



Whitman Middle School

Community Forum #2 // November 7, 2022

Agenda

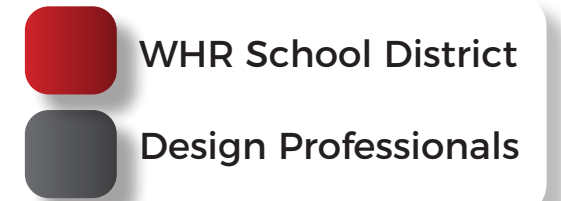
- // Project Schedule Overview
- // Educational Programming Progress
- // Preliminary Evaluation of Options & Cost Analysis
- // Grade-Level Configuration
- // Auditorium Considerations
- // Next Steps

The MSBA Process Flowchart

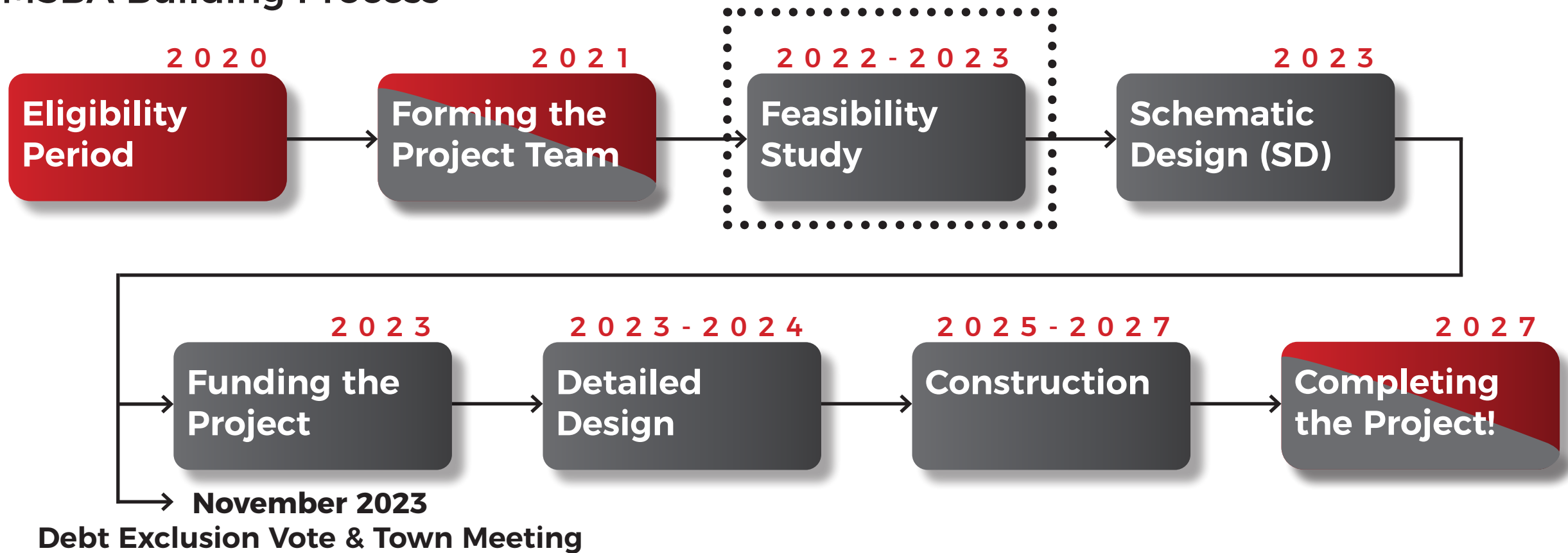
MSBA Masterplan Process



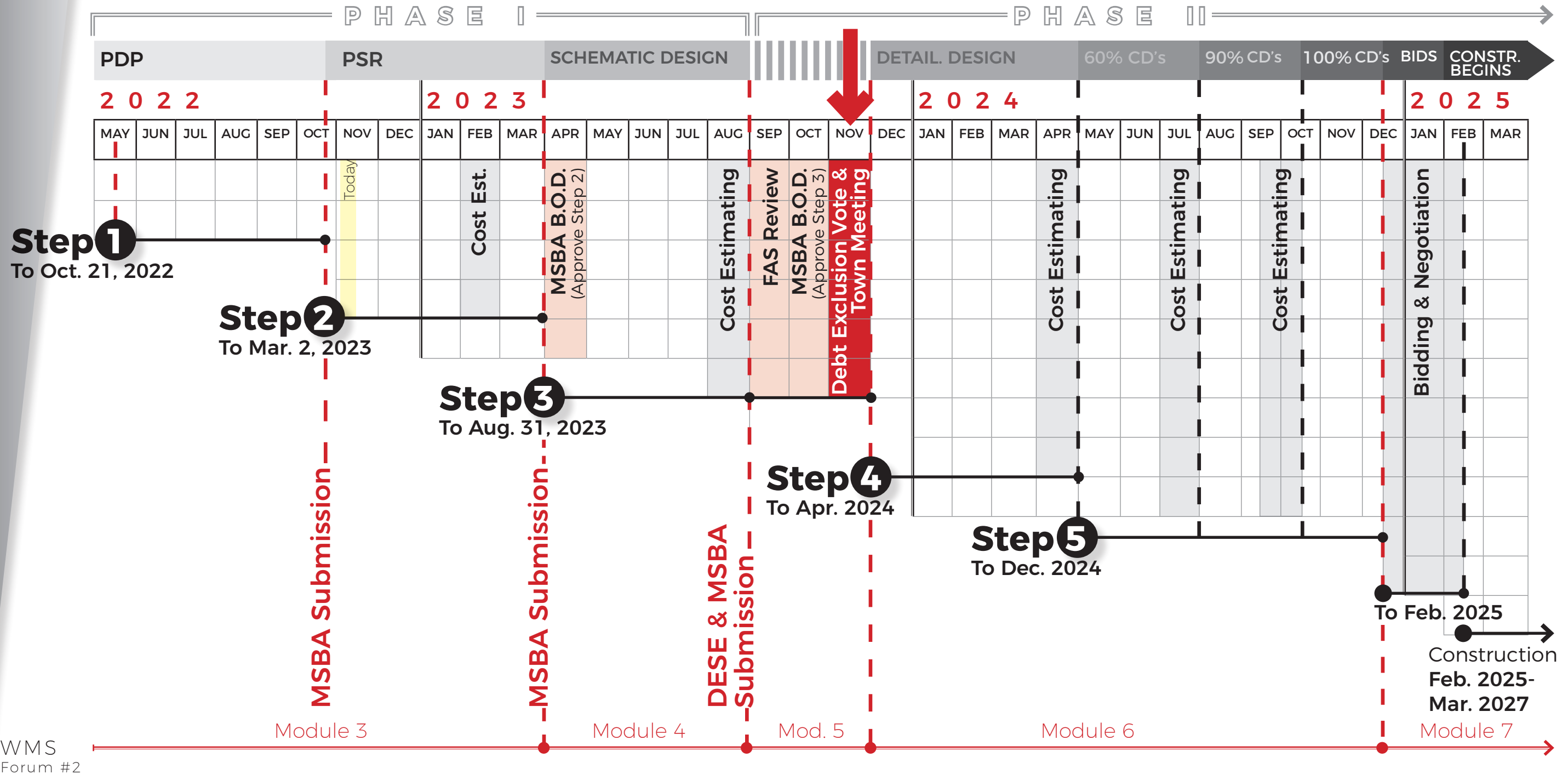
Roles



MSBA Building Process




WMS Project Schedule Overview



Recent Milestone: PDP Submission to MSBA

FRIDAY OCT. 21, 2022

Over
1,200
pages!




Whitman Middle School
Module 3: Preliminary Design Report

October 21, 2022

Whitman-Hanson Regional School District // Ai3 Architects, LLC

Jeffrey Szymaniak
610 Franklin Street
Whitman, MA 02382



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End of Report

Edu. Programming Progress



Educational Program Highlights

The **SUCCESSFUL** Whitman Middle School will...

// **SUPPORT** interdisciplinary instruction + authentic hands-on “Project Based Learning” within the **grade level neighborhood** by providing specific lab application space that is adjacent to **flexible classrooms**, allowing for independent or group work with students from other disciplines

// **PROVIDE** a facility that accommodates flexibility and **adaptability** with varied learning spaces

// **CREATE** an environment supportive of **social-emotional** wellness and learning

// **PROVIDE** a “Highly Collaborative Environment for Teachers” through the incorporation of teacher planning, **collaboration**, and work areas

// **CONNECT** technology, spatial planning and pedagogy in meaningful and intentional ways to **foster innovation** in teaching, leadership and learning

// **CREATE** a **safe and secure** environment for a positive, **inclusive**, diverse learning culture that accommodates students of all needs

// **CREATE** strong **connections to the outdoors** through abundant natural daylighting, views, and secure and safe access to outdoor learning opportunities and the adjacent wetlands

// **PROMOTE** school and **community culture** by creating spaces that promote and exhibit student work, community history, and community pride

// **CREATE** branding and school identity strategies that reinforce the desired sense of “**School Community**”

// **ENHANCE, SUPPORT & STRENGTHEN** the connections and partnerships that make **Whitman Middle School** unique and vibrant – between grades, subjects, student services, the other schools in the regional school district and the larger Whitman community

* *Note: Edu. Plan was written for either a 6-8 or 5-8 grade configuration and allows for an auditorium or not*



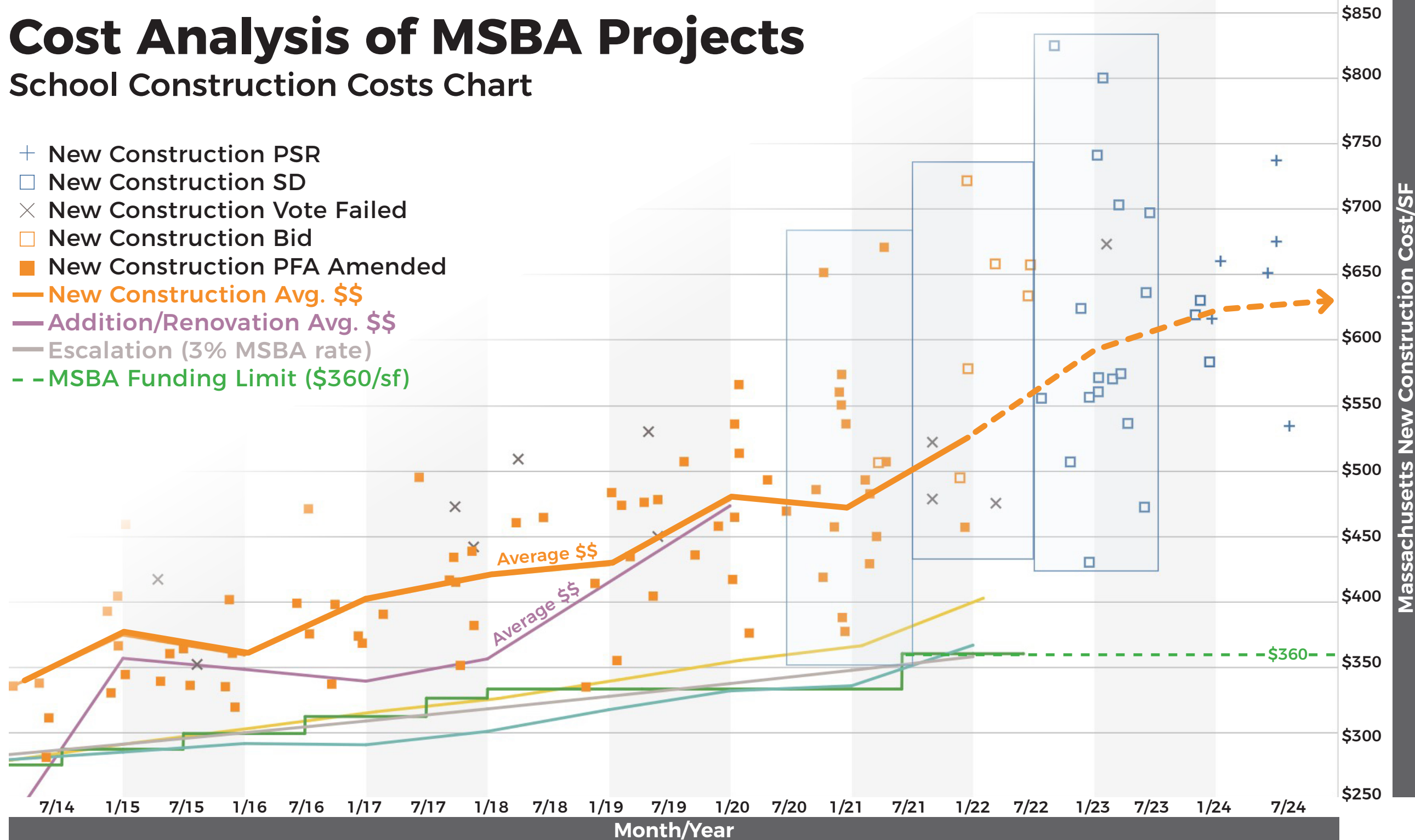
Preliminary Evaluation of Options & Cost Analysis



Cost Analysis of MSBA Projects

School Construction Costs Chart

- + New Construction PSR
- New Construction SD
- × New Construction Vote Failed
- New Construction Bid
- New Construction PFA Amended
- New Construction Avg. \$\$
- Addition/Renovation Avg. \$\$
- Escalation (3% MSBA rate)
- - MSBA Funding Limit (\$360/sf)



Cost Analysis of MSBA Projects

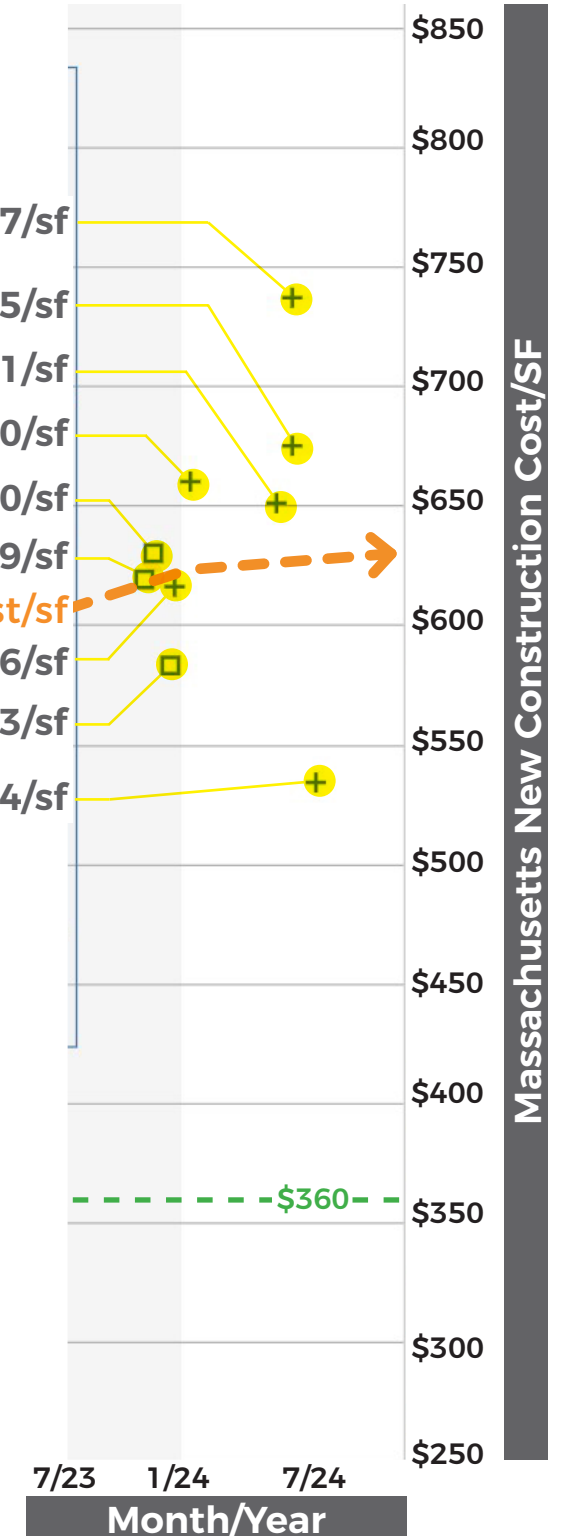
Projects recently bid

- + New Construction PSR
- New Construction SD
- × New Construction Vote Failed
- New Construction Bid
- New Construction PFA Amended
- New Construction Avg. \$\$
- Addition/Renovation Avg. \$\$
- Escalation (3% MSBA rate)
- - MSBA Funding Limit (\$360/sf)

- Fort River Elementary School (Amherst, MA) // \$737/sf
- Wakefield Memorial High School (Wakefield, MA) // \$675/sf
- Green Meadow School PK-3 (Maynard, MA) // \$651/sf
- Cosentino Middle School (Haverhill, MA) // \$660/sf
- Northeast Metro. Reg. Voc. Tech. (Wakefield, MA) // \$630/sf
- Diman Reg. Voc. Tech. High School (Fall River, MA) // \$619/sf
- Lynch Elementary School (Winchester, MA) // \$616/sf
- Tyngsborough Middle School (Tyngsborough, MA) // \$583/sf
- Revere High School (Revere, MA) // \$534/sf

School	MA Location	Phase	GC/GMP Date	Const. Cost/SF	Escalation*
Fort River Elementary School	Amherst	PSR	JUL 2024	\$737	\$737
Wakefield Memorial High School	Wakefield	PSR	JUL 2024	\$675	\$675
Cosentino Middle School	Haverhill	PSR	JAN 2024	\$660	\$680
Green Meadow School (PK-3)	Maynard	PSR	JUN 2024	\$651	\$651
Lynch Elementary School	Winchester	PSR	DEC 2023	\$616	\$641
Revere High School	Revere	PSR	AUG 2024	\$534	\$566
Tyngsborough Middle School	Tyngsborough	SD	DEC 2023	\$583	\$606
Diman Reg. Voc. Tech. High School	Fall River	SD	OCT 2023	\$619	\$650
Northeast Metro. Reg. Voc. Tech.	Wakefield	SD	NOV 2023	\$630	\$668
Average				\$634	\$653

* Escalation by JUL 2024 @ 6% per year (rate from PM&C Cost Estimators)



Preliminary Evaluation of Options

What's included per option:

Code Upgrade/Base Repair

Option 1

Includes:

- // Code Upgrades
- // Systems Repairs
- // Exterior Repairs
- // Interior Repairs

Excludes:

- // NO site work
- // NO increase to Building Size
- // NO educational upgrades
- // NO ability to meet Net Zero

Addition/Renovation

Options 2, 3, 6, 7

Includes:

- // Code & Systems Upgrades
- // Exterior & Interior Repairs
- // Limited reconfiguring of the existing building
- // Building addition(s) for added teaching space
- // Can only address 21st Century Learning in some spaces (additions)
- // Many of the existing deficiencies will remain (layout, corridor widths, adjacencies that aren't ideal)

New Construction

Options 4, 5, 8, 9

Includes:

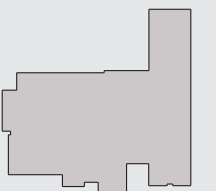
- // Appropriately sized building for student enrollment
- // Spaces designed for 21st Century Learning
- // Building layout that supports staff in delivering 21st Century Learning
- // Code compliant
- // Modern, efficient building systems
- // Opportunities for sustainable design and/or net-zero energy

Options for PSR Development

// The Design team generated
13 options for review

// New construction options
considered both 2-story &
3-story solutions

// The MSBA process requires
selecting at least (1) add./
reno. option and (1) new
construction option to
continue development into
the PSR phase



6-8 Option 1
(NO Auditorium)
±36 months

Base Repair SF
105,004 SF

\$56.75 million

\$50.0 - \$56.75 mil

BASE REPAIR

**Est. Total Project
Cost (2-Story)**

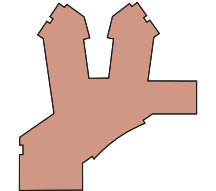
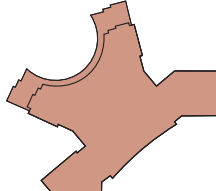
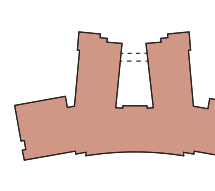
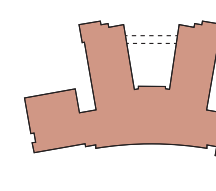
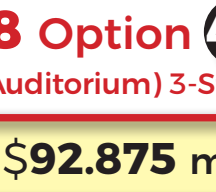

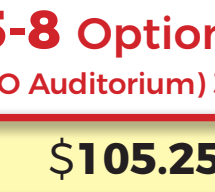
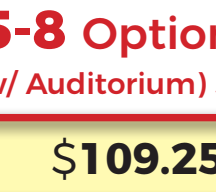
Apx. Town Share
FOR COMPARISON
PURPOSES ONLY

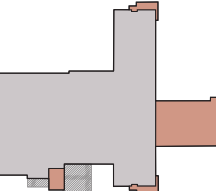

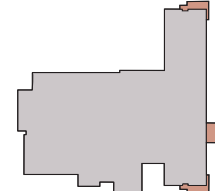
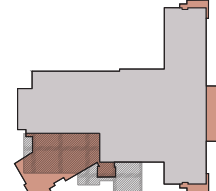
**Est. Total Project
Cost (3-Story)**

Apx. Town Share
FOR COMPARISON
PURPOSES ONLY

**Est. Total Project
Cost (2-Story)**

Apx. Town Share
FOR COMPARISON
PURPOSES ONLY

 6-8 Option 4a (NO Auditorium) 2-Story ±28 months <table border="1"> <tr><td>TOTAL SF</td></tr> <tr><td>110,095 SF</td></tr> </table> <p>\$96.375 mil</p> <p>\$49.0 - \$55.0 mil</p>	TOTAL SF	110,095 SF	 6-8 Option 5a (w/ Auditorium) 2-Story ±28 months <table border="1"> <tr><td>TOTAL SF</td></tr> <tr><td>114,956 SF</td></tr> </table> <p>\$100.875 mil</p> <p>\$51.4 - \$57.4 mil</p>	TOTAL SF	114,956 SF	 5-8 Option 8a (NO Auditorium) 2-Story ±32 months <table border="1"> <tr><td>TOTAL SF</td></tr> <tr><td>130,687 SF</td></tr> </table> <p>\$108.875 mil</p> <p>\$55.8 - \$61.8 mil</p>	TOTAL SF	130,687 SF	 5-8 Option 9a (w/ Auditorium) 2-Story ±32 months <table border="1"> <tr><td>TOTAL SF</td></tr> <tr><td>137,494 SF</td></tr> </table> <p>\$113.75 mil</p> <p>\$58.5 - \$64.5 mil</p>	TOTAL SF	137,494 SF
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 6-8 Option 2a (NO Auditorium) 2-Story ±42 months <table border="1"> <tr><td>TOTAL SF</td></tr> <tr><td>126,974 SF</td></tr> </table> <p>\$109.975 mil</p> <p>\$56.4 - \$62.4 mil</p>	TOTAL SF	126,974 SF	 6-8 Option 3a (w/ Auditorium) 2-Story ±44 months <table border="1"> <tr><td>TOTAL SF</td></tr> <tr><td>130,046 SF</td></tr> </table> <p>\$117.6 million</p> <p>\$60.5 - \$66.5 mil</p>	TOTAL SF	130,046 SF	 5-8 Option 6a (NO Auditorium) 2-Story ±46 months <table border="1"> <tr><td>TOTAL SF</td></tr> <tr><td>143,281 SF</td></tr> </table> <p>\$121.5 million</p> <p>\$62.6 - \$68.6 mil</p>	TOTAL SF	143,281 SF	 5-8 Option 7a (w/ Auditorium) 2-Story ±48 months <table border="1"> <tr><td>TOTAL SF</td></tr> <tr><td>147,049 SF</td></tr> </table> <p>\$129.25 million</p> <p>\$66.8 - \$72.8 mil</p>	TOTAL SF	147,049 SF
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NEW CONSTRUCTION

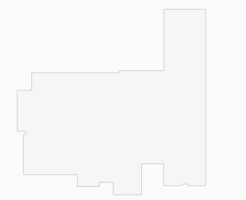
ADD/RENO

Selected Options for PSR Development

// On **OCT. 11, 2022**, the SBC voted to continue development of the 3-story new construction options **4b, 5b, 8b, and 9b**

// And the 2-story addition/renovation option **7a**

// Grade-level configuration and inclusion of an auditorium are TBD



6-8 Option 1
(NO Auditorium)
±36 months

Base Repair SF
105,004 SF

\$56.75 million

\$50.0 - \$56.75 mil

BASE REPAIR

3-stories
= ±4%
Savings

Est. Total Project Cost (2-Story)

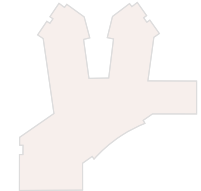

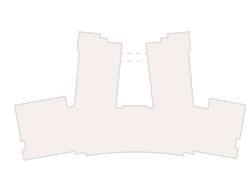
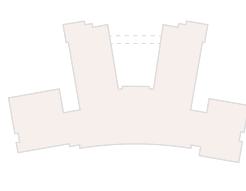




