

Existing | Harrington School



- 457 students (w/o LCP/PK)
- 78,867 GSF
- 2005
- 19.0 acres (entire site)
- Wetlands (adjoining)
- Geothermal wells



Educational Program | Harrington School

Elementary Only Program	FY 2016 (457 Stu) Existing		FY 2020 (518 Stu) Expand into LCP space		FY 2020 (518 Stu) ⁽¹⁾ With LCP + Addition	
	Spaces	NFA ⁽²⁾	Spaces	NFA ⁽²⁾	Spaces	NFA ⁽²⁾
Core Academic	22	22,838 SF	24	25,052 SF	24	25,097 SF
ELL	1	152 SF	1	987 SF	1	659 SF
Literacy Library	1	438 SF	1	438 SF	1	438 SF
Special Ed	17	5,270 SF	21	6,124 SF	18	5,582 SF
Art & Music	2	2,704 SF	3	3,691 SF	3	3,691 SF
Health & PE		4,543 SF		4,543 SF		5,094 SF
Library		2,867 SF		2,867 SF		2,867 SF
Dining / Stage		5,440 SF		5,440 SF		6,291 SF
Medical / Admin		2,839 SF		3,092 SF		4,896 SF
Custod / Maint.		1,978 SF		1,978 SF		1,811 SF
Other: Lex Day		358 SF		358 SF		236 SF
Total Program NFA		49,427 SF		54,570 SF		56,662 SF
Gross SF		78,867 SF		89,015 SF		89,030 SF ⁽³⁾
LCP GSF		10,148 SF		0 SF		18,302 SF

⁽¹⁾ Based upon design enrollment @ 21.6 students/classroom ⁽²⁾ Net Floor Area of program ⁽³⁾ Grossing factor of 1.5 x program for new construction

Harrington | Consensus Option

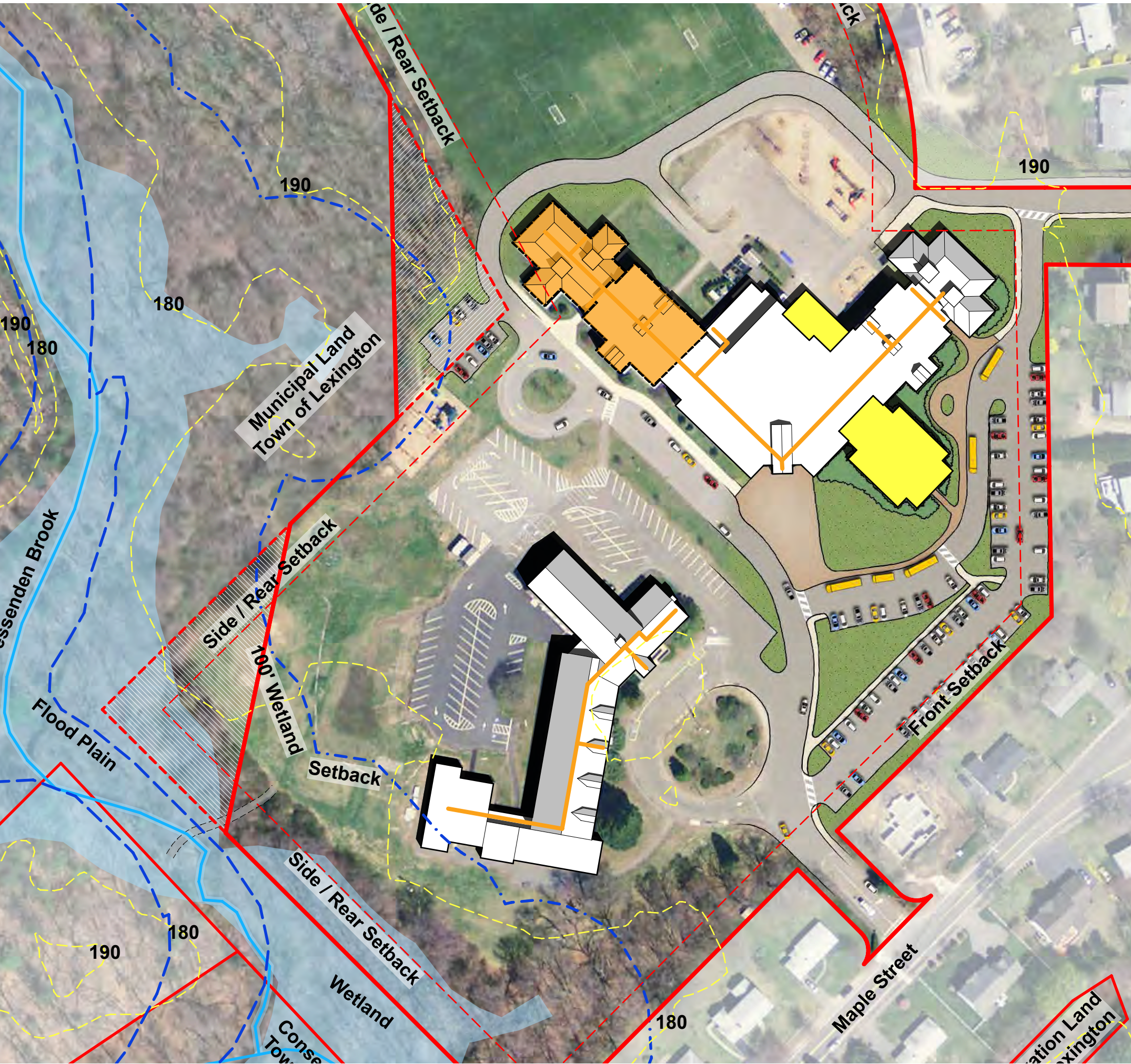
- Relocate LCP **TBD**
- Re-purpose for complete Elementary School use
- \$164,000





 LCP location within Harrington School



Harrington | Harrington School w/ LCP



Option A

-  LCP expands into Harrington School
-  Brick & Mortar addition created for Harrington use

Educational Program | Existing FY 2016

Program	Bowman (578 Stu)		Bridge (591 Stu)		Fiske (509 Stu)		Harrington (457 Stu)	
	Spaces	NFA ⁽¹⁾	Spaces	NFA ⁽¹⁾	Spaces	NFA ⁽¹⁾	Spaces	NFA ⁽¹⁾
Core Academic	27	22,958 SF	26	22,662 SF	23	24,089 SF	22	22,838 SF
ELL	1	541 SF	1	151 SF	2	424 SF	1	152 SF
Literacy		0 SF		0 SF	1	222 SF	1	438 SF
Special Ed	18	4,397 SF	14	3,825 SF	25	7,082 SF	17	5,270 SF
Art & Music	2	1,957 SF	2	1,961 SF	1	1,748 SF	2	2,704 SF
Health & PE		3,337 SF		3,337 SF		6,336 SF		4,543 SF
Library		2,080 SF		2,080 SF		2,550 SF		2,867 SF
Dining		5,984 SF		6,122 SF		4,883 SF		5,440 SF
Medical / Admin		3,536 SF		3,001 SF		2,645 SF		2,839 SF
Custod / Maint.		901 SF		763 SF		1,607 SF		1,978 SF
Other		0 SF	No Program	0 SF		151 SF		358 SF
Total Program NFA		45,691 SF		43,902 SF		51,737 SF		49,427 SF
Gross SF		65,165 SF		62,685 SF		75,644 SF		78,867 SF
LCP GSF								10,148 SF

