Mattacheese School Building Committee Agenda Wednesday, August 23rd, 2017

5:00 P.M.

DY Regional High School Library 210 Station Avenue South Yarmouth

		Estimated Time Frame
I.	Chair Joseph Tierney Call to Order	5:00 P.M.
İI.	07-12-2017 Meeting Minutes Discussion Motion and Second Needed Vote to Approve	5:05 P.M.
III.	Overview of Meeting Agenda Joe Tierney – SBC Chair	5:15 P.M.
IV.	 Old Business a. General Updates b. Master Project Schedule Update (PMA) i. MSBA Updated FY2018 Meeting Calendar c. Existing Conditions Update (PE) d. ELT Updates (PE) i. Visioning Sessions 9/20/17 & 9/28/17 8:30AM-2: e. PR/Outreach Group Update: Survey/Notices/Website Etcline i. Members ii. Schedule First PR Group Meeting 	
V.	 New Business a. Sustainability Workshops – Scheduling (PE) b. Review Potential Sites (Existing & Alternative) 	6:45 P.M.

DENNIS-YARMOUTH REGIONAL SCHOOL DISTRICT

Minutes of the Mattacheese Middle School Building Committee Meeting

Wednesday, July 12th, 2017

Members Present:Joseph Tierney, Chair; Phillip Morris, Curt Sears, Teodora Torres, Jenifer Legge,
James Dykeman, Robert Ciavarra, Will Rubenstein, Nathan Ladley, Dan
Knapik, Cleon Turner, Norm Holcomb, Andrea St. Germain, Sean Owen
Principal WIS, Carol Woodbury, Superintendent; Ann Knell, Principal MMS;
Maureen Burnham, Adm. Asst. to the Superintendent, Sandra Cashen, Facilities
Manager.

Members Absent: Brian Carey, Michael Nardone, Will Rubenstein, Erik Tolley, George Davis,

PMA Consultants: Tony Oliva and Walter Hartley

Perkins Eastman: Robert Bell, Jana Silsby, Daniel Colli

Chairman Joe Tierney called the meeting to order at 5:37 p.m.

Approval of Minutes

June 15, 2017 Minutes

On a motion by James Dykeman seconded by Curt Sears, and carried unanimously it was <u>VOTED</u>: To accept the minutes of the June 15th, 2017, of the MMS Building Committee meeting as presented.

Joint BoS Meeting (6/27/17) Update (Dan Knapik/Carol Woodbury): Dan and Carol reported on the Joint Board of Selectmen's meeting and that the tone and outcome of the meeting was positive. Cleon Turner noted the following: Very happy with the meeting, Dennis Selectmen voted the previous night to ask Yarmouth to have school committee personnel represented on the sub-committee that was formed. Joe Tierney noted that it will be very important to have the input of the school committee. Dan Knapik noted that he submitted the calendar of key dates of importance for both boards of selectmen and the sub-committee.

<u>Master Schedule Update & Discussion</u>: PMA provided an updated plan/decision matrix that will continue as it has been with Perkins Eastman input. PMA also provided an 11x17 master project schedule that had been coordinated with Perkins Eastman to accurately reflect upcoming work and milestones.

<u>Existing Conditions (Perkins Eastman)</u>: Dan Colli updated the committee on the progress of the existing conditions studies that are ongoing at both the Wixon and the Mattacheese Schools, both studies required by MSBA. This study is for the "Base Repair" option. They have met with Sandy Cashen Facilities Director and with Sean Owen Principal at Wixon. The full picture of both schools needs to be presented to the MSBA during this study.

<u>Responsibility Matrix (Perkins Eastman)</u>: Dan Colli presented the responsibility matrix for the project outlining through schematic design. Purpose of this document is to make sure that all parties know their involvement and requirements for the upcoming phase.

Educational Leadership Team (Perkins Eastman): Carol Woodbury updated on the Educational Leadership Team that met prior to the building committee meeting. 50/60 people will be part of the educational working group (EWG). There will also be faculty forums for faculty input as well as sustainability workshops. Perkins Eastman is trying to be as prepared as possible for when school is back in session and many meetings will need to be scheduled in order to advance the feasibility study. Bringing people on board and helping to prioritize will help with communication. Carol and Maureen have already started assembling people for the EWG. Phil Morris noted that this is much more organized than previous school project. Tony Oliva noted that a group over 50/60 people becomes ineffective. Carol Woodbury asked that if anybody has someone in mind that feels they'd like to commit to the EWG to forward their name to Maureen or herself. Bob Bell reviewed the tentative schedule for workshops and noted that dates will be finalized at a later time, a rough draft will be provided on August 10th at the next ELT meeting.