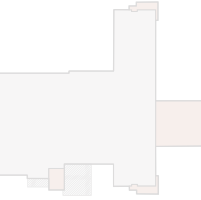
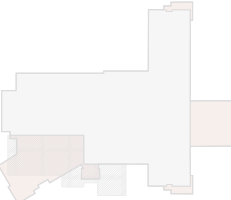
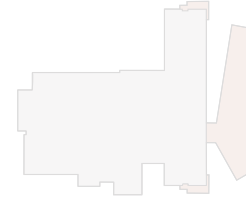

Apx. Town Share FOR COMPARISON PURPOSES ONLY

Est. Total Project Cost (3-Story)

Apx. Town Share FOR COMPARISON PURPOSES ONLY

Est. Total Project Cost (2-Story)

Apx. Town Share FOR COMPARISON PURPOSES ONLY

NEW CONSTRUCTION				
	 6-8 Option 4a (NO Auditorium) 2-Story ±28 months TOTAL SF 110,095 SF \$96.375 mil \$49.0 - \$55.0	 6-8 Option 5a (w/ Auditorium) 2-Story ±28 months TOTAL SF 114,956 SF \$100.875 mil \$51.4 - \$57.4	 5-8 Option 8a (NO Auditorium) 2-Story ±32 months TOTAL SF 130,687 SF \$108.875 mil \$55.8 - \$61.8	 5-8 Option 9a (w/ Auditorium) 2-Story ±32 months TOTAL SF 137,494 SF \$113.75 mil \$58.5 - \$64.5
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ADD/RENO

Code Upgrade/Base Repair - Option 1

Code Upgrade/Base Repair

*Only Code Required Upgrades
to the existing Middle School*

DOES NOT ADDRESS:

- // Educational Space Deficiencies
- // Poor natural daylighting or indoor environmental quality
- // Poor existing organization
- // Existing site storm water drainage issues
- // Deficiencies in site amenities, outdoor edu. space, & playfields

EXTENDS:

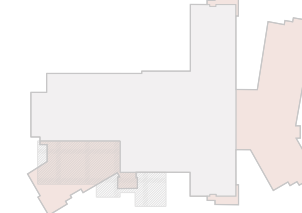
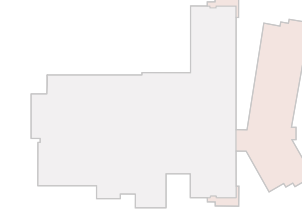
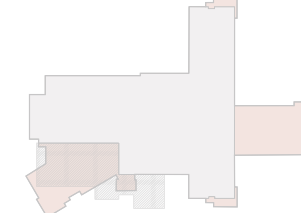
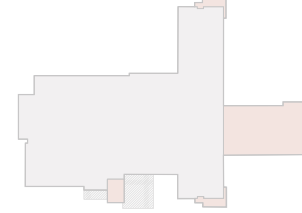
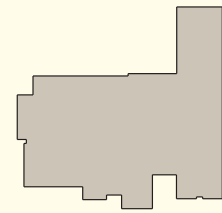
- // Educational disruption during construction
- // Phased-occupied construction timeline



Preliminary Cost Estimates DRAFT

BASE REPAIR

ADDITION/RENOVATION



6-8 Option 1
(NO Auditorium)

6-8 Option 2a
(NO Auditorium) 2-Story

6-8 Option 3a
(w/ Auditorium) 2-Story

5-8 Option 6a
(NO Auditorium) 2-Story

5-8 Option 7a
(w/ Auditorium) 2-Story

Estimated Duration

±36 months

±42 months

±44 months

±46 months

±48 months

** Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Base Repair SF
105,004 SF

Add/New SF
26,490 SF

Add/New SF
39,535 SF

Add/New SF
38,277 SF

Add/New SF
57,276 SF

Renovated SF
100,484 SF

Renovated SF
90,511 SF

Renovated SF
105,004 SF

Renovated SF
89,773 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$36.3 million

\$56.0 million

\$60.1 million

\$63.0 million

\$67.2 million

Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation

\$9.1 million

\$30.3 million

\$32.3 million

\$34.2 million

\$36.2 million

Est. Construction Cost

\$45.4 million

\$86.3 million

\$92.4 million

\$97.2 million

\$103.4 million

Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency

\$11.35 million

\$21.575 million

\$23.1 million

\$24.3 million

\$25.85 million

+ Modular Classrooms

N/A

\$2.1 million

\$2.1 million

N/A

N/A

Est. Total Project Cost

\$56.75 million

\$109.975 mil

\$117.6 million

\$121.5 million

\$129.25 million

Approx. Town Share (range)

\$50.0 - \$56.75 mil

\$56.4 - \$62.4 mil

\$60.5 - \$66.5 mil

\$62.6 - \$68.6 mil

\$66.8 - \$72.8 mil

FOR COMPARISON PURPOSES ONLY

Add Alternates

ADD for CMr (C.149A)

N/A

\$4.3 million

\$4.6 million

\$4.9 million

\$5.2 million

ADD for (2) Baseball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

N/A

\$0.6 million

\$0.6 million

\$0.6 million

\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

DRAFT

2a Addition/Renovation // 6-8 Option (No Auditorium) 2-Story



- CAR CIRCULATION
- BUS CIRCULATION
- OUTDOOR LEARNING

- SITE NOTES: OPTION 2A**
- PARKING PROVIDED: 150+ (MEETS/EXCEEDS EXISTING)
 - BUS CAPACITY 9+ (MEETS/EXCEEDS EXISTING)
 - MAINTAINS 8 FIELDS
 - INCLUDES HARDSCAPE PLAY & 1/2 BASKETBALL
 - RE-LOCATES CONCESSION STAND
 - INCLUDES OUTDOOR LEARNING
 - INCLUDES FULL EMERGENCY ACCESS AROUND BLDG.

Preliminary Evaluation of Options - Conceptual Phasing

DRAFT

2a

Addition/Renovation // 6-8 Option (No Auditorium) 2-Story

Option Positives (Pros):

// Limited impact to existing site organization

Option Negatives (Cons):

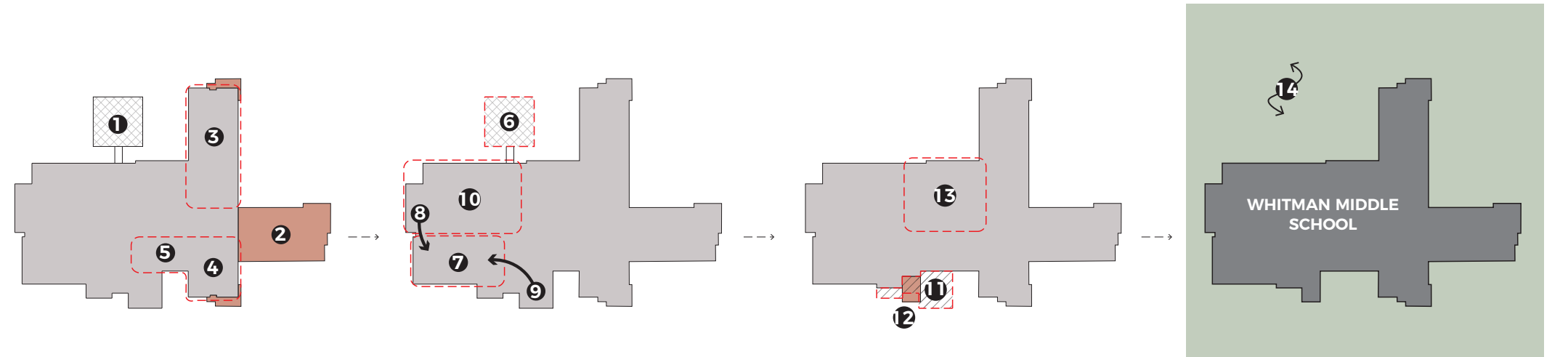
// Long duration due to phased-occupied construction

// Requires temporary modular classrooms

// Inefficiency of existing building results in more area (sf) than necessary to meet program needs

// Academic addition not ideal solar orientation

// Existing constraints do not allow for ideal program adjacencies



±14 months

±12 months

±6 months

±10 months

1. Deploy modular classrooms
2. Construct new academic addition
3. Renovate existing academic wing & construct stair addition
4. Renovate existing academic wing & construct stair addition
5. Renovate existing Media Center

6. Remove modular classrooms
7. Renovate existing into admin./guid. & arts program
8. Move arts to renovated area
9. Move existing admin./guid. into renovated area
10. Renovate existing student dining, kitchen, & custodial

11. Demolish existing admin./guid. portion
12. Construct new entry
13. Renovate existing gym

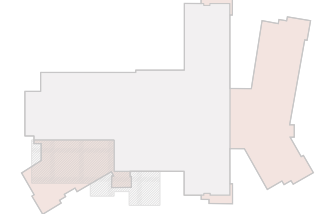
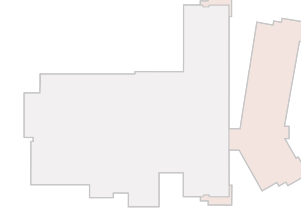
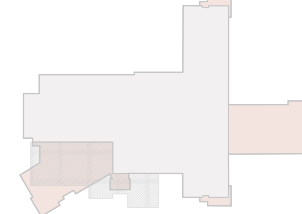
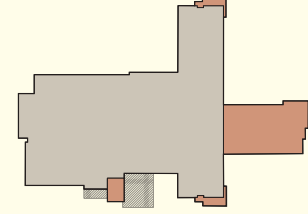
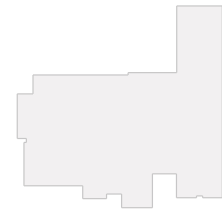
14. Site work

TOTAL EST. DURATION
±42 months

Preliminary Cost Estimates DRAFT

BASE REPAIR

ADDITION/RENOVATION



6-8 Option 1
(NO Auditorium)

6-8 Option 2a
(NO Auditorium) 2-Story

6-8 Option 3a
(w/ Auditorium) 2-Story

5-8 Option 6a
(NO Auditorium) 2-Story

5-8 Option 7a
(w/ Auditorium) 2-Story

Estimated Duration

±36 months

±42 months

±44 months

±46 months

±48 months

** Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Base Repair SF
105,004 SF

Add/New SF
26,490 SF

Add/New SF
39,535 SF

Add/New SF
38,277 SF

Add/New SF
57,276 SF

Renovated SF
100,484 SF

Renovated SF
90,511 SF

Renovated SF
105,004 SF

Renovated SF
89,773 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$36.3 million

\$56.0 million

\$60.1 million

\$63.0 million

\$67.2 million

Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation

\$9.1 million

\$30.3 million

\$32.3 million

\$34.2 million

\$36.2 million

Est. Construction Cost

\$45.4 million

\$86.3 million

\$92.4 million

\$97.2 million

\$103.4 million

Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency

\$11.35 million

\$21.575 million

\$23.1 million

\$24.3 million

\$25.85 million

+ Modular Classrooms

N/A

\$2.1 million

\$2.1 million

N/A

N/A

Est. Total Project Cost

\$56.75 million

\$109.975 mil

\$117.6 million

\$121.5 million

\$129.25 million

Approx. Town Share (range)

\$50.0 - \$56.75 mil

\$56.4 - \$62.4 mil

\$60.5 - \$66.5 mil

\$62.6 - \$68.6 mil

\$66.8 - \$72.8 mil

FOR COMPARISON PURPOSES ONLY

Add Alternates

ADD for CMr (C.149A)

N/A

\$4.3 million

\$4.6 million

\$4.9 million

\$5.2 million

ADD for (2) Baseball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

N/A

\$0.6 million

\$0.6 million

\$0.6 million

\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

DRAFT

3a Addition/Renovation // 6-8 Option (w/ Auditorium) 2-Story



Preliminary Evaluation of Options - Conceptual Phasing

DRAFT

3a

Addition/Renovation // 6-8 Option (w/ Auditorium) 2-Story

Option Positives (Pros):

// Limited impact to existing site organization

Option Negatives (Cons):

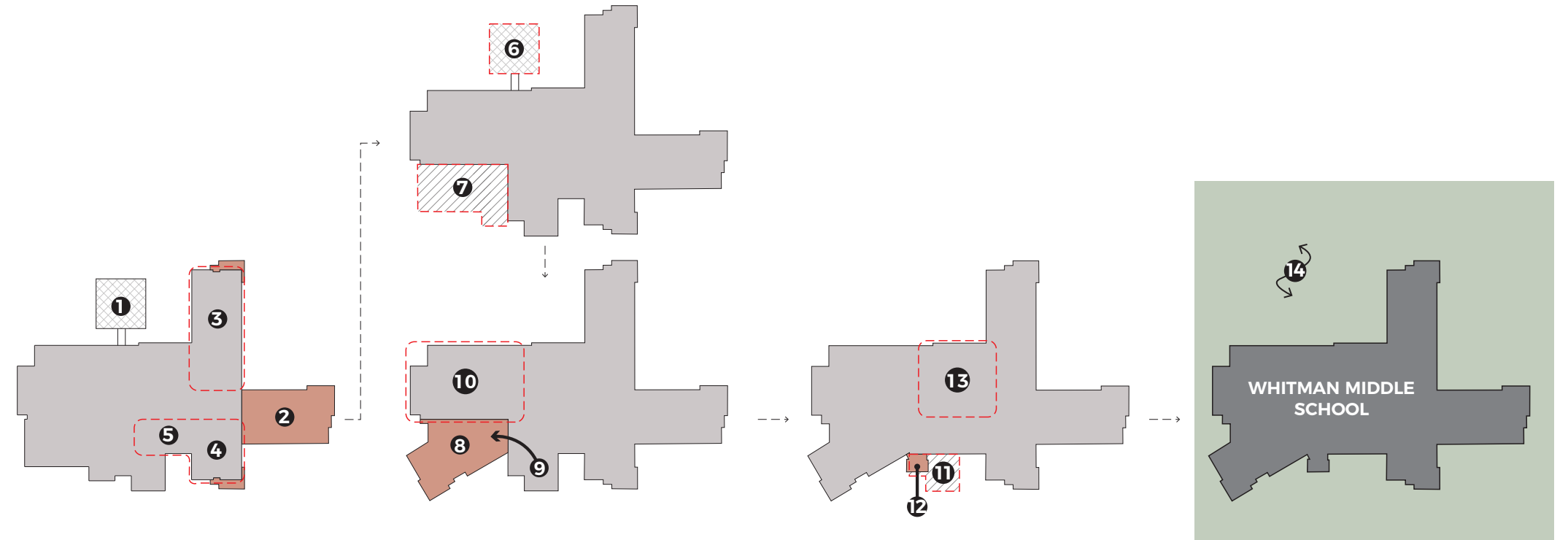
// Long duration due to phased-occupied construction

// Requires temporary modular classrooms

// Inefficiency of existing building results in more area (sf) than necessary to meet program needs

// Academic addition not ideal solar orientation

// Existing constraints do not allow for ideal program adjacencies



±14 months

±14 months

±6 months

±10 months

1. Deploy modular classrooms
2. Construct new academic addition
3. Renovate existing academic wing & construct stair addition
4. Renovate existing academic wing & construct stair addition
5. Renovate existing Media Center

6. Remove modular classrooms
7. Demolish existing portion
8. Construct new admin./guid., auditorium, & arts wing
9. Move existing admin./guid. & arts programs into newly constructed portion
10. Renovate existing student dining, kitchen, & custodial

11. Demolish existing admin./guid. portion
12. Construct new entry
13. Renovate existing gym

14. Site work

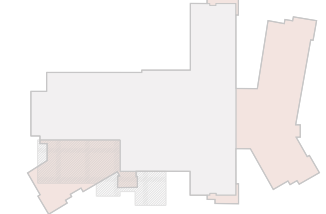
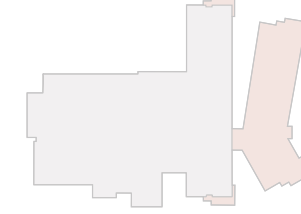
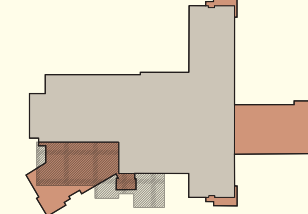
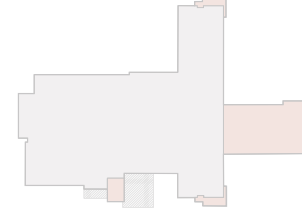
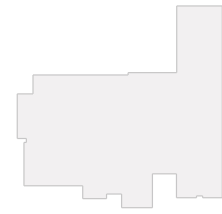
TOTAL EST. DURATION

±44 months

Preliminary Cost Estimates DRAFT

BASE REPAIR

ADDITION/RENOVATION



6-8 Option 1
(NO Auditorium)

6-8 Option 2a
(NO Auditorium) 2-Story

6-8 Option 3a
(w/ Auditorium) 2-Story

5-8 Option 6a
(NO Auditorium) 2-Story

5-8 Option 7a
(w/ Auditorium) 2-Story

Estimated Duration

±36 months

±42 months

±44 months

±46 months

±48 months

** Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Base Repair SF
105,004 SF

Add/New SF
26,490 SF

Add/New SF
39,535 SF

Add/New SF
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Add/New SF
57,276 SF

Renovated SF
100,484 SF

Renovated SF
90,511 SF

Renovated SF
105,004 SF

Renovated SF
89,773 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$36.3 million

\$56.0 million

\$60.1 million

\$63.0 million

\$67.2 million

Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation

\$9.1 million

\$30.3 million

\$32.3 million

\$34.2 million

\$36.2 million

Est. Construction Cost

\$45.4 million

\$86.3 million

\$92.4 million

\$97.2 million

\$103.4 million

Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency

\$11.35 million

\$21.575 million

\$23.1 million

\$24.3 million

\$25.85 million

+ Modular Classrooms

N/A

\$2.1 million

\$2.1 million

N/A

N/A

Est. Total Project Cost

\$56.75 million

\$109.975 mil

\$117.6 million

\$121.5 million

\$129.25 million

Approx. Town Share (range)

\$50.0 - \$56.75 mil

\$56.4 - \$62.4 mil

\$60.5 - \$66.5 mil

\$62.6 - \$68.6 mil

\$66.8 - \$72.8 mil

FOR COMPARISON PURPOSES ONLY

Add Alternates

ADD for CMr (C.149A)

N/A

\$4.3 million

\$4.6 million

\$4.9 million

\$5.2 million

ADD for (2) Baseball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

N/A

\$0.6 million

\$0.6 million

\$0.6 million

\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

DRAFT

6a Addition/Renovation // 5-8 Option (No Auditorium) 2-Story



Preliminary Evaluation of Options - Conceptual Phasing

DRAFT

6a

Addition/Renovation // 5-8 Option (No Auditorium) 2-Story

Option Positives (Pros):

// Limited impact to existing site organization

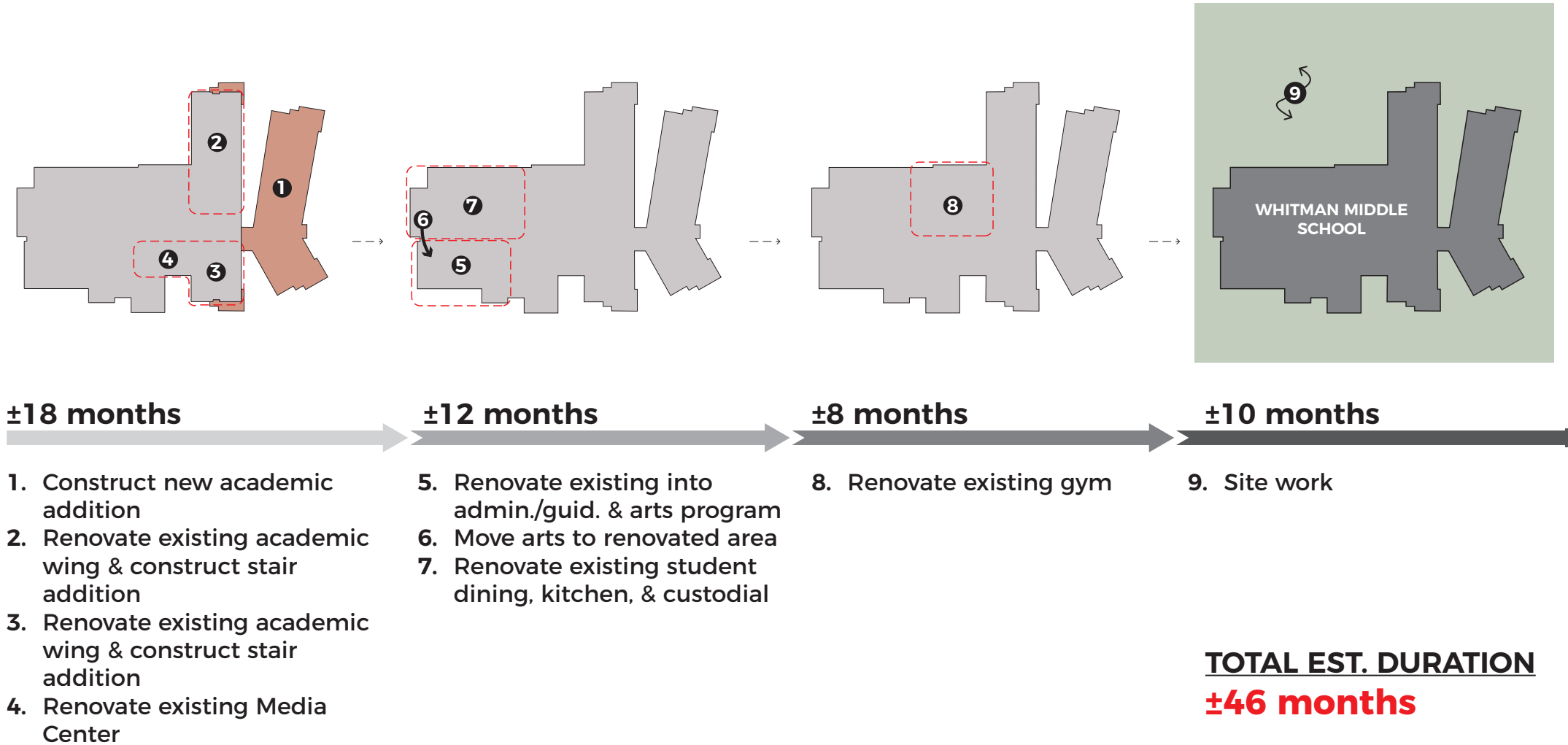
Option Negatives (Cons):

// Long duration due to phased-occupied construction

// Requires temporary modular classrooms

// Inefficiency of existing building results in more area (sf) than necessary to meet program needs

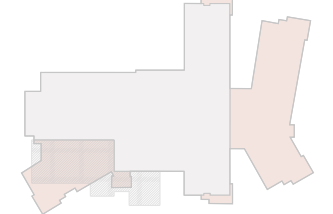
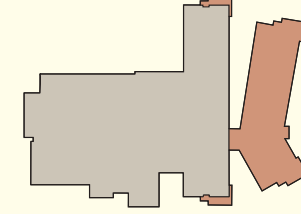
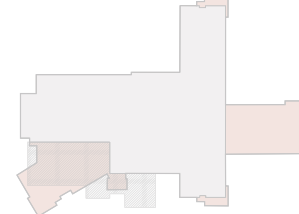
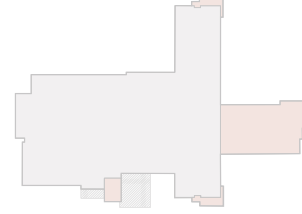
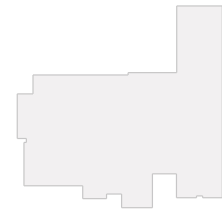
// Existing constraints do not allow for ideal program adjacencies



Preliminary Cost Estimates DRAFT

BASE REPAIR

ADDITION/RENOVATION



6-8 Option 1
(NO Auditorium)

6-8 Option 2a
(NO Auditorium) 2-Story

6-8 Option 3a
(w/ Auditorium) 2-Story

5-8 Option 6a
(NO Auditorium) 2-Story

5-8 Option 7a
(w/ Auditorium) 2-Story

Estimated Duration

±36 months

±42 months

±44 months

±46 months

±48 months

** Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Base Repair SF
105,004 SF

Add/New SF
26,490 SF

Add/New SF
39,535 SF

Add/New SF
38,277 SF

Add/New SF
57,276 SF

Renovated SF
100,484 SF

Renovated SF
90,511 SF

Renovated SF
105,004 SF

Renovated SF
89,773 SF

Site, Building Demo, Haz. Mat.,
Temp. Construction

\$36.3 million

\$56.0 million

\$60.1 million

\$63.0 million

\$67.2 million

Phasing, General Conditions
& Req's, Insurance, Estimating
Contingency & Escalation

\$9.1 million

\$30.3 million

\$32.3 million

\$34.2 million

\$36.2 million

Est. Construction Cost

\$45.4 million

\$86.3 million

\$92.4 million

\$97.2 million

\$103.4 million

Project Soft Costs: (25% of const. cost)
FF&E, Tech, A/E/OPM fees, contingency

\$11.35 million

\$21.575 million

\$23.1 million

\$24.3 million

\$25.85 million

+ Modular Classrooms

N/A

\$2.1 million

\$2.1 million

N/A

N/A

Est. Total Project Cost

\$56.75 million

\$109.975 mil

\$117.6 million

\$121.5 million

\$129.25 million

Approx. Town Share (range)

\$50.0 - \$56.75 mil

\$56.4 - \$62.4 mil

\$60.5 - \$66.5 mil

\$62.6 - \$68.6 mil

\$66.8 - \$72.8 mil

FOR COMPARISON PURPOSES ONLY

Add Alternates

ADD for CMr (C.149A)

N/A

\$4.3 million

\$4.6 million

\$4.9 million

\$5.2 million

ADD for (2) Baseball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

N/A

\$0.6 million

\$0.6 million

\$0.6 million




\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

DRAFT

7a Addition/Renovation // 5-8 Option (w/ Auditorium) 2-Story



-  CAR CIRCULATION
-  BUS CIRCULATION
-  OUTDOOR LEARNING

- SITE NOTES: OPTION 7A**
- PARKING PROVIDED: 150+ (MEETS/EXCEEDS EXISTING)
 - BUS CAPACITY 9+ (MEETS/EXCEEDS EXISTING)
 - MAINTAINS 8 FIELDS
 - INCLUDES HARDSCAPE PLAY & 1/2 BASKETBALL
 - RE-LOCATES CONCESSION STAND
 - INCLUDES OUTDOOR LEARNING
 - INCLUDES 75% EMERGENCY ACCESS AROUND BLDG.