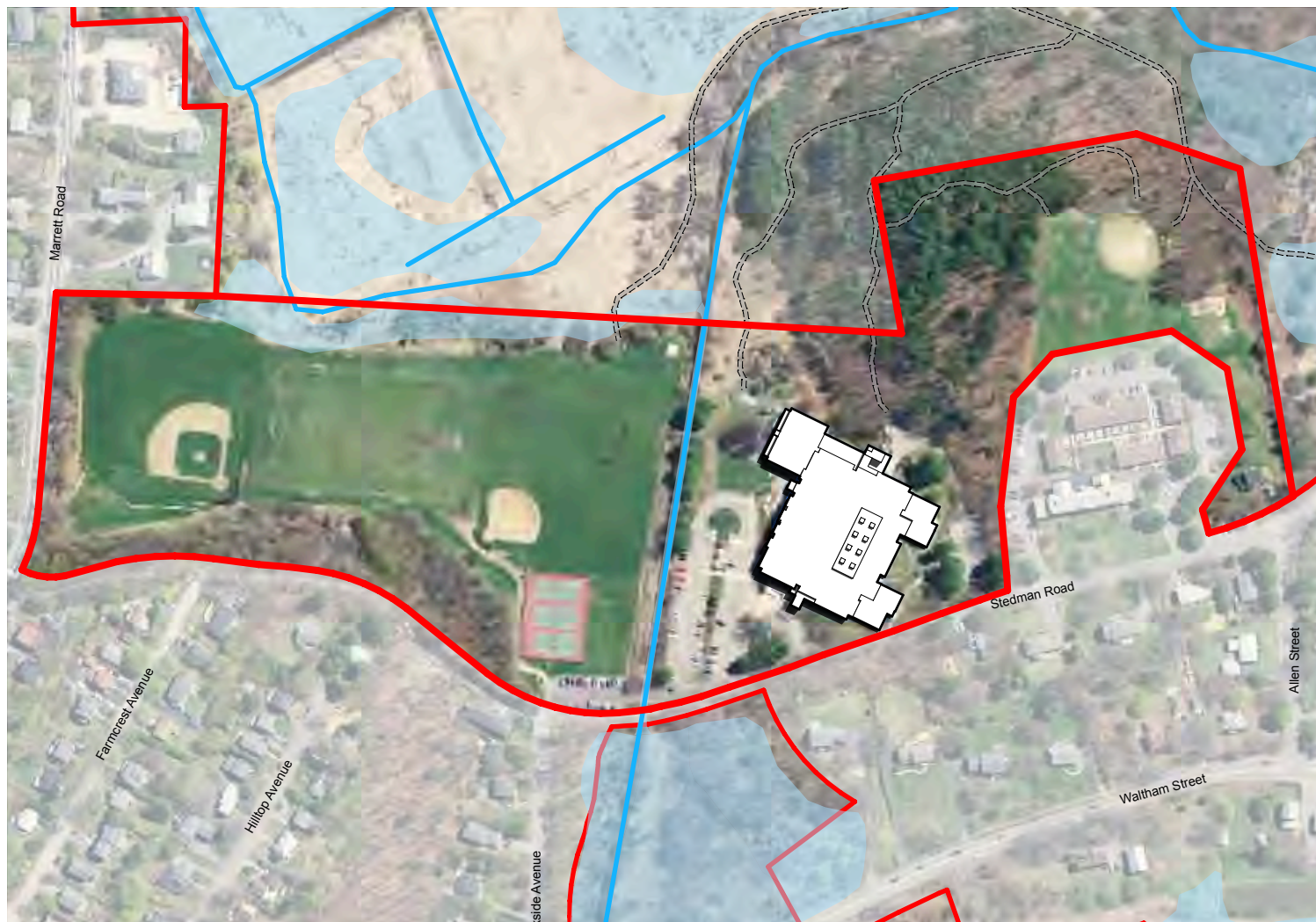
⁽¹⁾ Net Floor Area of program

Educational Program | FY2020 Programs

Program	Bowman With Pre-fabs		Bridge With Pre-fabs		Fiske With Pre-fabs			Harrington Move to LCP Space	
	Spaces	(1) NFA	Spaces	(1) NFA	Spaces	(1) NFA	Shortfall of required program	Spaces	(1) NFA
Core Academic	24	20,442 SF	24	20,723 SF	24	25,058 SF		24	25,052 SF
ELL	1	872 SF	2	1,643 SF	2	900 SF	743 SF	1	987 SF
Literacy		0 SF		0 SF	1	222 SF		1	438 SF
Special Ed	21	7,841 SF	18	6,412 SF	28	8,961 SF	-2,549 SF	21	6,124 SF
Art & Music	3	3,210 SF	3	3,214 SF	3	4,031 SF	-817 SF	3	3,691 SF
Health & PE		3,337 SF		3,337 SF		6,336 SF			4,543 SF
Library		2,080 SF		2,080 SF		2,550 SF			2,867 SF
Dining		5,984 SF		6,122 SF		5,790 SF	Shortfall does not effect educational program but limits school function		5,440 SF
Medical / Admin		3,449 SF		3,001 SF		3,095 SF			3,092 SF
Custod / Maint.		1,339 SF		1,395 SF		1,751 SF			1,978 SF
Other		87 SF	No Program	0 SF		500 SF			358 SF
Total Program NFA		48,641 SF		47,927 SF		59,194 SF			54,570 SF
Gross SF		69,665 SF		68,575 SF		87,145 SF			89,015 SF

