

July 7, 2015

School Committee Meeting

Multiple School Construction Projects

Agenda

- Consensus Plan
- LCP (Pre-K), Hastings, Elementary, Middle Schools
 - Program for Existing Educational Spaces
 - Program for New Educational Spaces
 - Planning Options
 - Evaluation Criteria
- Cost
- Schedule
- Other capital improvements each school
- **Summit Meeting - July 14 + 16**

Consensus Plan | Overview

School Committee Recommendation

LCP / Elementary Schools

- LCP - Additional space TBD
- Hastings - New 30 classroom school
- Bridge | Bowman | Fiske - Pre-fab space for Aug.'16
- Harrington | Fiske - Possible brick + mortar additions

Middle Schools

- Clarke | Diamond - Combine Pre-fab & brick + mortar

Educational Program | Overview

- Validate existing conditions with Principals
- Develop program based upon Consensus Plan
- Apply MSBA space guidelines to Hastings
- Provide space functionality for other schools
(not necessarily MSBA space guidelines)

LCP | Existing Sites Under Consideration



Hastings School Site

1955, Add/Reno 1959, 1995, 2003

62,159 GSF (Incl. Modulars)
14.9 Acres



Laconia Street Site

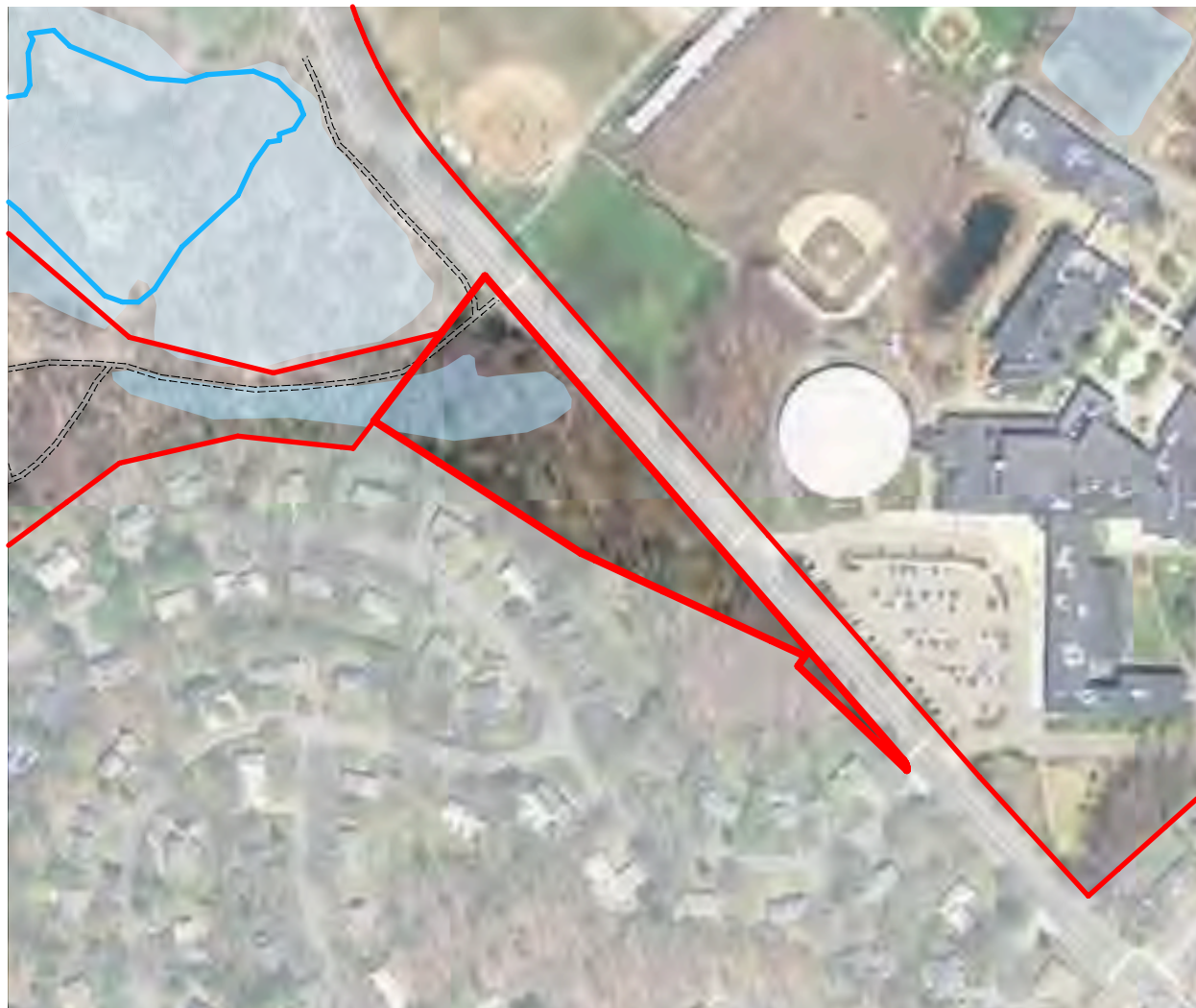
17.1 Acres Total
12.0 acres Net



Harrington School Site

2005

78,867 GSF
19.0 Acres



Worthen Road Site

3.0 Acres

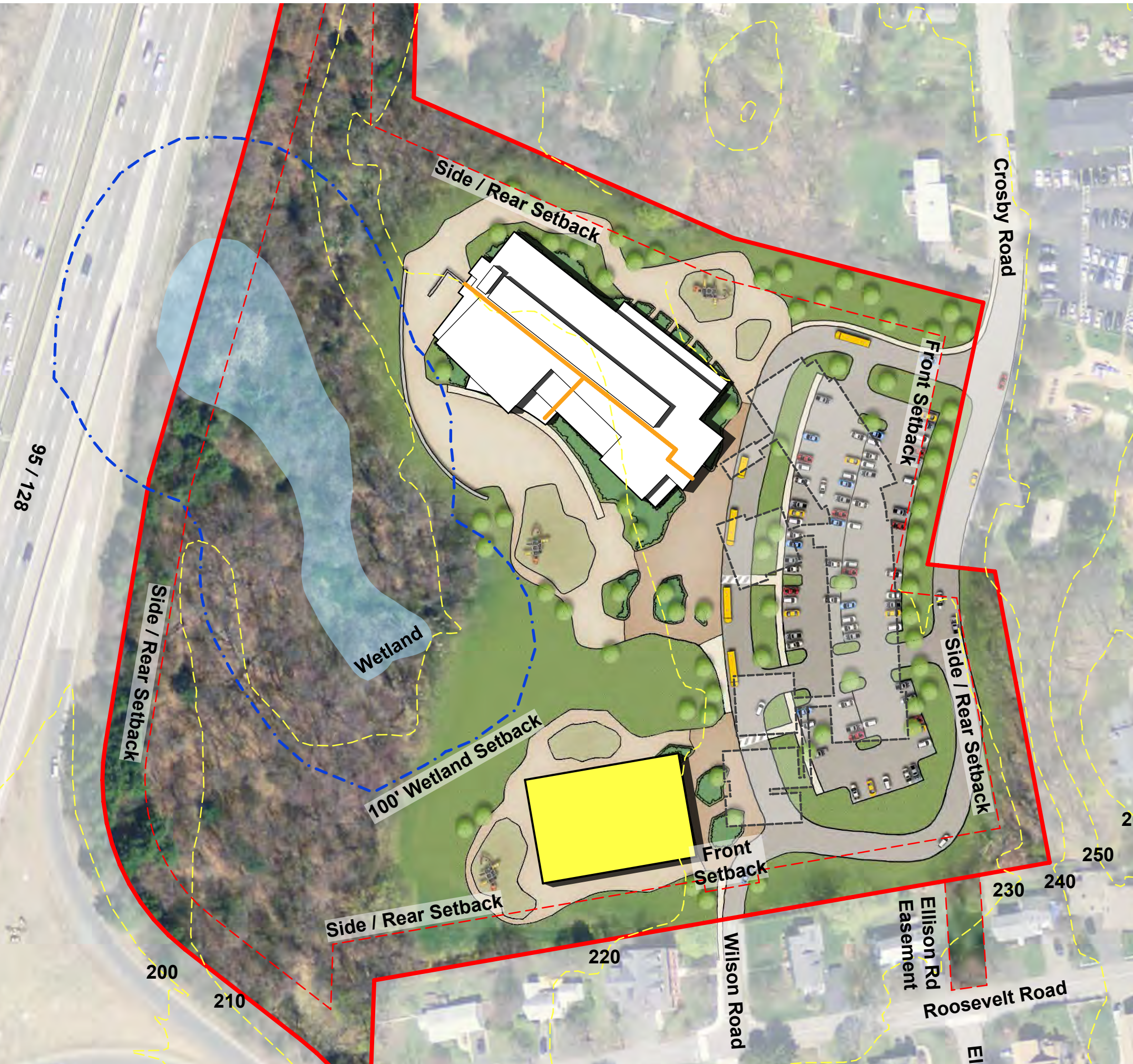


Educational Program | LCP Program (Pre-K)

Program	FY 2016 Existing at Harrington		FY 2020 Program @ Harrington		FY 2020 New Facility	
	Spaces	NFA ⁽¹⁾	Spaces	NFA ⁽¹⁾	Spaces	NFA ⁽¹⁾
Core Academic	3	3,005 SF	6	5,938 SF	6	7,200 SF
Core Academic @ Central Office	1	850 SF	0	0 SF	0	0 SF
Special Ed	4	1,483 SF	10	3,284 SF	10	3,850 SF
Motor Room @ Central Office	1	850 SF	0	Shared with Harrington	1	600 SF
Dining	0	0 SF	0	Shared with Work Room	1	200 SF
Medical	0	Shared with Harrington		Shared with Harrington		410 SF
Administration		494 SF		1,554 SF		1,200 SF
Custod / Maint.	0	Shared with Harrington		386 SF		500 SF
Total Program NFA		6,682 SF		11,162 SF		13,960 SF
Gross SF		10,958 SF		18,306 SF		20,940 SF