EXISTING FIELDS

1/2 BASKETBALL AND
HARDSCAPE PLAY

EXISTING CONNECTION

RE-LOCATED
CONCESSION STAND

EXISTING FIELDS

SERVICE

BUS DROP-OFF
AND LOOP

CAR DROP PFF

RESTORATION AREA

EXISTING FIELDS

DAY LIGHT STREAM

Preliminary Evaluation of Options - Conceptual Phasing

DRAFT

7a

Addition/Renovation // 5-8 Option (w/ Auditorium) 2-Story

Option Positives (Pros):

// Limited impact to existing site organization

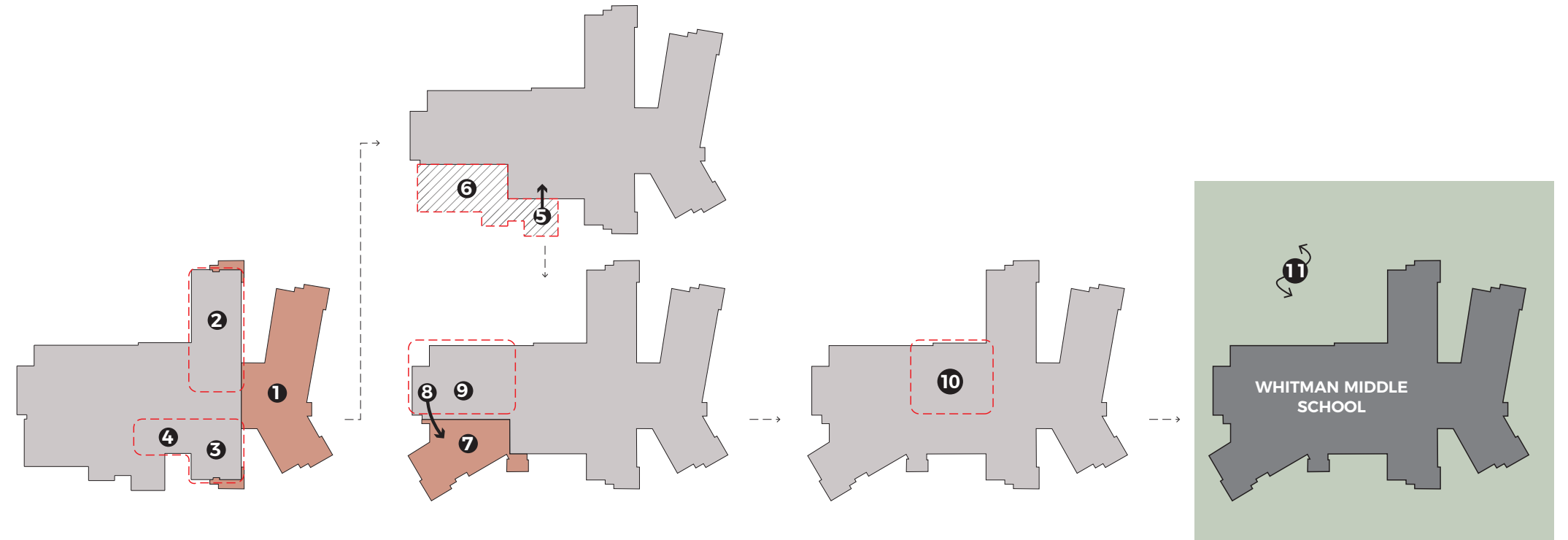
Option Negatives (Cons):

// Long duration due to phased-occupied construction

// Requires temporary modular classrooms

// Inefficiency of existing building results in more area (sf) than necessary to meet program needs

// Existing constraints do not allow for ideal program adjacencies



±18 months

±14 months

±8 months

±10 months

1. Construct new academic & media center addition
2. Renovate existing academic wing & construct stair addition
3. Renovate existing academic wing & construct stair addition
4. Renovate existing media center into admin./guid./ student resource center

5. Move existing admin./guid. into renovated area
6. Demolish existing
7. Construct new auditorium & arts wing
8. Move existing arts programs into newly constructed portion
9. Renovate existing student dining, kitchen, & custodial

10. Renovate existing gym

11. Site work

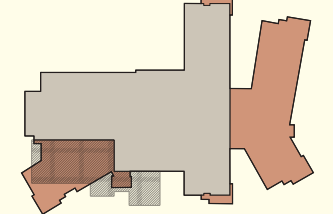
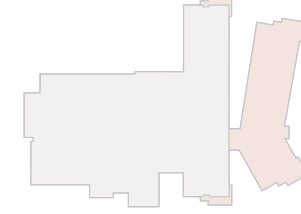
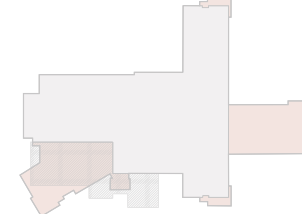
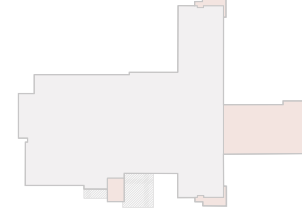
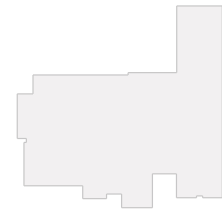
TOTAL EST. DURATION

±48 months

Preliminary Cost Estimates DRAFT

BASE REPAIR

ADDITION/RENOVATION



6-8 Option 1
(NO Auditorium)

6-8 Option 2a
(NO Auditorium) 2-Story

6-8 Option 3a
(w/ Auditorium) 2-Story

5-8 Option 6a
(NO Auditorium) 2-Story

5-8 Option 7a
(w/ Auditorium) 2-Story

Estimated Duration

±36 months

±42 months

±44 months

±46 months

±48 months

** Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Base Repair SF
105,004 SF

Add/New SF
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Add/New SF
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Renovated SF
100,484 SF

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Renovated SF
89,773 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$36.3 million

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Est. Construction Cost

\$45.4 million

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\$11.35 million

\$21.575 million

\$23.1 million

\$24.3 million

\$25.85 million

+ Modular Classrooms

N/A

\$2.1 million

\$2.1 million

N/A

N/A

Est. Total Project Cost

\$56.75 million

\$109.975 mil

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Approx. Town Share (range)

\$50.0 - \$56.75 mil

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FOR COMPARISON PURPOSES ONLY

Add Alternates

ADD for CMr (C.149A)

N/A

\$4.3 million

\$4.6 million

\$4.9 million

\$5.2 million

ADD for (2) Baseball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

N/A

\$0.6 million

\$0.6 million

\$0.6 million

\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

DRAFT

4a New Construction // 6-8 Option (No Auditorium) 2-Story



- CAR CIRCULATION
- BUS CIRCULATION
- OUTDOOR LEARNING

- SITE NOTES: OPTION 4A**
- PARKING PROVIDED: 150+ (MEETS/EXCEEDS EXISTING)
 - BUS CAPACITY 9+ (MEETS/EXCEEDS EXISTING)
 - MAINTAINS 8 FIELDS (TWO TO BE RE-LOCATED)
 - INCLUDES HARDSCAPE PLAY & 1/2 BASKETBALL
 - RE-LOCATES CONCESSION STAND
 - INCLUDES OUTDOOR LEARNING
 - INCLUDES 75% EMERGENCY ACCESS AROUND BLDG.

Preliminary Evaluation of Options - Conceptual Phasing

DRAFT

4a

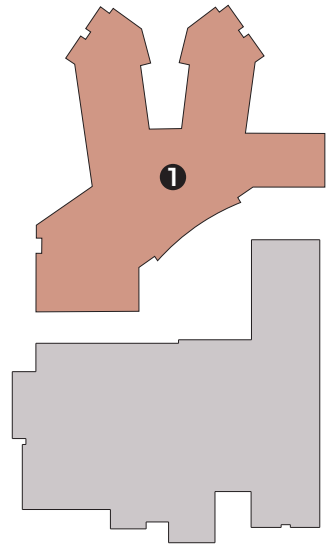
New Construction // 6-8 Option (No Auditorium) 2-Story

Option Positives (Pros):

- // Significantly shorter duration than add/reno options
- // No phased-occupied construction or modular classrooms required
- // Opportunity for most efficient and compact footprint
- // Ability to orient academic wings ideally
- // Ability to organize program adjacencies ideally
- // Highest envelope efficiency & opportunity for net zero energy

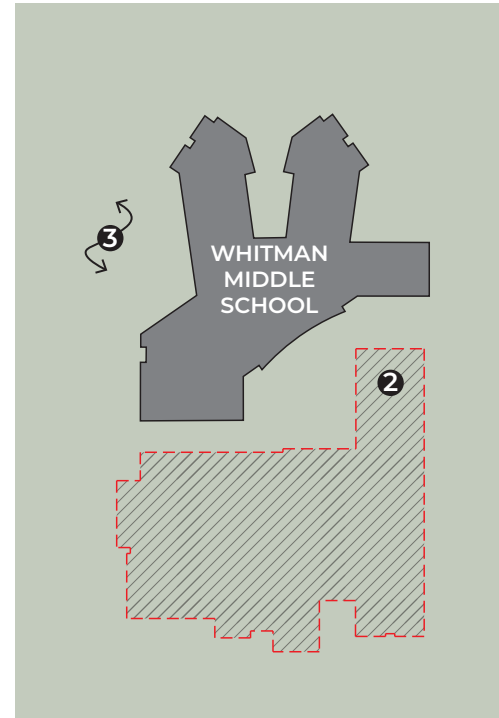
Option Negatives (Cons):

- // Requires modifications to existing site layout



±18 months

1. Construct new building



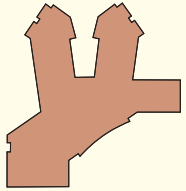

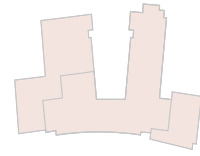
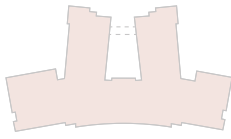
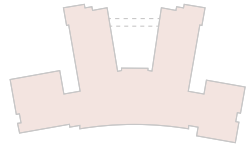
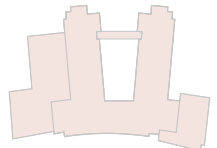
±10 months

2. Demolish existing
3. Site work

TOTAL EST. DURATION
±28 months

Preliminary Cost Estimates DRAFT

NEW CONSTRUCTION

	 6-8 Option 4a (NO Auditorium) 2-Story	 6-8 Option 5a (w/ Auditorium) 2-Story	 6-8 Option 5b (w/ Auditorium) 3-Story	 5-8 Option 8a (NO Auditorium) 2-Story	 5-8 Option 9a (w/ Auditorium) 2-Story	 5-8 Option 9b (w/ Auditorium) 3-Story
Estimated Duration	±28 months	±28 months	±28 months	±32 months	±32 months	±32 months
<i>*Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site</i>	Add/New SF	Add/New SF	Add/New SF	Add/New SF	Add/New SF	Add/New SF
	110,095 SF	114,956 SF	114,956 SF	130,687 SF	137,494 SF	137,494 SF
	Renovated SF	Renovated SF	Renovated SF	Renovated SF	Renovated SF	Renovated SF
	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
Site, Building Demo, Haz. Mat., Temp. Construction	\$56.5 million	\$59.3 million	\$56.8 million	\$63.8 million	\$66.9 million	\$64.0 million
Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation	\$20.6 million	\$21.4 million	\$20.7 million	\$23.3 million	\$24.1 million	\$23.4 million
Est. Construction Cost	\$77.1 million	\$80.7 million	\$77.5 million	\$87.1 million	\$91.0 million	\$87.4 million
Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency	\$19.275 million	\$20.175 million	\$19.375 million	\$21.775 million	\$22.75 million	\$21.85 million
+ Modular Classrooms	N/A	N/A	N/A	N/A	N/A	N/A
Est. Total Project Cost	\$96.375 mil	\$100.875 mil	\$96.875 mil	\$108.875 mil	\$113.75 mil	\$109.25 mil
Approx. Town Share (range) FOR COMPARISON PURPOSES ONLY	\$49.0 - \$55.0 mil	\$51.4 - \$57.4 mil	\$49.3 - \$55.3 mil	\$55.8 - \$61.8 mil	\$58.5 - \$64.5 mil	\$56.0 - \$62.0 mil
<i>Add Alternates</i>						
ADD for CMr (C.149A)	\$3.9 million	\$4.0 million	\$3.9 million	\$4.355 million	\$4.55 million	\$4.4 million
ADD for (2) Baseball Fields	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million
ADD for (2) Softball Fields	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million
ADD for (1) Town Soccer Field	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

DRAFT

5a New Construction // 6-8 Option (w/ Auditorium) 2-Story



- CAR CIRCULATION
- BUS CIRCULATION
- OUTDOOR LEARNING

- SITE NOTES: OPTION 5A**
- PARKING PROVIDED: 150+ (MEETS/EXCEEDS EXISTING)
 - BUS CAPACITY 9+ (MEETS/EXCEEDS EXISTING)
 - MAINTAINS 8 FIELDS (TWO TO BE RE-LOCATED)
 - INCLUDES HARDSCAPE PLAY & 1/2 BASKETBALL
 - RE-LOCATES CONCESSION STAND
 - INCLUDES OUTDOOR LEARNING
 - INCLUDES 75% EMERGENCY ACCESS AROUND BLDG.

Preliminary Evaluation of Options - Conceptual Phasing

DRAFT

5a

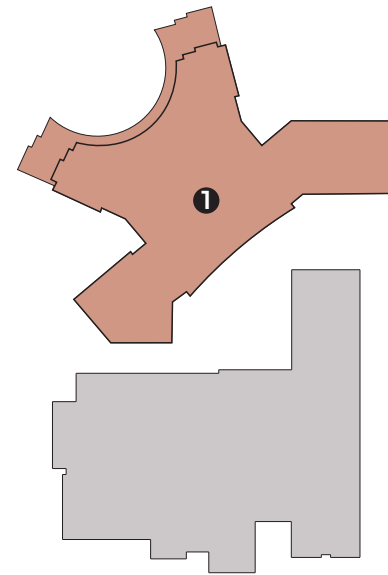
New Construction // 6-8 Option (w/ Auditorium) 2-Story

Option Positives (Pros):

- // Significantly shorter duration than add/reno options
- // No phased-occupied construction or modular classrooms required
- // Opportunity for most efficient and compact footprint
- // Ability to orient academic wings ideally
- // Ability to organize program adjacencies ideally
- // Highest envelope efficiency & opportunity for net zero energy

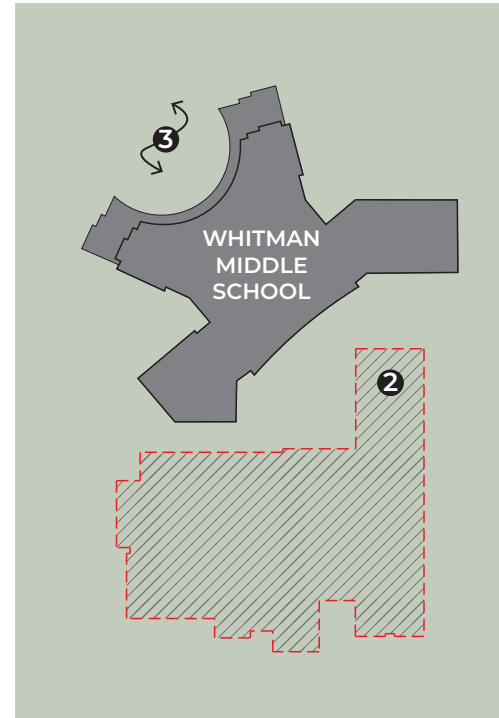
Option Negatives (Cons):

- // Requires modifications to existing site layout



±18 months

1. Construct new building



±10 months

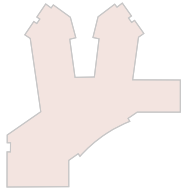
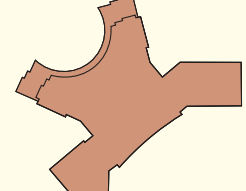
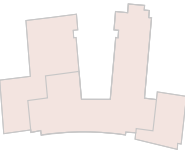
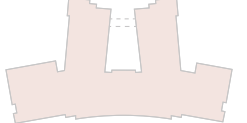
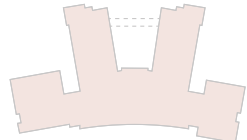
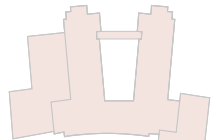
- 2. Demolish existing
- 3. Site work

TOTAL EST. DURATION
±28 months

Preliminary Cost Estimates

DRAFT

NEW CONSTRUCTION




						
	6-8 Option 4a (NO Auditorium) 2-Story	6-8 Option 5a (w/ Auditorium) 2-Story	6-8 Option 5b (w/ Auditorium) 3-Story	5-8 Option 8a (NO Auditorium) 2-Story	5-8 Option 9a (w/ Auditorium) 2-Story	5-8 Option 9b (w/ Auditorium) 3-Story
Estimated Duration	±28 months	±28 months	±28 months	±32 months	±32 months	±32 months
<i>*Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site</i>	Add/New SF 110,095 SF	Add/New SF 114,956 SF	Add/New SF 114,956 SF	Add/New SF 130,687 SF	Add/New SF 137,494 SF	Add/New SF 137,494 SF
	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF
	Site, Building Demo, Haz. Mat., Temp. Construction	\$56.5 million	\$59.3 million	\$56.8 million	\$63.8 million	\$66.9 million
Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation	\$20.6 million	\$21.4 million	\$20.7 million	\$23.3 million	\$24.1 million	\$23.4 million
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+ Modular Classrooms	N/A	N/A	N/A	N/A	N/A	N/A
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Add Alternates						
ADD for CMr (C.149A)	\$3.9 million	\$4.0 million	\$3.9 million	\$4.355 million	\$4.55 million	\$4.4 million
ADD for (2) Baseball Fields	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million
ADD for (2) Softball Fields	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million
ADD for (1) Town Soccer Field	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

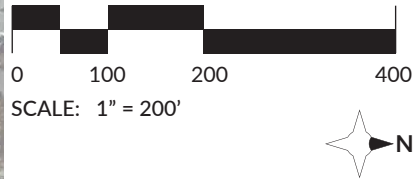
DRAFT

5b New Construction // 6-8 Option (w/ Auditorium) 3-Story



-  CAR CIRCULATION
-  BUS CIRCULATION
-  OUTDOOR LEARNING

- SITE NOTES: OPTION 5A**
- PARKING PROVIDED: 150+ (MEETS/EXCEEDS EXISTING)
 - BUS CAPACITY 9+ (MEETS/EXCEEDS EXISTING)
 - MAINTAINS 8 FIELDS (TWO TO BE RE-LOCATED)
 - INCLUDES HARDSCAPE PLAY & 1/2 BASKETBALL
 - RE-LOCATES CONCESSION STAND
 - INCLUDES OUTDOOR LEARNING
 - INCLUDES 75% EMERGENCY ACCESS AROUND BLDG.



EXISTING FIELDS

HOGG MEMORIAL DR

EMERGENCY ACCESS ONLY

BUS DROP-OFF

RE-LOCATED CONCESSION STAND

RESTORED WETLAND BUFFER

RE-LOCATED FIELD

RESTORATION AREA

WHITMAN MIDDLE SCHOOL

GREENSPACE OR RAIN GARDEN

CAR DROP-OFF

EXISTING CONNECTION

PARKING

EXISTING FIELDS

DAY LIGHT STREAM

CORTHELL AVE

Preliminary Evaluation of Options - Conceptual Phasing

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(5b)

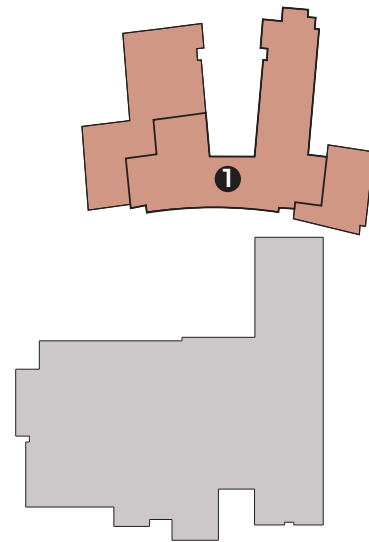
New Construction // 6-8 Option (w/ Auditorium) 3-Story

Option Positives (Pros):

- // Significantly shorter duration than add/reno options
- // No phased-occupied construction or modular classrooms required
- // Opportunity for most efficient and compact footprint
- // Ability to orient academic wings ideally
- // Ability to organize program adjacencies ideally
- // Highest envelope efficiency & opportunity for net zero energy

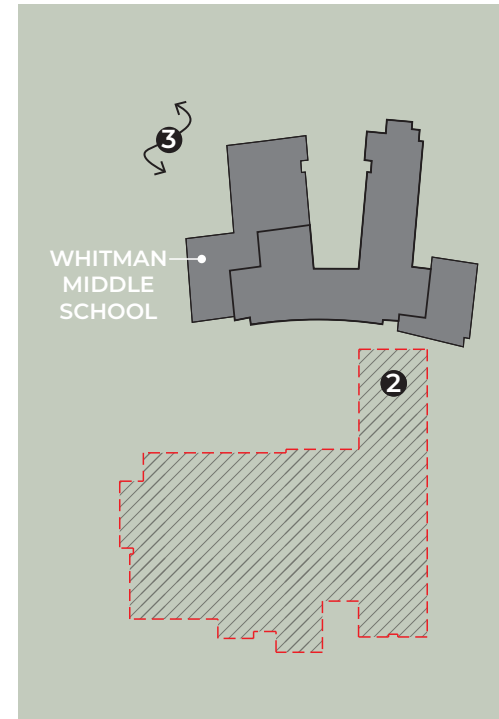
Option Negatives (Cons):

- // Requires modifications to existing site layout



±18 months

1. Construct new building



±10 months

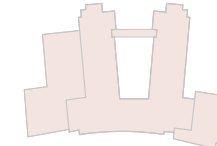
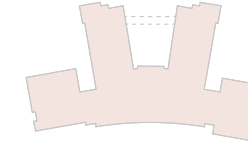
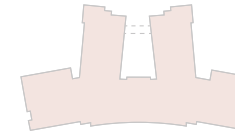
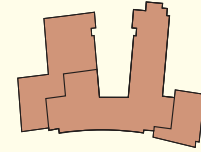
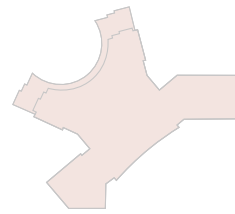
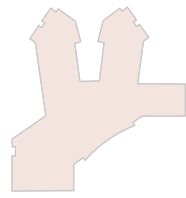
2. Demolish existing
3. Site work

TOTAL EST. DURATION

±28 months

Preliminary Cost Estimates DRAFT

NEW CONSTRUCTION



6-8 Option 4a (NO Auditorium) 2-Story **6-8 Option 5a** (w/ Auditorium) 2-Story **6-8 Option 5b** (w/ Auditorium) 3-Story **5-8 Option 8a** (NO Auditorium) 2-Story **5-8 Option 9a** (w/ Auditorium) 2-Story **5-8 Option 9b** (w/ Auditorium) 3-Story

Estimated Duration

±28 months

±28 months

±28 months

±32 months

±32 months

±32 months

**Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Add/New SF
110,095 SF

Add/New SF
114,956 SF

Add/New SF
114,956 SF

Add/New SF
130,687 SF

Add/New SF
137,494 SF

Add/New SF
137,494 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$56.5 million

\$59.3 million

\$56.8 million

\$63.8 million

\$66.9 million

\$64.0 million

Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation

\$20.6 million

\$21.4 million

\$20.7 million

\$23.3 million

\$24.1 million

\$23.4 million

Est. Construction Cost

\$77.1 million

\$80.7 million

\$77.5 million

\$87.1 million

\$91.0 million

\$87.4 million

Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency

\$19.275 million

\$20.175 million

\$19.375 million

\$21.775 million

\$22.75 million

\$21.85 million

+ Modular Classrooms

N/A

N/A

N/A

N/A

N/A

N/A

Est. Total Project Cost

\$96.375 mil

\$100.875 mil

\$96.875 mil

\$108.875 mil

\$113.75 mil

\$109.25 mil

Approx. Town Share (range)

\$49.0 - \$55.0 mil

\$51.4 - \$57.4 mil

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\$55.8 - \$61.8 mil

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\$56.0 - \$62.0 mil

FOR COMPARISON PURPOSES ONLY

Add Alternates

ADD for CMr (C.149A)

\$3.9 million

\$4.0 million

\$3.9 million

\$4.355 million

\$4.55 million

\$4.4 million

ADD for (2) Baseball Fields

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

\$0.6 million

\$0.6 million

\$0.6 million

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\$0.6 million




\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

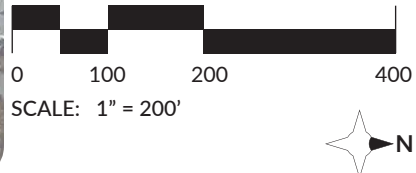
DRAFT

8a New Construction // 5-8 Option (No Auditorium) 2-Story



-  CAR CIRCULATION
-  BUS CIRCULATION
-  OUTDOOR LEARNING

- SITE NOTES: OPTION 8A**
- PARKING PROVIDED: 150+ (MEETS/EXCEEDS EXISTING)
 - BUS CAPACITY 9+ (MEETS/EXCEEDS EXISTING)
 - MAINTAINS 8 FIELDS (TWO TO BE RE-LOCATED)
 - INCLUDES HARDSCAPE PLAY & 1/2 BASKETBALL
 - MAINTAINS CONCESSION STAND
 - INCLUDES OUTDOOR LEARNING
 - INCLUDES FULL EMERGENCY ACCESS AROUND BLDG.