(1) Net Floor Area of program

Middle Schools | Existing Sites

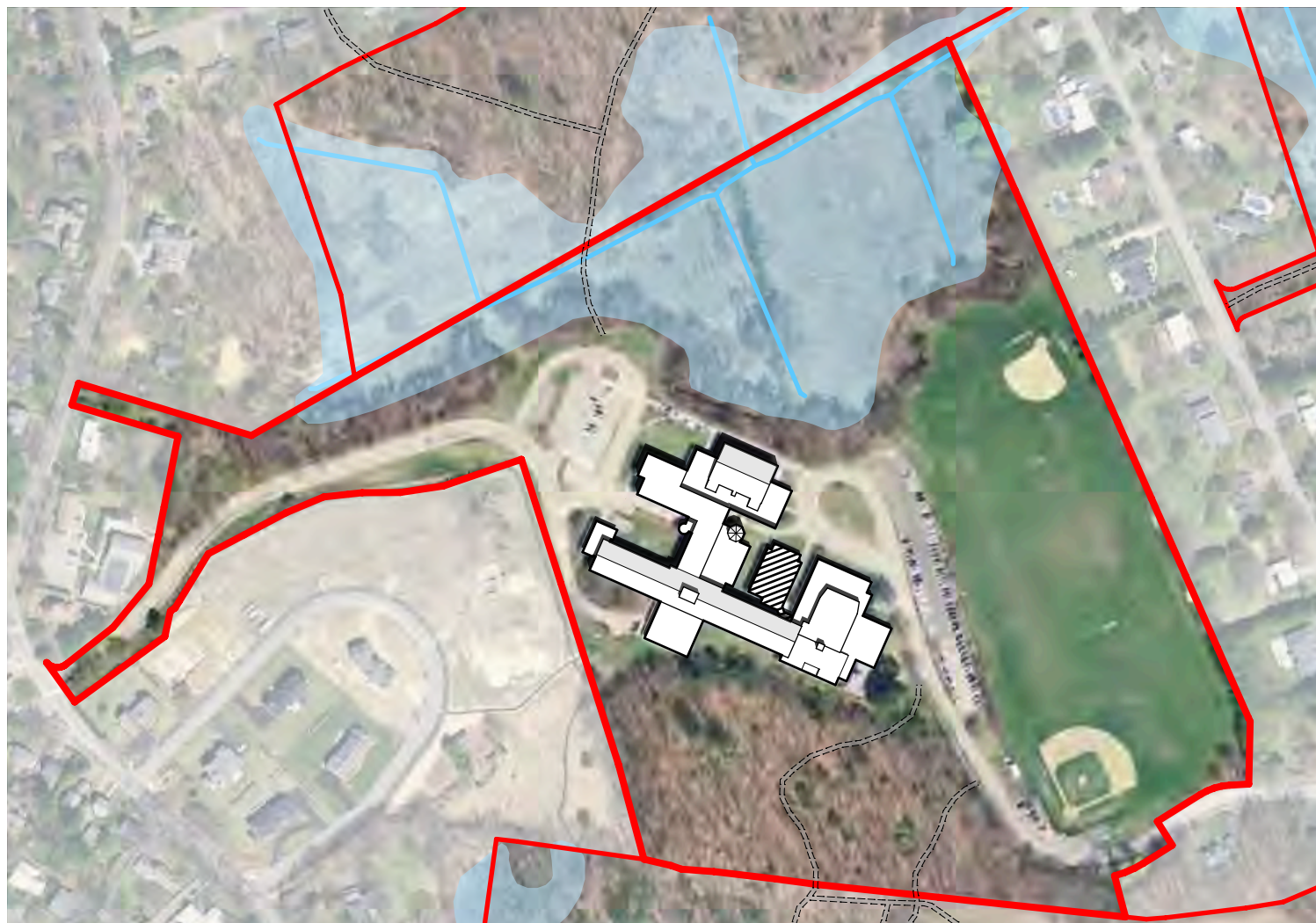


Clarke Middle School

1972, Reno 2000



128,559 GSF
28.0 Acres



Diamond Middle School

1958, Reno 2000



139,916 GSF
35.1 Acres

Educational Program | Existing

Program	Clarke MS		Diamond MS	
	Spaces	NFA ⁽¹⁾	Spaces	NFA
Core Academic	30	22,676 SF	30+6	26,404 SF
Science Clrms	9	9,755 SF	9	8,892 SF
ELL	1	423 SF	1	462 SF
Teacher Planning	1	2,256 SF	0	0 SF
Voc. Tech	3	2,536 SF	3	2,464 SF
Special Ed	22	6,722 SF	24	8,093 SF
Art & Music	4	5,928 SF	4	4,918 SF
Health & PE		13,900 SF		13,158 SF
Library		4,588 SF		4,968 SF
Dining		7,357 SF		6,706 SF
Auditorium / Stage		6,966 SF		5,554 SF
Medical / Admin		3,755 SF		3,866 SF
Custod / Maint.		1,938 SF		2,319 SF
Total Program NFA		88,800 SF		87,804 SF
Gross SF		128,559 SF		139,916 SF

(1) Net Floor Area of program

Educational Program | Clarke Expansion

Program	FY 2016 (824 Stu) Existing		FY 2017 (876 Stu) Interim		FY 2020 (862 Stu) ES Migration Option	
	Spaces	NFA ⁽¹⁾	Spaces	NFA	Spaces	NFA
Core Academic	30	22,676 SF	31	23,407 SF	34	26,111 SF
Science Clrms	9	9,755 SF	12	12,323 SF	12	13,492 SF
ELL	1	423 SF	1	423 SF	1	557 SF
Teacher Planning	1	2,256 SF	1	2,256 SF	1	2,256 SF
Voc. Tech	3	2,536 SF	2	1,744 SF	3	2,722 SF
Special Ed	22	6,722 SF	22	6,742 SF	21	8,211 SF
Art & Music	4	5,928 SF	4	7,327 SF	6	8,758 SF
Health & PE		13,900 SF		12,266 SF		12,266 SF
Library		4,588 SF		4,588 SF		4,558 SF
Dining		7,357 SF		7,357 SF		7,357 SF
Auditorium / Stage		6,966 SF		6,966 SF		6,966 SF
Medical / Admin		3,755 SF		3,755 SF		3,045 SF
Custod / Maint.		1,938 SF		2,493 SF		2,465 SF
Total Program NFA		88,800 SF		91,647 SF		98,764 SF
Gross SF		128,559 SF		133,402 SF		146,734 SF

⁽¹⁾ Net Floor Area of program

Educational Program | Diamond Expansion

Program	FY 2016 (793 Stu) Existing		FY 2017 (867 Stu) Interim		FY 2020 (968 Stu) ES Migration Option	
	Spaces	NFA ⁽¹⁾	Spaces	NFA	Spaces	NFA
Core Academic	30+6	26,404 SF	27+6	24,364 SF	36	27,455 SF
Science Clrms	9	8,892 SF	11	10,299 SF	12	12,205 SF
ELL	1	462 SF	1	462 SF	2	1,163 SF
Teacher Planning	0	0 SF	1	2,052 SF	1	3,512 SF
Voc. Tech	3	2,464 SF	3	2,316 SF	3	2,712 SF
Special Ed	24	8,093 SF	23	8,564 SF	24	8,850 SF
Art & Music	4	4,918 SF	5	6,419 SF	6	8,115 SF
Health & PE		13,158 SF		11,776 SF		11,776 SF
Library		4,968 SF		4,968 SF		4,968 SF
Dining		6,706 SF		6,219 SF		7,157 SF
Auditorium / Stage		5,554 SF		5,554 SF		5,554 SF
Medical / Admin		3,866 SF		3,866 SF		4,630 SF
Custod / Maint.		2,319 SF		3,305 SF		3,737 SF
Total Program NFA		87,804 SF		90,164 SF		101,834 SF
Gross SF		139,916 SF		139,916 SF		163,034 SF