⁽¹⁾ NFA = Net Floor Area

Options | LCP @ Hastings Elementary School



Option A

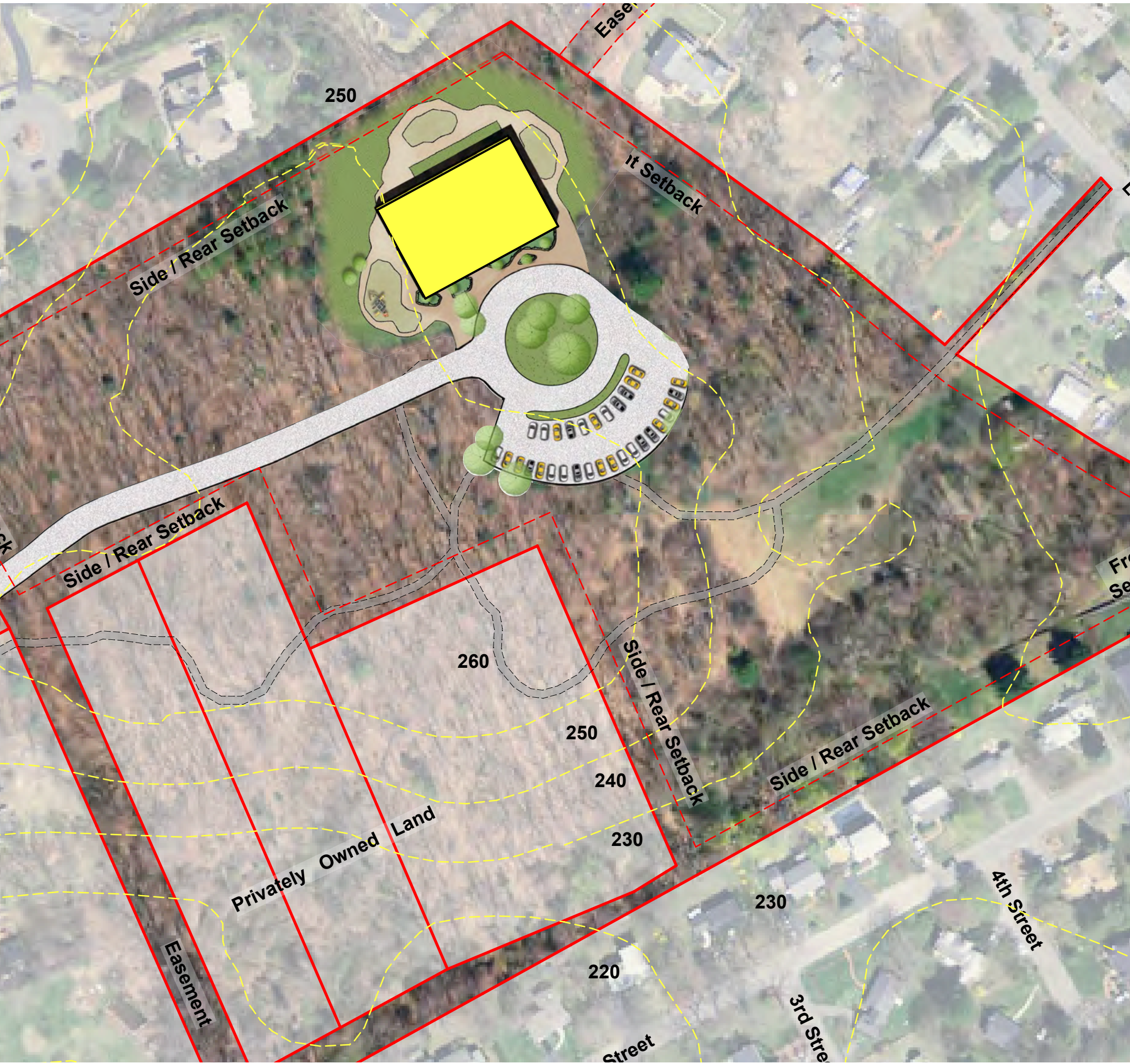


Option B

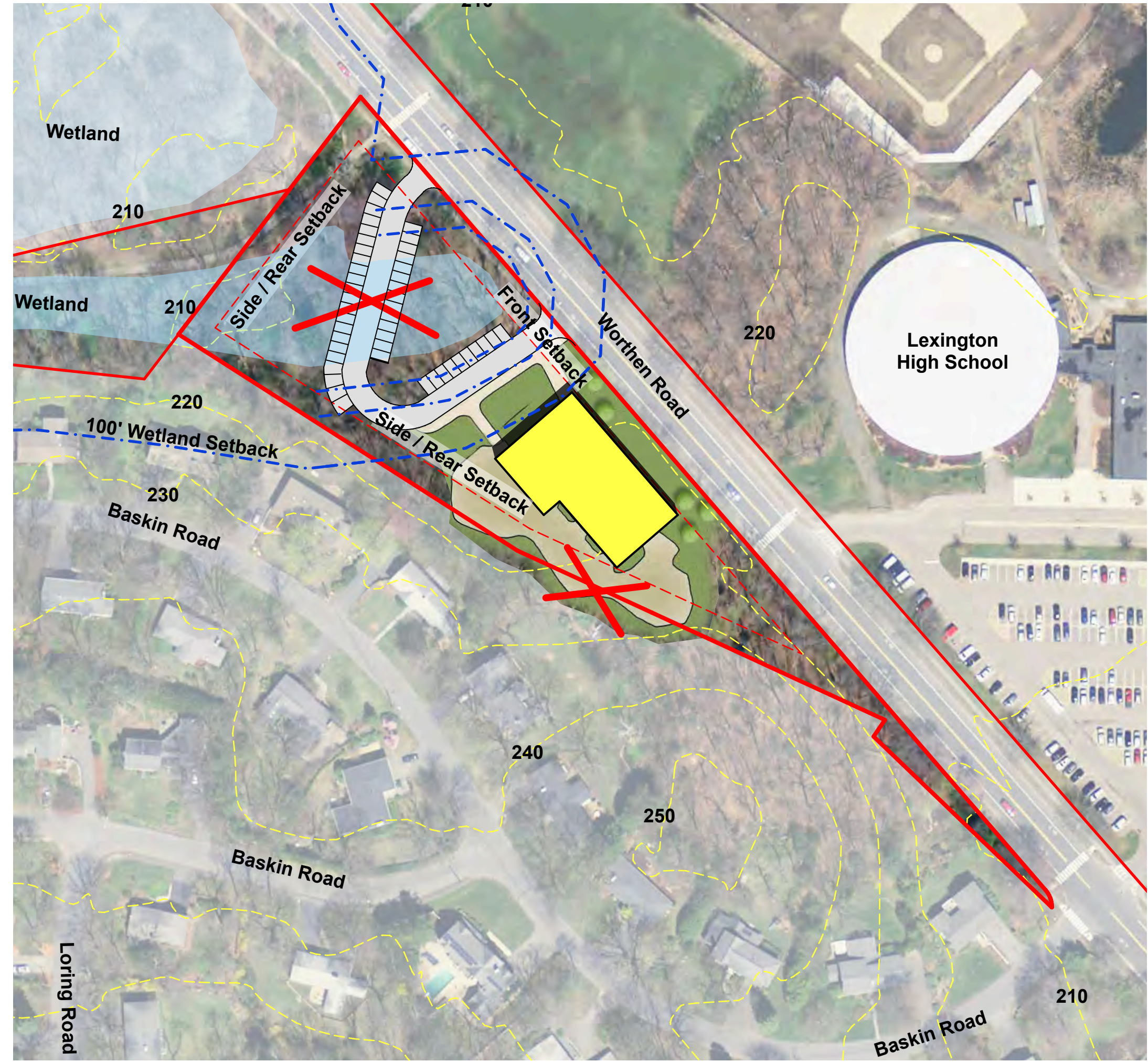
 LCP Stand Alone Facility

 LCP included in Hastings School

Options | LCP @ Laconia or Worthen Sites



Option C

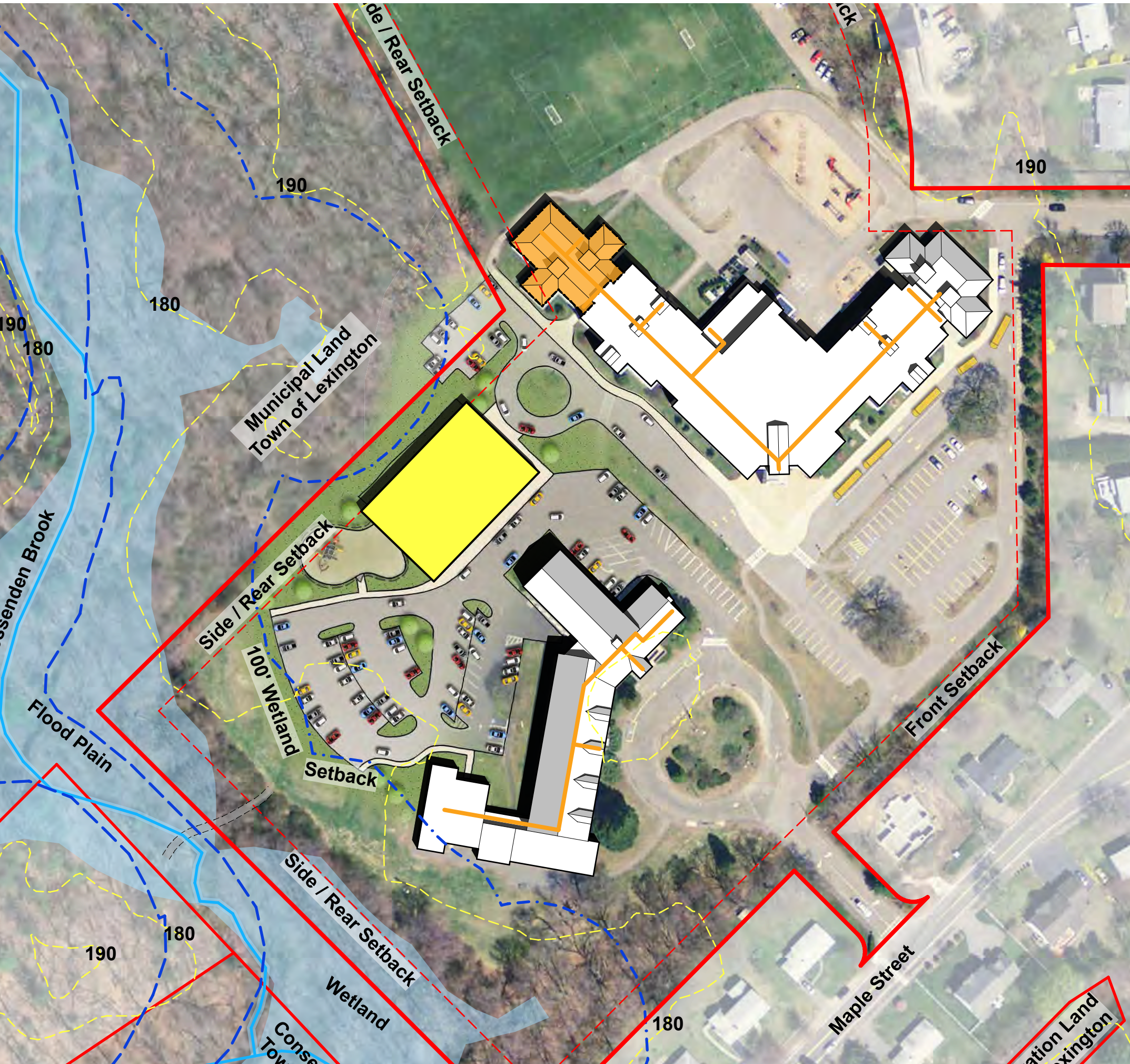


Option D

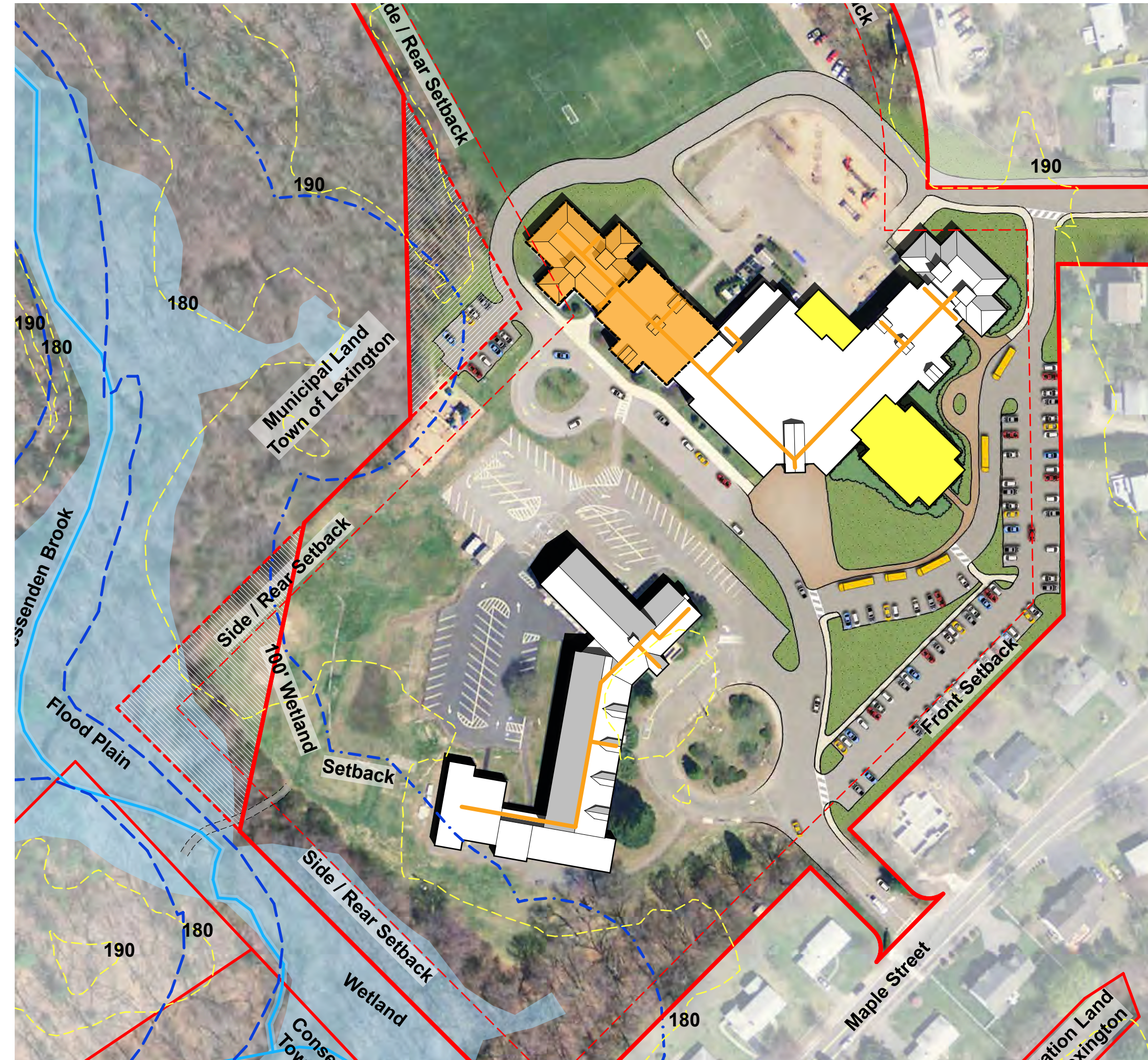
 LCP Stand Alone Facility

 LCP Stand Alone Facility

Options | LCP @ Harrington School Site



Option E



Option F

- LCP Stand Alone Facility
- Harrington moves into LCP Space

- LCP expands into Harrington School