Preliminary Evaluation of Options - Conceptual Phasing

DRAFT

8a

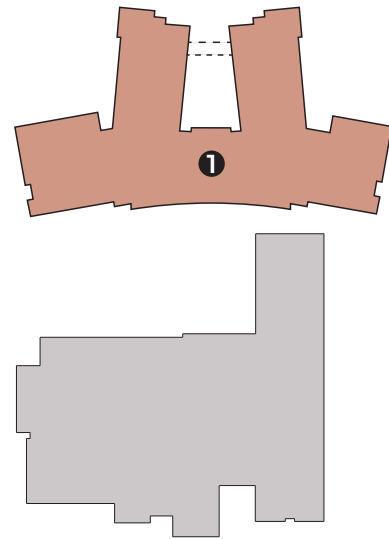
New Construction // 5-8 Option (No Auditorium) 2-Story

Option Positives (Pros):

- // Significantly shorter duration than add/reno options
- // No phased-occupied construction or modular classrooms required
- // Opportunity for most efficient and compact footprint
- // Ability to orient academic wings ideally
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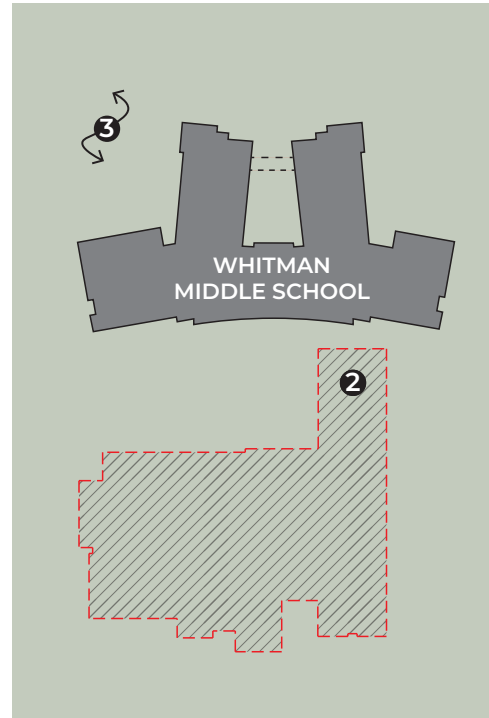
Option Negatives (Cons):

- // Requires modifications to existing site layout



±22 months

1. Construct new building



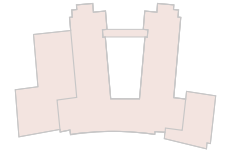
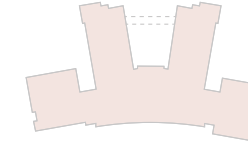
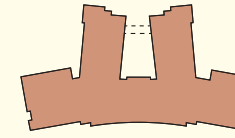
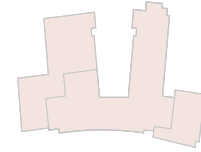
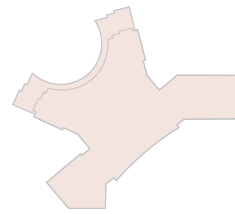
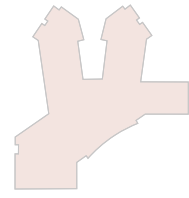
±10 months

2. Demolish existing
3. Site work

TOTAL EST. DURATION
±32 months

Preliminary Cost Estimates DRAFT

NEW CONSTRUCTION



6-8 Option 4a (NO Auditorium) 2-Story **6-8 Option 5a** (w/ Auditorium) 2-Story **6-8 Option 5b** (w/ Auditorium) 3-Story **5-8 Option 8a** (NO Auditorium) 2-Story **5-8 Option 9a** (w/ Auditorium) 2-Story **5-8 Option 9b** (w/ Auditorium) 3-Story

Estimated Duration

±28 months

±28 months

±28 months

±32 months

±32 months

±32 months

**Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Add/New SF
110,095 SF

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114,956 SF

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FOR COMPARISON PURPOSES ONLY

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\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

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\$0.6 million

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\$0.6 million

\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

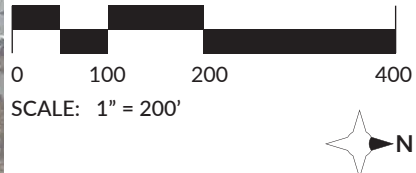
DRAFT

9a New Construction // 5-8 Option (w/ Auditorium) 2-Story



- CAR CIRCULATION
- BUS CIRCULATION
- OUTDOOR LEARNING

- SITE NOTES: OPTION 9A**
- PARKING PROVIDED: 150+ (MEETS/EXCEEDS EXISTING)
 - BUS CAPACITY 9+ (MEETS/EXCEEDS EXISTING)
 - MAINTAINS 8 FIELDS (TWO TO BE RE-LOCATED)
 - INCLUDES HARDSCAPE PLAY & 1/2 BASKETBALL
 - RE-LOCATES CONCESSION STAND
 - INCLUDES OUTDOOR LEARNING
 - INCLUDES 75% EMERGENCY ACCESS AROUND BLDG.



Preliminary Evaluation of Options - Conceptual Phasing

DRAFT

9a

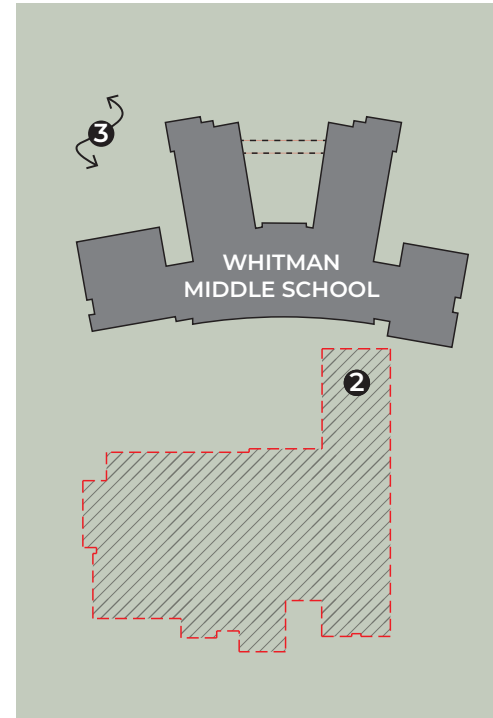
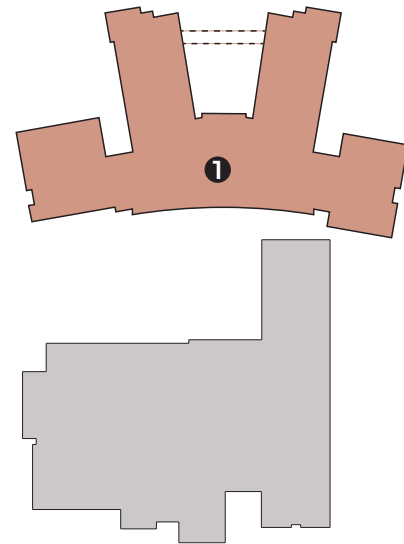
New Construction // 5-8 Option (w/ Auditorium) 2-Story

Option Positives (Pros):

- // Significantly shorter duration than add/reno options
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- // Opportunity for most efficient and compact footprint
- // Ability to orient academic wings ideally
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Option Negatives (Cons):

- // Requires modifications to existing site layout



±22 months

±10 months

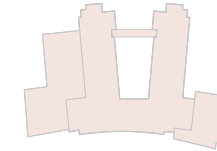
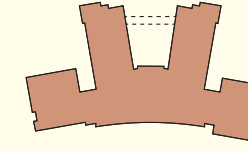
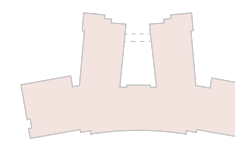
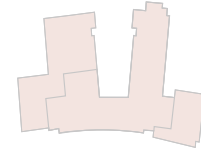
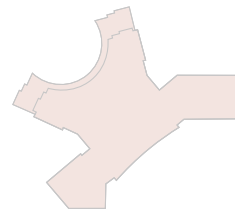
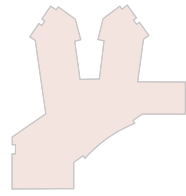
1. Construct new building

- 2. Demolish existing
- 3. Site work

TOTAL EST. DURATION
±32 months

Preliminary Cost Estimates DRAFT

NEW CONSTRUCTION



6-8 Option 4a (NO Auditorium) 2-Story **6-8 Option 5a** (w/ Auditorium) 2-Story **6-8 Option 5b** (w/ Auditorium) 3-Story **5-8 Option 8a** (NO Auditorium) 2-Story **5-8 Option 9a** (w/ Auditorium) 2-Story **5-8 Option 9b** (w/ Auditorium) 3-Story

Estimated Duration

±28 months

±28 months

±28 months

±32 months

±32 months

±32 months

**Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Add/New SF
110,095 SF

Add/New SF
114,956 SF

Add/New SF
114,956 SF

Add/New SF
130,687 SF

Add/New SF
137,494 SF

Add/New SF
137,494 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$56.5 million

\$59.3 million

\$56.8 million

\$63.8 million

\$66.9 million

\$64.0 million

Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation

\$20.6 million

\$21.4 million

\$20.7 million

\$23.3 million

\$24.1 million

\$23.4 million

Est. Construction Cost

\$77.1 million

\$80.7 million

\$77.5 million

\$87.1 million

\$91.0 million

\$87.4 million

Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency

\$19.275 million

\$20.175 million

\$19.375 million

\$21.775 million

\$22.75 million

\$21.85 million

+ Modular Classrooms

N/A

N/A

N/A

N/A

N/A

N/A

Est. Total Project Cost

\$96.375 mil

\$100.875 mil

\$96.875 mil

\$108.875 mil

\$113.75 mil

\$109.25 mil

Approx. Town Share (range)

\$49.0 - \$55.0 mil

\$51.4 - \$57.4 mil

\$49.3 - \$55.3 mil

\$55.8 - \$61.8 mil

\$58.5 - \$64.5 mil

\$56.0 - \$62.0 mil

FOR COMPARISON PURPOSES ONLY

Add Alternates

ADD for CMr (C.149A)

\$3.9 million

\$4.0 million

\$3.9 million

\$4.355 million

\$4.55 million

\$4.4 million

ADD for (2) Baseball Fields

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

\$0.6 million

\$0.6 million

\$0.6 million

\$0.6 million

\$0.6 million

\$0.6 million

Preliminary Evaluation of Options - Conceptual Site

DRAFT

9b New Construction // 5-8 Option (w/ Auditorium) 3-Story



Preliminary Evaluation of Options - Conceptual Phasing

DRAFT

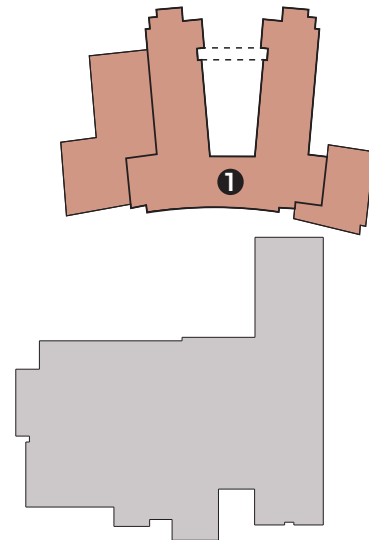
(9b) New Construction // 5-8 Option (w/ Auditorium) 3-Story

Option Positives (Pros):

- // Significantly shorter duration than add/reno options
- // No phased-occupied construction or modular classrooms required
- // Opportunity for most efficient and compact footprint
- // Ability to orient academic wings ideally
- // Ability to organize program adjacencies ideally
- // Highest envelope efficiency & opportunity for net zero energy

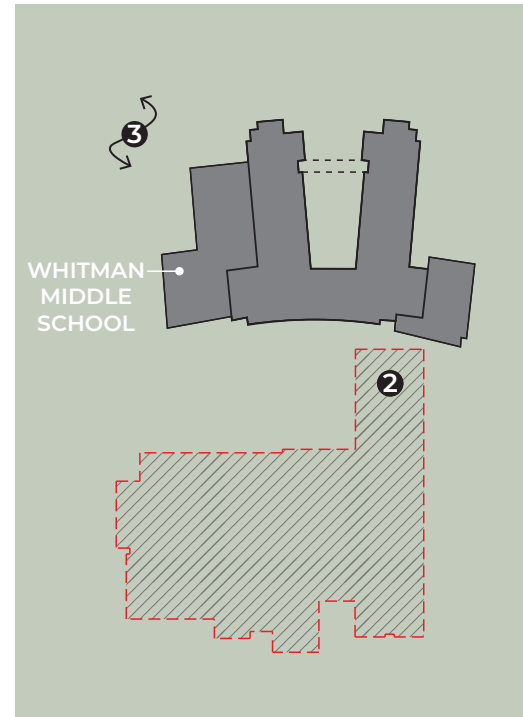
Option Negatives (Cons):

- // Requires modifications to existing site layout



±22 months

1. Construct new building



±10 months

2. Demolish existing
3. Site work

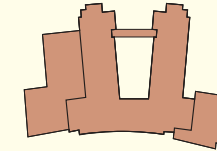
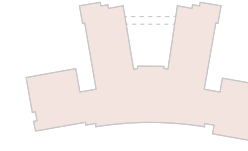
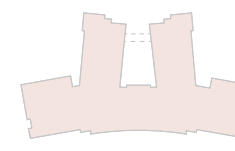
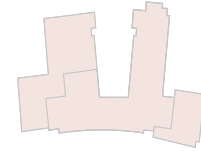
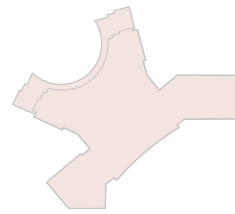
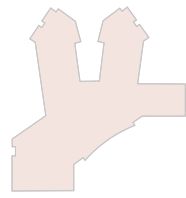
TOTAL EST. DURATION

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Preliminary Cost Estimates

DRAFT

NEW CONSTRUCTION



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+ Modular Classrooms

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Grade-Level Configuration

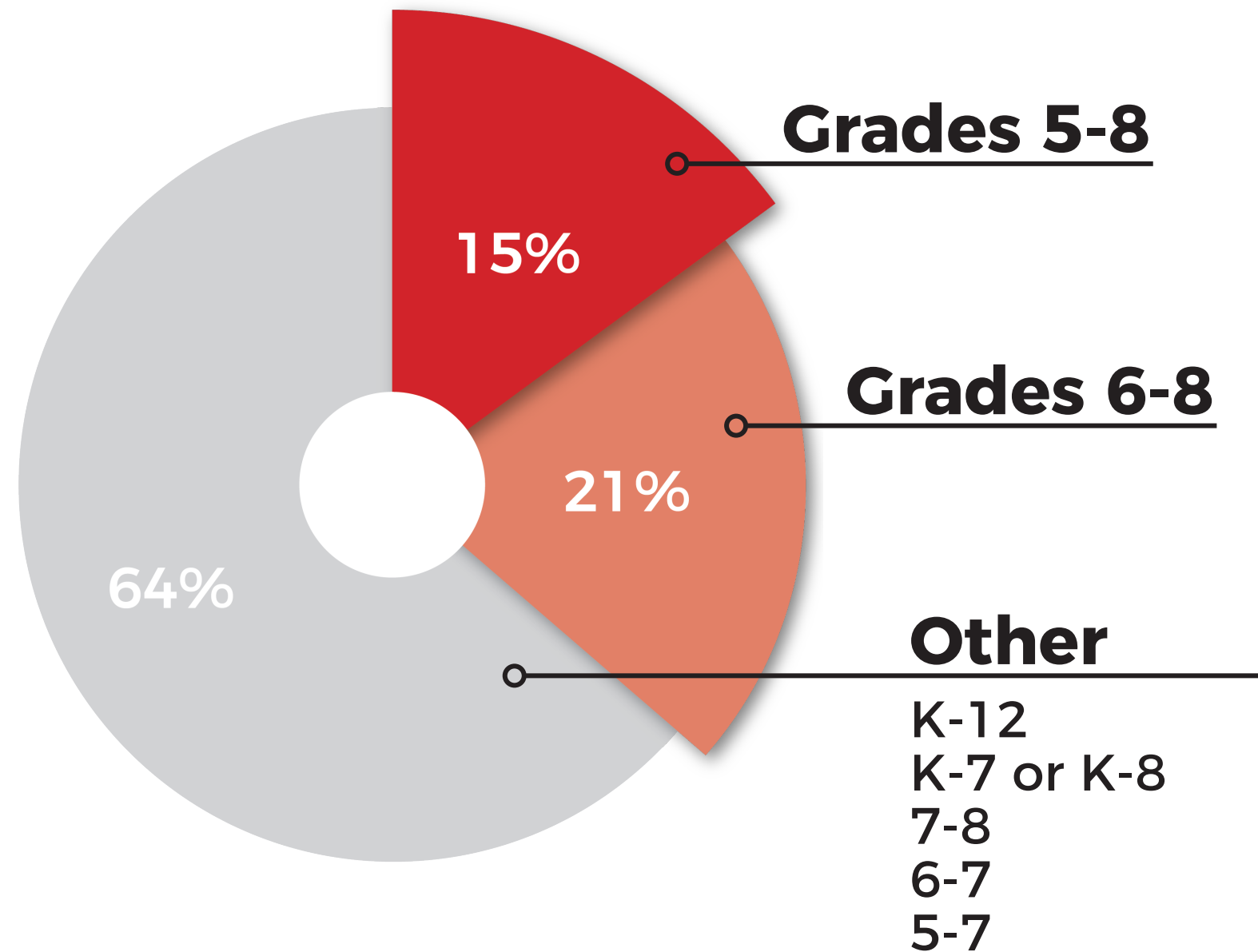


Grade-Level Configuration

Ai3 has assisted many cities/towns in 20+ years with Middle School grade configurations

- 5-8 // Abington
- 5-8 // Beverly
- 6-8 // Brockton
- 5-8 // East Bridgewater
- 6-8 // Hingham
- 6-8 // Hull
- 6-8 // Lincoln, RI
- 5-8 // Lynnfield
- 5-8, 5-8 // Natick (2)
- 5-8 // Norwood
- 6-8 // Providence, RI
- 5-8, 6-8 // Quincy (2)
- 6-8 // Reading
- 6-8 // Somerset
- 6-8 // Watertown
- 5-8, 5-8 // Woonsocket, RI (2)

Public Middle Schools in Massachusetts



Grade-Level Configuration - Educational Considerations

Rationale **FOR** moving **Grade 5** to Whitman Middle School

Academic Benefits

- // 5th grade **intellect vastly different** than that of younger children
Students age 10-12 experience tremendous brain growth
- // Without grade 5, classroom space becomes available at the elementary schools for public **early childhood education**
MGL Ch. 15D, Sec. 13
- // Without grade 5, classroom space becomes available at the elementary schools to support **English Language Learners (ELL)**
Influx in the District, most of which attend Whitman schools
- // 5th grade teachers would be at **one school** (WMS) instead of two (Conley & Duval)
- // 5th graders **benefit academically** from middle school spaces, like S.T.E.A.M. (science, technology, engineering, arts, and math)
Provides opportunities for academic & skills exploration
- // Middle school provides a more **diversified curriculum** than at the elementary school level
- // 5th graders have access to after school **clubs & extracurriculars**
- // 5th graders have greater access to **collaborative spaces**



Grade-Level Configuration - Educational Considerations

Rationale **FOR** moving Grade **5** to Whitman Middle School

*Social-Emotional/
Physical Benefits*

// 5th graders are considered **adolescents**, not children

// By 5th grade, students have **outgrown elementary** sized spaces & furniture

// 5th grade **maturity & physicality** are more in line with middle school age than elementary
10-11 years old is more like 13-14 years old than 6-9 years old

// Moving 5th grade students helps **ease the transition** from elementary to middle school prior to their social/emotional & physical developmental changes

// 5th graders become more **independent** as middle school students & learn **responsibility**

// **4 consecutive years** at the same middle school aids individual identity & the formation of relationships

// Provides the **same transition** time as high school (4 years)

// 5th graders have access to after school **athletics programs**

// The middle school environment can still provide aspects similar to elementary, like **recess** or a 5th grade guidance **counselor**

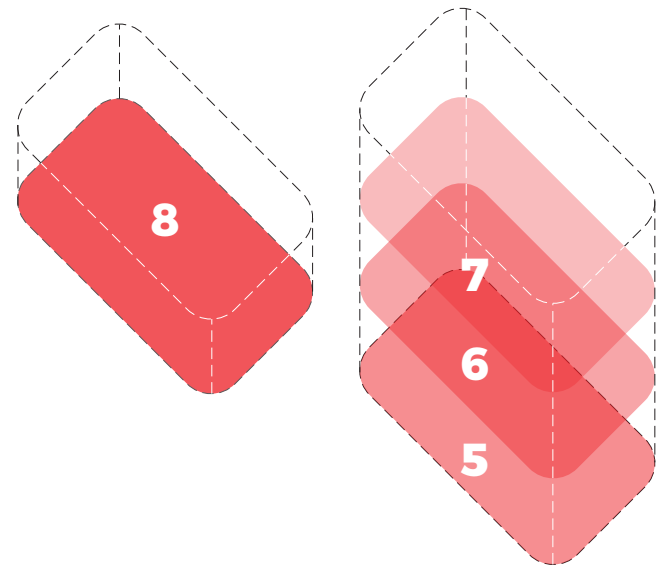
// A new school can be designed to **maintain separation** of grade 5 from the upper grades

Options like grade-level lunches or academic neighborhoods facilitate separation



Grade-Level Configuration - Organization Options

Using building design & organization to control grade-level interactions

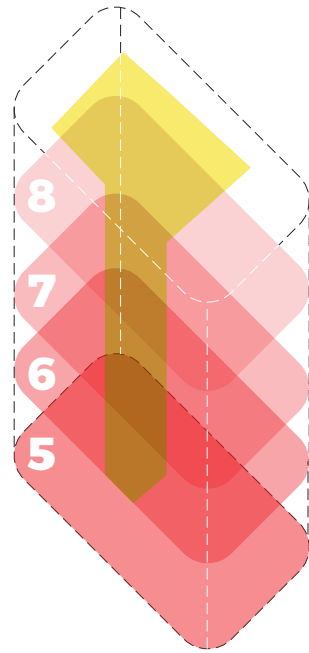


8th Grade Academy

5/6/7 wing

A

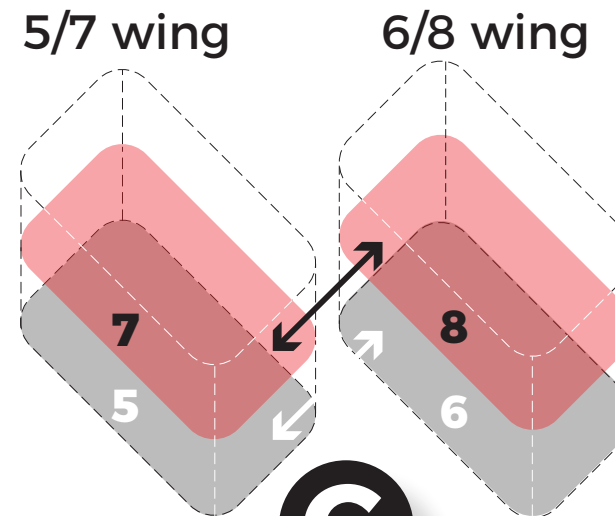
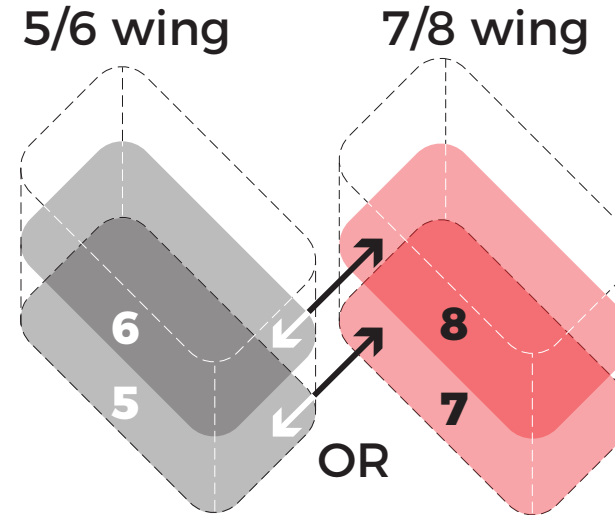
Vertical Grade Separation (3-story)



