

April 29, 2024

Lexington High School Project School Building Committee Coordination Meeting April 29, 2024, 12:00 PM



DORE + WHITTIER SBC Coordination Meeting Agenda – April 29, 2024, 12:00PM

1. Call to Order & Intro
2. Review PDP Alternatives Drafts (Design Options)
3. Review Cost Estimate/Alternatives
4. Taxpayer Impact Update
5. Proposed Topic for Next Agenda
6. Public Comment
7. Adjourn

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Lexington High School

School Building Committee
Meeting

04.29.2024



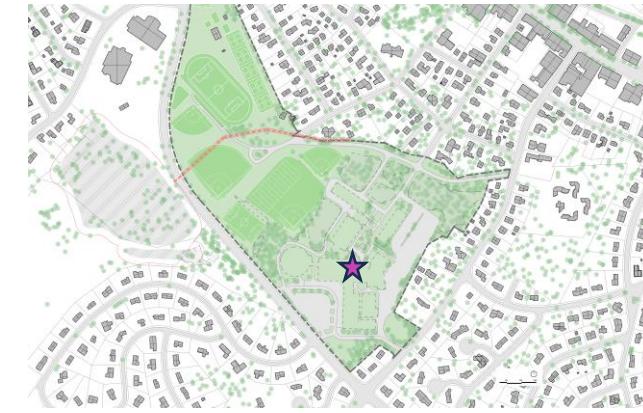
dw
DORE + WHITTIER

SMMA

Code Upgrade

PROS

- Lowest cost alternative
- Addresses needed repairs
- Increases accessibility
- Does not impact the fields or Article 97 Land



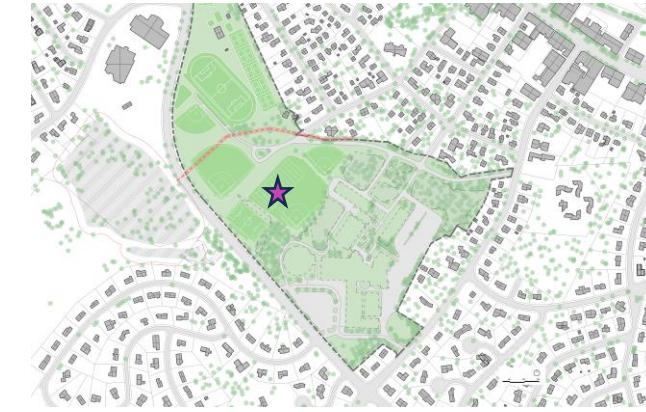
CONS

- Doesn't address overcrowding problem
- Doesn't address disconnected buildings, outdoor circulation
- No change to educational environments to meet Ed Plan goals
- Potential disruption to ongoing LHS building uses
- Multiple phases of construction
- Large number of modulars required (cost not reimbursable)
- Significant cost for modest upgrade of facility
- Does not move one wall within the building

New Construction on Fields

PROS

- No disruption to ongoing LHS building uses
- Best site access and lay-down space for construction
- Best opportunity to efficiently consolidate desired site uses
- Most freedom of educational planning/adjacencies
- Single, economical construction phase for building
- No modulars required



CONS

- Requires Article 97 Legislation
- Takes athletic fields offline for duration of construction (4+ years) then relocates them

New Construction – Phased in Place

PROS

- Reduced site scope. Fields needed for construction activities are reconstructed in place.
- Some freedom of educational planning/adjacencies
- Options being explored to avert Article 97 process



CONS

- Major disruption to ongoing LHS building uses
- Multiple phases of construction extend schedule by ~2 years
- Increased cost vs new construction on fields
- Extremely constrained site may not accommodate all desired uses and adjacencies

Renovation and Addition – Phased in Place

PROS

- Reduced site scope and cost (depending on location of addition)
- Options being explored to avert Article 97 process
- May reuse some building elements
- Retained concrete structure reduces carbon footprint
- Initial construction phase can avoid use of modulars in some options



CONS

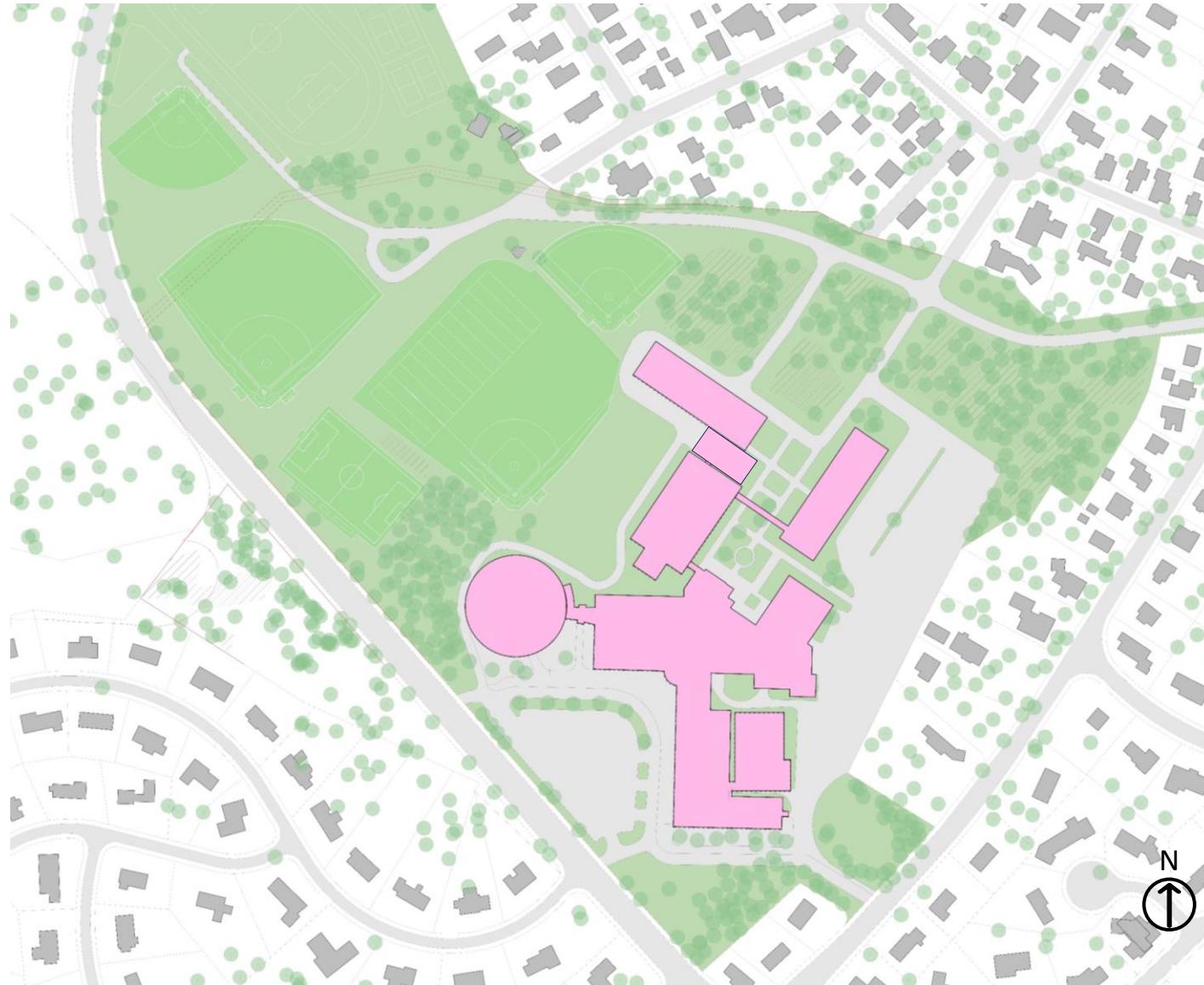
- Major disruption to ongoing LHS building uses
- Multiple phases of construction extend schedule by ~1 to 2 years
- Extremely constrained site may not accommodate all desired uses and adjacencies
- Existing structural bays in Buildings A, B, H, and J not conducive to appropriately-sized classrooms
- New wall enclosures would require extensive rework and underpinning of existing foundations - not economical
- Existing structural frame not able to accommodate additional floor levels - limits efficient planning on available site
- Existing floor-to-floor heights of 1960's concrete buildings result in low headroom in classrooms
- Large number of modulars required for some options (cost not reimbursable)

Working Summary of Construction Alternatives

	A. Code Upgrade	B. Renovation & Addition			C. New Construction			
Alternative	A.1	B.1	B.2	B.3	C.1a	C.1b	C.1c	C.1d
Description	No Changes to Architecture	2-4 Floors Phased-in-Place Retain Building G & J Structure	2-4 Floors Addition on Athletic Fields Retain Building G & J Structure	4 Floors Phased-in-Place Retain Building C & D	3 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase	5 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase Reduced wetland impact

	C. New Construction									D. New - Multi Phase
Alternative	C.2a	C.2b	C.3a	C.4a	C.4b	C.4c	C.5a	C.5b	C.6	D.1
Description	3 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase	3 Floors On Fields 1 Phase	3 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase Reduced wetland impact	4 Floors On Fields 1 Phase	4 Floors On Fields 1 Phase Reduced wetland impact	4 Floors On existing footprint Multiple Phases Reduced wetland impact Reduced Art 97 impact	4 Floors On Fields Multiple phases