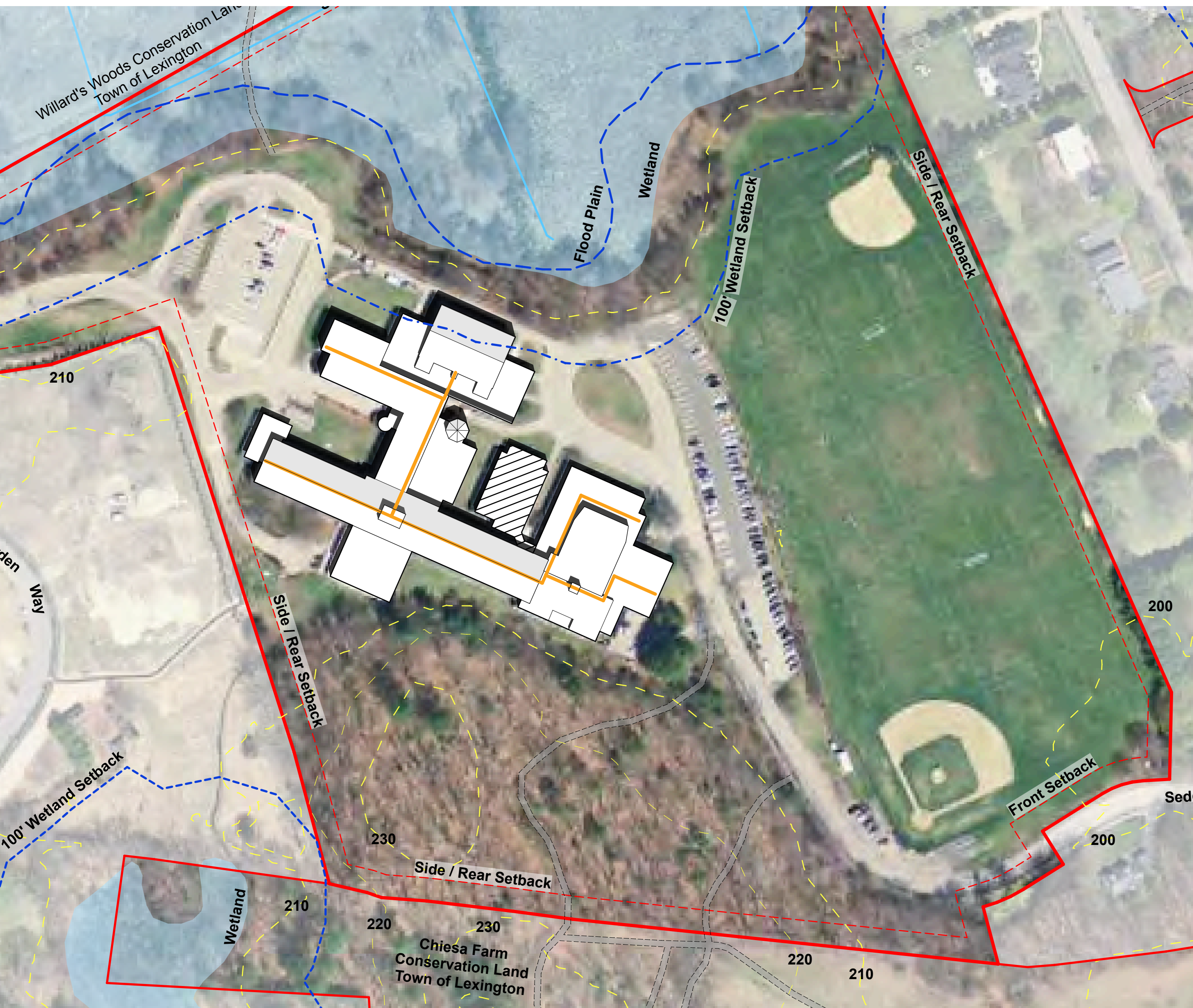
⁽¹⁾ Net Floor Area of program

Educational Program | Proposed

Program	Consensus w/ growth at Diamond				Option w/ split growth			
	Clarke		Diamond		Clarke		Diamond	
	Spaces	NFA ⁽¹⁾	Spaces	NFA ⁽¹⁾	Spaces	NFA ⁽¹⁾	Spaces	NFA ⁽¹⁾
Core Academic	30	22,676 SF	40	30,743 SF	34	26,111 SF	36	27,455 SF
Science Clrms	9	9,755 SF	12	12,205 SF	12	13,492 SF	12	12,205 SF
ELL	1	423 SF	2	1,163 SF	1	557 SF	2	1,163 SF
Teacher Planning	1	2,256 SF	1	3,512 SF	1	2,256 SF	1	3,512 SF
Voc. Tech	3	2,536 SF	3	2,712 SF	3	2,722 SF	3	2,712 SF
Special Ed	22	6,722 SF	24	8,850 SF	21	8,211 SF	24	8,850 SF
Art & Music	4	5,928 SF	6	8,115 SF	6	8,758 SF	6	8,115 SF
Health & PE		13,900 SF		11,776 SF		12,266 SF		11,776 SF
Library		4,588 SF		4,968 SF		4,558 SF		4,968 SF
Dining		7,357 SF		7,157 SF		7,357 SF		7,157 SF
Auditorium / Stage		6,966 SF		5,554 SF		6,966 SF		5,554 SF
Medical / Admin		3,755 SF		4,630 SF		3,045 SF		4,630 SF
Custod / Maint.		1,938 SF		3,737 SF		2,465 SF		3,737 SF
Total Program NFA		88,800 SF		105,122 SF		98,764 SF		101,834 SF
Gross SF		128,559 SF		166,322 SF		146,734 SF		163,034 SF