5-8 Stacked Wings

B

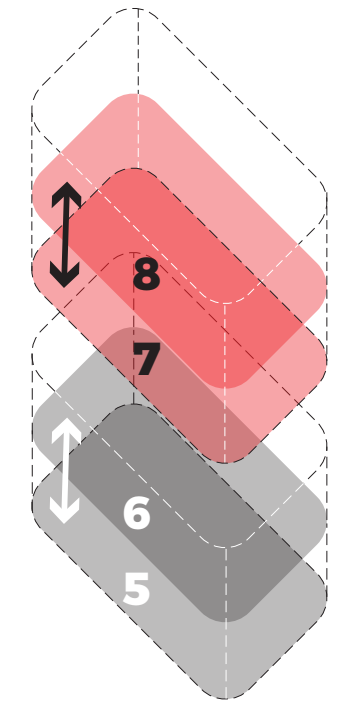
Vertical Grade Separation (4-story)



C

Horizontal Connections/Separation (2-story)

+ additional first story to meet SBC's vote of 3-stories



7/8 upper school
5/6 lower school

D

Vertical Connections/Separation (2 or 4-story)

At WMS, 5th graders would have access to: S.T.E.A.M. Spaces / Innovation Labs



At WMS, 5th graders would have access to: Their own academic “neighborhood”



At WMS, 5th graders would have access to: Full-size gymnasium & athletics programs



At WMS, 5th graders would have access to: Athletic fields & outdoor learning



At WMS, 5th graders would have access to: A broader social/emotional network



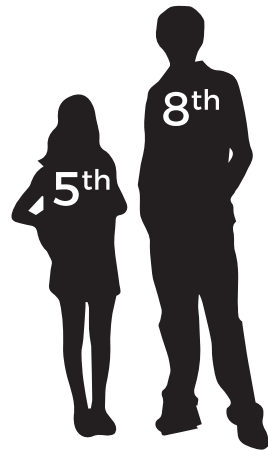
Grade-Level Configuration - Educational Considerations

Rationale **AGAINST** moving Grade **5** to Whitman Middle School

// **Physical size** differences of students across varying grade levels

// Exposure of a 5th grader to **mature conversations**

// Close proximity of different ages on the **bus** simultaneously

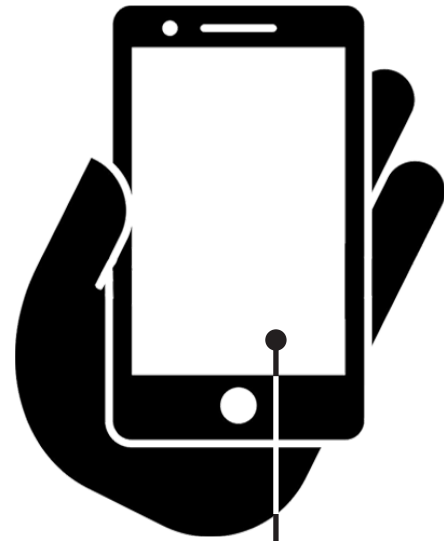


// Teacher **certifications** for elementary vs. middle school are different

// Less total recess/lunch time (35 minutes in elementary vs. **24 minutes** in middle school)



Visit **www.menti.com** and enter code **8757 8412**
to participate in the poll



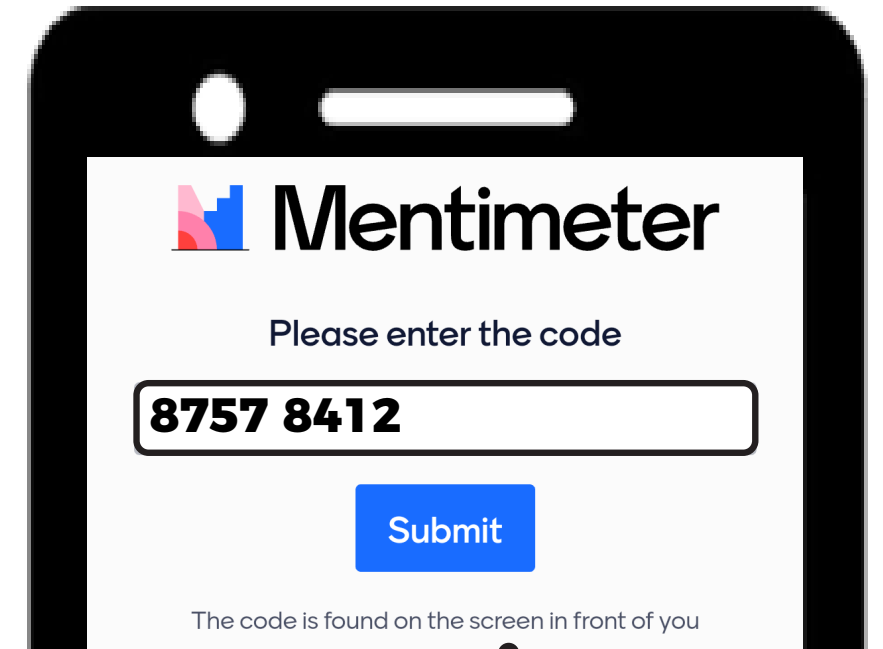
Step 1

On your
phone/ tablet/
computer



Step 2

Visit the
Mentimeter
website



Step 3

Enter code
8757 8412
and take poll

Visit **www.menti.com** and enter code **8757 8412**
to participate in the poll

Open Response Questions

In terms of the **PHYSICAL BUILDING**:

If 5th grade students were added to the Whitman Middle School building, what's the biggest...

- ① **ADVANTAGE?** _____
- ② **CONCERN?** _____

In terms of **SOCIALIZATION**:

If 5th grade students joined the Whitman Middle School 6-8 students, what's the biggest...

- ③ **ADVANTAGE?** _____
- ④ **CONCERN?** _____

Multiple Choice Questions

- ⑤ Which grade configuration is preferred for Whitman Middle School? (PICK ONE)

- GRADES 5-8**
- GRADES 6-8**



== POLL CLOSES ==
NOV. 21, 2022

Auditorium Considerations



Cafeteria + Auditorium = “Cafetorium”

Area & Seating Differences per Grade-Level Configuration (New Construction)

Cafetorium		
Grade Config. (515 vs. 675)	6-8	5-8
Student Dining Area	3,863 sf	5,063 sf
Stage Area	1,600 sf	1,600 sf
Number of Seats (Capacity)	257	337

Auditorium		
Grade Config. (515 vs. 675)	6-8	5-8
Auditorium Area	3,433 sf	4,500 sf
Stage Area	1,600 sf	1,600 sf
Number of Seats (Capacity)	343	450

// Cafetorium capacity at existing WMS is 317 seats for current enrollment (514 students)
 / Hanson Middle School auditorium is 400 seats
 / WHRHS auditorium is 850 seats
 // Cafetorium capacity above is approximately the student dining area ÷ 15 sf/student

// Auditorium capacity above is approximately 2/3 enrollment × 10 sf per student
 // Auditorium is considered non-reimbursable by the MSBA; it is fully funded by the district
 / Estimated cost approximately \$3.0 mil - \$4.0 mil

Existing “Cafetorium”

Whitman Middle School (both Whitman elementary schools also include cafetoriums)



Example “Cafetorium”

Blackstone Valley Prep // Cumberland, RI



Example “Cafetorium”

East Elementary School // Hingham, MA



Example Auditorium

Southwest Middle School // Quincy, MA

(280 Seats)



Example Auditorium

Kennedy Middle School // Natick, MA

(500 Seats)



Example “Gymatorium”

Jackson Walnut Park School // Newton, MA



Middle vs. High School Auditoriums

Comparative differences in systems, technology, and size



Middle School Auditorium	vs.	High School Auditorium
Includes <u>less</u> stage battens (lighting pipes)	<	Includes <u>more</u> stage battens (lighting pipes)
Includes <u>fewer</u> stage curtains	<	Includes <u>more</u> stage curtains
Includes <u>less</u> circuits for stage lighting	<	Includes <u>more</u> circuits for stage lighting
Includes <u>fewer</u> lighting fixtures	<	Includes <u>more</u> lighting fixtures
Includes <u>less</u> power for spot lights	<	Includes <u>more</u> power for spot lights
Includes <u>less</u> digital audio console control channels	<	Includes <u>more</u> digital audio console control channels
Includes <u>fewer</u> microphones	<	Includes <u>more</u> microphones
Includes projector & screen	=	Includes projector & screen
Includes stage lighting console	=	Includes stage lighting console
Includes audio system w/ speakers	=	Includes audio system w/ speakers

Considerations Compared

To meet the district's Educational Program, the Middle School shall include:

SELECT 1

Considerations	Auditorium	“Cafetorium”	“Gymatorium”
Size?	3,433-4,500 sf	3,863-5,063 sf	6,000-9,000 sf
Includes stage?	YES	YES	YES
Accommodates enrollment? (up to 67%)	YES	NO	NO
Available throughout entire school day?	YES	NO <i>(not during lunch)</i>	NO <i>(not during gym)</i>
Includes fixed seating?	YES	NO	NO
Allows for flexibility?	NO <i>(only on stage)</i>	YES	YES
Includes ideal lighting for performances?	YES	NO <i>(not during lunch)</i>	NO <i>(not during gym)</i>
Includes ideal acoustics for performances?	YES	NO	NO
Doubles as community resource?	YES	YES	YES
Reimbursable by MSBA funding?	NO	YES	PARTIALLY
Provides income opportunities for Town?	YES	YES	YES

Visit **www.menti.com** and enter code **8757 8412**
to participate in the poll

Step 1

Locate your phone,
tablet, or computer

Step 2

Visit this website:
www.menti.com

Step 3

Enter code
8757 8412 & respond

— POLL CLOSES —
NOV. 21, 2022

Multiple Choice Question

Should Whitman invest in an auditorium,
include only the baseline “cafetorium,”
or the partially reimbursed “gymatorium”
in the project?

- a) INVEST IN AN AUDITORIUM
- b) INCLUDE CAFETORIUM ONLY
- c) INCLUDE GYMATORIUM ONLY
- d) NO PREFERENCE
- e) UNSURE AT THIS TIME

Upcoming Actions & Votes

SC = School Committee
SBC = School Building Committee

	OCT 2022	NOV 2022	DEC 2022	JAN 2022	FEB 2022	MAR 2022
PRELIMINARY DESIGN PROGRAM (PDP)	✓ ① SC vote to approve educational program for both enrollment options ✓ ② SBC vote to submit PDP ✓ ③ PDP Submission to MSBA					
	ENROLLMENT	④ SC & SBC discuss enrollment options ✓ ⑤ Community Forum #2 (Presenting plans from PDP, Grade Configuration, & Auditorium vs. Caf)	⑦ SC & SBC discuss enrollment options, including the impact to elementary schools if grade 5 moved ⑧ Community Forum #3 (Refined presentation of plans, Grade Configuration, & Auditorium vs. Caf)	⑩ SC & SBC discuss/review grade-level configuration ⑪ SC & SBC vote on enrollment option in JAN		
	PREFERRED SCHEMATIC REPORT (PSR)	⑥ SBC discuss/establish evaluation criteria	⑨ SBC establish option selection criteria and matrix	⑫ SBC use criteria matrix to rank/select preferred option, including cost info ⑬ SBC decision to include auditorium or cafeteria ⑭ Informational meetings to Select Board & Fin. Comm. to review preferred option	⑮ SC endorse preferred option ⑯ Community Forum #4 (Presenting preferred schematic option & decision on enrollment) ⑰ Select Board & Fin. Comm. endorse preferred option for submission ⑱ SBC vote to submit PSR	⑲ PSR Submission to MSBA

Upcoming Milestones

Dates & Content

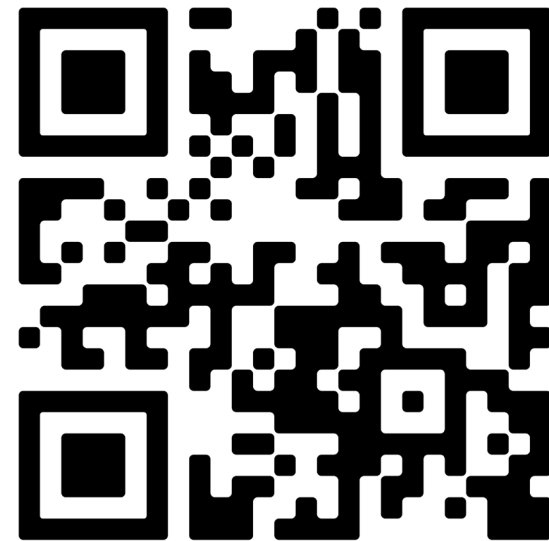
Community Forum #3

DEC 5, 2022

**Whitman Middle School
Cafeteria @ 6:30 pm**

[For all interested Community Members]

Visit
WHRSD.org
and the
feasibility study
page to continue
to stay informed

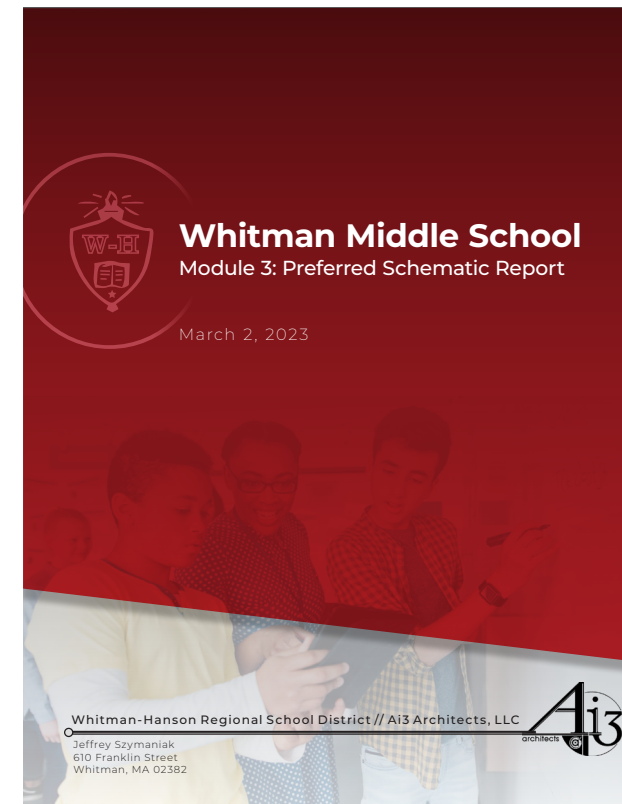


PSR Submission

FRIDAY

MAR 2, 2023

Report Due to MSBA



Submission
of the PSR
(Preferred
Schematic
Report)



Questions?

Thank you



Preliminary Evaluation of Options - Matrix

The PDP Submission considers the following:

DRAFT

#	Grades	Option for Consideration	# of Floors	Enrollment	Gross SF	Reno. SF	Add/New SF
1	6-8	CODE UPGRADE / BASE REPAIR	2-Story	514 (current)	105,004 sf (current)	N/A	N/A
2a	6-8	ADDITION/RENOVATION	2-Story	515	126,974 sf	100,484 sf	26,490 sf
3a	6-8	ADDITION/RENOVATION (w/ Auditorium)	2-Story	515	130,046 sf	90,511 sf	39,535 sf
4a	6-8	NEW CONSTRUCTION	2-Story	515	110,095 sf	N/A	110,095 sf
5a	6-8	NEW CONSTRUCTION (w/ Auditorium)	2-Story	515	114,956 sf	N/A	114,956 sf
5b	6-8	NEW CONSTRUCTION (w/ Auditorium)	3-Story	515	114,956 sf	N/A	114,956 sf
6a	5-8	ADDITION/RENOVATION	2-Story	675	143,281 sf	105,004 sf	38,277 sf
7a	5-8	ADDITION/RENOVATION (w/ Auditorium)	2-Story	675	147,049 sf	89,773 sf	57,276 sf
8a	5-8	NEW CONSTRUCTION	2-Story	675	130,687 sf	N/A	130,687 sf
9a	5-8	NEW CONSTRUCTION (w/ Auditorium)	2-Story	675	137,494 sf	N/A	137,494 sf
9b	5-8	NEW CONSTRUCTION (w/ Auditorium)	3-Story	675	137,494 sf	N/A	137,494 sf

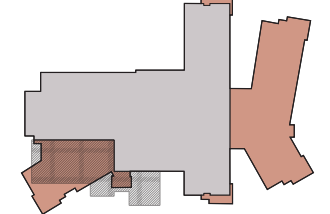
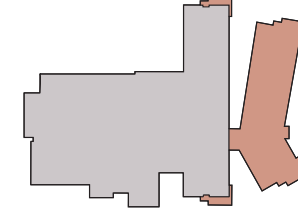
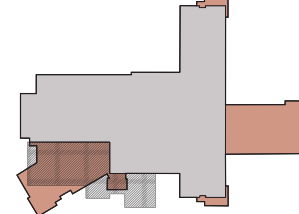
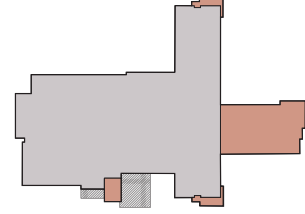
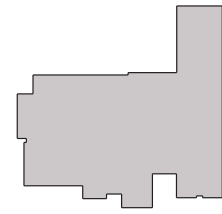
New

New

Preliminary Cost Estimates DRAFT

BASE REPAIR

ADDITION/RENOVATION



6-8 Option 1
(NO Auditorium)

6-8 Option 2a
(NO Auditorium) 2-Story

6-8 Option 3a
(w/ Auditorium) 2-Story

5-8 Option 6a
(NO Auditorium) 2-Story

5-8 Option 7a
(w/ Auditorium) 2-Story

Estimated Duration

±36 months

±42 months

±44 months

±46 months

±48 months

** Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Base Repair SF
105,004 SF

Add/New SF
26,490 SF

Add/New SF
39,535 SF

Add/New SF
38,277 SF

Add/New SF
57,276 SF

Renovated SF
100,484 SF

Renovated SF
90,511 SF

Renovated SF
105,004 SF

Renovated SF
89,773 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$36.3 million

\$56.0 million

\$60.1 million

\$63.0 million

\$67.2 million

Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation

\$9.1 million

\$30.3 million

\$32.3 million

\$34.2 million

\$36.2 million

Est. Construction Cost

\$45.4 million

\$86.3 million

\$92.4 million

\$97.2 million

\$103.4 million

Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency

\$11.35 million

\$21.575 million

\$23.1 million

\$24.3 million

\$25.85 million

+ Modular Classrooms

N/A

\$2.1 million

\$2.1 million

N/A

N/A

Est. Total Project Cost

\$56.75 million

\$109.975 mil

\$117.6 million

\$121.5 million

\$129.25 million

Approx. Town Share (range)

\$50.0 - \$56.75 mil

\$56.4 - \$62.4 mil

\$60.5 - \$66.5 mil

\$62.6 - \$68.6 mil

\$66.8 - \$72.8 mil

FOR COMPARISON PURPOSES ONLY

Add Alternates

ADD for CMr (C.149A)

N/A

\$4.3 million

\$4.6 million

\$4.9 million

\$5.2 million

ADD for (2) Baseball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

N/A

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

N/A

\$0.6 million

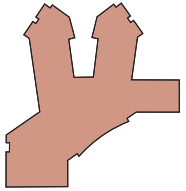
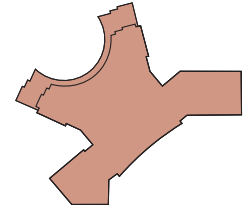
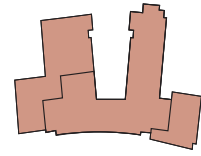
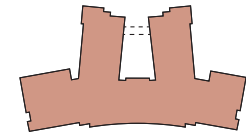
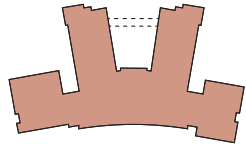
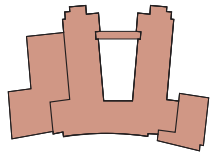
\$0.6 million

\$0.6 million

\$0.6 million

Preliminary Cost Estimates DRAFT

NEW CONSTRUCTION

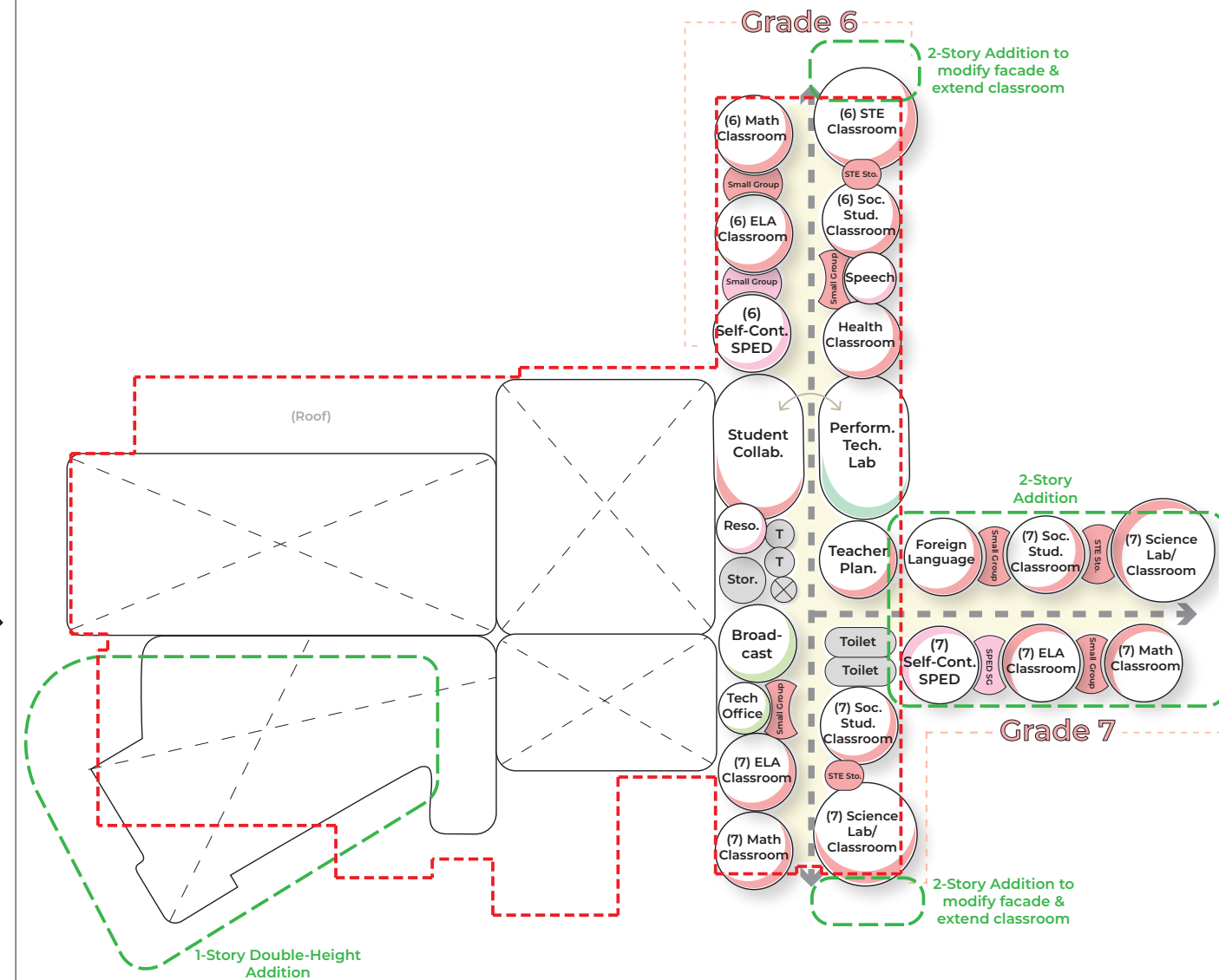
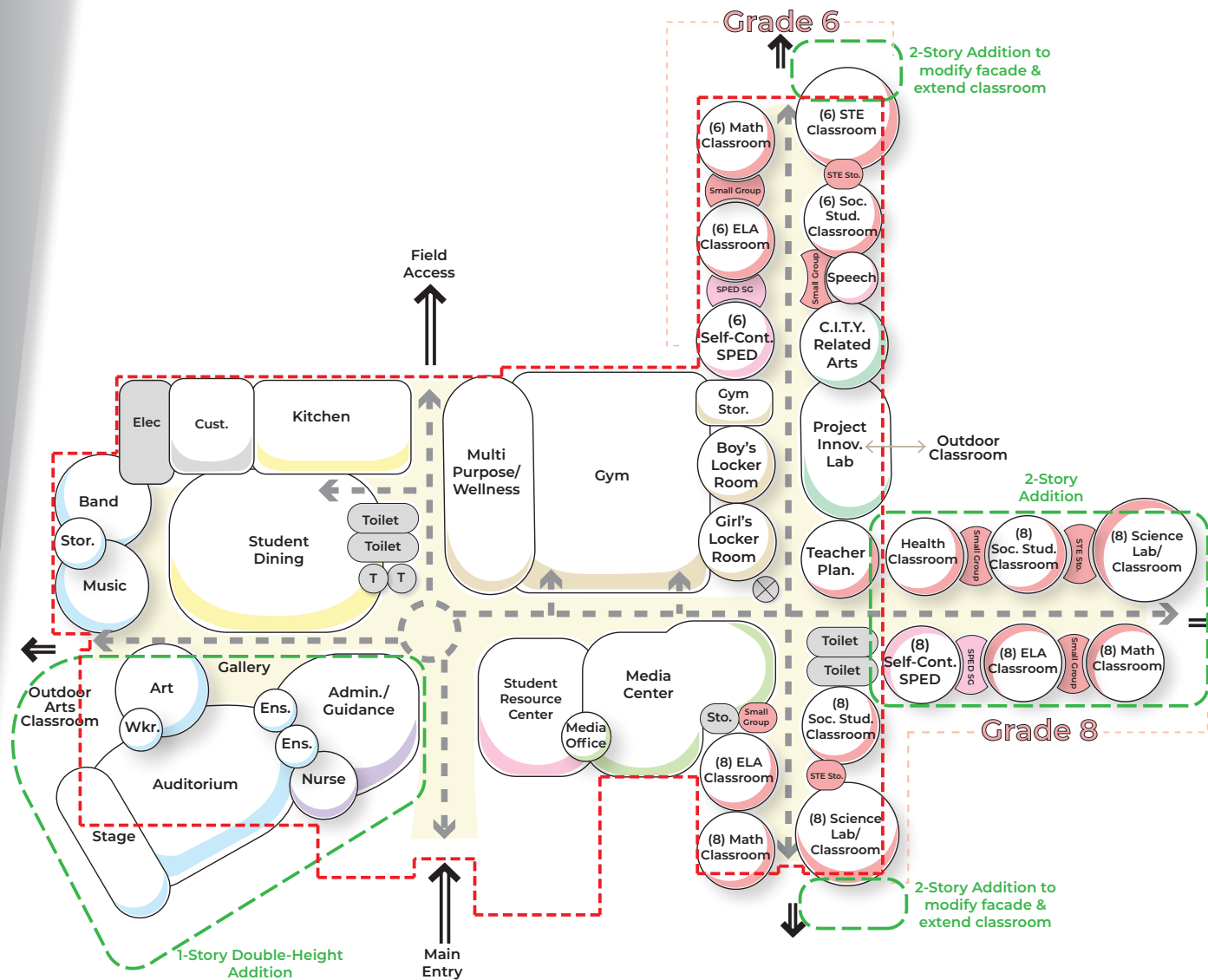
	 6-8 Option 4a (NO Auditorium) 2-Story	 6-8 Option 5a (w/ Auditorium) 2-Story	 6-8 Option 5b (w/ Auditorium) 3-Story	 5-8 Option 8a (NO Auditorium) 2-Story	 5-8 Option 9a (w/ Auditorium) 2-Story	 5-8 Option 9b (w/ Auditorium) 3-Story
Estimated Duration	±28 months	±28 months	±28 months	±32 months	±32 months	±32 months
* Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site	Add/New SF 110,095 SF	Add/New SF 114,956 SF	Add/New SF 114,956 SF	Add/New SF 130,687 SF	Add/New SF 137,494 SF	Add/New SF 137,494 SF
	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF
Site, Building Demo, Haz. Mat., Temp. Construction	\$56.5 million	\$59.3 million	\$56.8 million	\$63.8 million	\$66.9 million	\$64.0 million
Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation	\$20.6 million	\$21.4 million	\$20.7 million	\$23.3 million	\$24.1 million	\$23.4 million
Est. Construction Cost	\$77.1 million	\$80.7 million	\$77.5 million	\$87.1 million	\$91.0 million	\$87.4 million
Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency	\$19.275 million	\$20.175 million	\$19.375 million	\$21.775 million	\$22.75 million	\$21.85 million
+ Modular Classrooms	N/A	N/A	N/A	N/A	N/A	N/A
Est. Total Project Cost	\$96.375 mil	\$100.875 mil	\$96.875 mil	\$108.875 mil	\$113.75 mil	\$109.25 mil
Approx. Town Share (range) FOR COMPARISON PURPOSES ONLY	\$49.0 - \$55.0 mil	\$51.4 - \$57.4 mil	\$49.3 - \$55.3 mil	\$55.8 - \$61.8 mil	\$58.5 - \$64.5 mil	\$56.0 - \$62.0 mil
Add Alternates						
ADD for CMr (C.149A)	\$3.9 million	\$4.0 million	\$3.9 million	\$4.355 million	\$4.55 million	\$4.4 million
ADD for (2) Baseball Fields	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million
ADD for (2) Softball Fields	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million
ADD for (1) Town Soccer Field	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million

