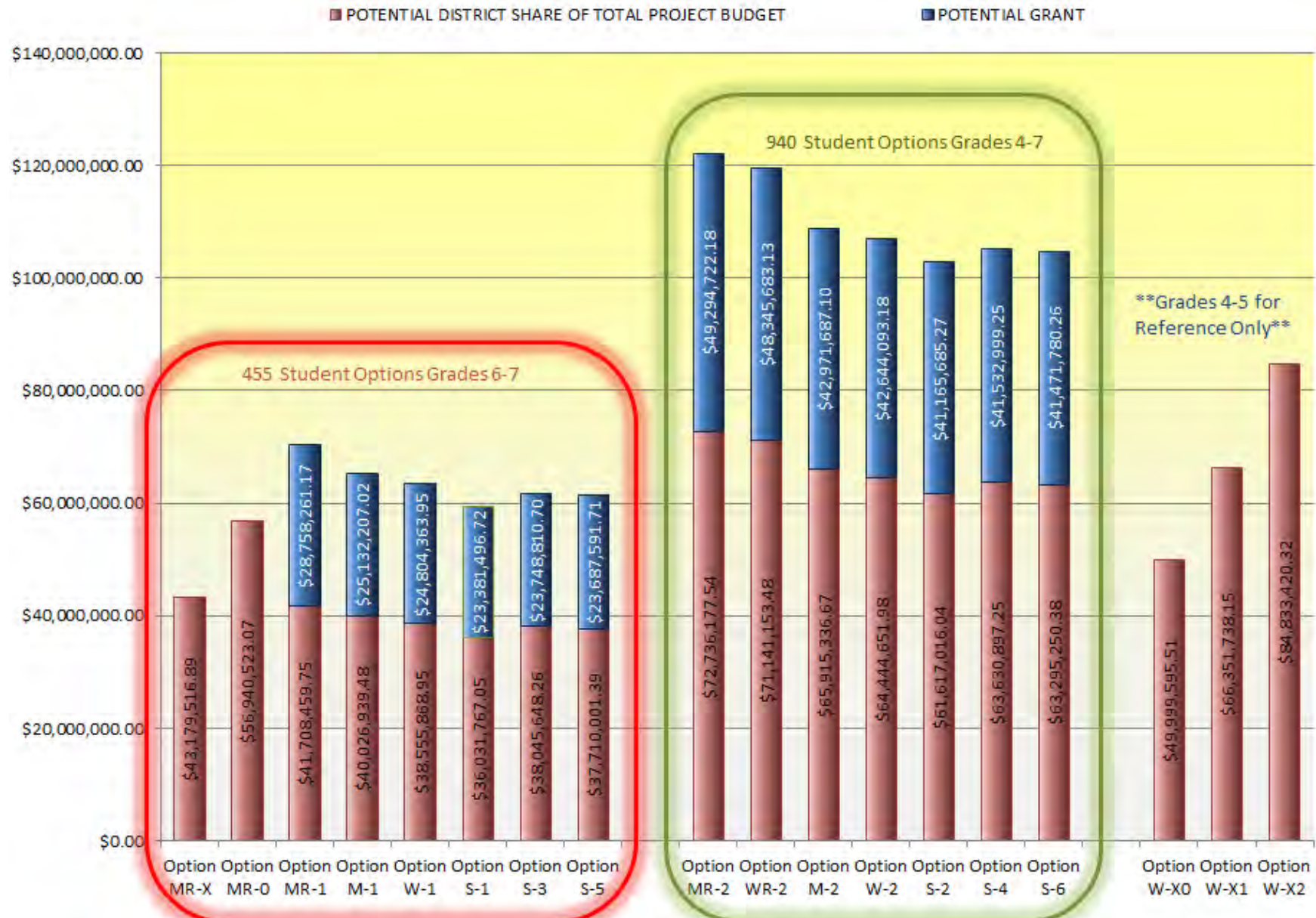
NOT AN MSBA APPROVED SCENARIO		Wixon Grades 4-5 - NOT VIABLE OPTION UNDER CURRENT		
		Option W-X0	Option W-X1	Option W-X2
		Base Repair Code Upgrades Wixon	Fully Renovate Existing Wixon 4-5	New Construction Wixon 4-5
DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS				
	TOTAL SF:	116,090	116,090	116,090
	TOTAL NEW SF:			116,090
	TOTAL RENO SF:		58,045	
	TOTAL REPAIR SF:	116,090	58,045	
New Building Construction Costs @ \$314/SF	314	\$0	\$0	\$36,452,260
Base Repair/Reno Costs @ \$264/SF	264	\$0	\$15,323,880	\$0
Base Repair Costs @ \$150/SF	150	\$17,413,500	\$8,706,750	\$0
Additional Escalation due Wixon (5 years behind MMS @ 5% annually escalation = 27.6% premium)	0.276	\$4,806,126	\$6,632,454	\$10,060,824
Remove Hazardous Materials (FROM PM&C BASE REPAIR ESTIMATE!!)		\$1,216,400	\$1,216,400	\$1,216,400
Demolish Existing Building (HIGH LEVEL BALLPARK ESTIMATE!!) Need Discussion		\$0	\$0	\$750,000
Selective Demolition of Existing Building (FROM BASE REPAIR ESTIMATE)		\$897,927.00	\$897,927.00	
Soils Remediation (HIGH LEVEL BALLPARK ESTIMATE!!)		\$68,750.00	\$68,750.00	\$68,750.00
Septic System or WWTP (HIGH LEVEL BALLPARK ESTIMATE!!)		\$451,587.00	\$451,587.00	\$451,587.00
Relocation of Garage and Storage (HIGH LEVEL BALLPARK ESTIMATE!!)				
Solar Array Relocation Allowance (HIGH LEVEL BALLPARK ESTIMATE!!)		\$0.00	\$0.00	\$0.00