- Addition created for Harrington use

Evaluation Criteria | LCP Solutions

July 1, 2015

Item Score	Group Score	Relative Group %
Evaluation (Weight x Rating)		
Positive		1 to 5
Neutral / Not applicable		0
Negative		-1 to -5

	Harrington	Harrington	Hastings	Hastings	Laconia Site	Worthen Site	Harrington	Harrington
	Existing	Consensus	Option A	Option B	Option C	Option D	Option E	Option F
Rating Existing								

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	\$0.0 M to \$0.0M	\$0.0 M to \$0.0M	\$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	months	months	months	months	months
	Construction impact on School									
	Construction impact on neighborhood									
	Solution Lifespan									
	Utility / infrastructure									
	Duration Until Right Sizing/New Hastings									
	Hastings - Net town cost with MSBA participation									
	Hastings - Optimizes sustainable design									

Evaluation Criteria | LCP Solutions

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			

55% 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**25%** 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**20%** 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

Elementary School | Existing Sites



Bowman Elementary School
1967, Reno 2014
65,165 GSF (Incl. Modulars)
13.3 Acres



Bridge Elementary School
1966, Reno 2014
62,685 GSF
29.5 Acres



Fiske Elementary School
2007
75,644 GSF
11.7 Acres



Harrington Elementary School
2005
78,867 GSF
19.0 Acres



Hastings School Site
1955, Add/Reno 1959, 1995, 2003
62,159 GSF (Incl. Modulars)
14.9 Acres



Estabrook Elementary School
2014
91,840 GSF
13.4 Acres

Existing | Hastings School



- 426 students
- 62,159 GSF (w/ modulars)
- 1955, 1959, 1995, 2003
- 14.90 acres
- Wetlands
- Steep topography
- Easement