Preliminary Evaluation of Options - Bubble Diagrams

DRAFT

3a

Addition/Renovation // 6-8 Option (w/ Auditorium) 2-Story

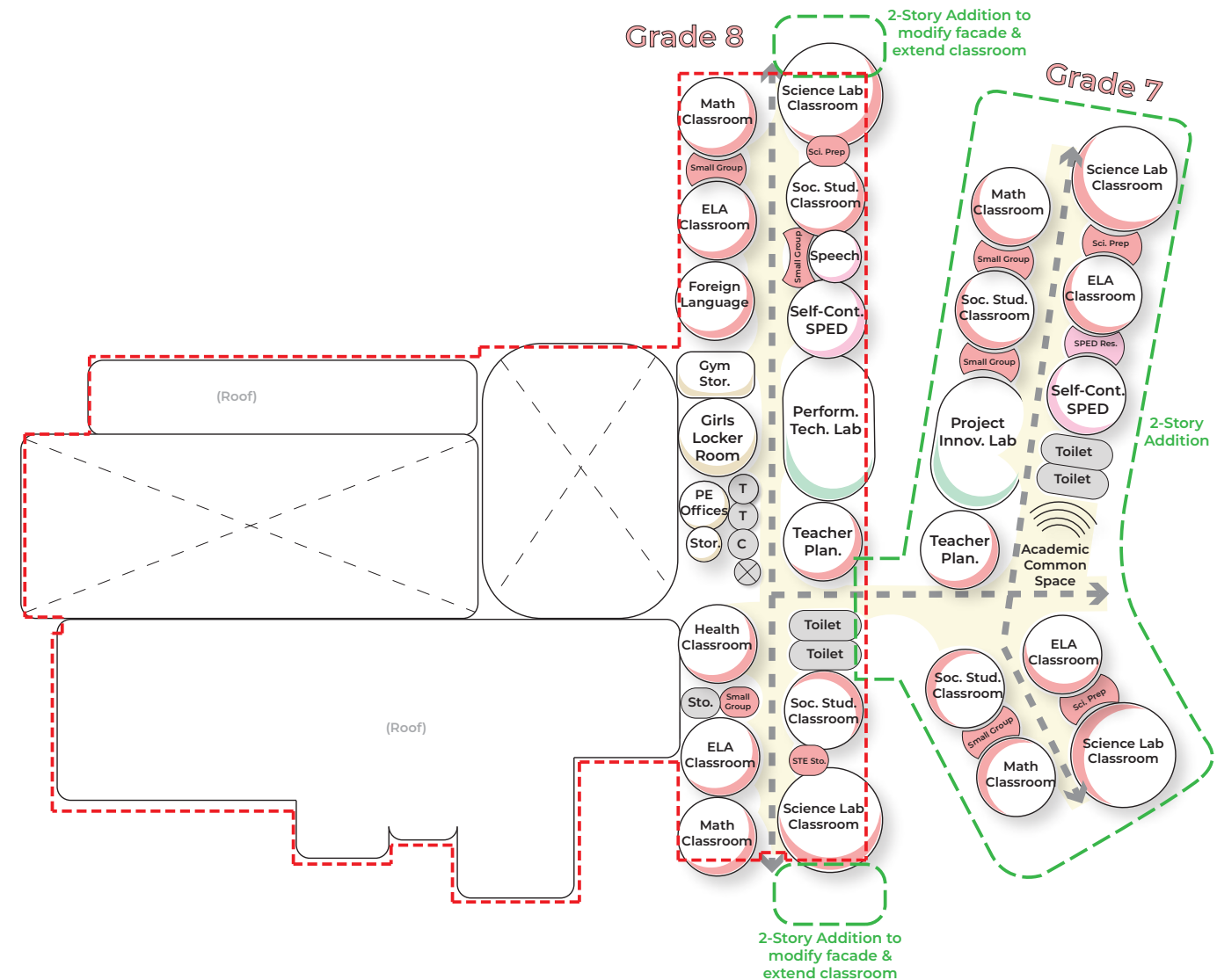
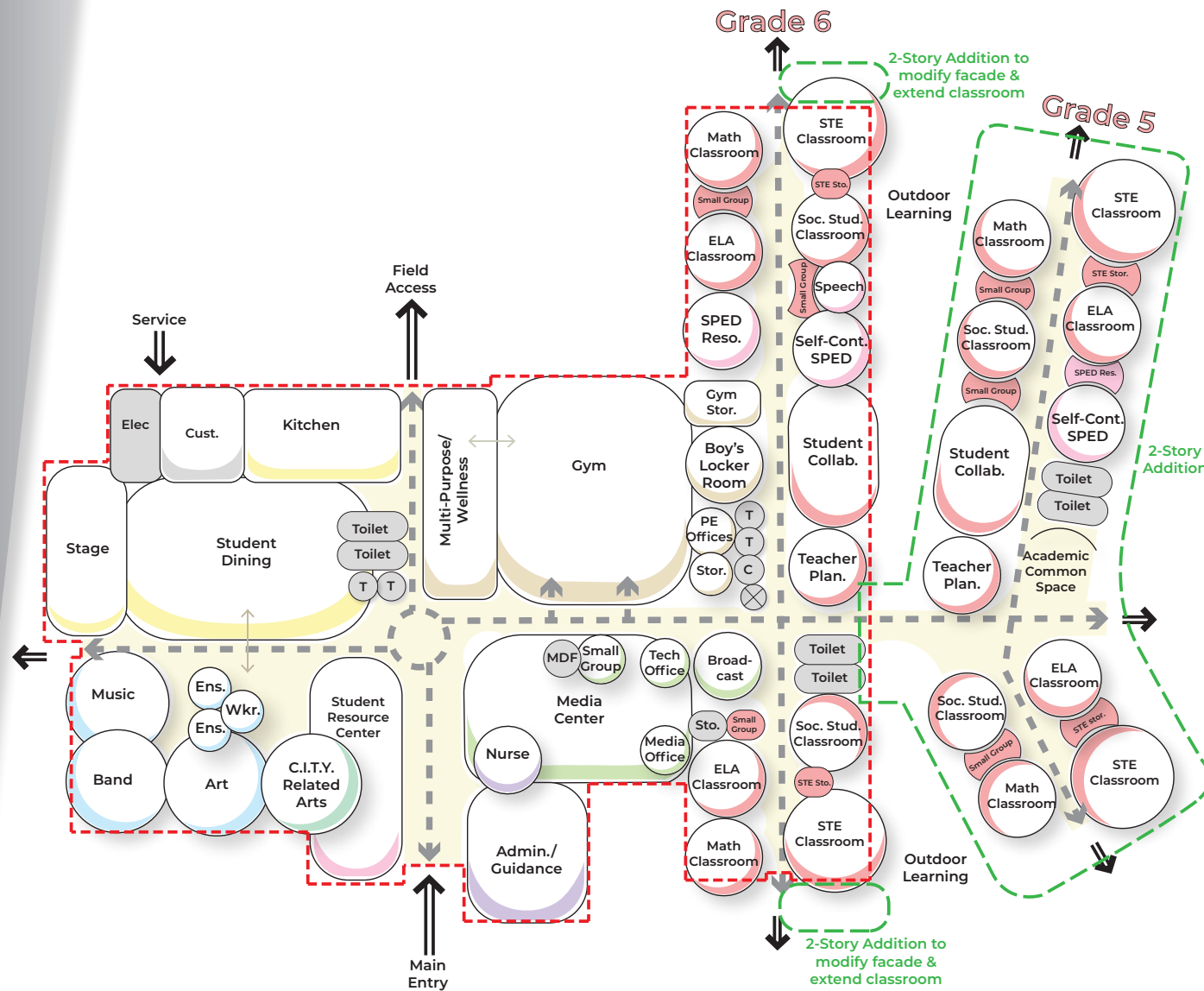


Preliminary Evaluation of Options - Bubble Diagrams

DRAFT

6a

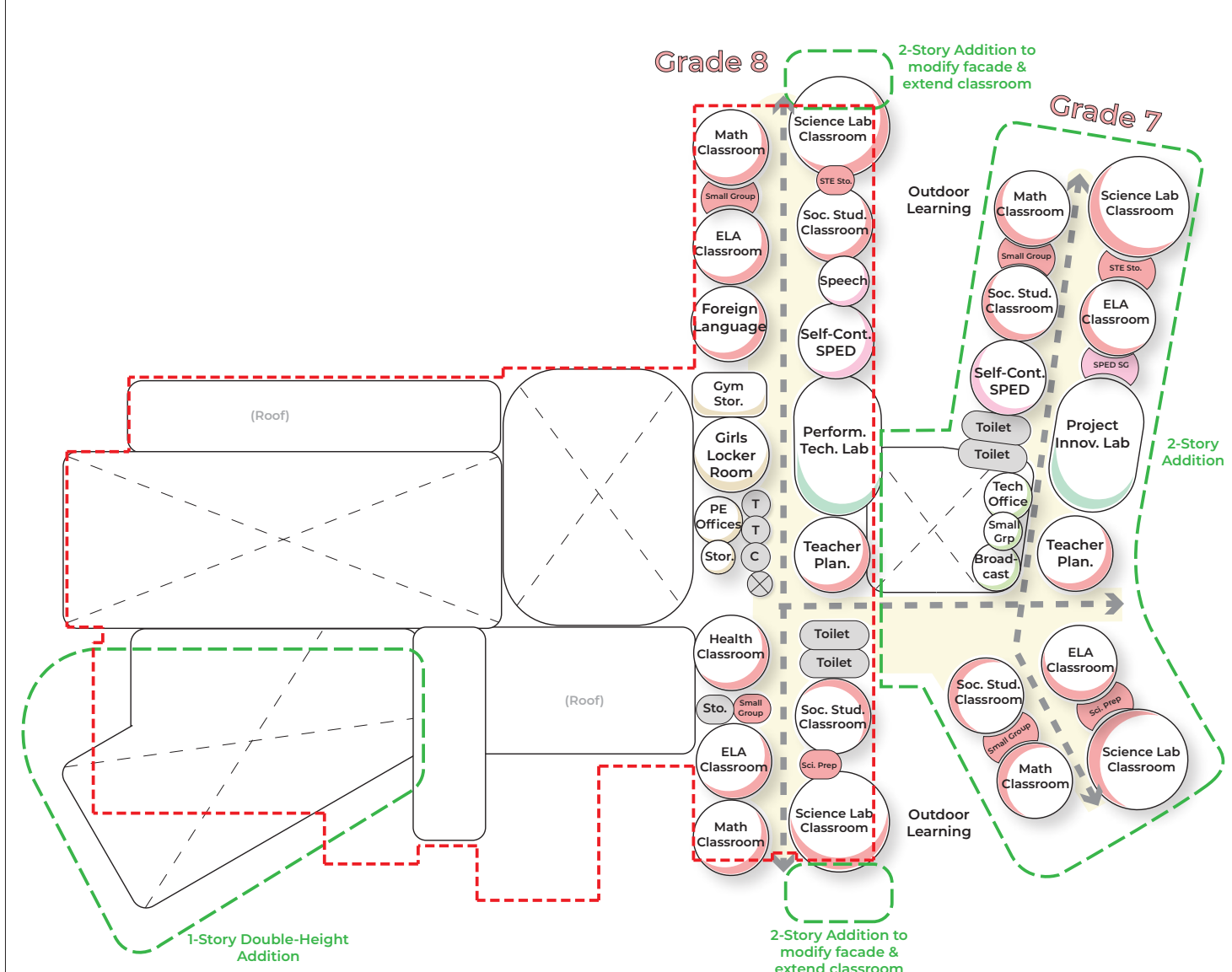
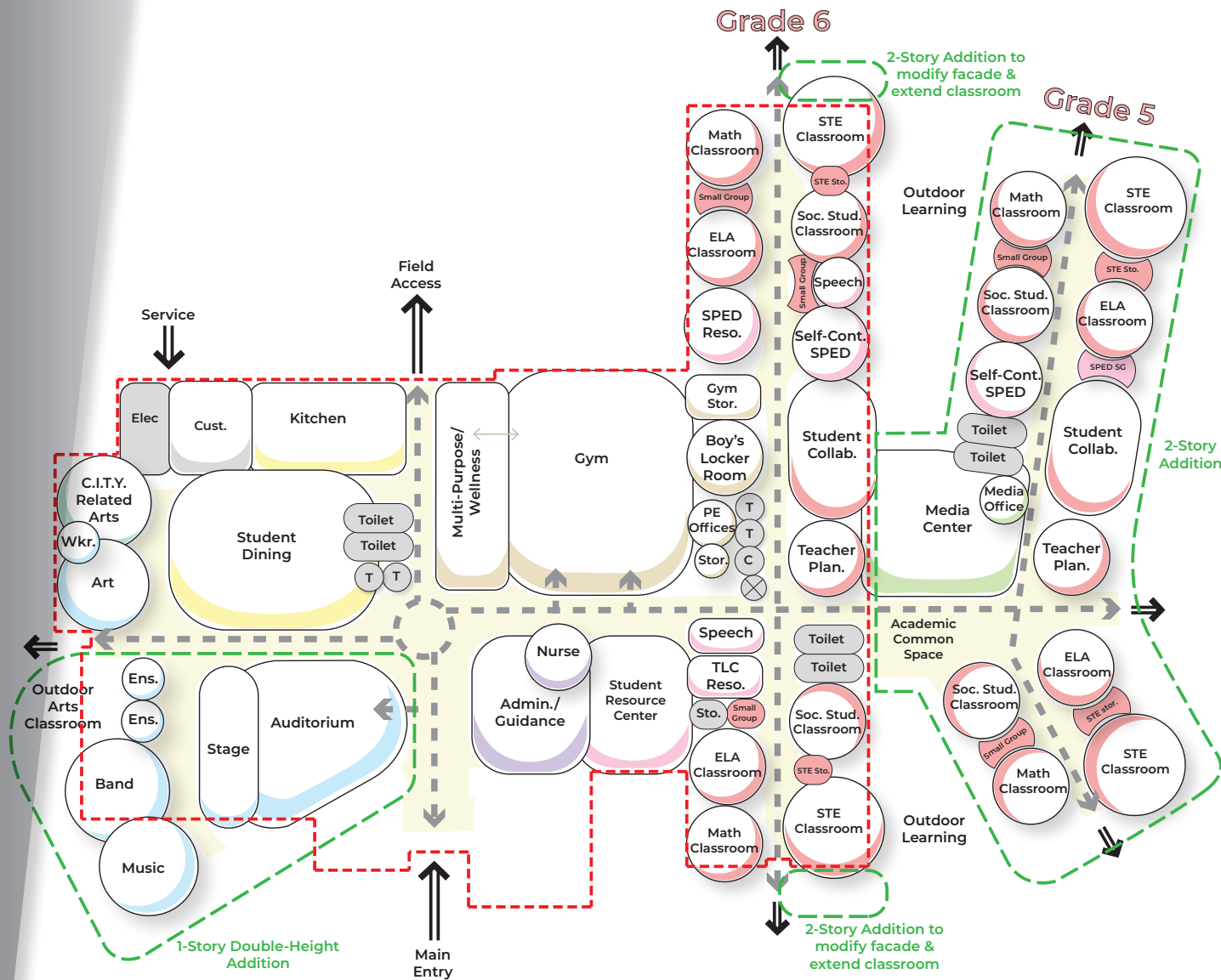
Addition/Renovation // 5-8 Option (No Auditorium) 2-Story



Preliminary Evaluation of Options - Bubble Diagrams

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7a Addition/Renovation // 5-8 Option (w/ Auditorium) 2-Story



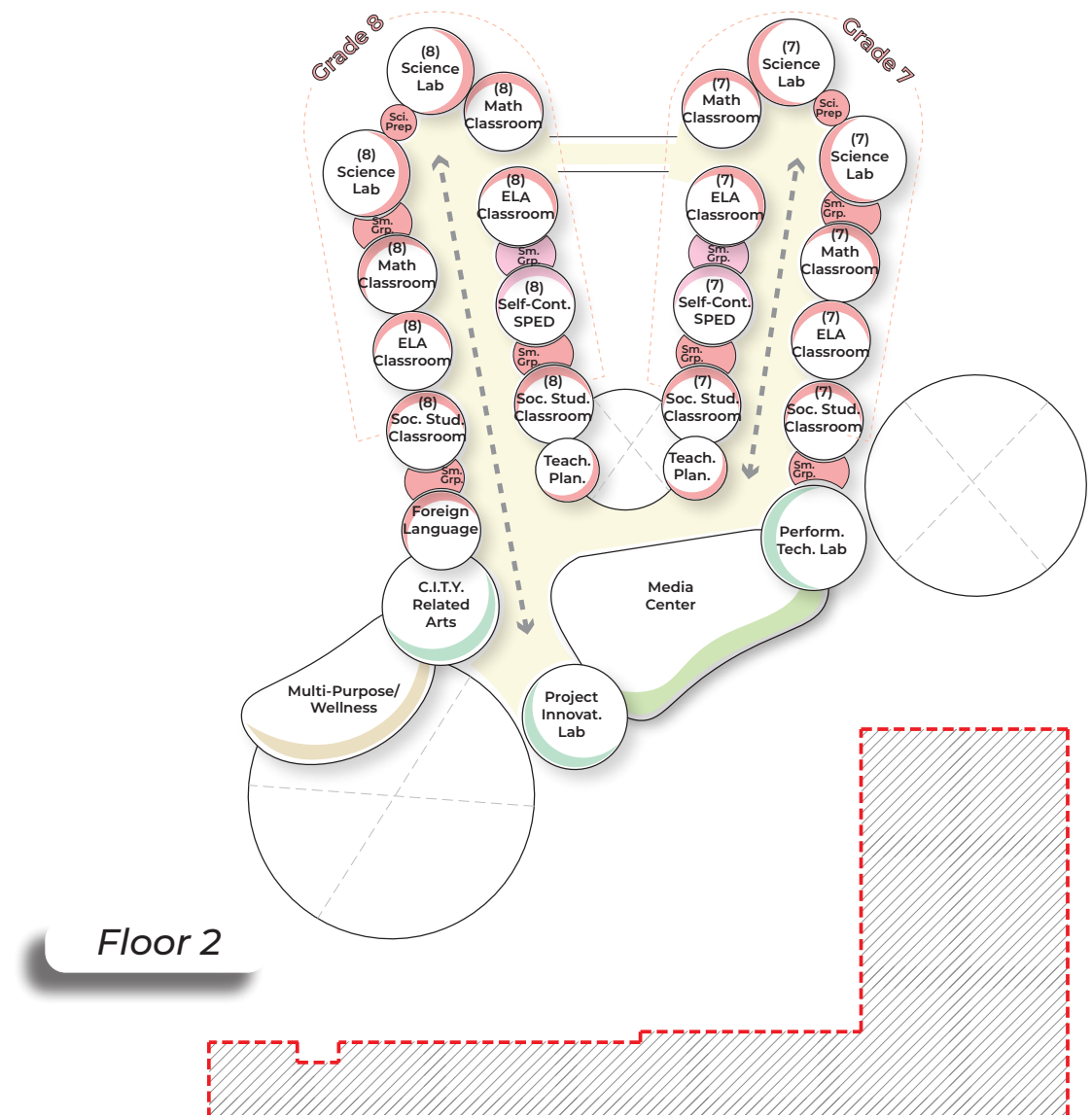
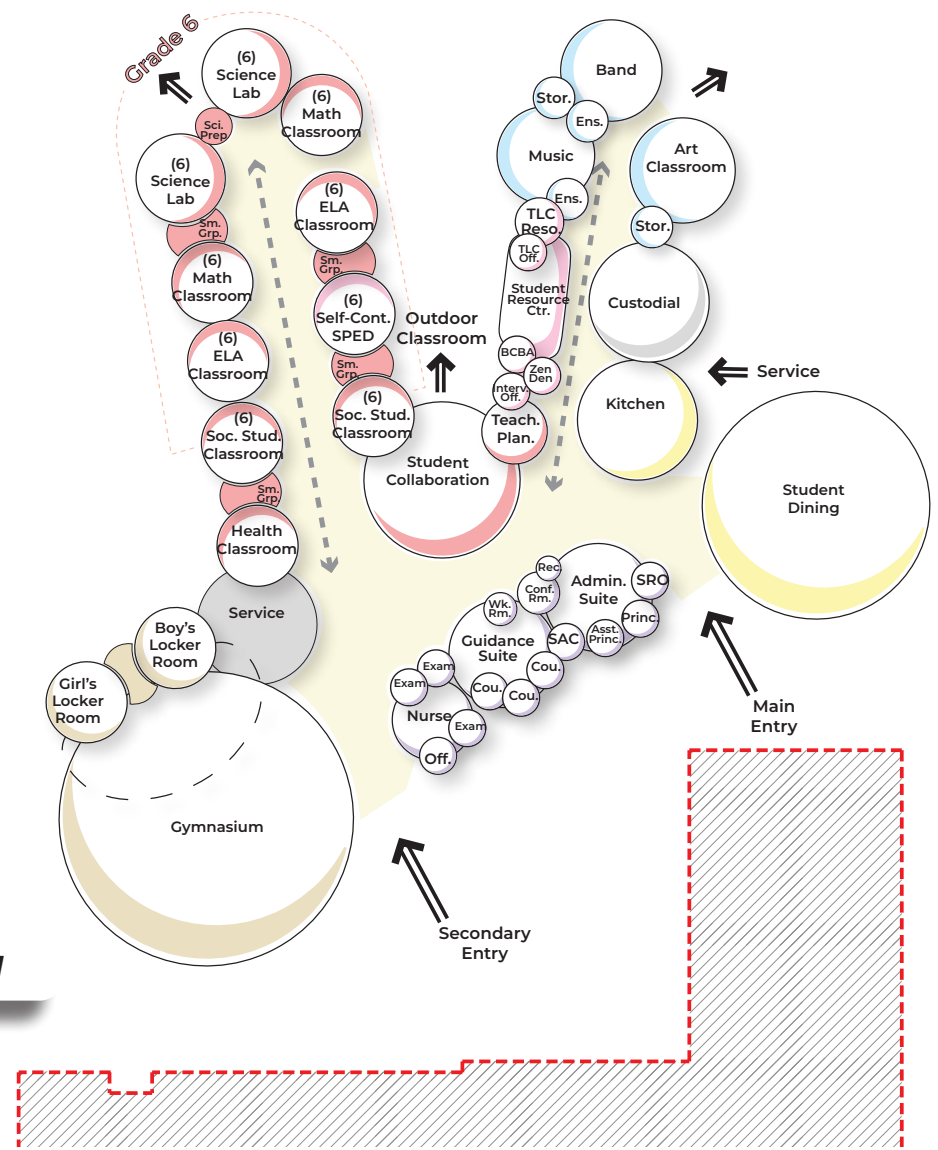
Floor 1