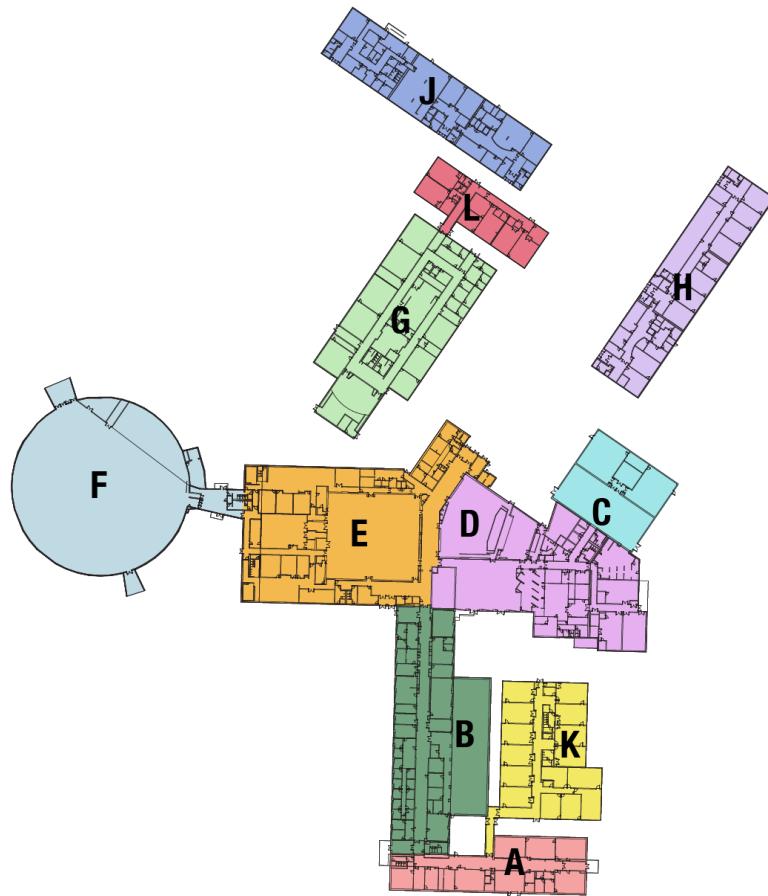
A.1 Code Upgrade



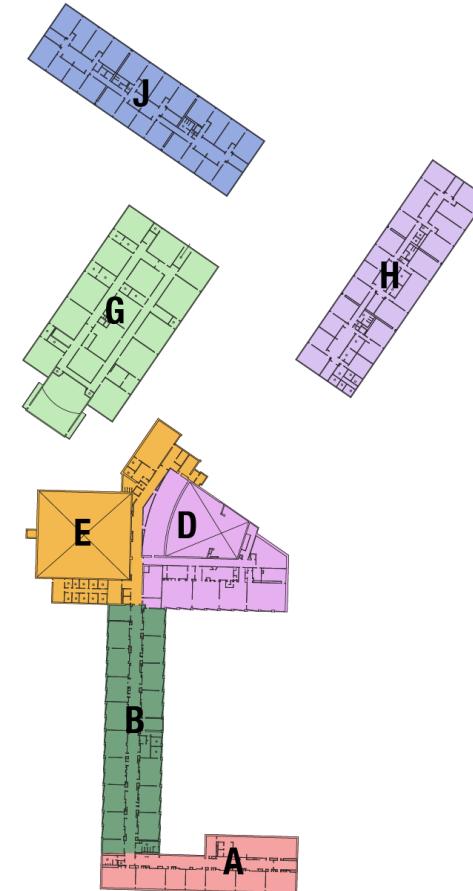
Current Facility
Building Footprint: 235,000 sf
Floors: 2

- Includes only repair and alterations to achieve Code compliance.
- Does not alter any space configurations toward meeting Educational Program.
- Does not relocate one wall.

A.1 Code Upgrade



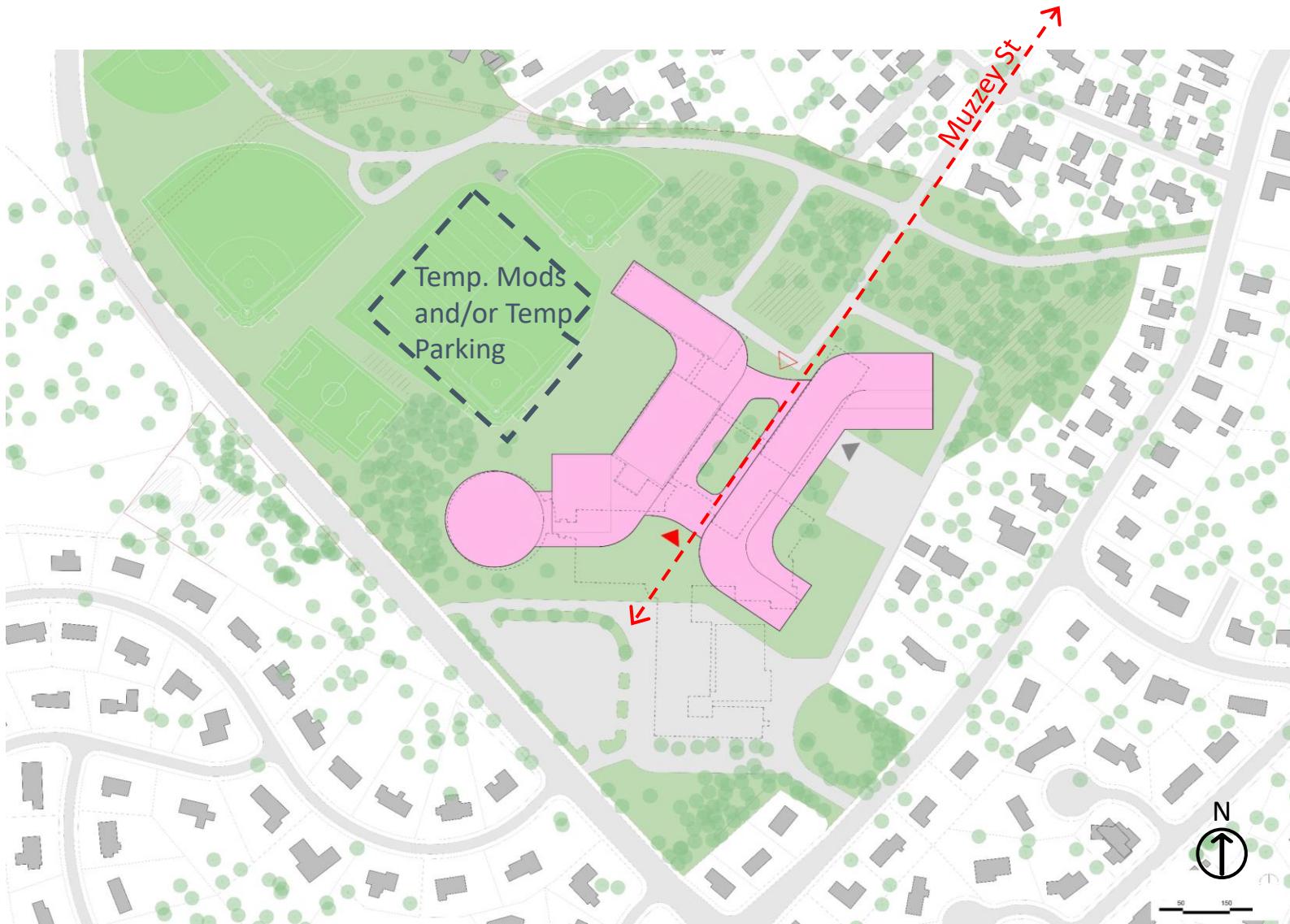
Level 1 Plan



Level 2 Plan



B.1 Renovation and Addition – Phased in Place



Base Educational Program
Building Footprint: 197,130 sf
Floors: 2-4

Pros:

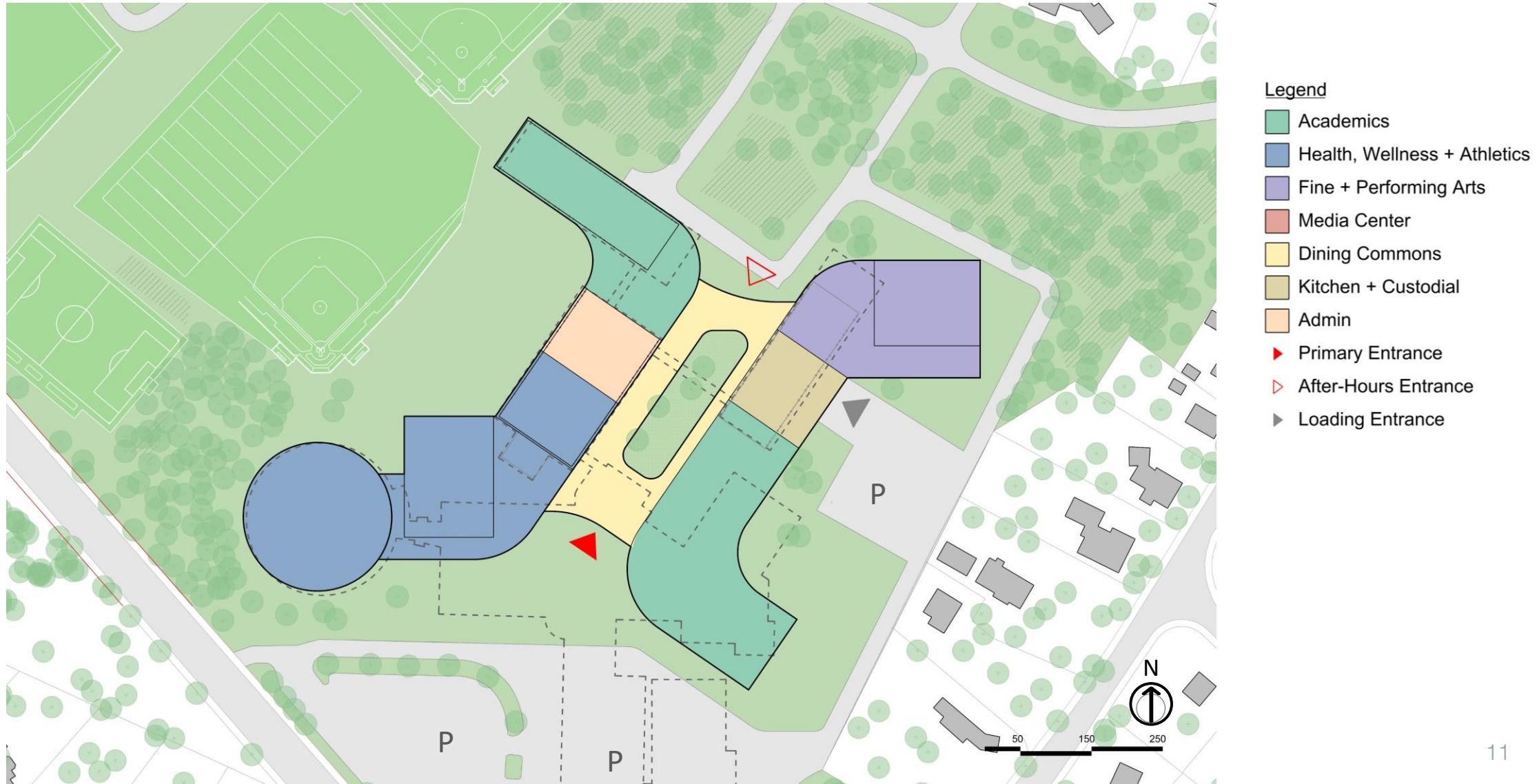
- No Permanent Changes to Existing Fields
- Preserves Existing Building G and J Concrete Structures
- Access to Outdoors
- Recreates Quad and Maintains Muzzey St. Connection

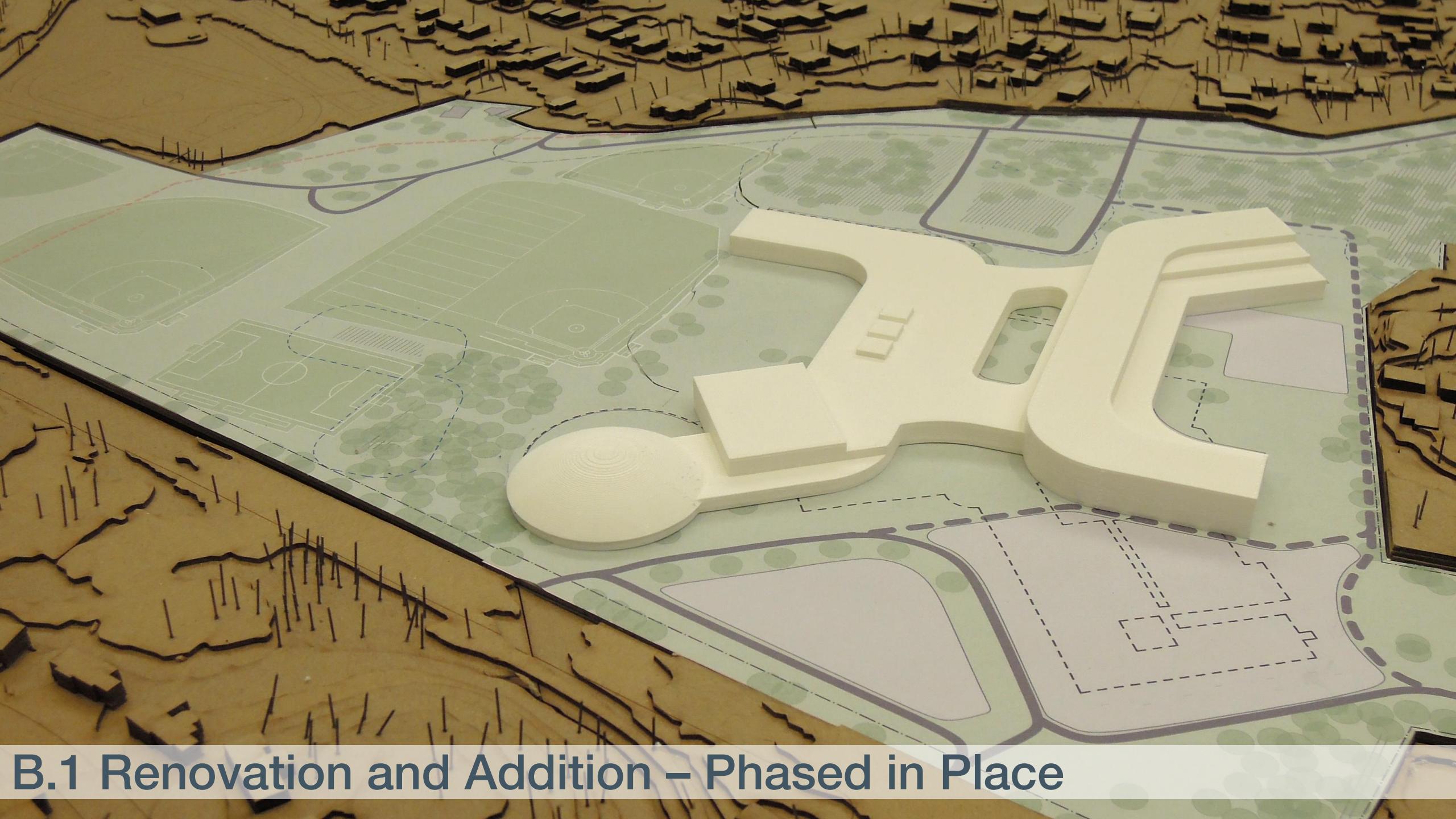
Cons:

- Highly Disruptive Multi-Phase Construction
- Renovations Down to Structure
- Low Headroom in Existing
- Extensive Need for Temporary Modular Classrooms During Construction
- Less Room for Additional Program

Site Plan

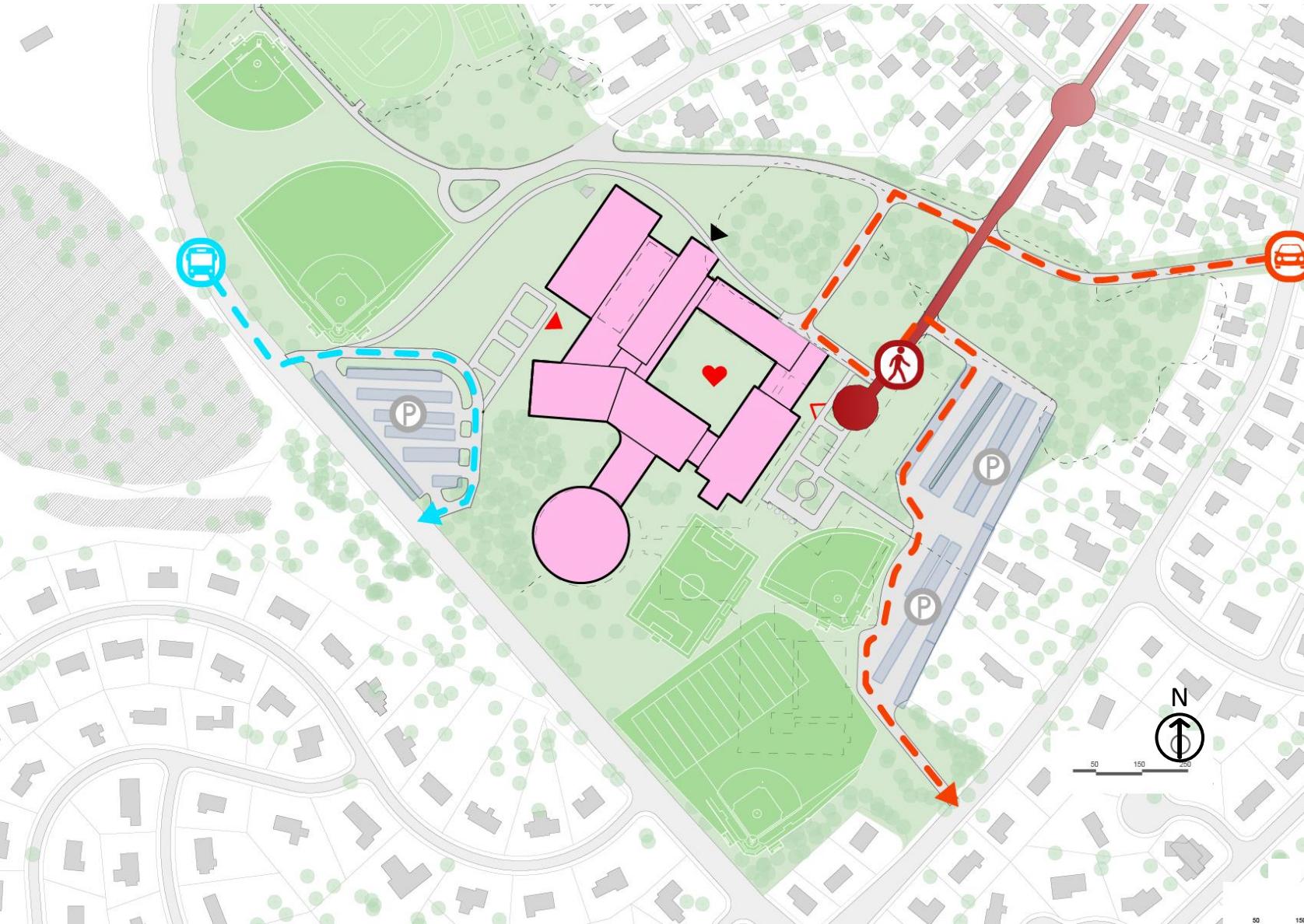
B.1 Renovation and Addition – Phased in Place