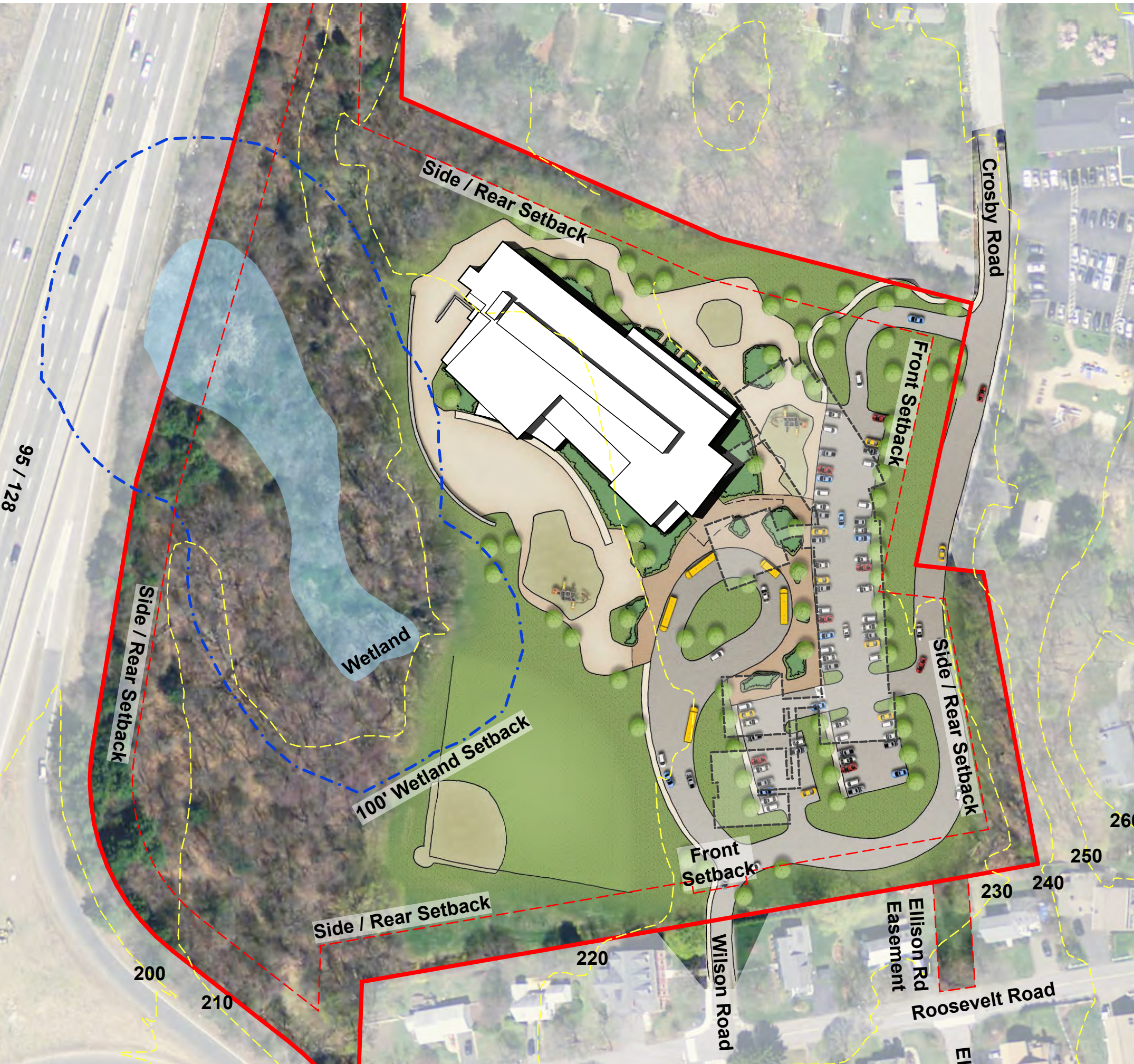


Educational Program | Hastings School

Program	FY 2016 (426 Stu) Existing		30 Clrm (648 Stu) ⁽¹⁾ No LCP		30 Clrm (648 Stu) ⁽¹⁾ With LCP	
	Spaces	NFA ⁽²⁾	Spaces	NFA ⁽²⁾	Spaces	NFA ⁽²⁾
Core Academic	21	18,679 SF	30	29,750 SF	30	29,750 SF
ELL	1	144 SF	2	900 SF	2	900 SF
Literacy Library	0	0 SF	1	950 SF	1	950 SF
Special Ed	12	5,507 SF	19	7,300 SF	19	7,300 SF
Art & Music	2	1,601 SF	4	5,000 SF	4	5,000 SF
Health & PE		3,751 SF		6,300 SF		6,300 SF
Library		1,622 SF		3,370 SF		3,370 SF
Dining		6,485 SF		8,300 SF		8,300 SF
Medical / Admin		1,465 SF		2,840 SF		2,840 SF
Custod / Maint.		988 SF		2,200 SF		2,200 SF
Other: Lex Day		362 SF		400 SF		400 SF
Total Program NFA		40,604 SF		67,310 SF		67,310 SF
Gross SF		62,159 SF		100,100 SF ⁽³⁾		100,100 SF ⁽³⁾
LCP GSF		0 SF		0 SF		19,000 SF

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

Options | Hastings School



30 General Classrooms



30 Classrooms + LCP

■ LCP program

Evaluation Criteria | Hastings Solutions

			July 1, 2015						
Item Score	Group Score	Relative Group %	Evaluation (Weight x Rating)			Hastings	Hastings	Hastings	Hastings
			Positive	1 to 5		Existing	Consensus	Option A	Option B
			Neutral / Not applicable	0					
			Negative	-1 to -5					
			Rating Existing	Rating Concept	Rating Consideration				
Educational Program									
General Education									
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	Project Cost								
	Concept Estimate								
	Effective cost per added classroom								
	Delivery								
	Estimated Schedule								
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