<u>Communication/Outreach Group</u>: Bob and Jana also discussed the importance of having the community outreach to keep the project visible. They requested that the committee start thinking about key community stakeholders that would be helpful in getting the word out. Joe Tierney suggested that if the committee think of anyone to forward an email to himself, Carol Woodbury and they can move it along to Perkins Eastman. Perkins Eastman believes having the website will be very helpful in keeping documentation available, Maureen uploads documents to the website, PMA/PE will forward meeting documents to be uploaded. Jana discussed the in house capabilities of Perkins Eastman, that includes surveys, whether online or send homes. Carol Woodbury and Dan Knapik discussed the town phone service for getting the word out as well. **7/12/17**: Maureen has had a couple of people interested in being involved in the PR group, Carol has as well. This is still being worked on and put together. The idea of putting together a send home letter for the students on the first day was discussed. PE team discussed surveys with information only not trying to draw a conclusion from what is being asked.

Attachments: PMA Decision/Plan Matrix

Next Meeting: 8/23/17 At D/Y High School Library

Adjournment

On a motion by James Dykeman, seconded by Jennifer Legge and carried unanimously, it was: <u>VOTED:</u> To adjourn the meeting at 6:52 p.m.

	Mattacheese Middle School Project - Plan/Decision Matrix	PMA Consu	Itants
Responsibility	Action Required	Due Date	Status
District & PMA	SBC Meeting Review DSP Meeting	Wednesday, May 3, 2017	Complete
District & PMA	Designer Selection Panel Interviews - Interview Shortlisted Firms	Tuesday, May 16, 2017	Complete
District & PMA	Contract Negotiation (after DSP selection)	Tuesday, May 23, 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	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 to MSBA	Tuesday, November 21, 2017	
MSBA	MSBA Review Period	Tuesday, December 12, 2017	
Architect, PMA, District	Respond to MSBA PDP Review Comments	Friday, December 22, 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)	Thursday, March 15, 2018	
Architect, PMA, District	MSBA Facilities Assesment Subcommittee Meeting	Wednesday, March 28, 2018	
MSBA	MSBA Board of Directors Approval of PSR	Wednesday, May 9, 2018	





DENNIS-YARMOUTH

INTERMEDIATE/MIDDLE SCHOOL

SCHOOL BUILDING COMMITTEE

Perkins Eastman August 23, 2017

DECISION MATRIX

(Mattacheese Middle School Project - Plan/Decision Matrix	PMA Consu	ltants
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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 Assesment Subcommittee Meeting	Wednesday, May 23, 2018	
MSBA	MSBA Board of Directors Approval of PSR	Wednesday, June 27, 2018	