⁽¹⁾ Net Floor Area of program

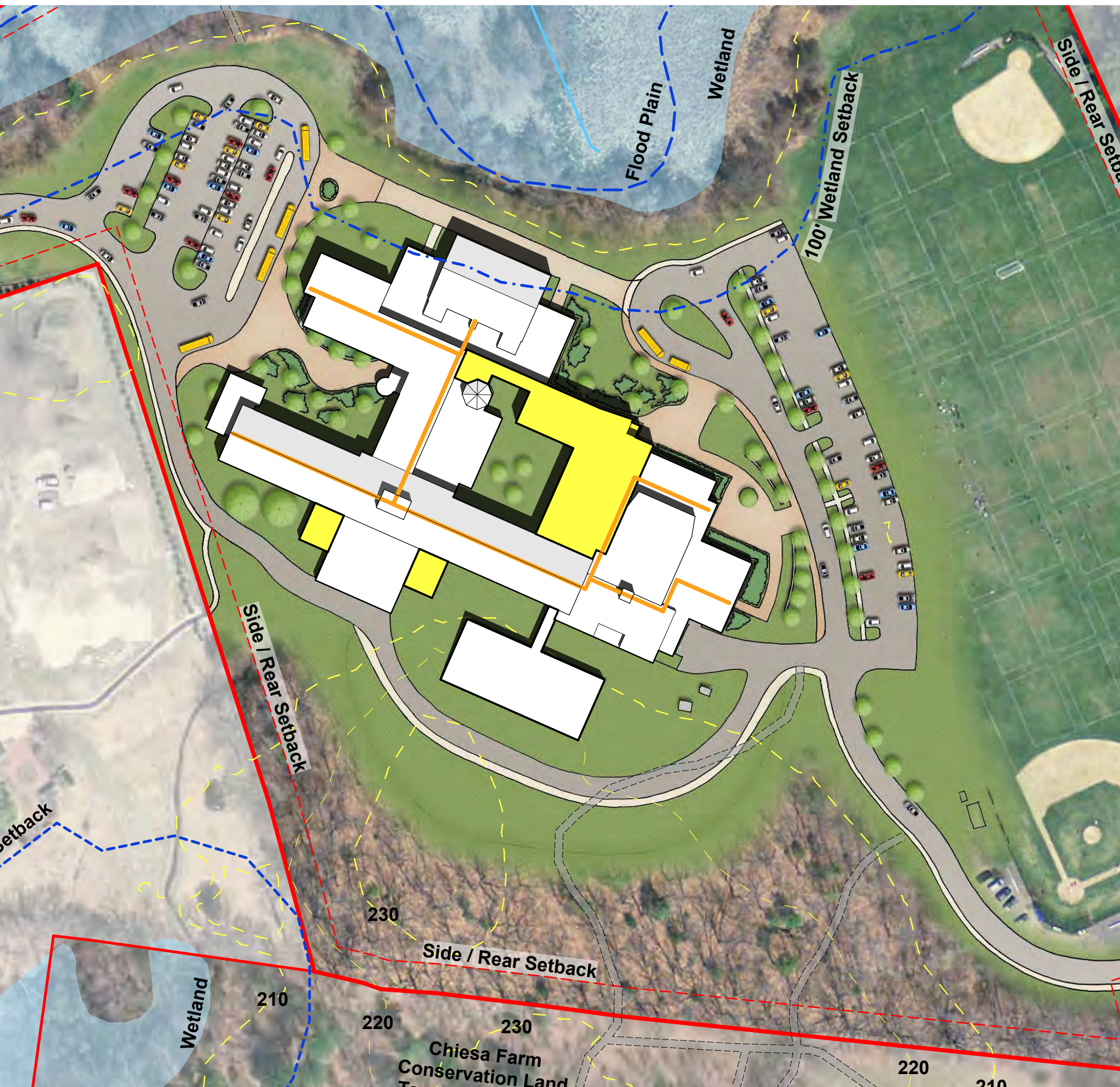
Existing | Diamond Middle School



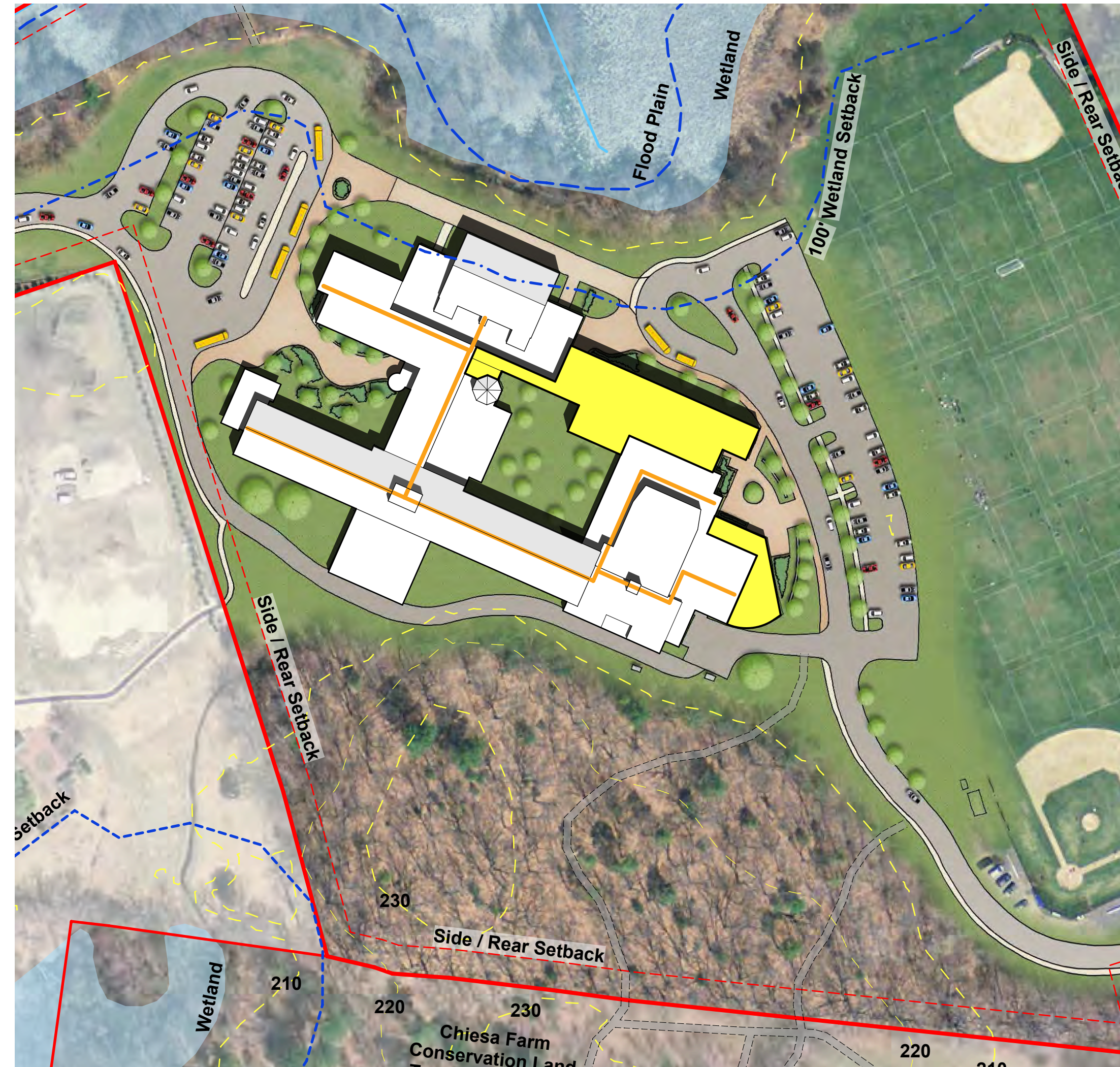
- 793 students
- 36 classrooms
- 139,916 GSF (inc. modulars)
- 1958, Reno 2000
- 35.1 acres
- Wetlands
- Flood plain
- Dedicated classrooms
- Core facilities



Options | Diamond Middle School



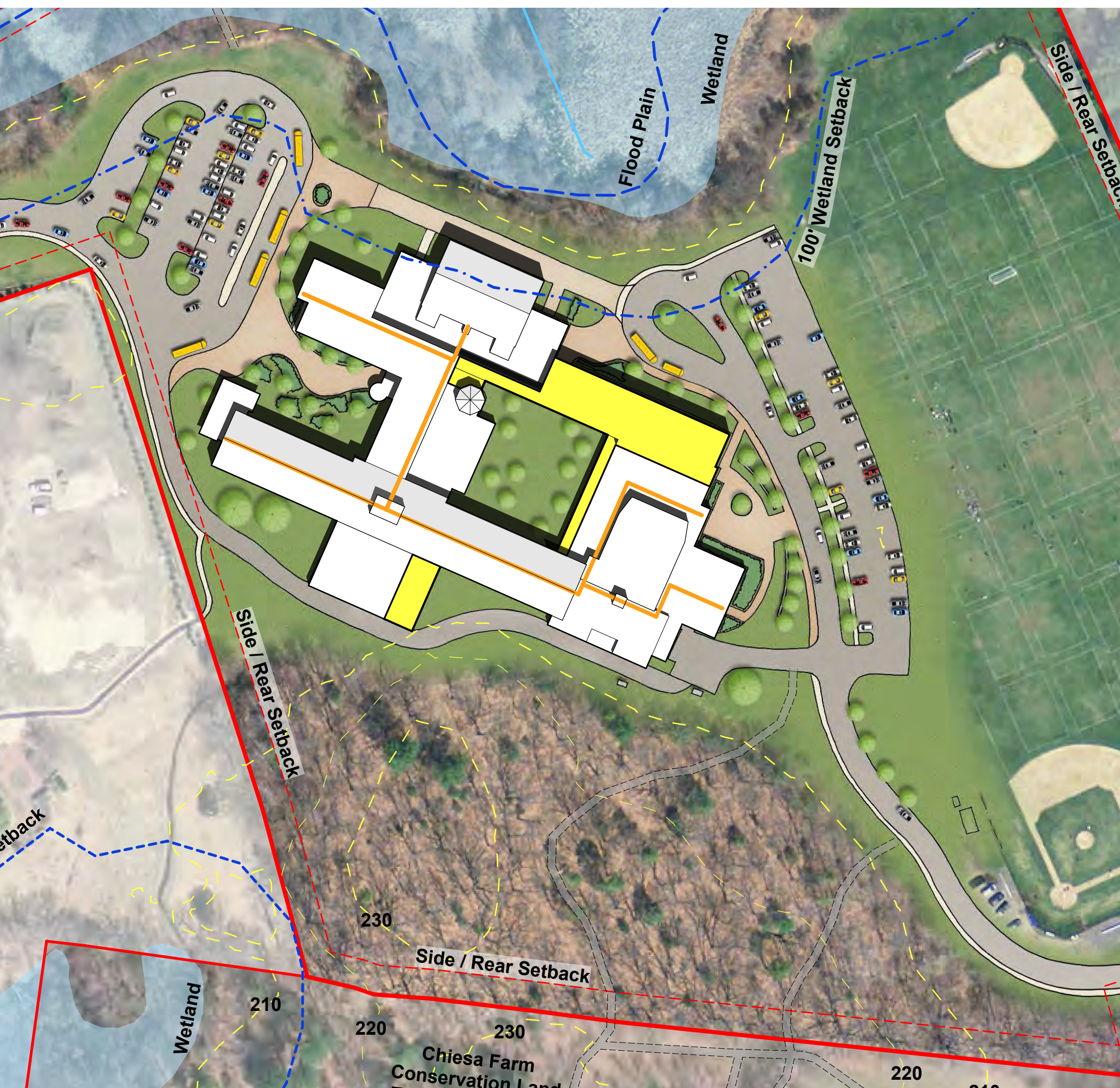
Consensus Option



Option A (all growth at Diamond)
(include space mining)