Sitework @ 10% for Renovations/Repairs	0.1	\$1,741,350	\$2,403,063	\$0
Sitework @ 12% for New	0.12	\$0	\$0	\$4,374,271
<b>Sub-Total</b>		<b>\$26,595,640</b>	<b>\$35,700,811</b>	<b>\$53,374,092</b>
General Conditions (8% for D-B-B)	0.08	\$2,127,651.20	\$2,856,064.87	\$4,269,927.36
CMAR Premium for Reno & Add/Reno (9%: 3% CMAR Contingency + 6% GCs)	0.09	\$2,393,608	\$3,213,073	\$0
Phasing Premium (3% for Reno)	0.03	\$797,869	\$1,071,024	\$0
Escalation (captured in SF costs above)		-	-	-
<b>Sub-Total</b>		<b>\$31,914,768</b>	<b>\$42,840,973</b>	<b>\$57,644,019</b>
General Requirements (2%)		Incl in GC/OH	Incl in GC/OH	Incl in GC/OH
<b>Sub-Total</b>		<b>\$31,914,768</b>	<b>\$42,840,973</b>	<b>\$57,644,019</b>
Bonds (1%)	0.01	\$319,147.68	\$428,409.73	\$576,440.19
Insurance (1.3%)	0.013	\$419,040.90	\$562,501.98	\$756,865.97
<b>Permit (Assumes Fees Waived)</b>		-	-	-
<b>Sub-Total</b>		<b>\$32,652,957</b>	<b>\$43,831,885</b>	<b>\$58,977,325</b>
Design Contingency (10% on new construction)	0.1	\$3,265,295.66	\$4,383,188.48	\$5,897,732.55
Design Contingency Premium for Reno & Add/Reno (2% premium)	0.02	\$653,059.13	\$876,637.70	\$0.00
Pricing Contingency (3%)	0.03	\$1,097,139.34	\$1,472,751.33	\$1,946,251.74
<b>Total Construction Cost</b>		<b>\$37,668,451</b>	<b>\$50,564,462</b>	<b>\$66,821,310</b>