MASTER SCHEDULE

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A1010	OPM Selection Period	10 26-Jan-17 A	31-Jan-17 A		_ o	PM Selec	tion Period															
A1020	MSBA OPM Selection Panel	1 06-Mar-17 A	06-Mar-17 A		1	I MS	A OPM Selection Panel															
Designer Select	on					1		1		1	1			1				1 1	1	1		1
A1030	OPM Draft Designer RFS	5 01-Feb-17 A	07-Mar-17 A] 🔚	🗭 OPI	Draft Designer RFS															
A1040	MSBAApproval Designer RFS	10 07-Mar-17 A	15-Mar-17 A				SBAApproval Designer	RFS														
A1400	Newspaper Ad Submission	1 09-Mar-17 A	09-Mar-17 A	-		Net	spaper Ad Submission															
A1380	Central Register Ad Submission (Thursday Deadline)	1 15-Mar-17 A				10	entral Register Ad Submis	sion (Thu	rsday Dea	line												
A1060	Newspaper Advertisement Appears (Sunday)	1 19-Mar-17 A	19-Mar-17 A			1	lewspaper Advertisement.	Appears ((Sunday)		1						++					
A1050	Designer RFS Response Period	13 22-Mar-17 A			1		Designer RFS Respo															
A1390	Central Register Ad Appears (Wednesday)	1 22-Mar-17 A					Central Register Ad Appea															
A1070	Evaluate Responses & Submit to MSBA	5 10-Apr-17 A		-			Evaluate Response															
A1420	Complete Reference Checks	10 10-Apr-17 A		-			Complete Refere			`												
A1420 A1430	Initial RFS Review - Prep for SBC Presentation	3 10-Apr-17 A	12-Apr-17 A	-			Initial RFS Review -			otation							++	++-				
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A1410	SBC Meeting (moved to Apr 12th)	1 12-Apr-17 A	12-Apr-17 A	-		1	BC Meeting (move Designer Selec			1												
A1080	Designer Selection Panel Mtg #1	Ű	02-May-17 A							_												
A1090	Designer Selection Panel Mtg #2	0	16-May-17 A	_			S Designer S													1		
A1100	Negotiate & Execute Contract	10 17-May-17 A	15-Jun-17 A				Ne	gotiate &	Execute C	ontract												
Preliminary Des																						
A1110	School Dept Update Education Program	60 14-Mar-17 A					Sci	hool Dept	Update Ed	lucation Pri												
A1150	Preliminary Evaluation of Alternatives	90 15-Jun-17 A	18-Oct-17	44					_					Iternatives								
A1130	Evaluation of Existing Conditions	55 16-Jun-17 A	31-Aug-17	78				-	Ev	aluation of												
A1190	Education Program Refined with Designer Input	81 16-Jun-17 A	06-Oct-17	39	9					🗕 📮 Edu	cation Pr	ogram Re	efined w	th Design	r Input							
A1470	PMA Project Presentation to Joint BoS/Fincom	1 27-Jun-17 A	27-Jun-17 A		T 1	1	1			tation to Jo								T				
A1460	Formation of D-Y Regionalization Subcommittee (BoS & Fincom)	1 11-Jul-17 A	11-Jul-17 A		1			Form		Y Régionali												
A1500	Educational Leadership Team Meeting #01 [23Aug18]	1 23-Aug-17*	23-Aug-17	C					I ∉duo	ational Lea	dership 7	eam Me	eting #01	[23Auģ18	1							
A1480	Visioning Session #1 [20Sep18]	1 20-Sep-17*	20-Sep-17	C						1 Visionin	gSession	#1 [205	ep18]									