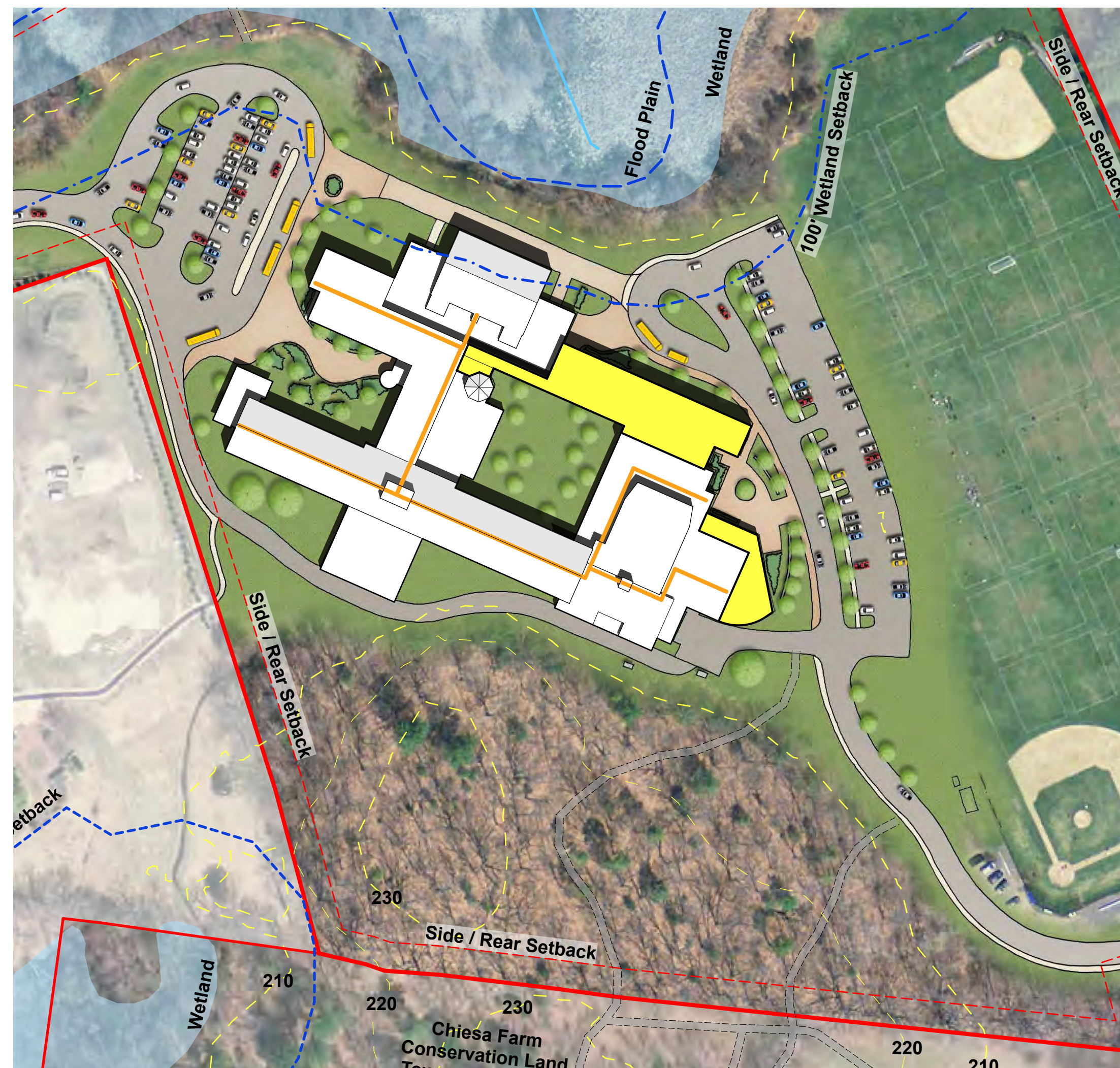
Brick & Mortar additions

Options | Diamond Middle School



Option B (split growth)
(include space mining)

Brick & Mortar Additions



Option C (split growth)
(include space mining)

Brick & Mortar Additions

Evaluation Criteria | Diamond Middle School

July 1, 2015			Diamond	Diamond	Diamond	Diamond	Diamond	
			Existing	Consensus	Option A	Option B	Option C	
Item Score	Group Score	Relative Group %	Evaluation (Weight x Rating)		Rating Existing	Rating Concept	Rating Consideration	
			Positive	1 to 5				
			Neutral / Not applicable	0				
			Negative	-1 to -5				

Educational Program

General Education			Rating Existing	Rating Concept	Rating Consideration	Existing	Consensus	Option A	Option B	Option C
16	16%	Core Academic Spaces								
12	13%	Special Education								
7	5%	Art & Music								
7	5%	Health & Physical Education								
7	5%	Library								
7	5%	Dining & Food Service								
3	2%	Medical								
5	3%	Administration & Guidance								
1	1%	Custodial & Maintenance								
65		55%								

Facility

			Rating Existing	Rating Concept	Rating Consideration	Existing	Consensus	Option A	Option B	Option C
4	5%	Configuration/Adjacency								
4	5%	Circulation								
5	6%	Flexibility for Future Program & Space Needs								
4	5%	Community								
3	4%	Design Compatibility (blend into existing building, lighting & other impacts)								
20		25%								

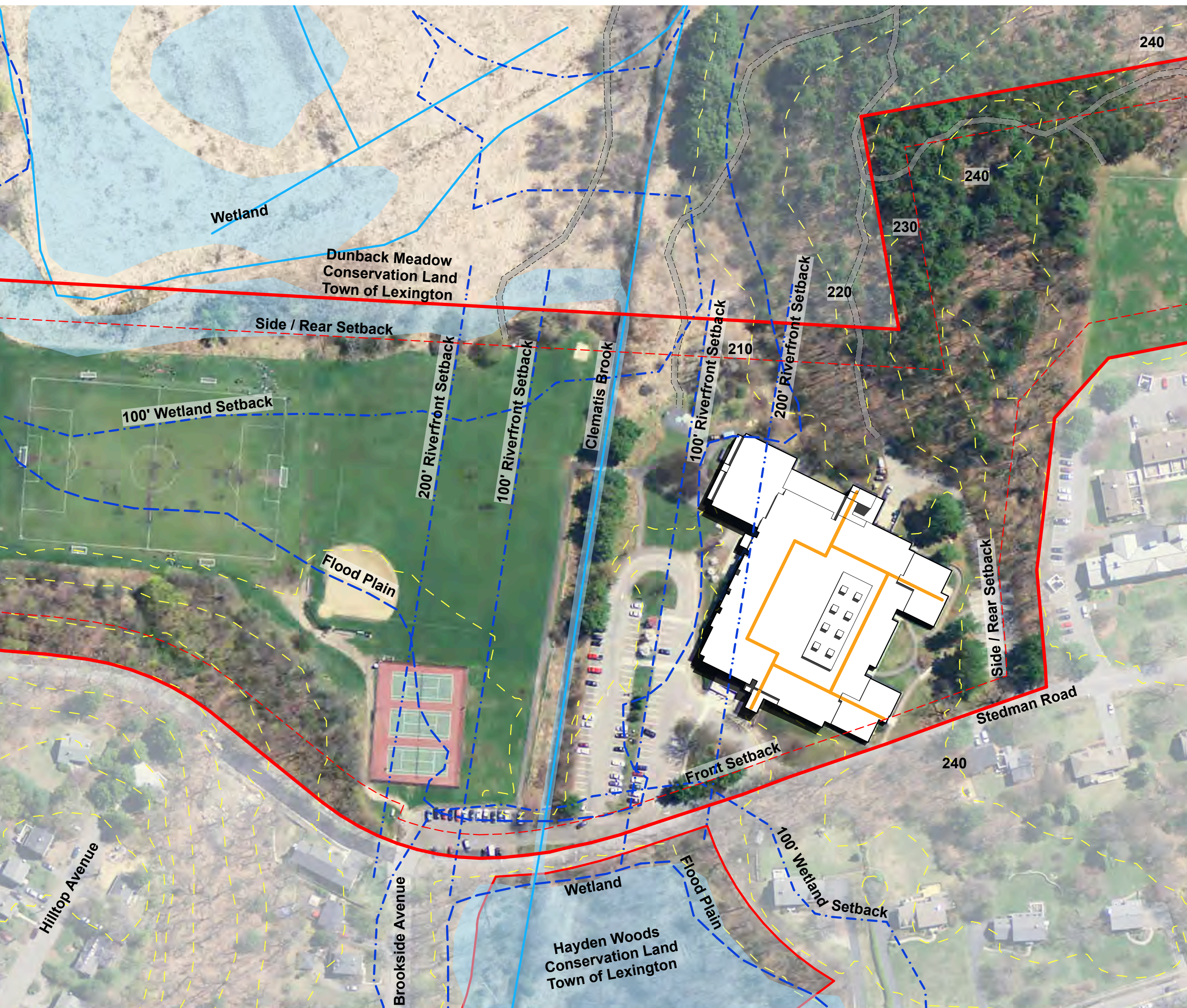
Site

			Rating Existing	Rating Concept	Rating Consideration	Existing	Consensus	Option A	Option B	Option C
4	5%	LPS Traffic & Mitigation Policy								
3	4%	Playgrounds and School Fields								
2	3%	Recreation Fields/Conservation Access								
3	4%	Facility expansion capacity								
1	2%	Environmental impacts/Conservation Issues								
2	2%	Traffic/Neighborhood Impact								
15		20%								
100										