B.1 Renovation and Addition – Phased in Place

B.2 Renovation and Addition – Center Shift



Building Footprint: 157,075 sf
Floors: 2-4

Pros:

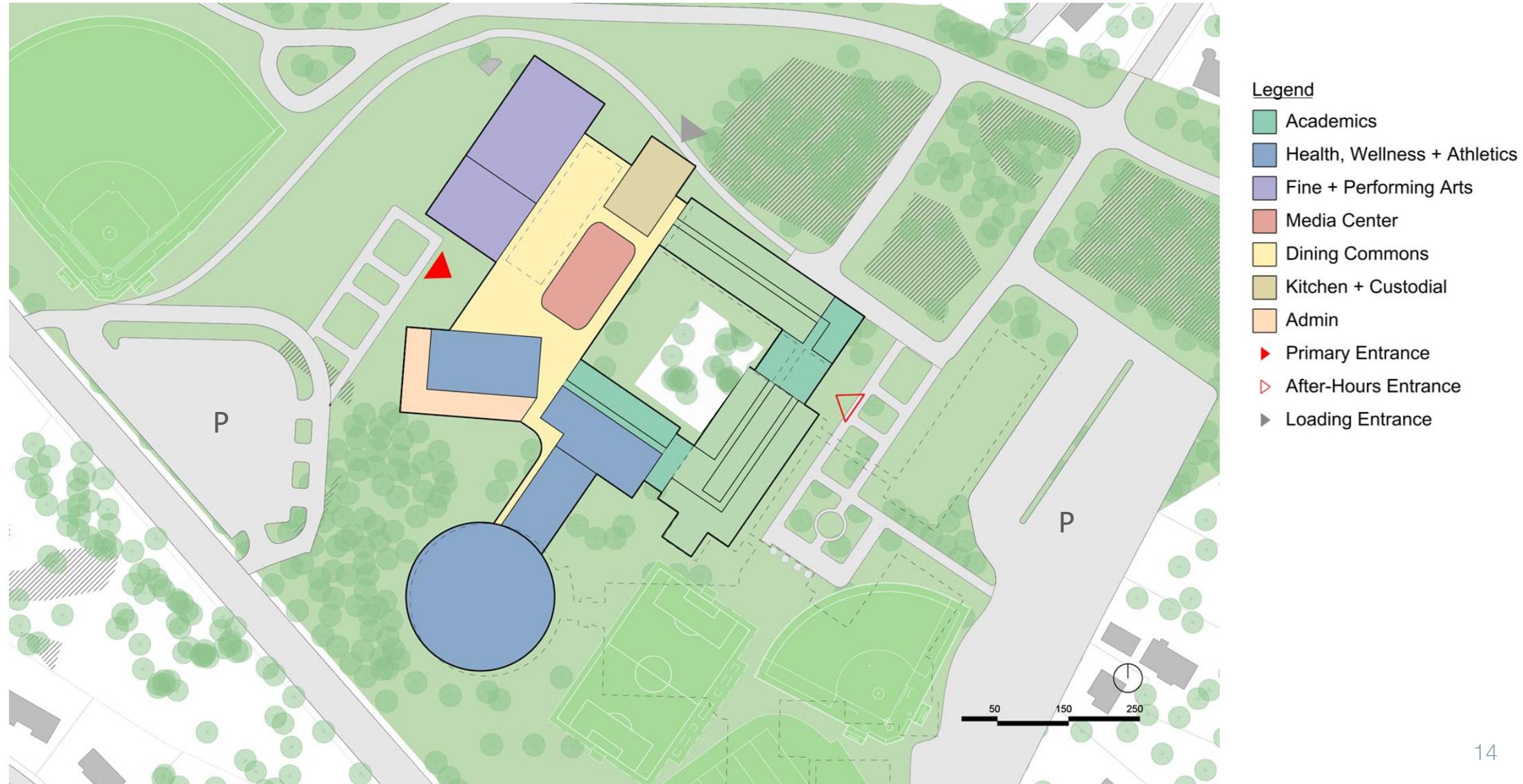
- More Dense Massing Further From Neighborhood
- Preserves Existing Building G, and J Concrete Structures
- Access to Outdoors
- Enclosed Courtyard
- Can be realized without the use of modulars

Cons:

- Multi-Phase Construction
- Displaces Some Athletic Fields
- Renovations Down to Structure
- Low Headroom in Existing
- Impact on wetlands > 5,000 sf
- Impact to Park Land

Site Plan

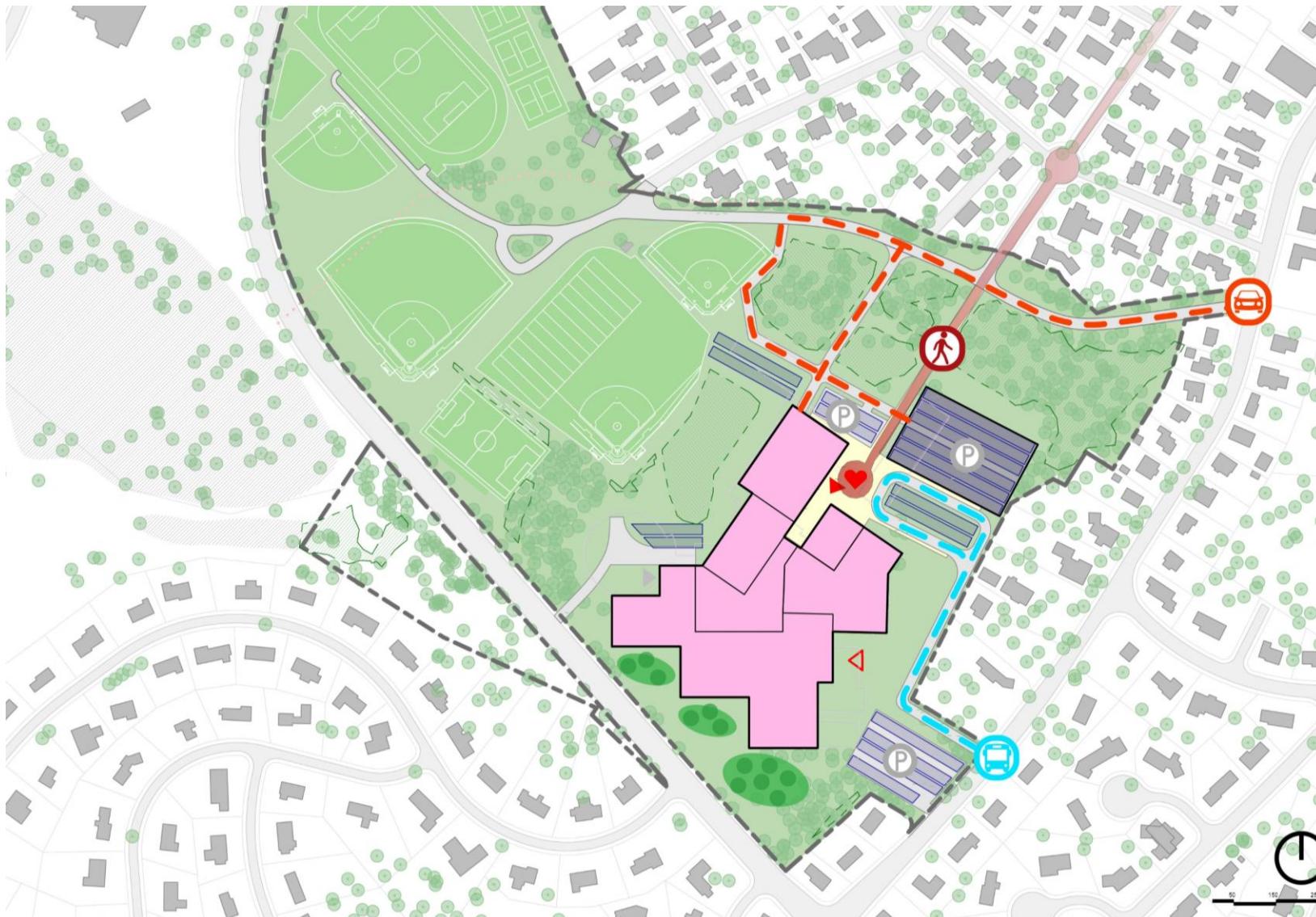
B.2 Renovation and Addition – Center Shift