Floor 2

Preliminary Evaluation of Options - Bubble Diagrams

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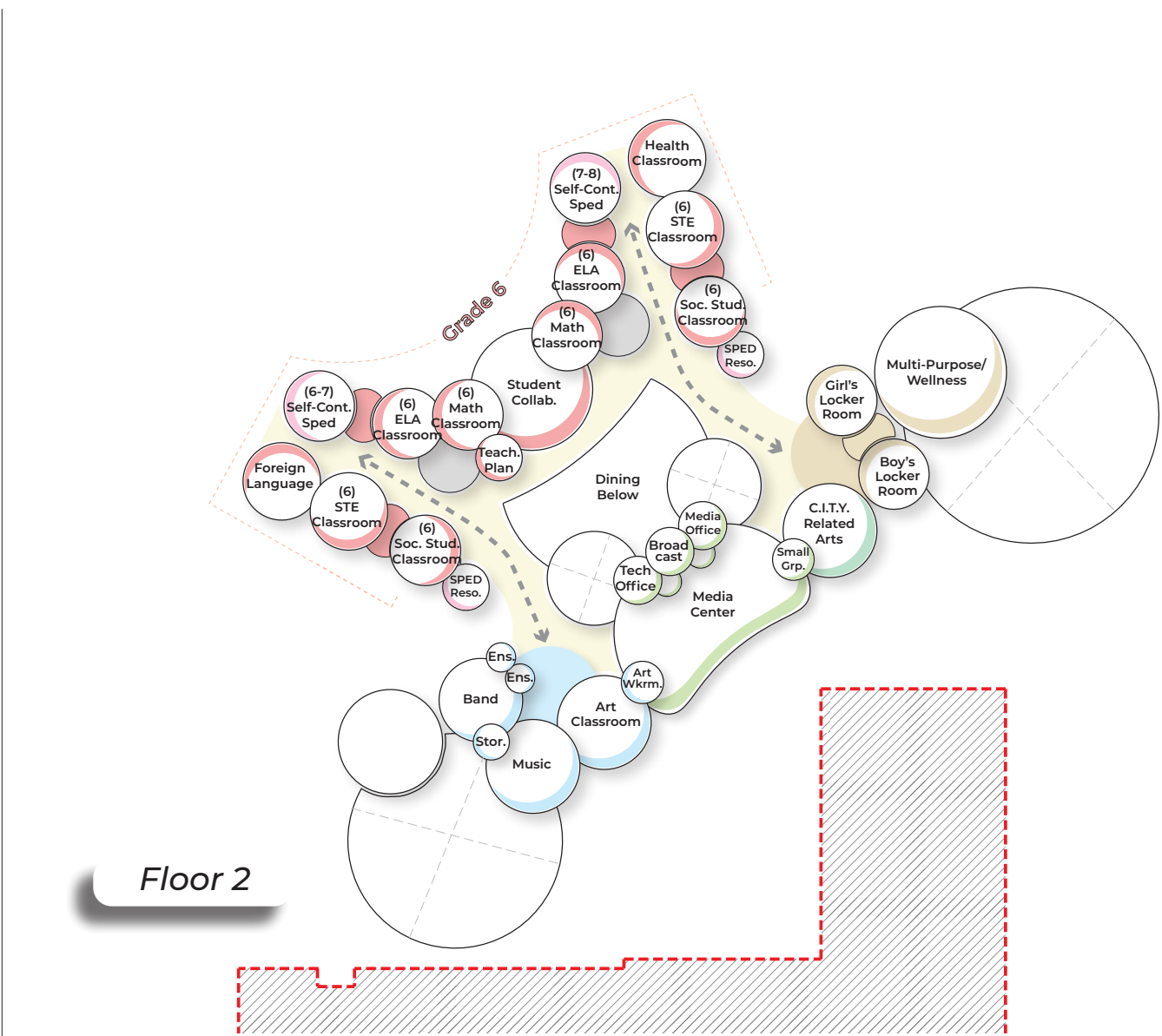
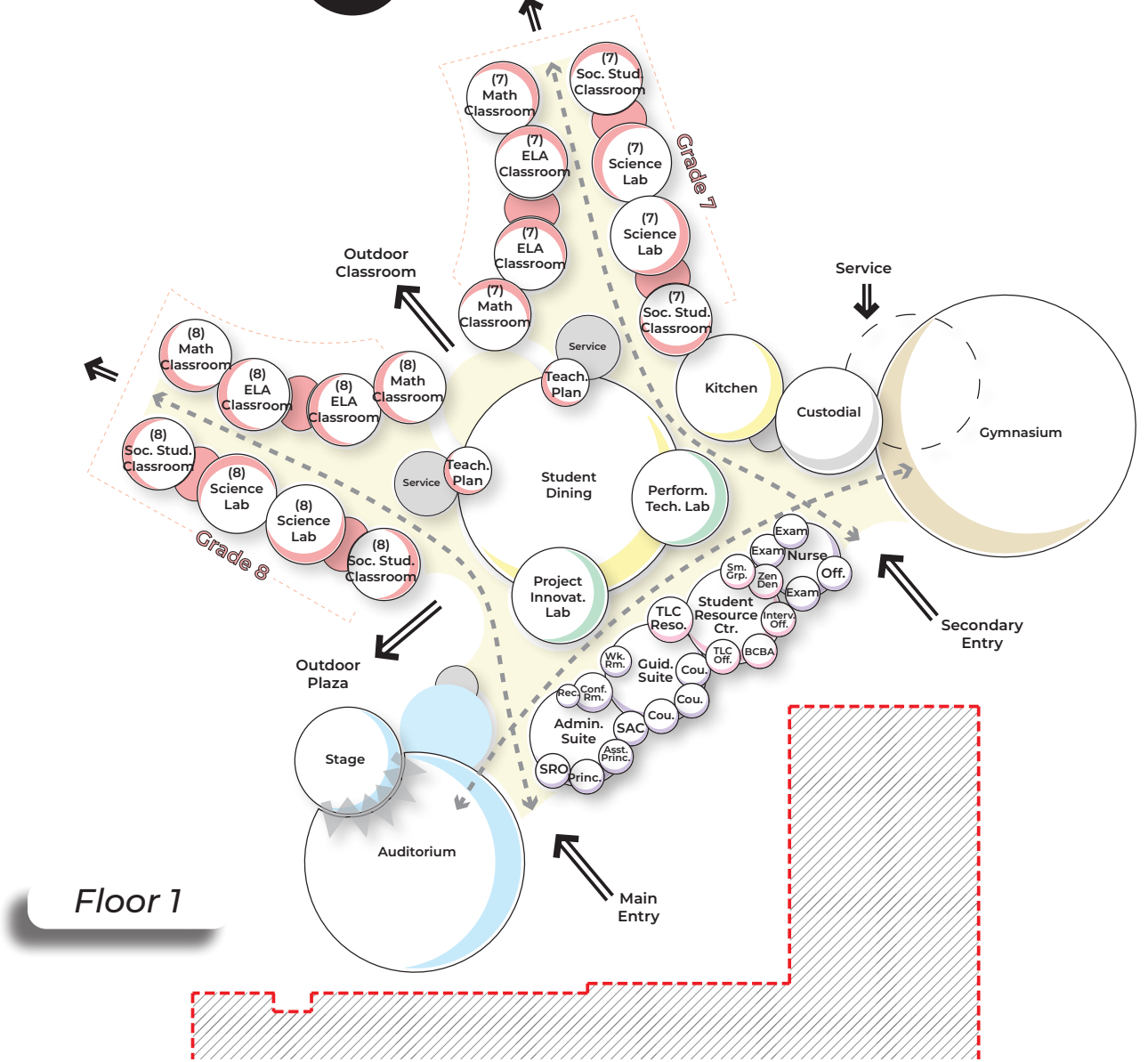
4a New Construction // 6-8 Option (No Auditorium) 2-Story



Preliminary Evaluation of Options - Bubble Diagrams

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5a New Construction // 6-8 Option (w/ Auditorium) 2-Story

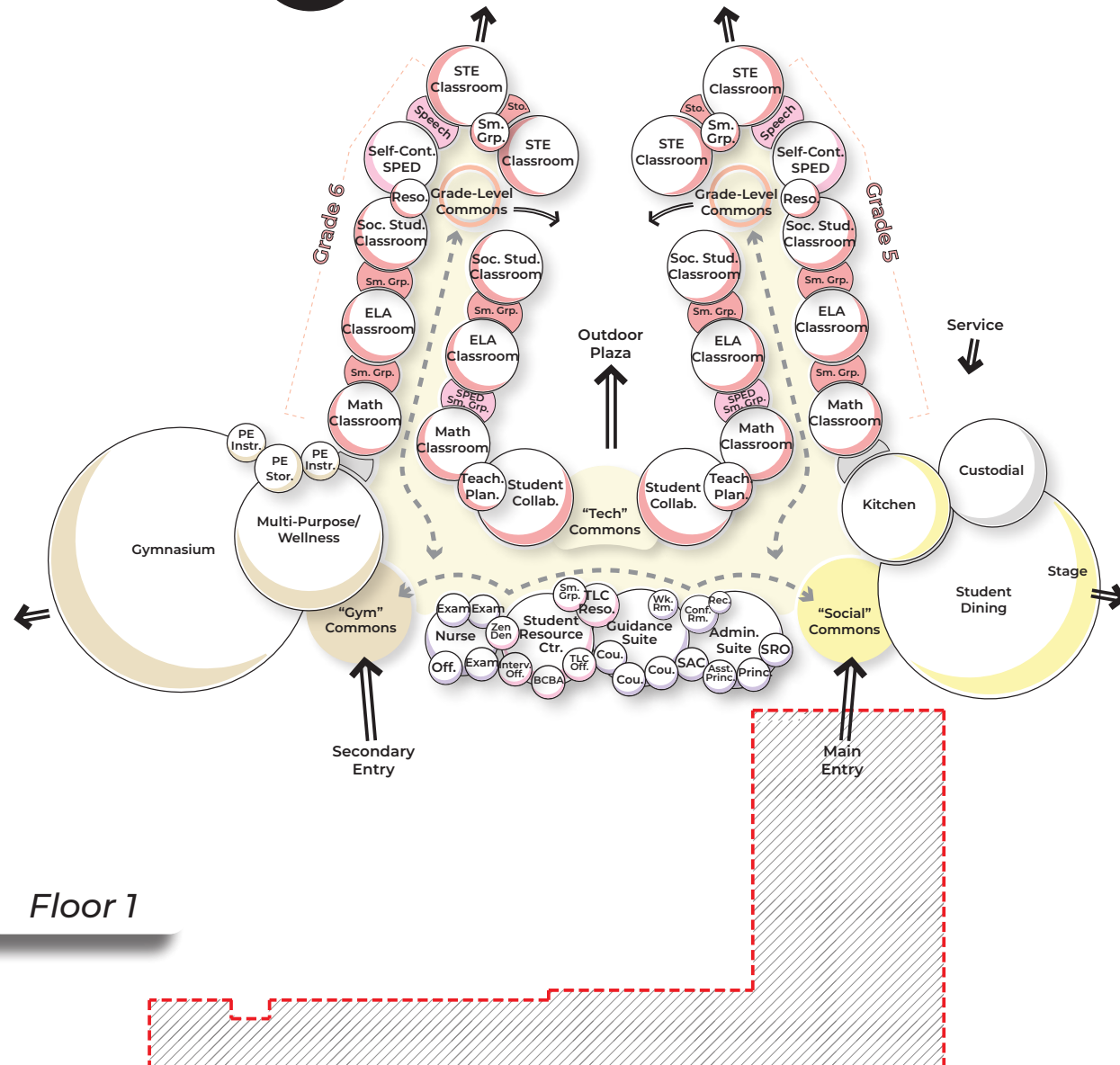


Preliminary Evaluation of Options - Bubble Diagrams

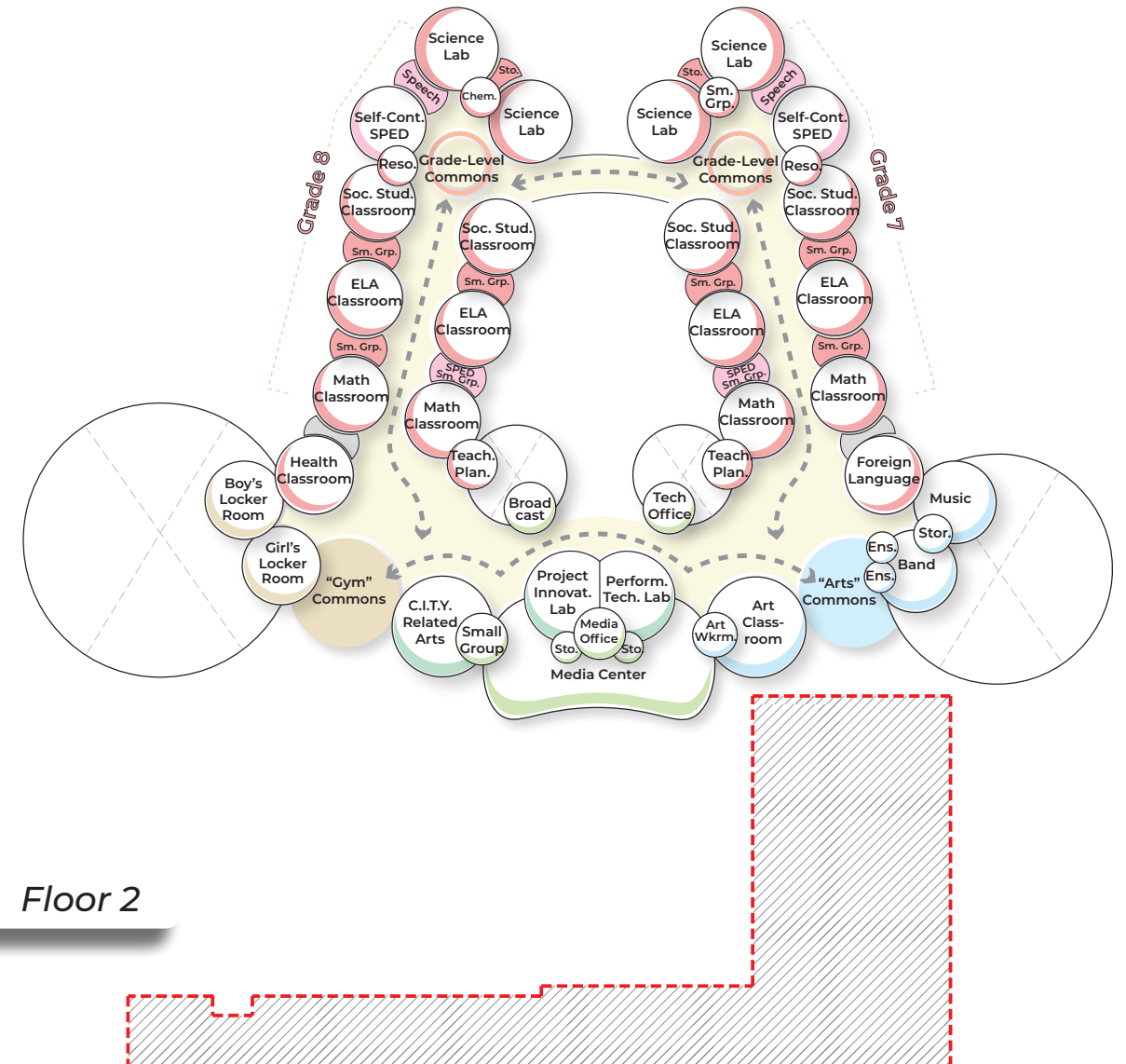
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8a

New Construction // 5-8 Option (No Auditorium) 2-Story



Floor 1



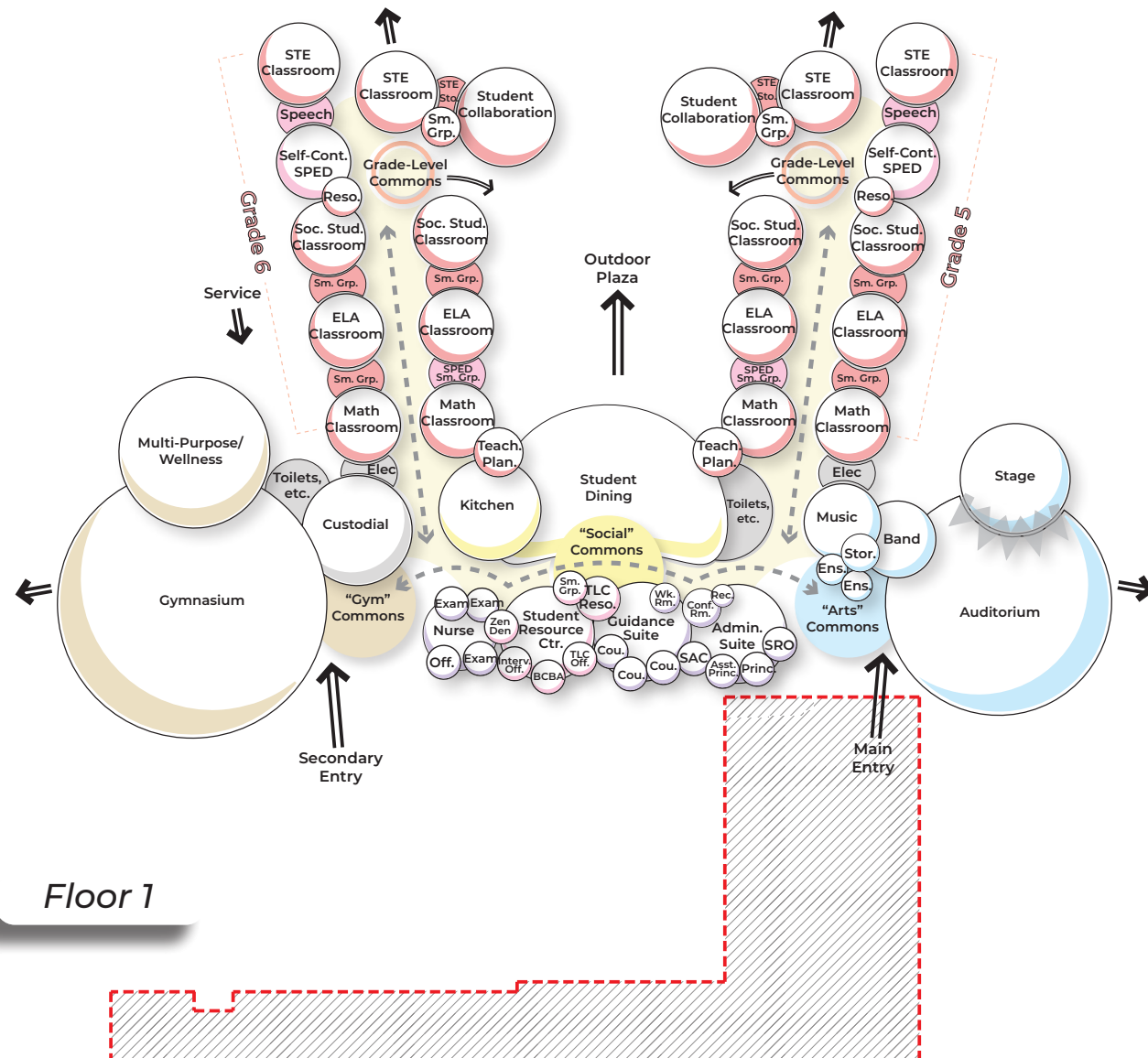
Floor 2

Preliminary Evaluation of Options - Bubble Diagrams

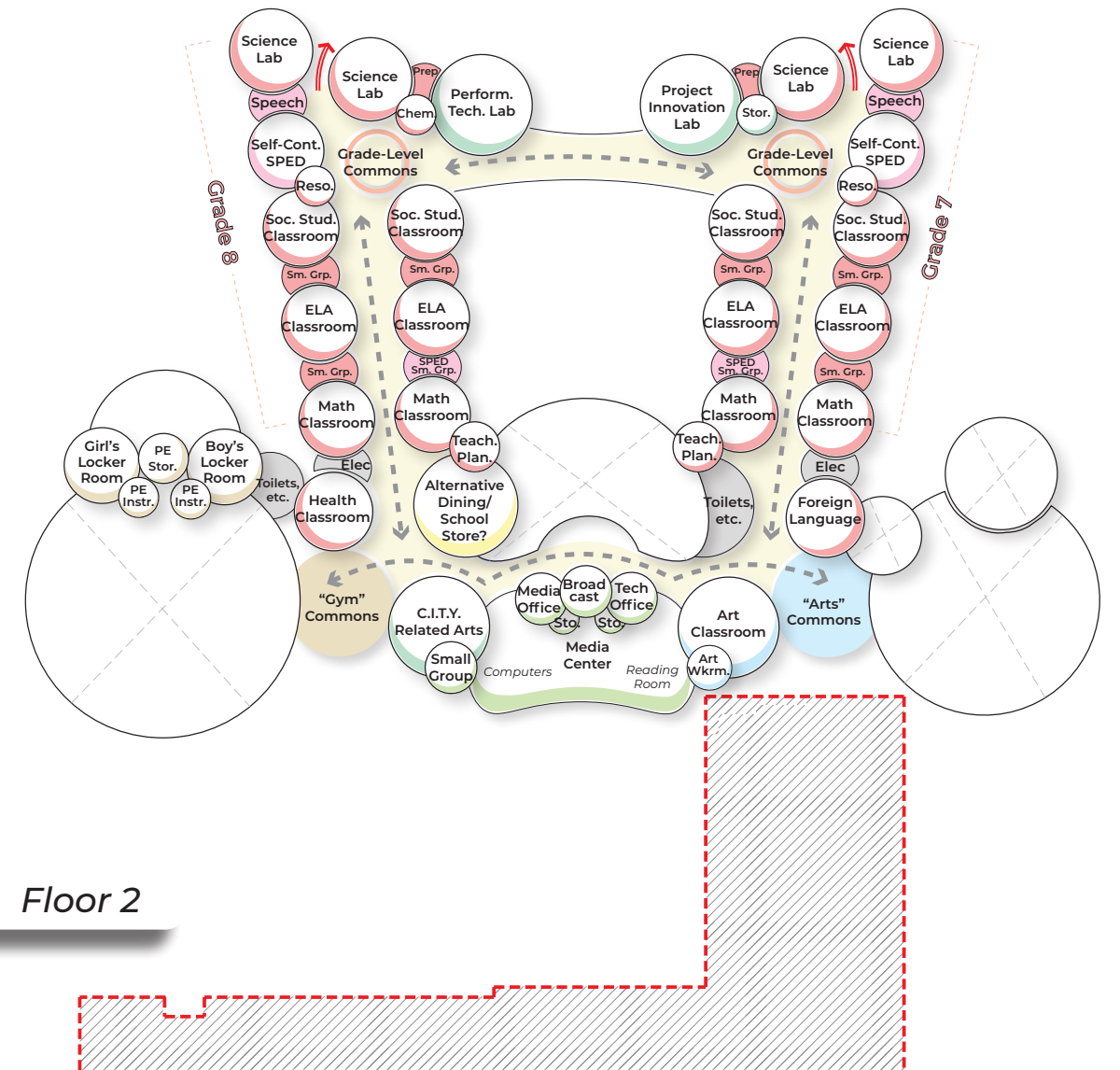
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9a

New Construction // 5-8 Option (w/ Auditorium) 2-Story



Floor 1

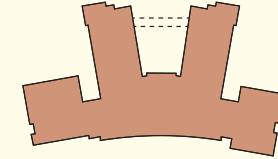
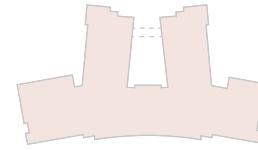
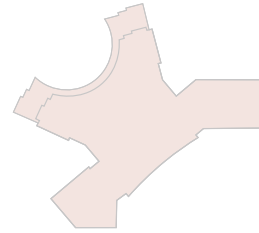
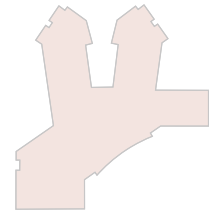