Project Construction Cost, Impacts and Schedule

			Existing	Consensus	Option A	Option B	Option C
	Project Cost	Concept Estimate					
	Effective cost per added classroom	Delivery					
	Estimated Schedule						
	Construction impact on School						
	Construction impact on neighborhood						
	Solution Lifespan						
	Duration Until Right Sizing/New Hastings						

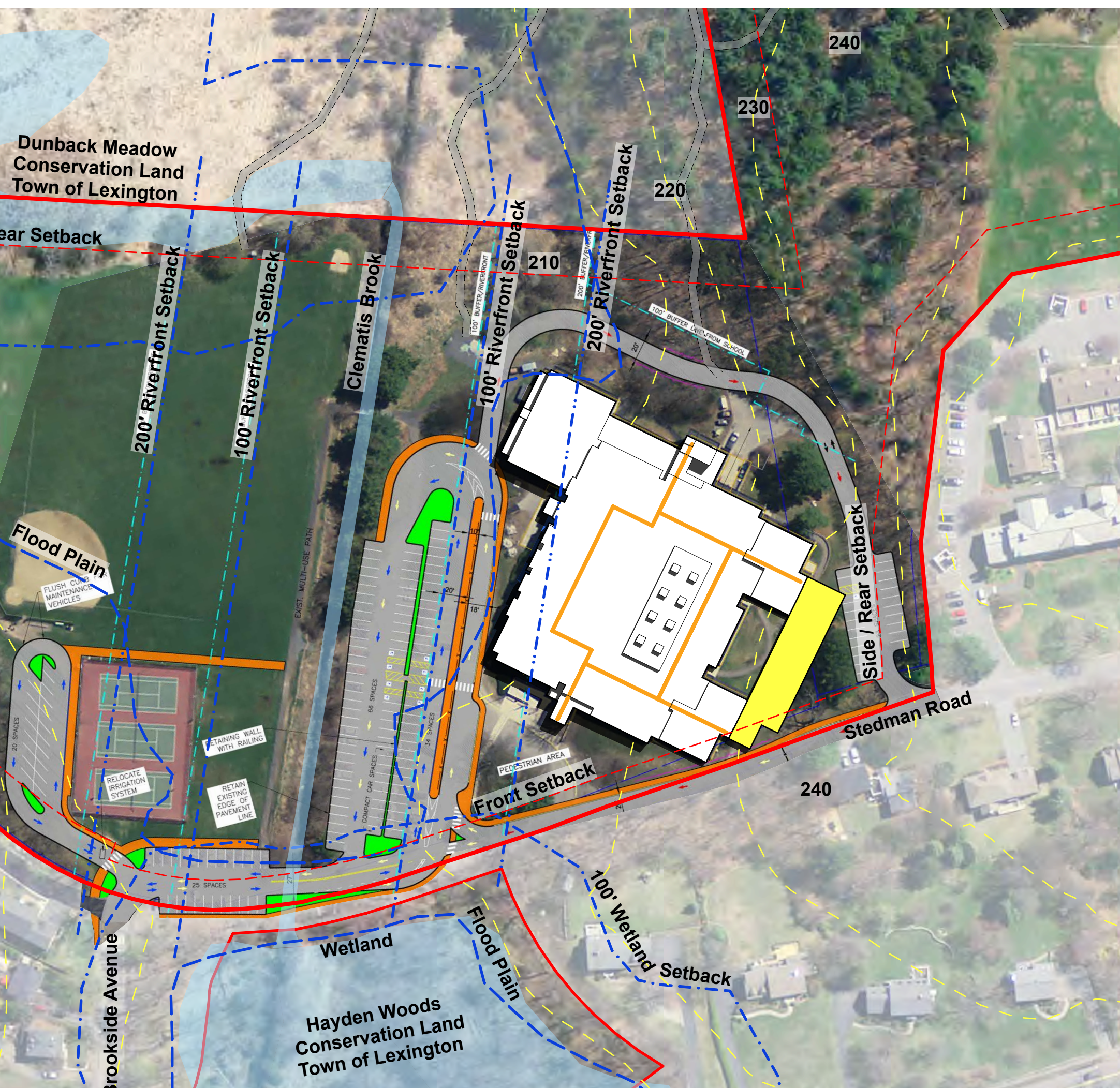
Existing | Clarke Middle School



- 824 students
- 29 classrooms
- 128,559 GSF
- 1972, Reno 2000
- 28.0 acres
- Wetlands
- Flood plain
- Steep topography
- Partial teams (ELA, M, SS)
- Core facilities