B.2 Renovation and Addition – Center Shift

B.3 Renovation and Addition - Phased



New Building Footprint: 172,700 sf
Renovation Footprint: 41,700 sf
New 36,000 sf Field House
Floors: 4

Pros:

- Preserves existing buildings C and D
- No direct impact on wetlands
- No direct impact on Park Land
- Rec fields remain in place
- Nice pedestrian connection to Muzzey Street
- Can be realized without modulars

Cons:

- Multi-Phase Construction
- Site pushed close to Worthen Rd, requiring new drop off circulation

Notes:

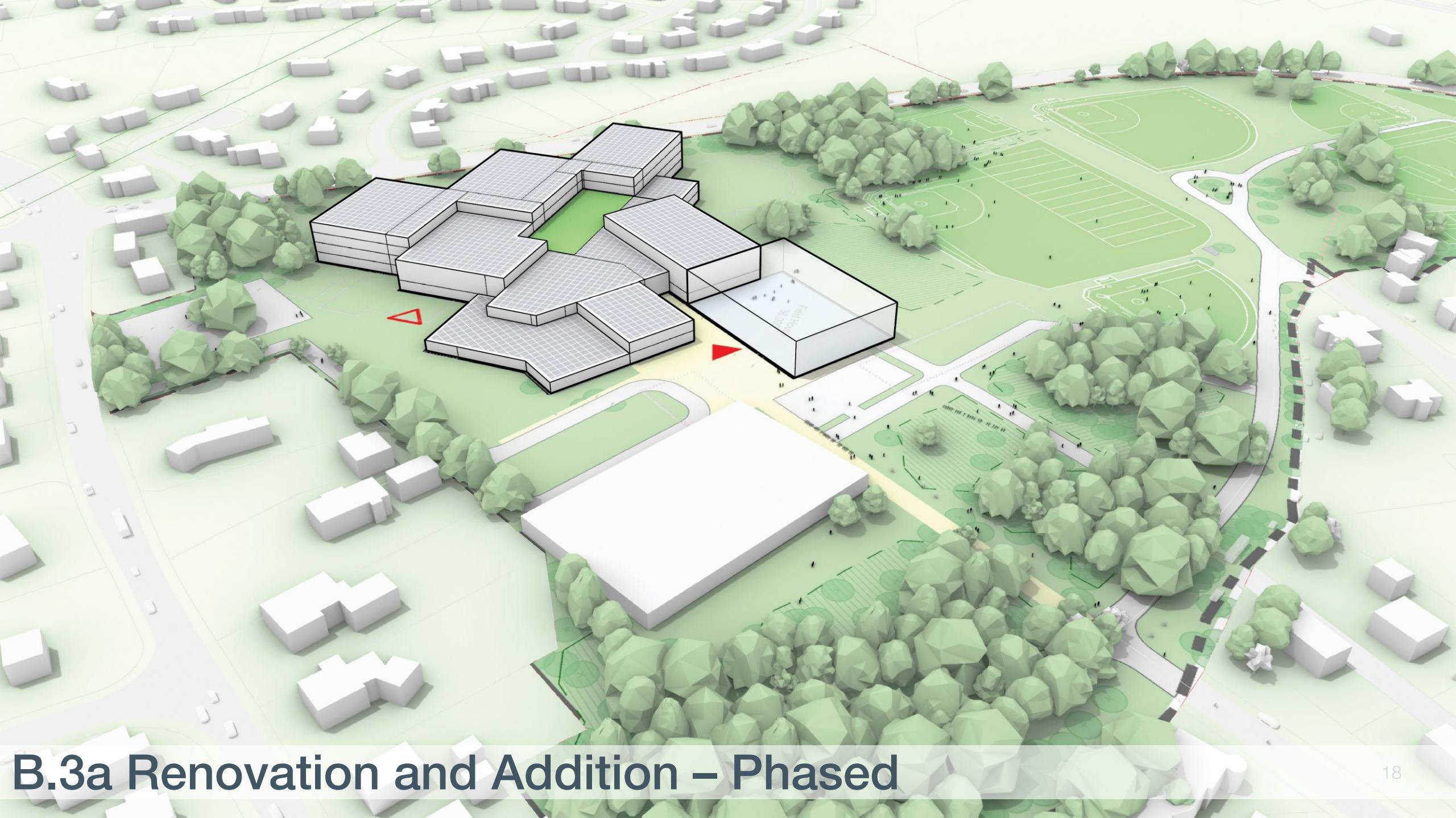
- Parking structure required

Site Plan

B.3 Renovation and Addition - Phased

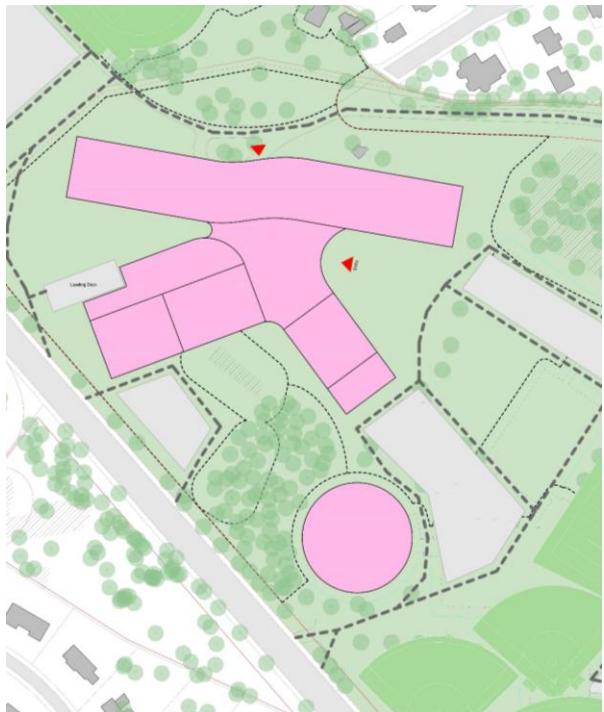


- Legend
- Academics
 - Health, Wellness + Athletics
 - Fine + Performing Arts
 - Media Center
 - Dining Commons
 - Kitchen + Custodial
 - Admin
 - Primary Entrance
 - ▷ After-Hours Entrance
 - Loading Entrance



B.3a Renovation and Addition – Phased

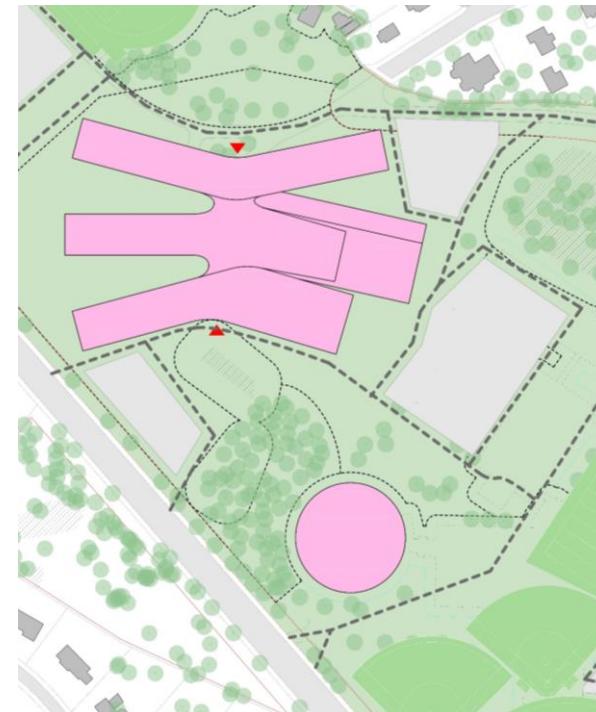
C New Construction in One Phase – 3 Stories