Floor 2

Preliminary Cost Estimates

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NEW CONSTRUCTION



6-8 Option 4a (NO Auditorium) 2-Story
6-8 Option 5a (w/ Auditorium) 2-Story
5-8 Option 8a (NO Auditorium) 2-Story
5-8 Option 9a (w/ Auditorium) 2-Story

Estimated Duration

±28 months ±28 months ±32 months ±32 months

** Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Add/New SF 110,095 SF	Add/New SF 114,956 SF	Add/New SF 130,687 SF	Add/New SF 137,494 SF
Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF	Renovated SF 0 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$56.5 million \$59.3 million \$63.8 million \$66.9 million

Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation

\$20.6 million \$21.4 million \$23.3 million \$24.1 million

Est. Construction Cost

\$77.1 million \$80.7 million \$87.1 million \$91.0 million

Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency

\$19.275 million \$20.175 million \$21.775 million \$22.75 million

+ Modular Classrooms

N/A N/A N/A N/A

Est. Total Project Cost

\$96.375 mil \$100.875 mil \$108.875 mil \$113.75 mil

Approx. Town Share (range)

FOR COMPARISON PURPOSES ONLY

\$49.0 - \$55.0 mil \$51.4 - \$57.4 mil \$55.8 - \$61.8 mil \$58.5 - \$64.5 mil

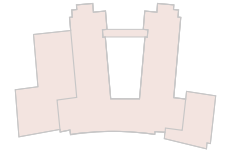
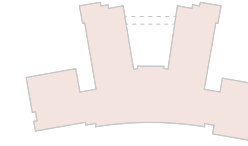
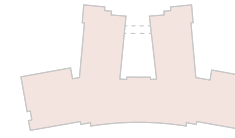
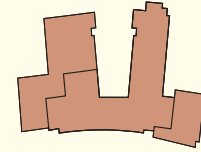
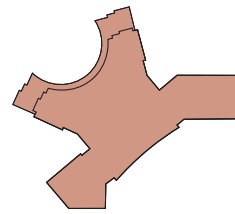
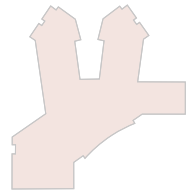
Add Alternates

ADD for CMr (C.149A)	\$3.9 million	\$4.0 million	\$4.355 million	\$4.55 million
ADD for (2) Baseball Fields	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million
ADD for (2) Softball Fields	\$1.2 million	\$1.2 million	\$1.2 million	\$1.2 million
ADD for (1) Town Soccer Field	\$0.6 million	\$0.6 million	\$0.6 million	\$0.6 million

Preliminary Cost Estimates

DRAFT

NEW CONSTRUCTION



6-8 Option 4a (NO Auditorium) 2-Story
6-8 Option 5a (w/ Auditorium) 2-Story
6-8 Option 5b (w/ Auditorium) 3-Story
5-8 Option 8a (NO Auditorium) 2-Story
5-8 Option 9a (w/ Auditorium) 2-Story
5-8 Option 9b (w/ Auditorium) 3-Story

Estimated Duration

±28 months

±28 months

±28 months

±32 months

±32 months

±32 months

**Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Add/New SF
110,095 SF

Add/New SF
114,956 SF

Add/New SF
114,956 SF

Add/New SF
130,687 SF

Add/New SF
137,494 SF

Add/New SF
137,494 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$56.5 million

\$59.3 million

\$56.8 million

\$63.8 million

\$66.9 million

\$64.0 million

Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation

\$20.6 million

\$21.4 million

\$20.7 million

\$23.3 million

\$24.1 million

\$23.4 million

Est. Construction Cost

\$77.1 million

\$80.7 million

\$77.5 million

\$87.1 million

\$91.0 million

\$87.4 million

Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency

\$19.275 million

\$20.175 million

\$19.375 million

\$21.775 million

\$22.75 million

\$21.85 million

+ Modular Classrooms

N/A

N/A

N/A

N/A

N/A

N/A

Est. Total Project Cost

\$96.375 mil

\$100.875 mil

\$96.875 mil

±4% Savings

\$113.75 mil

\$109.25 mil

Approx. Town Share (range)
FOR COMPARISON PURPOSES ONLY

\$49.0 - \$55.0 mil

\$51.4 - \$57.4 mil

\$49.3 - \$55.3 mil

\$58.5 - \$64.5 mil

\$56.0 - \$62.0 mil

Add Alternates

ADD for CMr (C.149A)

\$3.9 million

\$4.0 million

\$3.9 million

\$4.355 million

\$4.55 million

\$4.4 million

ADD for (2) Baseball Fields

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

\$0.6 million

\$0.6 million

\$0.6 million

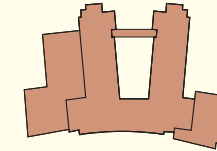
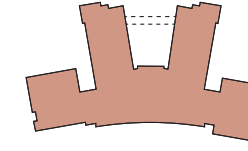
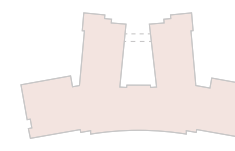
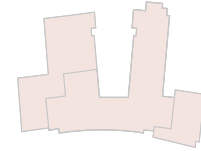
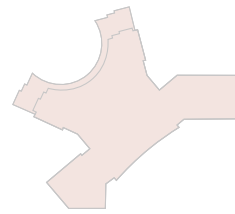
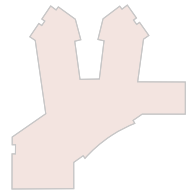
\$0.6 million

\$0.6 million

\$0.6 million

Preliminary Cost Estimates DRAFT

NEW CONSTRUCTION



6-8 Option 4a (NO Auditorium) 2-Story
6-8 Option 5a (w/ Auditorium) 2-Story
6-8 Option 5b (w/ Auditorium) 3-Story
5-8 Option 8a (NO Auditorium) 2-Story
5-8 Option 9a (w/ Auditorium) 2-Story
5-8 Option 9b (w/ Auditorium) 3-Story

Estimated Duration

±28 months

±28 months

±28 months

±32 months

±32 months

±32 months

**Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site*

Add/New SF
110,095 SF

Add/New SF
114,956 SF

Add/New SF
114,956 SF

Add/New SF
130,687 SF

Add/New SF
137,494 SF

Add/New SF
137,494 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Renovated SF
0 SF

Site, Building Demo, Haz. Mat., Temp. Construction

\$56.5 million

\$59.3 million

\$56.8 million

\$63.8 million

\$66.9 million

\$64.0 million

Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation

\$20.6 million

\$21.4 million

\$20.7 million

\$23.3 million

\$24.1 million

\$23.4 million

Est. Construction Cost

\$77.1 million

\$80.7 million

\$77.5 million

\$87.1 million

\$91.0 million

\$87.4 million

Project Soft Costs: (25% of const. cost) FF&E, Tech, A/E/OPM fees, contingency

\$19.275 million

\$20.175 million

\$19.375 million

\$21.775 million

\$22.75 million

\$21.85 million

+ Modular Classrooms

N/A

N/A

N/A

N/A

N/A

N/A

Est. Total Project Cost

\$96.375 mil

\$100.875 mil

\$96.875 mil

±4% Savings

\$113.75 mil

\$109.25 mil

Approx. Town Share (range)
FOR COMPARISON PURPOSES ONLY

\$49.0 - \$55.0 mil

\$51.4 - \$57.4 mil

\$49.3 - \$55.3 mil

\$58.5 - \$64.5 mil

\$56.0 - \$62.0 mil

Add Alternates

ADD for CMr (C.149A)

\$3.9 million

\$4.0 million

\$3.9 million

\$4.355 million

\$4.55 million

\$4.4 million

ADD for (2) Baseball Fields

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (2) Softball Fields

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

\$1.2 million

ADD for (1) Town Soccer Field

\$0.6 million

\$0.6 million

\$0.6 million

\$0.6 million

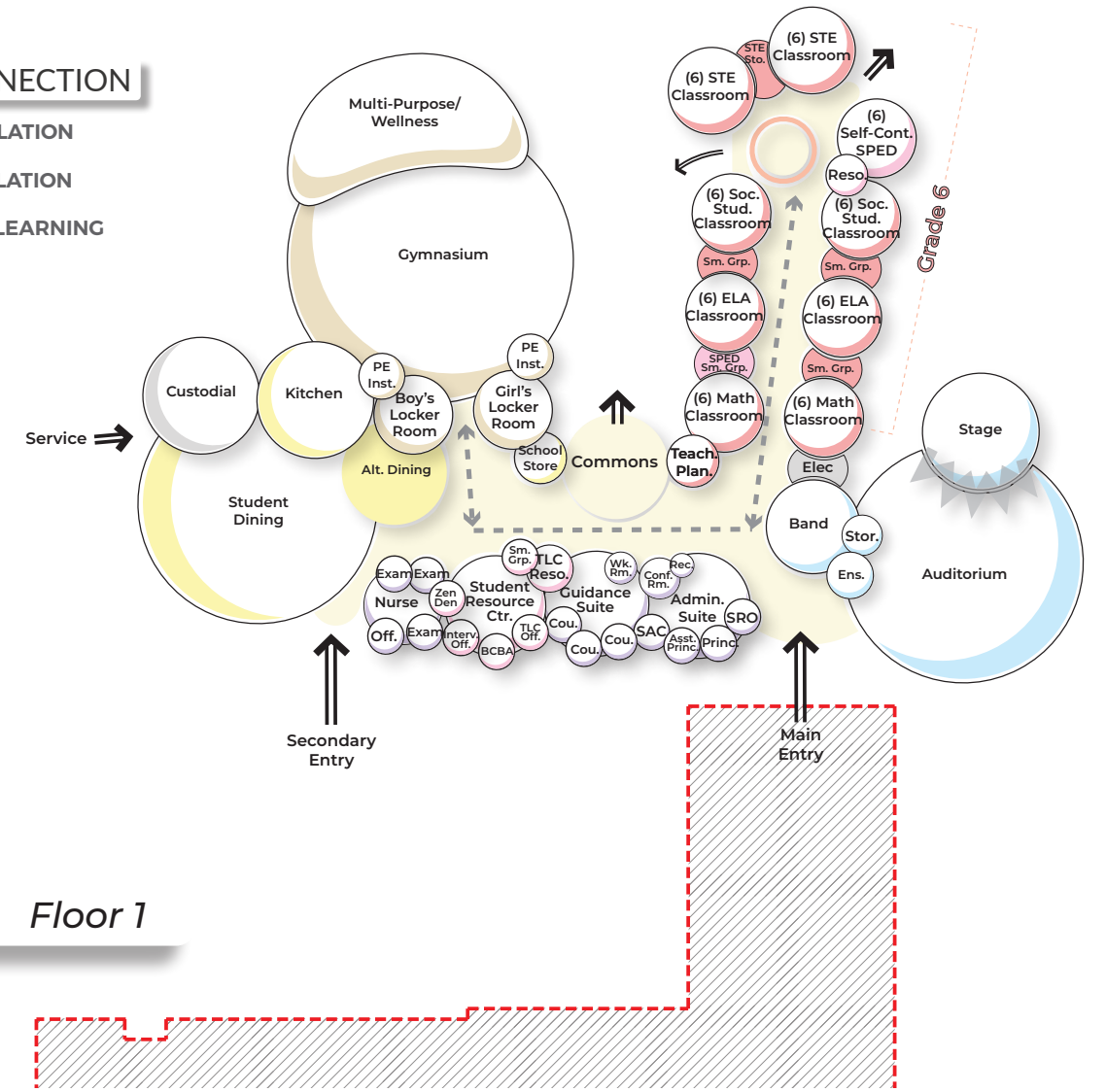
\$0.6 million

\$0.6 million

Preliminary Evaluation of Options - Bubble Diagrams

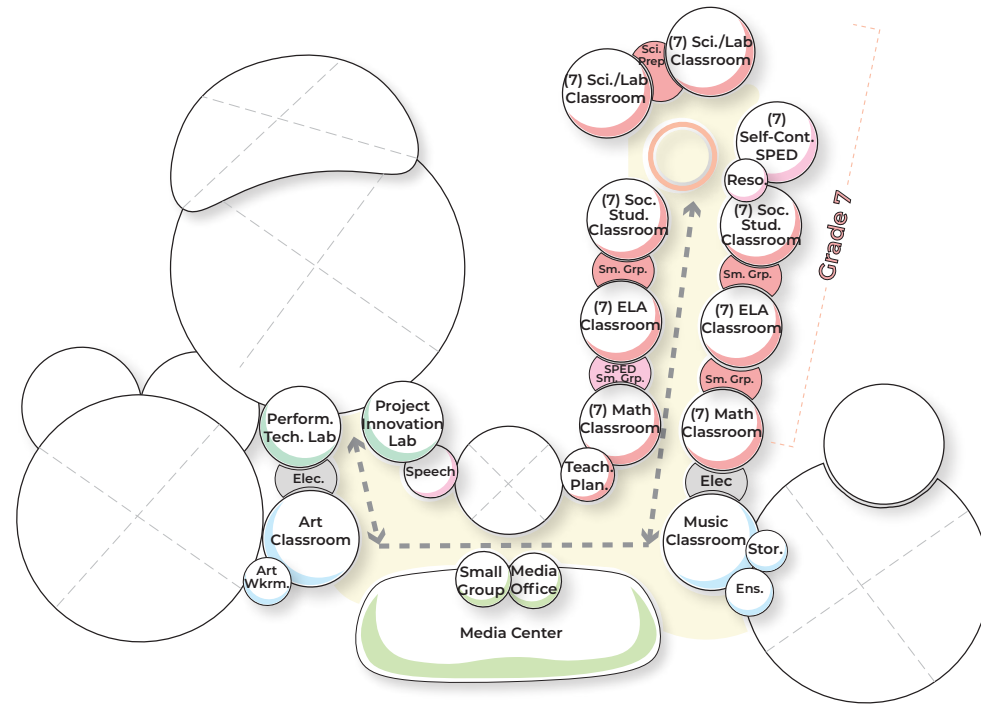
DRAFT

5b New Construction // 6-8 Option (w/ Auditorium) 3-Story

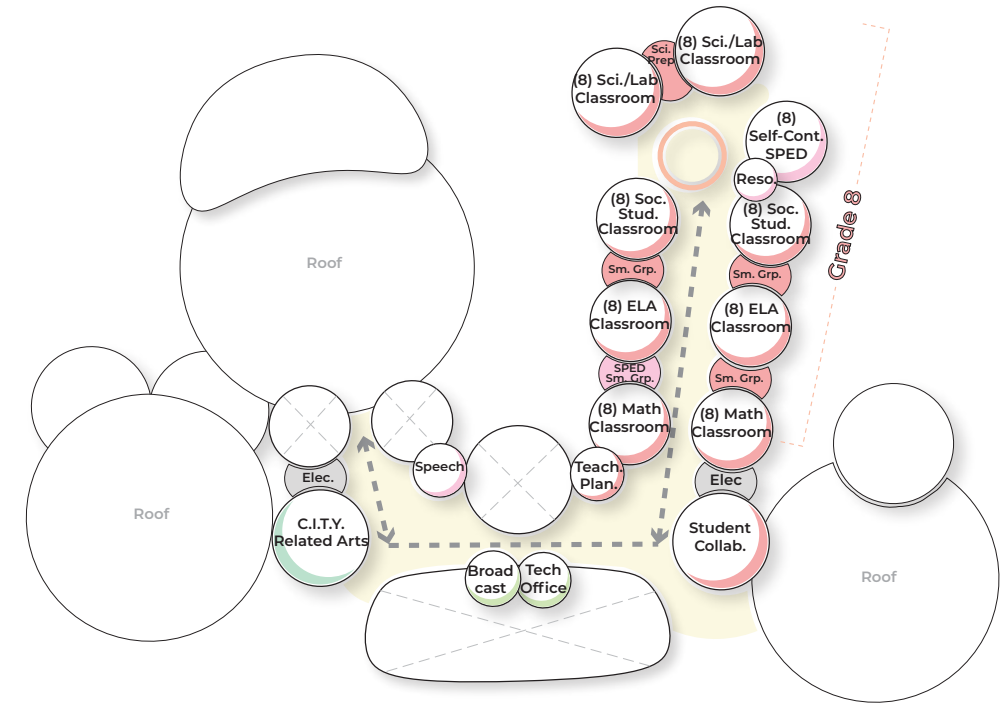


Preliminary Evaluation of Options - Bubble Diagrams

(5b) New Construction // 6-8 Option (w/ Auditorium) 3-Story



Floor 2

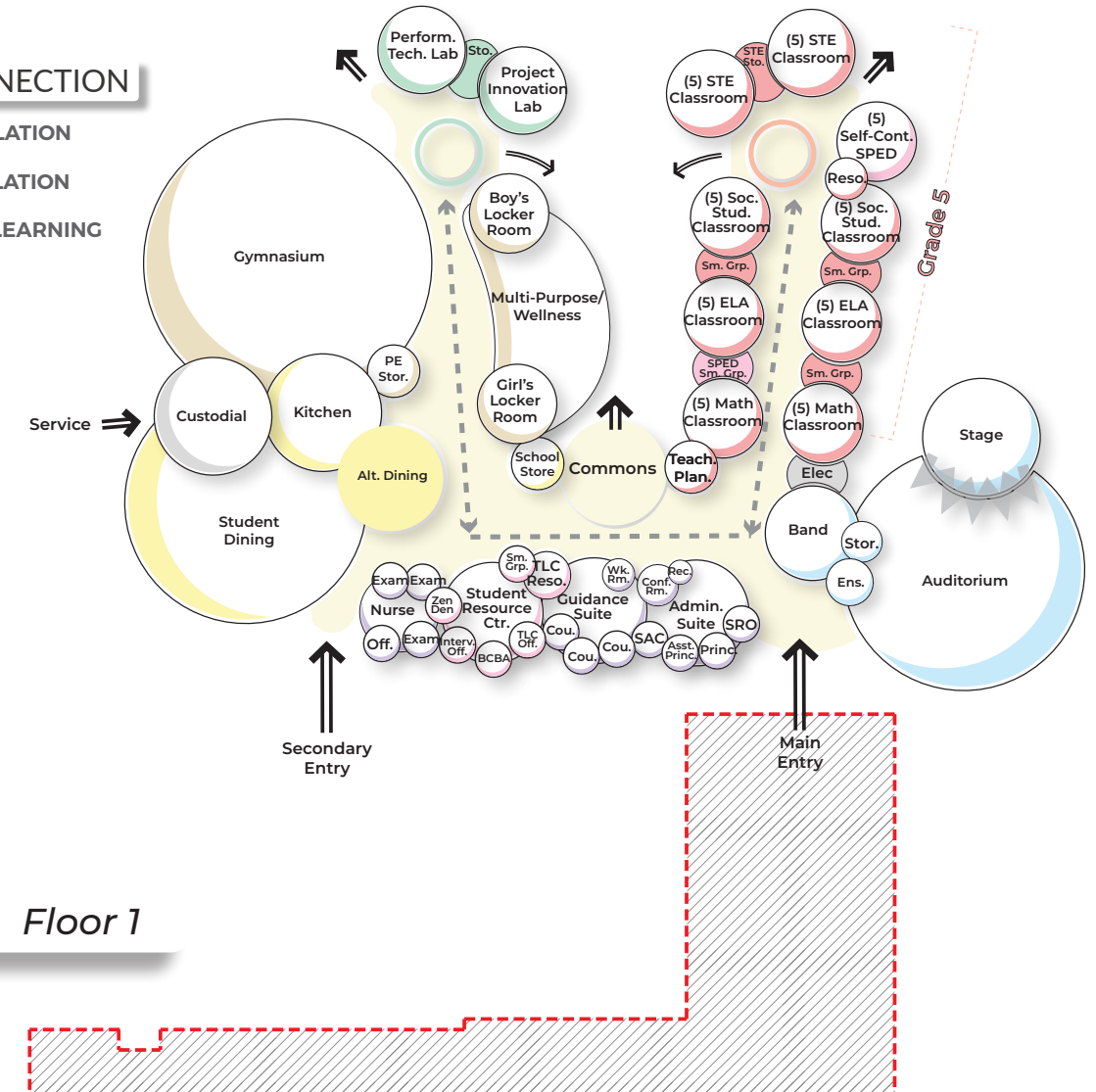


Floor 3

Preliminary Evaluation of Options - Bubble Diagrams

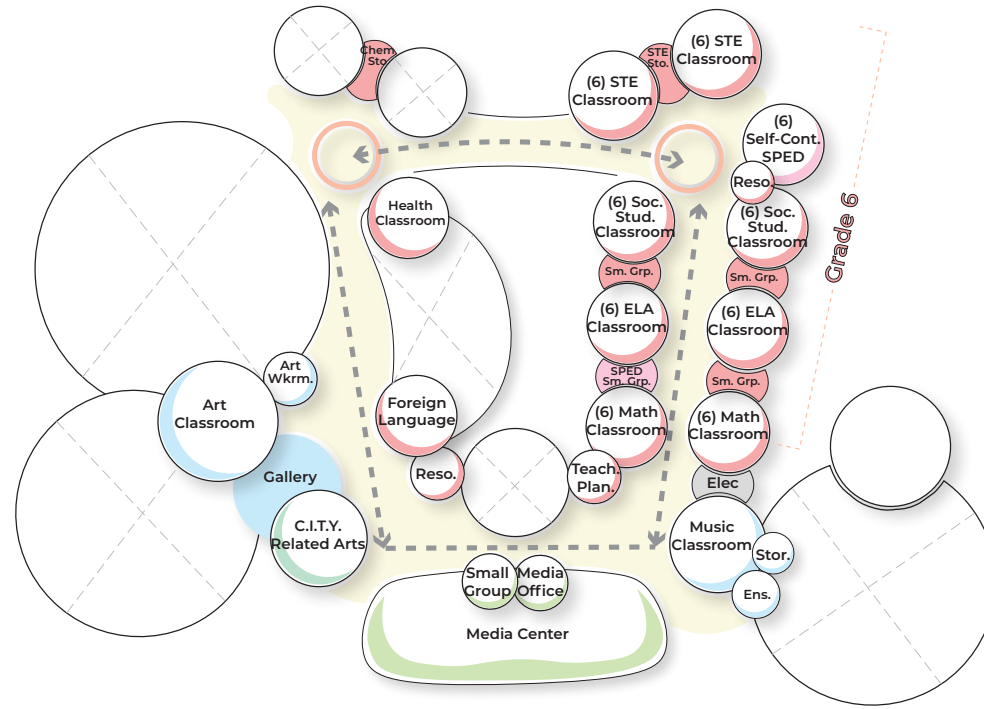
DRAFT

9b New Construction // 5-8 Option (w/ Auditorium) 3-Story

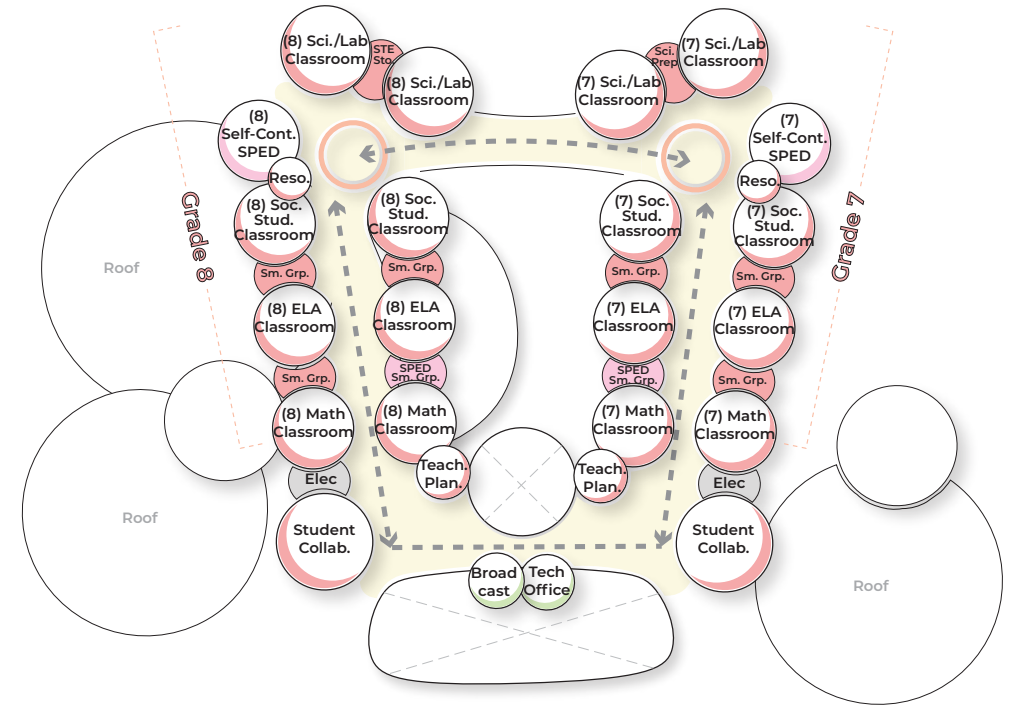


Preliminary Evaluation of Options - Bubble Diagrams

(9b) New Construction // 5-8 Option (w/ Auditorium) 3-Story



Floor 2



Floor 3