A1490	Visioning Session #2 [28Sep18]	1 28-Sep-17*	28-Sep-17	C						I Visior	ing Sess	on #2 [28	Sep18]									
A1140	Establish Site Development Requirements	15 05-Oct-17	25-Oct-17	44	1	+					Establis	h Site De	velopm	ent Requir	ements			++			·	
A1200	Final Review & Acceptance of Education Program	5 09-Oct-17	13-Oct-17	39	a										n Program							
A1120	Draft Initial Space Summary	4 16-Oct-17	19-Oct-17	39								Space										
A1210	Cost & Schedule Analysis of PDP Alternatives	18 16-Oct-17	08-Nov-17	39											P Alternativ	es						
A1220	SBC Approval of PDP Alternatives (11/15/17 Deadline)	5 09-Nov-17	15-Nov-17	39											ives (11/15/		line)					
A1160	Compile & Submit PDP to MSBA	4 16-Nov-17	21-Nov-17	39	1	+								t PDP to N				++-			+-	
A1170	MSBA Review Period	15 22-Nov-17	12-Dec-17	39										ew Period								
A1180	Respond to MSBA Review Comments	10 13-Dec-17	26-Dec-17	39										1 1	Review Cor	monte						
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A1240	Final Evaluation of Alternatives	20 05-Jan-18	01-Feb-18	39																		
A1250	Identification and Development of Preferred Solution	20 02-Feb-18	01-Mar-18	39						1					inalize Cond		elopment of Preferred S	Juuon				
A1450	Finalize Conceptual Estimates	10 16-Feb-18	01-Mar-18	39												1						1
A1260	Local Actions and Approvals	5 02-Mar-18	08-Mar-18	39										-	Local Actio							
A1310	Compile and Submit PSR [Due 09May18]	5 03-May-18	09-May-18*	C	1	.l	ļļļ					ļļ					mpile and Submit PSR [18]		ļ	
A1280	MSBA PSR Review Period	15 10-May-18	30-May-18	10											+		MSBA PSR Review F					
A1290	MSBA Facilities Assessment Subcommittee Option #1 [23M ay18]	1 23-May-18	23-May-18*	C				1								1 '	MSBA Facilities Asses				May18]	
A1300	Response to MSBA PSR Review Comments Due	10 31-May-18	13-Jun-18	10											—		Response to MSI					
A1440	MSBA Facilities Assessment Subcommittee Option #2 [06Jun18]	1 06-Jun-18	06-Jun-18*	C				1			1						I MSBA Facilities As					1
A1270	MSBA Board of Directors Approval of PSR [27Jun18]	0	27-Jun-18*	C												•	 MSBA Board 	of Directors	Approval of	PSR [27JL	n18]	
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A1330	Compile and Submit SD to MSBA [Due 17Oct18]	5 11-Oct-18	17-Oct-18*	0				1		1					11				Compil			
A1340	MSBA Review Period	15 18-Oct-18	07-Nov-18	10																SBA Revie		
A1350	Respond to MSBA Review Comments	10 08-Nov-18	21-Nov-18	15				1												Respond		Review/
A1330	Establish Project Funding Agreement	15 08-Nov-18	28-Nov-18	10		+						+					+			Establi		
A1370 A1360	MSBA Board Approval of Project Scope and Budget [12Dec18]	0	20-INOV-10 12-Dec-18*	10												1		1			BA Board	
A 1360	INSEA BOARD Approval of Project Scope and Budget [12Dec 18]	U	12-Dec-18*	C	· ·	1		1			1				1	1			•	+ MS	ра воагр	Approva
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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