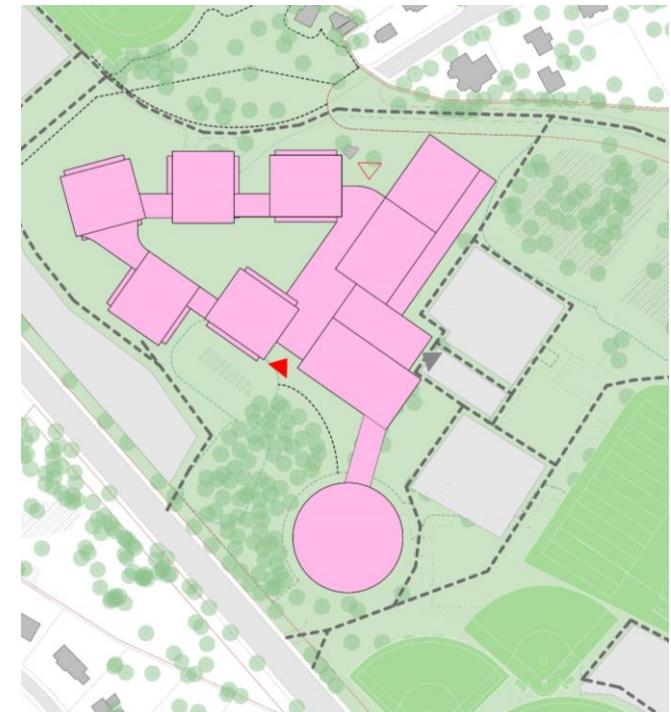
C.1a



C.2a

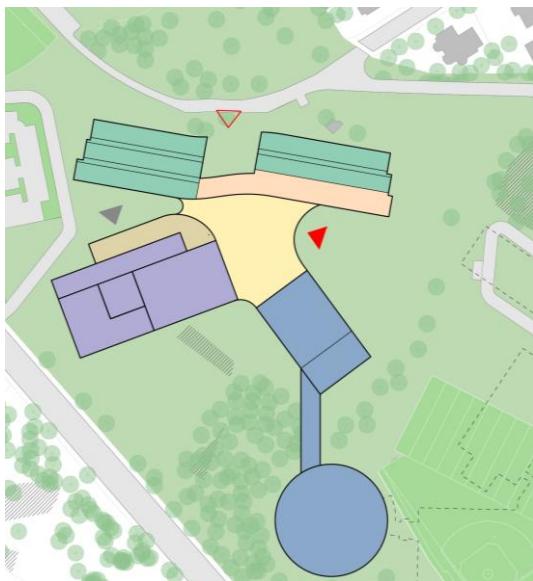


C.3a

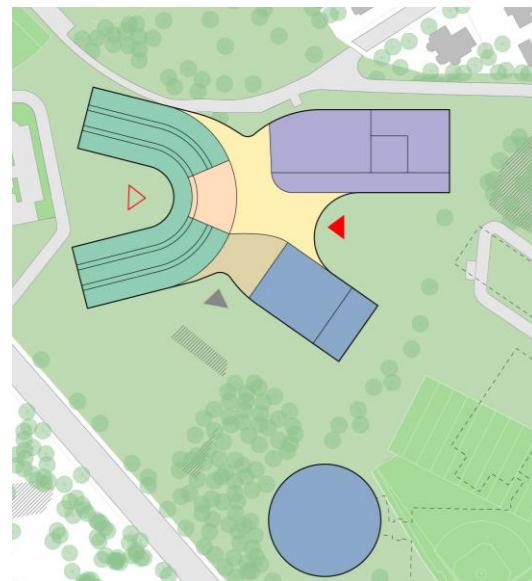


C.4a

C New Construction in One Phase - 4 to 5 Stories



C.1 b&c



C.2b

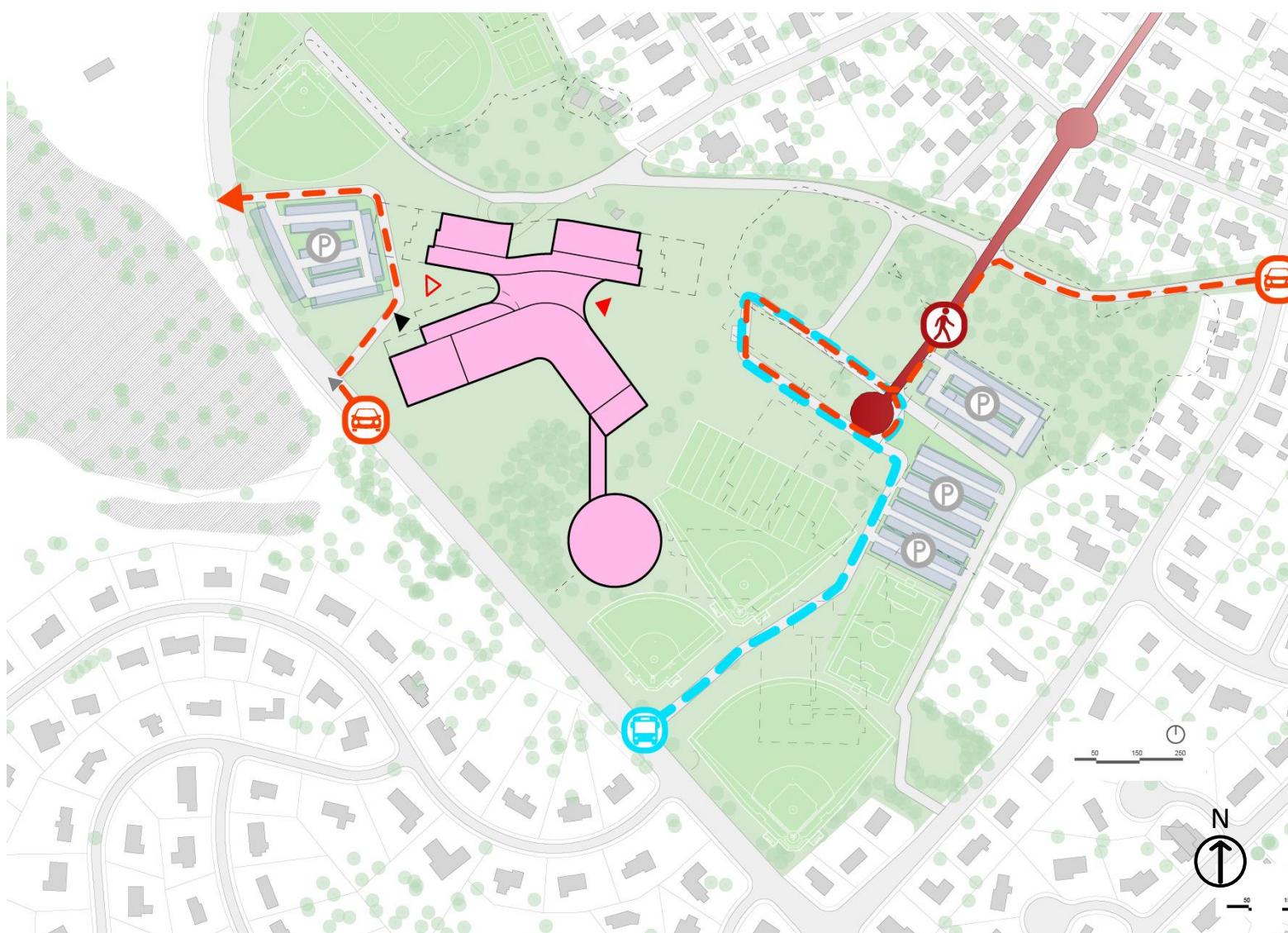


C.4b



C.5

C.1 New Construction – Wide Academic Bar North



Base Educational Program
Renovated Field House
Floors: Varies – See Plan

Pros:

- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- Generous Entry at East

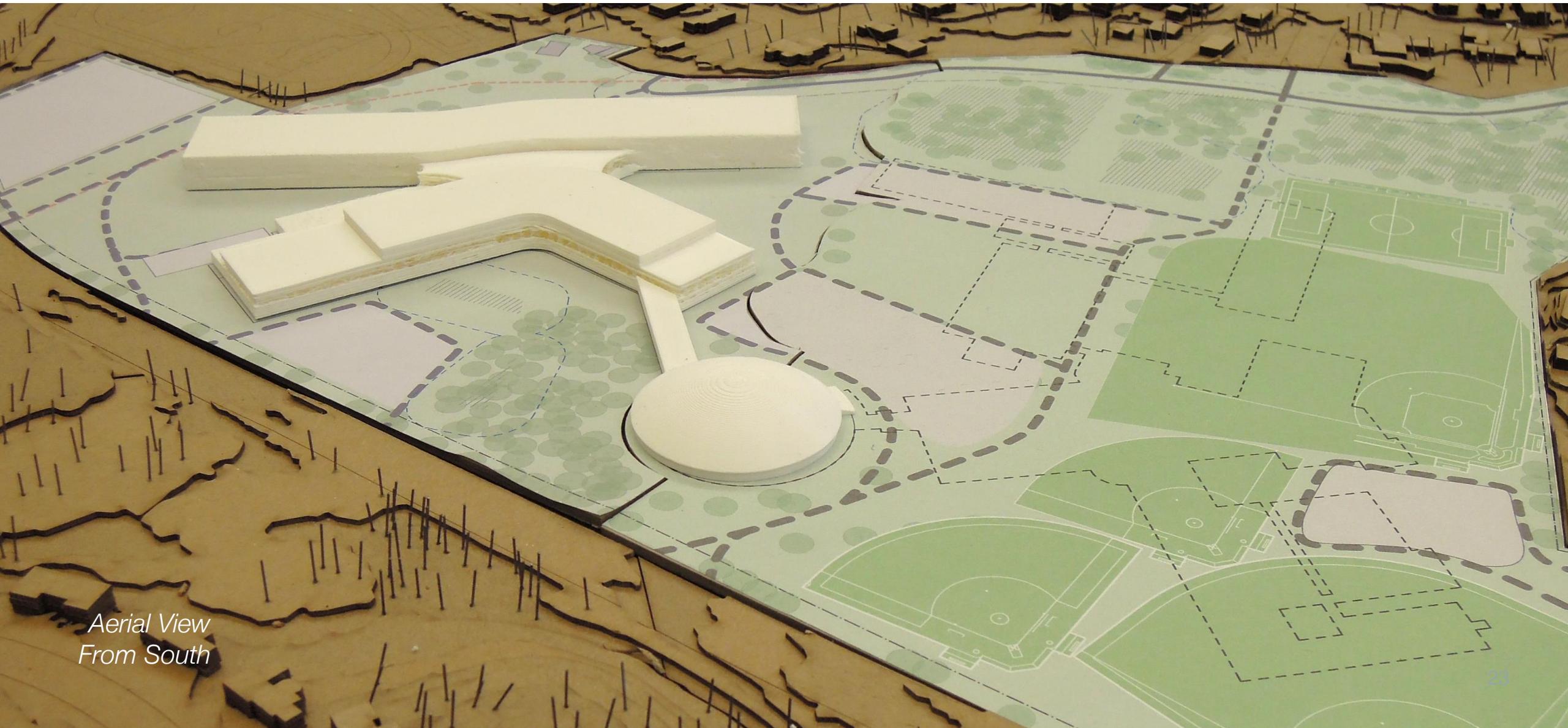
Cons:

- Fields Separate from Center Rec Complex

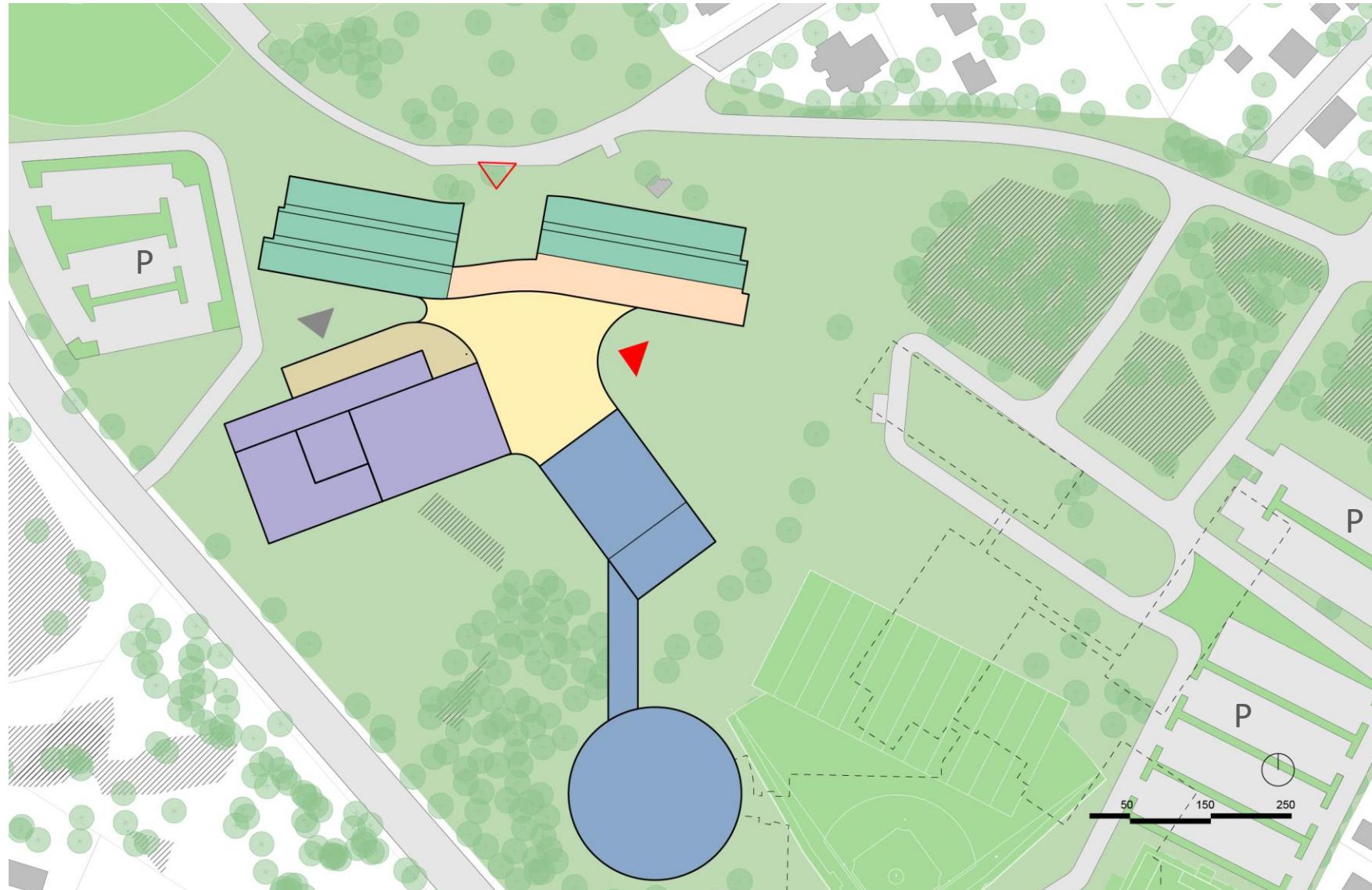
C.1a New Construction - Wide Academic Bar North – 3 Stories



C.1a New Construction - Wide Academic Bar North – 3 Stories



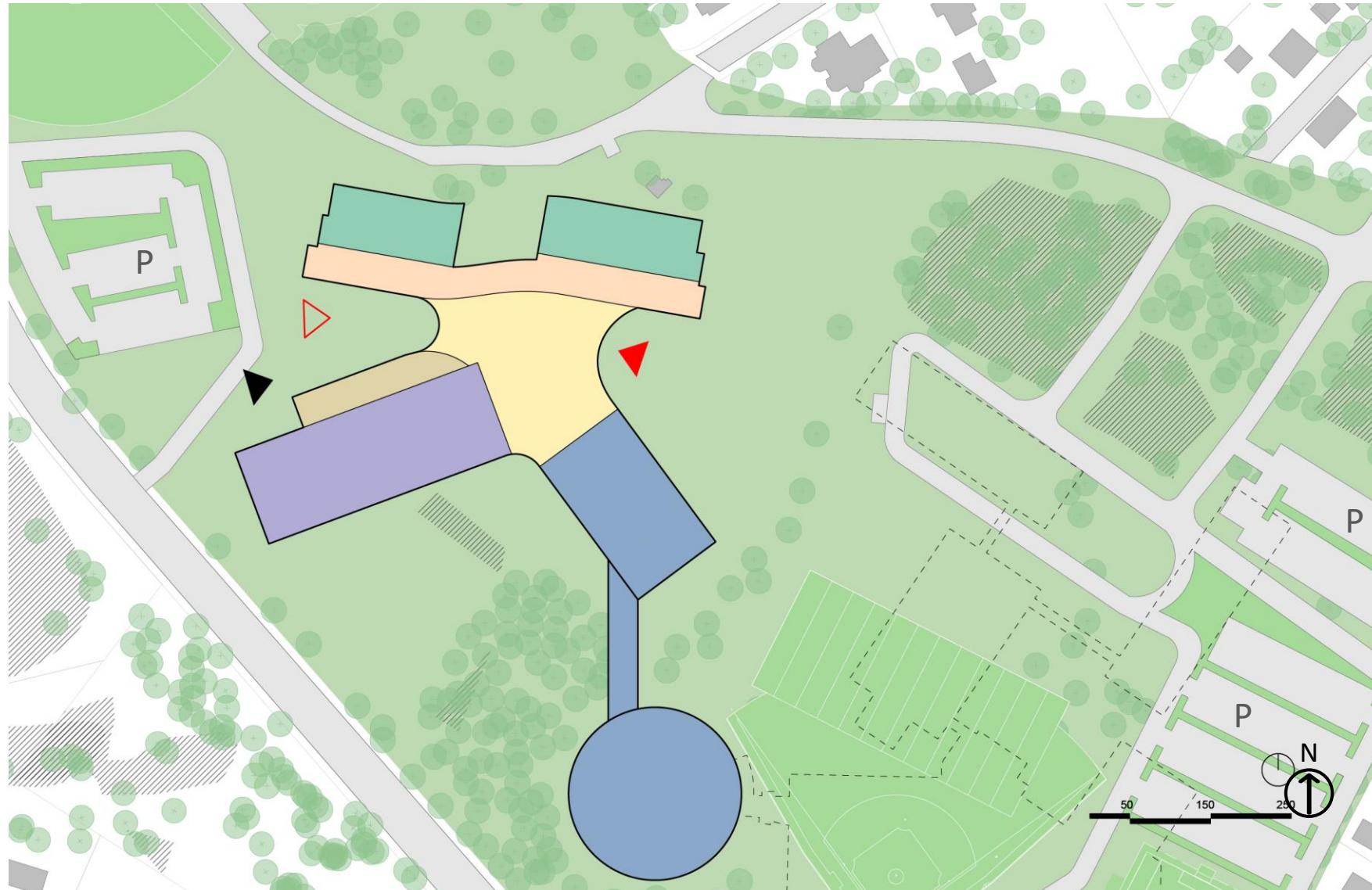
C.1b New Construction – 4 Story Academics