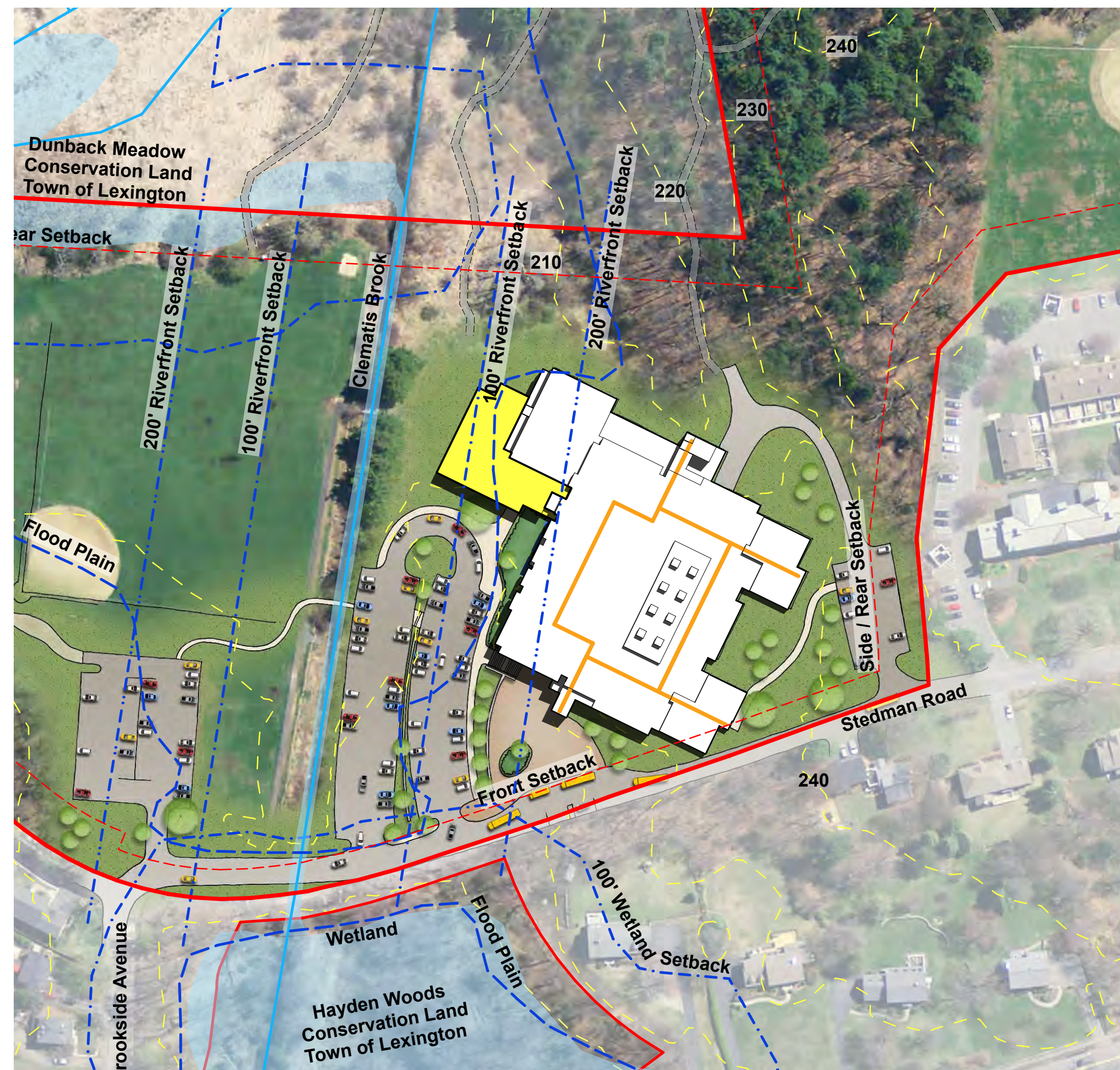


Options | Clarke Middle School



Consensus


Pre-Fab addition



Option A (include space mining)

Brick & Mortar addition

Evaluation Criteria | Clarke Middle School

			July 1, 2015			Clarke	Clarke	Clarke
						Existing	Consensus	Option A
Item Score	Group Score	Relative Group %	Evaluation (Weight x Rating)		Rating Existing	Rating Concept	Rating Consideration	
			Positive	1 to 5				
			Neutral / Not applicable	0				
			Negative	-1 to -5				

Educational Program

General Education

16	16%	Core Academic Spaces						
12	13%	Special Education						
7	5%	Art & Music						
7	5%	Health & Physical Education						
7	5%	Library						
7	5%	Dining & Food Service						
3	2%	Medical						
5	3%	Administration & Guidance						
1	1%	Custodial & Maintenance						
65		55%						

Facility

4	5%	Configuration/Adjacency						
4	5%	Circulation						
5	6%	Flexibility for Future Program & Space Needs						
4	5%	Community						
3	4%	Design Compatibility (blend into existing building, lighting & other impacts)						
20		25%						

Site

4	5%	LPS Traffic & Mitigation Policy						
3	4%	Playgrounds and School Fields						
2	3%	Recreation Fields/Conservation Access						
3	4%	Facility expansion capacity						
1	2%	Environmental impacts/Conservation Issues						
2	2%	Traffic/Neighborhood Impact						
15		20%						
100								

Project Construction Cost, Impacts and Schedule

	Project Cost							
	Concept Estimate					\$0.0 M to \$0.0M	\$0.0 M to \$0.0M	\$0.0 M to \$0.0M
	Effective cost per added classroom							
	Delivery							
	Estimated Schedule					months	months	months
	Construction impact on School							
	Construction impact on neighborhood							
	Solution Lifespan							
	Duration Until Right Sizing/New Hastings							

Project Cost | LCP / Elementary Schools

LCP / Elementary School	Consensus	Consensus Confirmation	Consider 1 LCP @ Hastings ES	Consider 1A LCP @ Hastings ES	Consider 2 LCP @ Harrington ES	Consider 2A LCP @ Harrington ES
	153 general classrooms	153 general classrooms	153 general classrooms	153 general classrooms	153 general classrooms	153 general classrooms
LCP	\$10,190,000	\$9,941,000	@ Hastings	@ Hastings	@ Harrington	@ Harrington
Bowman ES	\$3,100,000	\$3,273,000	\$3,273,000	\$3,273,000	\$3,273,000	\$3,273,000
Bridge ES	\$3,680,000	\$5,161,000	\$4,094,000	\$4,094,000	\$4,094,000	\$4,094,000
Fiske ES Pre-Fab	\$3,680,000	\$2,042,000	\$2,773,000	\$0	\$2,773,000	\$0
Fiske Alternative/ Expansion	NA	NA	\$0	\$9,064,000	\$0	\$9,064,000
Hastings ES only	\$61,910,000	\$61,568,000	Included below	Included below	\$59,926,000	\$59,926,000
Hastings ES w/ LCP	NA	NA	\$69,455,000	\$69,455,000	\$0	\$0
Harrington Reno	\$330,000	\$164,000	\$164,000	\$164,000	\$0	\$0
Harrington Expansion/LCP	NA	NA	\$0	\$0	\$16,371,000	\$16,371,000
LCP / ES Sub Total	\$82,890,000	\$82,149,000	\$79,759,000	\$86,050,000	\$86,437,000	\$92,728,000

Project Cost | Middle Schools

School	Consensus All Growth @ Diamond	Consensus Confirmation	Consider 1 Growth at Diamond	Consider 2 Growth by ES Migration	Consider 3 Growth by ES Migration
	Clarke = 824 Stu Diamond = 1,006 Stu		Clarke = 824 Stu Diamond = 1,006 Stu	Clarke = 862 Stu Diamond = 968 Stu	Clarke = 862 Stu Diamond = 968 Stu
Clarke MS	\$4,610,000 5 Pre-Fabs	\$6,912,000 5 Pre-Fabs	\$10,287,000 Space Mining + 3 Pre-Fab	\$18,105,000 Space Mining + 10 Classroom Addition	\$18,105,000 Space Mining + 10 Classroom Addition
Diamond MS	\$23,990,000 8 Pre-Fab + ~ 15 Classroom Addition	\$29,428,000 8 Pre-Fab + ~ 15 Classroom Addition	\$32,537,000 Space mining + 20 Classroom addition + Cafe relocation	\$28,229,000 Space mining + 16 Classroom addition + Cafe addition	\$30,811,000 Space mining + 16 Classroom addition + Cafe relocation
MS Sub Total	\$28,600,000	\$36,340,000	\$42,824,000	\$46,334,000	\$48,916,000

TOTAL Project Cost

LCP / Elementary (153 General CR)	Consensus	Consensus Confirmation	Consider 1 LCP @ Hastings ES	Consider 1A LCP @ Hastings ES	Consider 2 LCP @ Harrington ES	Consider 2A LCP @ Harrington ES
LCP	\$10,190,000	\$9,941,000	@ Hastings	@ Hastings	@ Harrington	@ Harrington
Bowman ES	\$3,100,000	\$3,273,000	\$3,273,000	\$3,273,000	\$3,273,000	\$3,273,000
Bridge ES	\$3,680,000	\$5,161,000	\$4,094,000	\$4,094,000	\$4,094,000	\$4,094,000
Fiske ES Pre-Fab	\$3,680,000	\$2,042,000	\$2,773,000	\$0	\$2,773,000	\$0
Fiske Alternative/Expansion	NA	NA	\$0	\$9,064,000	\$0	\$9,064,000
Hastings ES only	\$61,910,000	\$61,568,000	Included below	Included below	\$59,926,000	\$59,926,000
Hastings ES w/ LCP	NA	NA	\$69,455,000	\$69,455,000	\$0	\$0
Harrington Reno	\$330,000	\$164,000	\$164,000	\$164,000	\$0	\$0
Harrington Expansion/LCP	NA	NA	\$0	\$0	\$16,371,000	\$16,371,000
LCP / ES Sub Total	\$82,890,000	\$82,149,000	\$79,759,000	\$86,050,000	\$86,437,000	\$92,728,000
Middle Schools	\$28,600,000	\$36,340,000	\$42,824,000	\$48,916,000	\$42,824,000	\$48,916,000
TOTAL PROJECTS	\$111,490,000	\$118,489,000	\$122,583,000	\$134,966,000	\$129,261,000	\$141,644,000
			Low	High	Low	High

Schedule