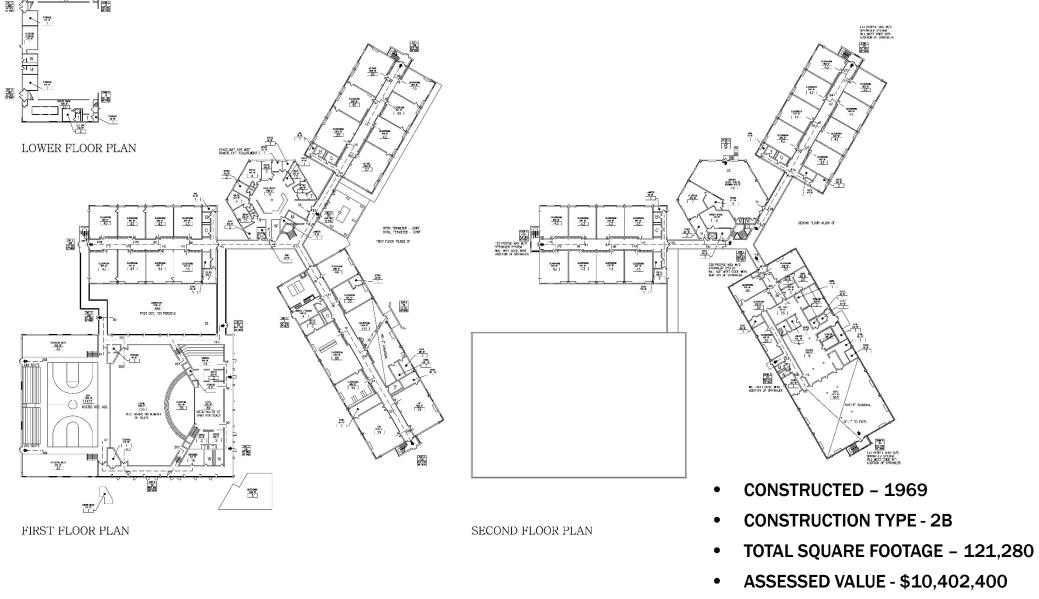


EXISTING CONDITIONS

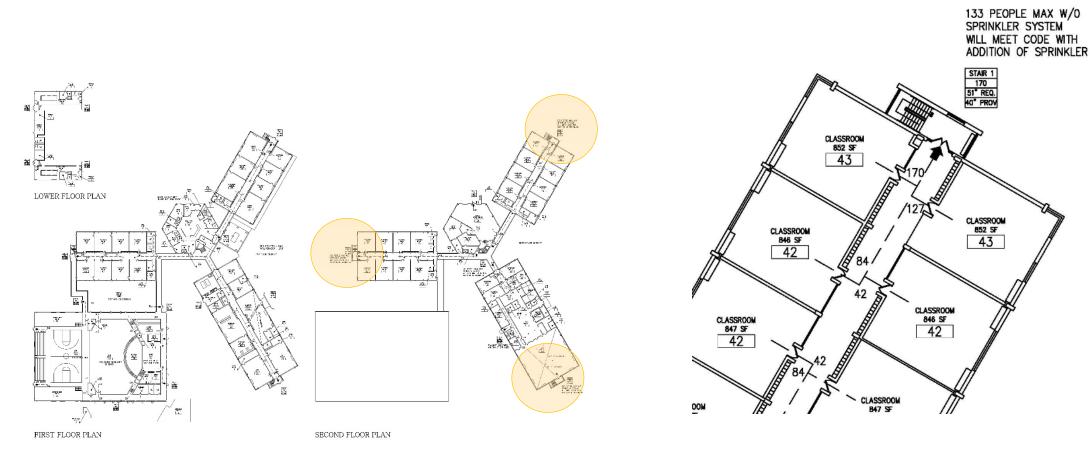
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MAJOR ISSUES – EXTERIOR

- WINDOWS AND DOORS SINGLE PANE GLASS AGED AND INEFFICIENT
- EXTERIOR ENVELOPE INEFFICIENT •
- SPALLED CONCRETE AT EXPOSED FASICA AND ٠ **BASE OF BUILDING**
- EXPOSED TECTUM DAMAGED ٠
- **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

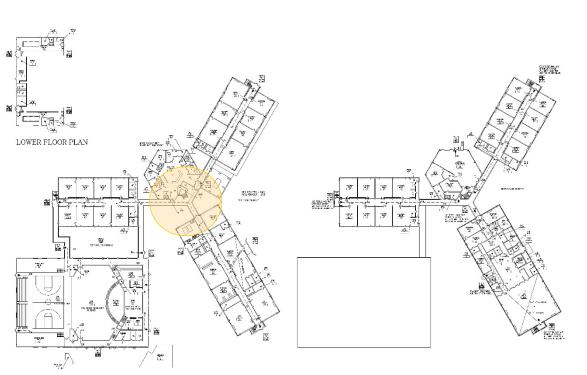


• AREA PER FLOOR – 21,750 – EXSITING NON CONFORMING



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



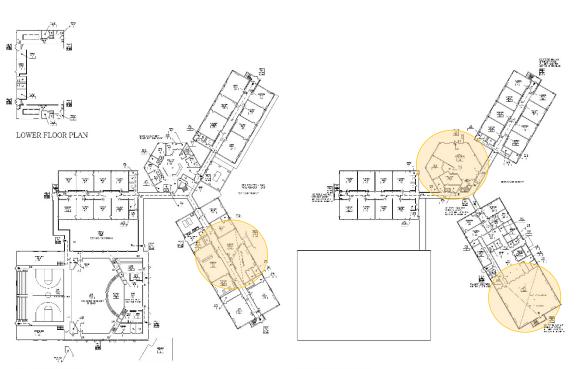
FIRST FLOOR PLAN

SECOND FLOOR PLAN

211 SF 24 MAKER SPACE 530 SF 5 16 192 STOR. STAIR 2 176 SF 536 60.8" REQ 96" PROV CLASSROOM 326 PEOPLE MAX W/O 605 SF SPRINKLER SYSTEM 30 WILL NOT MEET CODE WITH ADDITION OF SPRINKLER CLASSROOM 595 SF OFFICE 155 SF 30