# Grade 4-5 Cost Scenarios (Page 2/2)

NOT AN MSBA APPROVED SCENARIO		Wixon Grades 4-5 - NOT VIABLE OPTION UNDER CURRENT		
		Option W-X0	Option W-X1	Option W-X2
DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS		Base Repair Code Upgrades Wixon	Fully Renovate Existing Wixon 4-5	New Construction Wixon 4-5
PROJECT SOFT COST DATA IS BASED UPON PERCENTAGE OF CONSTRUCTION COSTS FOR ALL OPTIONS				
<b>PROJECT SOFT COSTS (ROUGH ORDER MAGNITUDE)</b>		\$9,683,690	\$12,262,892	\$13,464,262
Reimbursable Soft Cost Allowance per MSBA (20% of Construction Costs)		\$7,533,690	\$10,112,892	\$13,364,262
FF&E and IT Allowance @ \$1200/student each (Incl Above)		-	-	-
OPM Costs (Incl Above)		-	-	-
Architect / Engineering Fees (Incl Above)		-	-	-
Legal Fees, Owner / Architect Subconsultants & Testing Costs (Incl Above)		-	-	-
Utilities Allowance (Incl Above)		-	-	-
Movers Allowance (Est)		\$150,000	\$150,000	\$100,000
Swing Space Allowance (Est)		\$2,000,000	\$2,000,000	-
<b>Total Project Cost</b>		<b>\$47,352,141</b>	<b>\$62,827,355</b>	<b>\$80,285,572</b>
Owner Construction Contingency (Est. 6%)	0.06	\$2,260,107.04	\$3,033,867.74	\$4,009,278.59
Owner Soft Cost Contingency (Est. 4%)	0.04	\$387,347.61	\$490,515.70	\$538,570.48
<b>Total Project Budget</b>		<b>\$49,999,596</b>	<b>\$66,351,738</b>	<b>\$84,833,421</b>
<b>"WHAT-IF SCENARIO" - TYPICAL INELIGIBLE COSTS PER MSBA REGS</b>				
Construction Contingency Reimbursement - 2% Max on Reno, 1% Max on New		\$1,506,738.03	\$2,022,578.49	\$3,341,065.49
Owner Contingency Reimbursement - assume 33% of budget eligible		\$255,649.42	\$323,740.36	\$355,456.52
GMP Contingency Reimbursement - assume 33% of budget eligible		\$1,042,655.47	\$1,399,614.59	\$0.00
Sitework Costs exceeding 8% of Direct Building Cost		\$868,607.00	\$1,000,949.60	\$1,978,427.40
Legal Fees - Approximate		\$50,000.00	\$50,000.00	\$50,000.00
Moving Costs		\$150,000.00	\$150,000.00	\$100,000.00
Swing Space Costs		\$2,000,000.00	\$2,000,000.00	-
Ineligible Abatement Costs (VAT) - Ballpark Estimate Value		\$243,280.00	\$243,280.00	\$243,280.00
Ineligible Construction over Allowable SF and \$326/SF (Grades 4-7)	150400	-	-	-
Ineligible Construction over Allowable SF and \$326/SF (Grades 6-7)	84305	-\$10,069,930.00	-\$3,452,800.00	\$8,968,830.00
<b>TOTAL POTENTIAL INELIGIBLE COSTS</b>		<b>100% INELIGIBLE</b>	<b>100% INELIGIBLE</b>	<b>100% INELIGIBLE</b>
<b>POTENTIAL ELIGIBLE COSTS (PRORATED FOR INELIGIBLE COSTS)</b>		<b>\$0</b>	<b>\$0</b>	<b>\$1</b>
<b>POTENTIAL REIMBURSEMENT FROM MSBA (reimbursement rates below)</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
44.25% Base Reimbursement Rate (Base Rate Floating Until SD)		44.25%	44.25%	44.25%
5% Renovation Incentive (Pro-rated)		0.00%	2.50%	0.00%
2% Energy Efficiency Incentive		2.00%	2.00%	2.00%
1% Maintenance Incentive Assumed (Plug Value)		1.00%	1.00%	1.00%
<b>POTENTIAL DISTRICT SHARE OF TOTAL PROJECT BUDGET</b>		<b>\$49,999,596</b>	<b>\$66,351,738</b>	<b>\$84,833,420</b>

# Cost Comparisons







**PERKINS —  
EASTMAN**

Photo courtesy of TripAdvisor



# **DENNIS-YARMOUTH SCHOOL PROJECT**

**JOINT DENNIS-YARMOUTH BOARD  
OF SELECTMEN  
DYRSD FINANCE COMMITTEE  
DYRSD SCHOOL COMMITTEE**  
November 6, 2017



**BIRCHWOOD  
DESIGN GROUP**



**newvistadesign**  
Envisioning 21<sup>st</sup> Century Schools



**PMA Consultants**

# BASE REPAIR STUDY - MRO

MATTACHEESE  
REPAIRS (GR. 6-7)

Relatively Flat Site, 70 acres (40 useable)

Limited Constraints

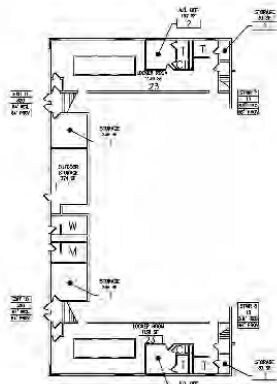
- Aquafer Protection Distr.
- Adjacent Wetland