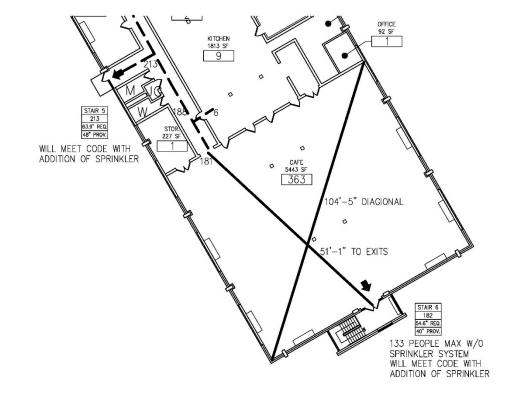
CENTRAL STAIR

• THE BUILDINGS CENTRAL STAIR IS NOT OF A WIDTH THAT IS ADEQUATE TO SUPPORT THE OCCUPANT LOAD – THE STAIR IS ALSO NOT SEPERATED APPROPIATELY



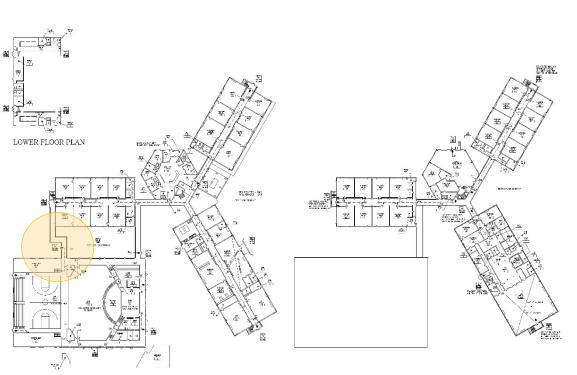
FIRST FLOOR PLAN

SECOND FLOOR PLAN



EXIT REMOTENESS

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



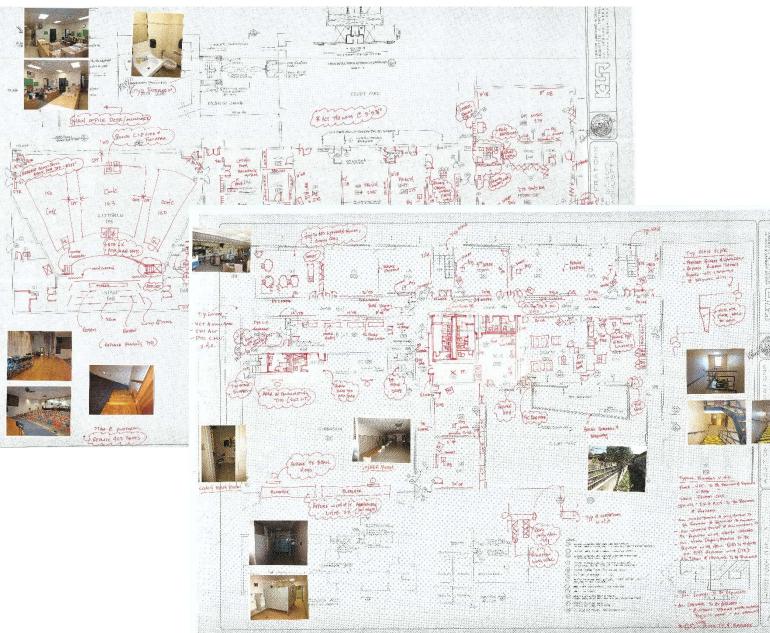
FIRST FLOOR PLAN

SECOND FLOOR PLAN

EXIT 12 POS 320 64" REQ 50 64" PROV 203 67 STORAGE 85 SF 202

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 SINGL EDOOR 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



VISIONING PROCESS

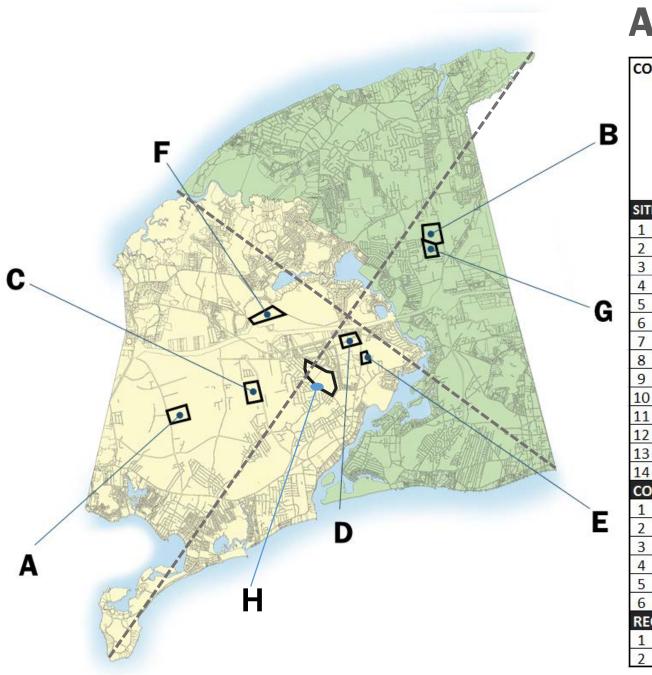
DENNIS-YARMOUTH'S CORE EDUCATIONAL LEADERSHIP TEAM

DESIGN WORKING GROUP

DENNIS-YARMOUTH COMMUNITY GROUPS

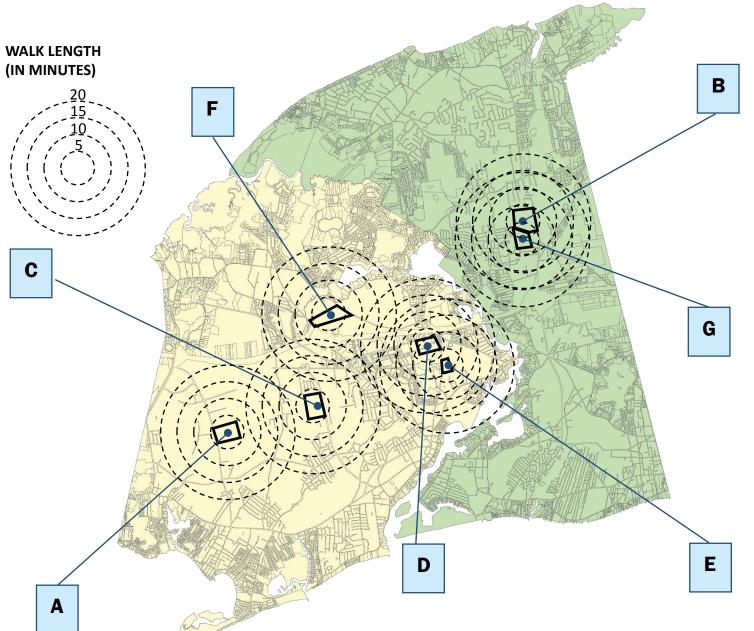
MATTACHEESE MIDDLE SCHOOL





ALTERNATIVE SITES

	со	NSIDERATIONS	Α	В	С	D	E	F	G	Н
3			Existing Site (Mattacheese)	Wixon Site	451 Forest Road	Flax Pond Recreation	North Main Street	West Great Western Road	815 Route 134	Station Ave (Elem/High)
	SIT	E / LOCATION								
	1	Dennis		Х					Х	
	2	Yarmouth	X		Х	X	Х	Х	100	X
	3	Size of Site (acres)	70.0	34.4	61.4	117.7	114.2	67.6	40.0	147.9
	4	Buildable Area (acres)								
	5	All Program Fits On-Site								
	6	Publicly owned, available	Х	Х	Х	X	Х	Х	Х	X
	7	Privately owned. available								
	8	Legal Restrictions. Park etc.				X				
	1.00	Miles from District Center	6.1	4.3	3.2	1.0	0.5	1.5	3.5	2.2
		Time from District Center	11	8	7	3	1	3	8	5
		Proximity to Public Safety								
		Near Community Resources								
	100000	Walkability/Biking Potential								
		Traffic Impact								
	· · · · · · · · · · · · · · · · · · ·	ST FACTORS								
3	1	Site Acauisition							2 2	
8		Site Development	-						0	
		Site Remediation								
	4	Access to Utilities							-	
	5	Phasing/Swing Space							2	
	6	Busing								
	10.46	CREATIONAL IMPACT	-							
	1	Field Replication Required								
	2	Temporary Loss of Use								