- 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

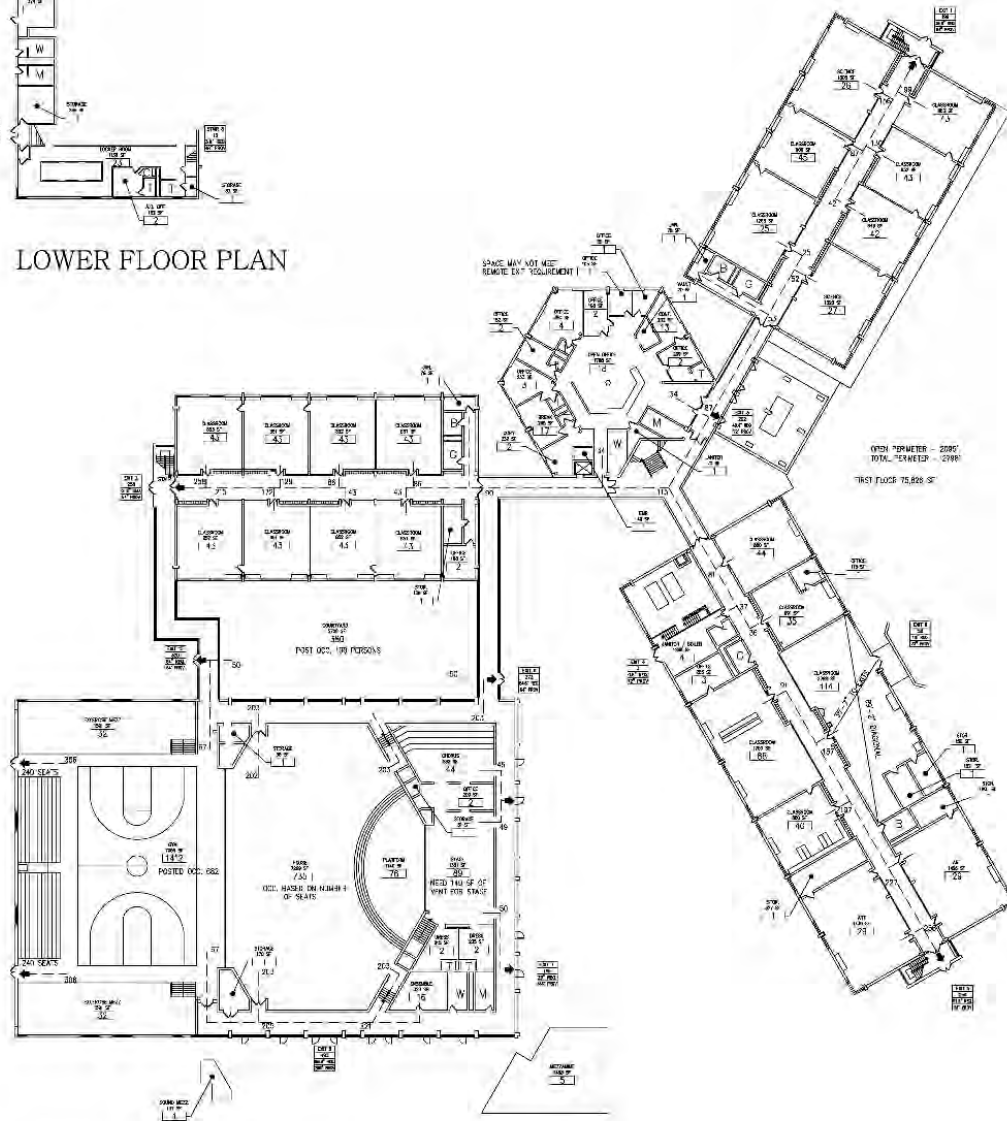
Est. Constr. Cost = \$43.1m

Est. Project Cost = \$53.9m

**DISTRICT SHARE = \$56.9m**



LOWER FLOOR PLAN



FIRST FLOOR PLAN

X





# PLANNING STUDY - 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**

**MR1 October 2017**







**M1 October 2017**

# PLANNING STUDY - 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**







# PLANNING STUDY – 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**







# PLANNING STUDY – 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**







# PLANNING STUDY – 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

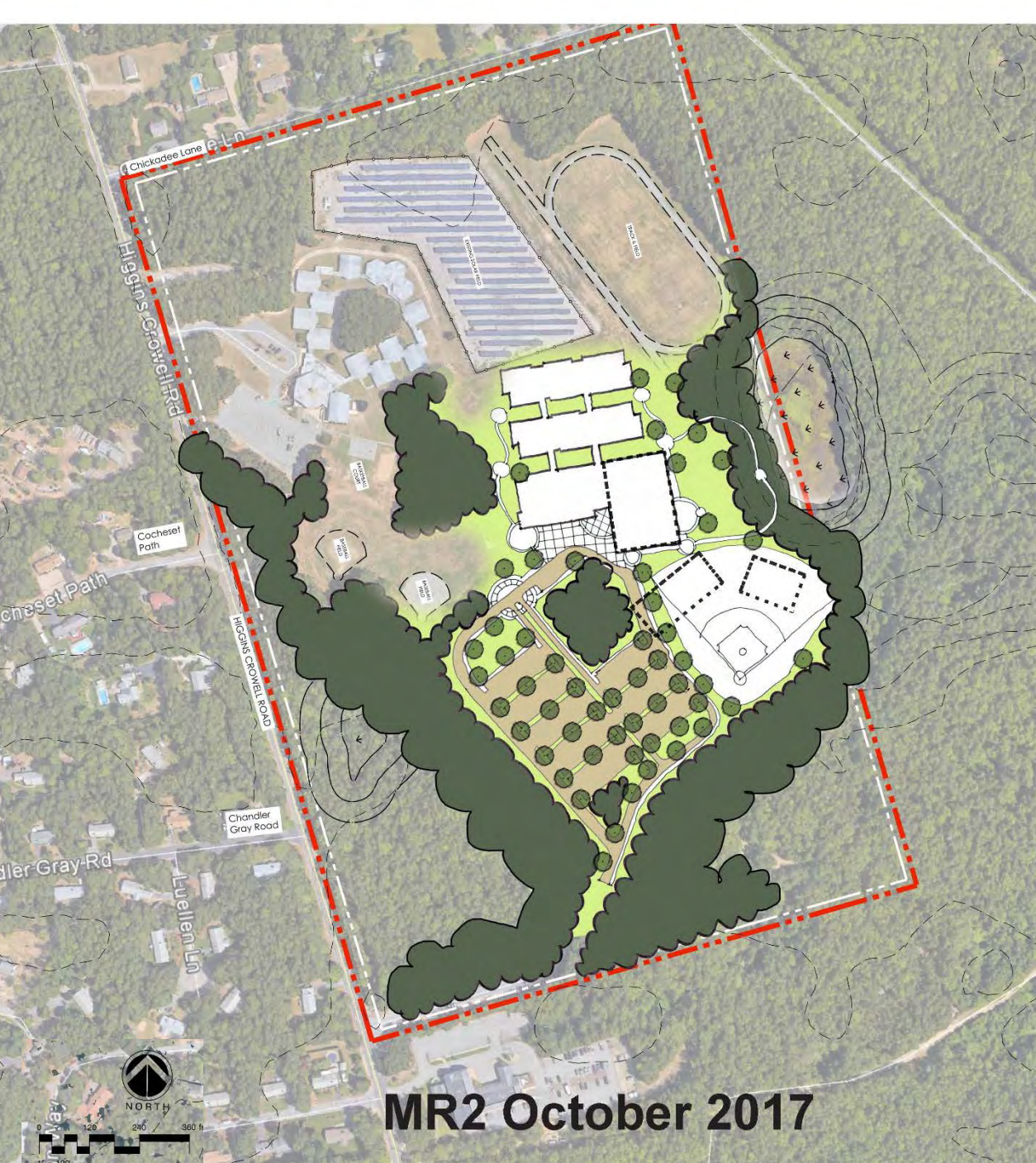
Est. Constr. Cost = \$48.4m

Est. Project Cost = \$58.1m

**DISTRICT SHARE = \$37.7m**







# PLANNING STUDY - 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
- Does address existing deficiencies at Wixon as outlined in SOI
- 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**







# PLANNING STUDY - 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
- Does address existing deficiencies at Wixon as outlined in SOI
- 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**







WR2 October 2017

# PLANNING STUDY - 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 Wetlands
- 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**







W2 October 2017

# PLANNING STUDY - 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 Wetlands
- 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**







# PLANNING STUDY – 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**

**S2 October 2017**







# PLANNING STUDY – 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**







# PLANNING STUDY – 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**