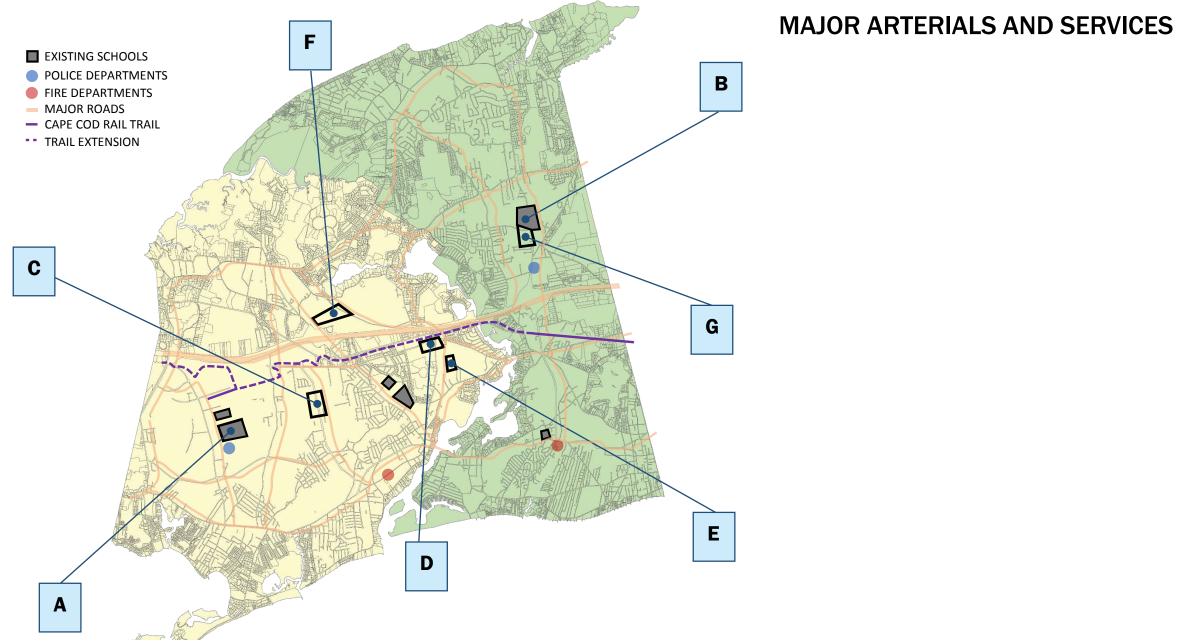


ALTERNATIVE SITES

WALKABILITY

- Average 6th grade student walks 283 feet per minute
- Distance
 - 1415 feet / .27 mile / 5 min.
 - 2830 feet / .54 mile / 10 min.
 - 4245 feet / .80 mile / 15 min.
 - 5660 feet / 1.07 mile / 20 min.
- <u>Source Pediatr Phys Ther.</u> 2005 Summer;17(2):120-7

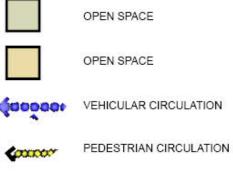
ALTERNATIVE SITES



ALTERNATIVE SITES - MMS



ZONING	REQUIRED	EXISTING
ZONING	R-40	EDUCATION
MIN. LOT SIZE:	40,000 SF	2,993,514 SF
MIN. LOT FRONTAGE:	150 LF	2,171 LF
BUILDING SETBACK FRONT YARD SIDE YARD REAR YARD	30 FT 20 FT 20 FT	257 FT 325 FT 50 FT
MIN. BUILDING HEIGHT	35 FT	<35 FT
MAX. LOT COVERAGE	15%	11%
OVERLAY DISTRICT APD - AQUIFER PROTEC	TION DISTRICT	



ALTERNATIVE SITES - WIXON



ZONING		REQUIRED	EXISTING						
ZONING		R-40	EDUCATION						
MIN. LOT SIZE:		40,000 SF	34.4 ACRES						
MIN. LOT FROM	ITAGE:	150 LF	1,455 LF						
BUILDING SET FRONT SIDE YA REAR YA	YARD RD	50 FT 25 FT 25 FT	3,860 FT						
MIN. BUILDING	HEIGHT	42 FT OR 3 STORY	<42 FT						
MAX. LOT COV	ERAGE	70%							
OVERLAY DIST MED WIND FAC		RLAY DISTRICT							
	OPEN SPACE								
	OPEN SPACE								
(000000)	VEHICULAR CIRCULATION								



PEDESTRIAN CIRCULATION