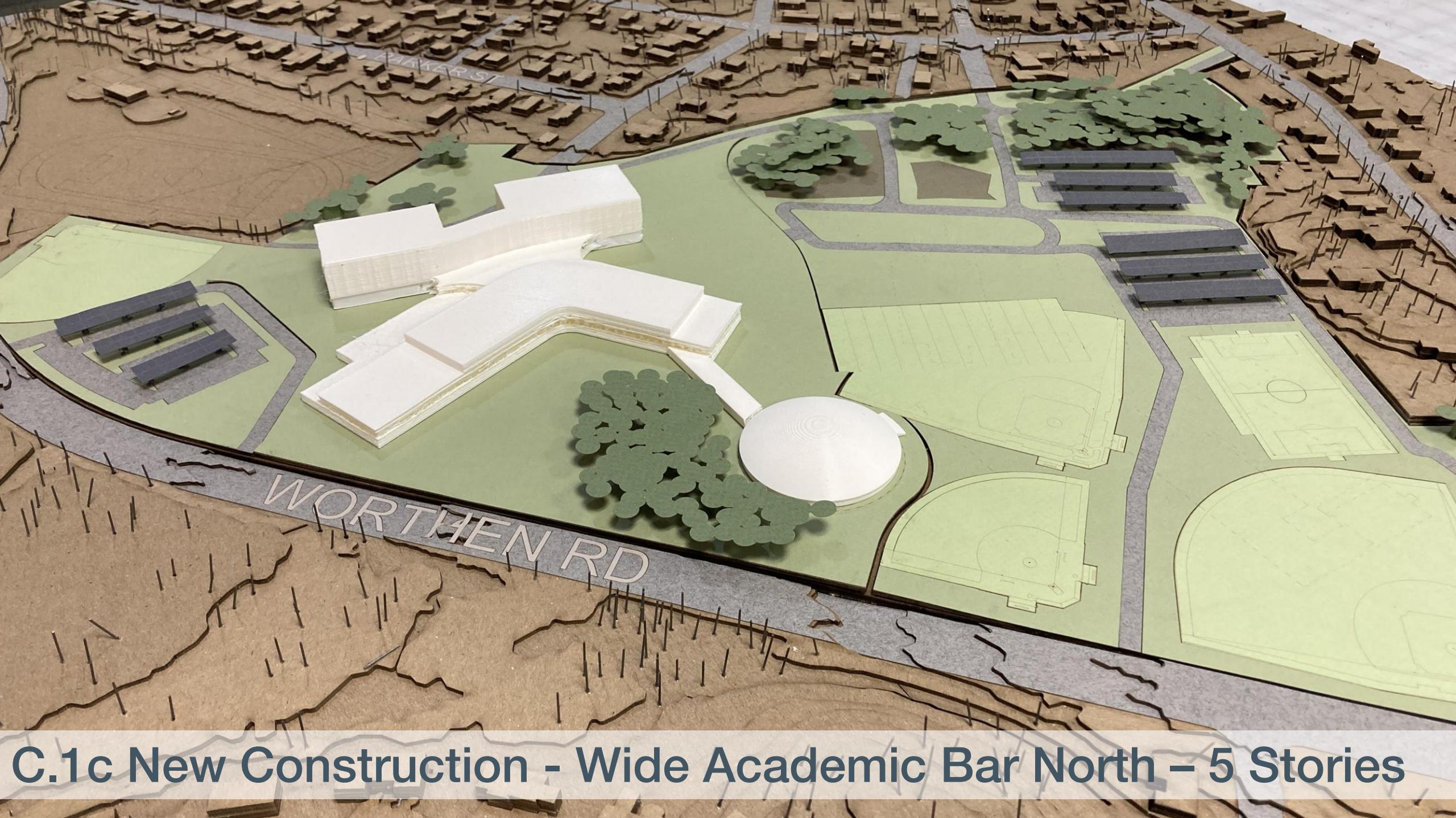
C.1b New Construction - Wide Academic Bar North – 4 Stories

C.1c New Construction – 5 Story Academics



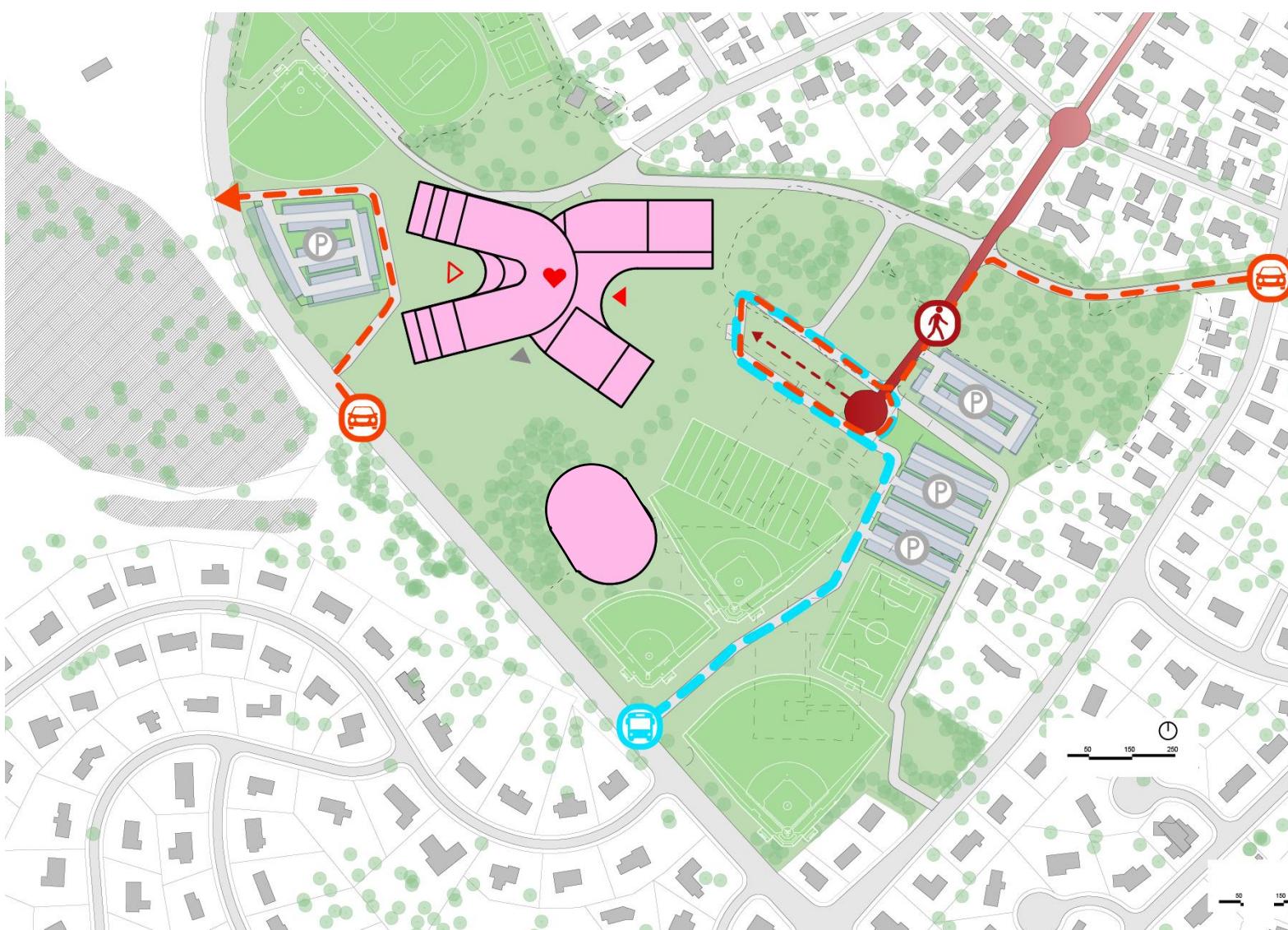
**Building Footprint:
206,000 sf**

- Legend
- Academics
 - Health, Wellness + Athletics
 - Fine + Performing Arts
 - Media Center
 - Dining Commons
 - Kitchen + Custodial
 - Admin
 - Primary Entrance
 - After-Hours Entrance
 - Loading Entrance



C.1c New Construction - Wide Academic Bar North – 5 Stories

C.2b New Construction - Wide Academic Bars West



Base Educational Program
Renovated Field House (Enlarged)
Building Footprint: 229,000 sf
Floors: 4

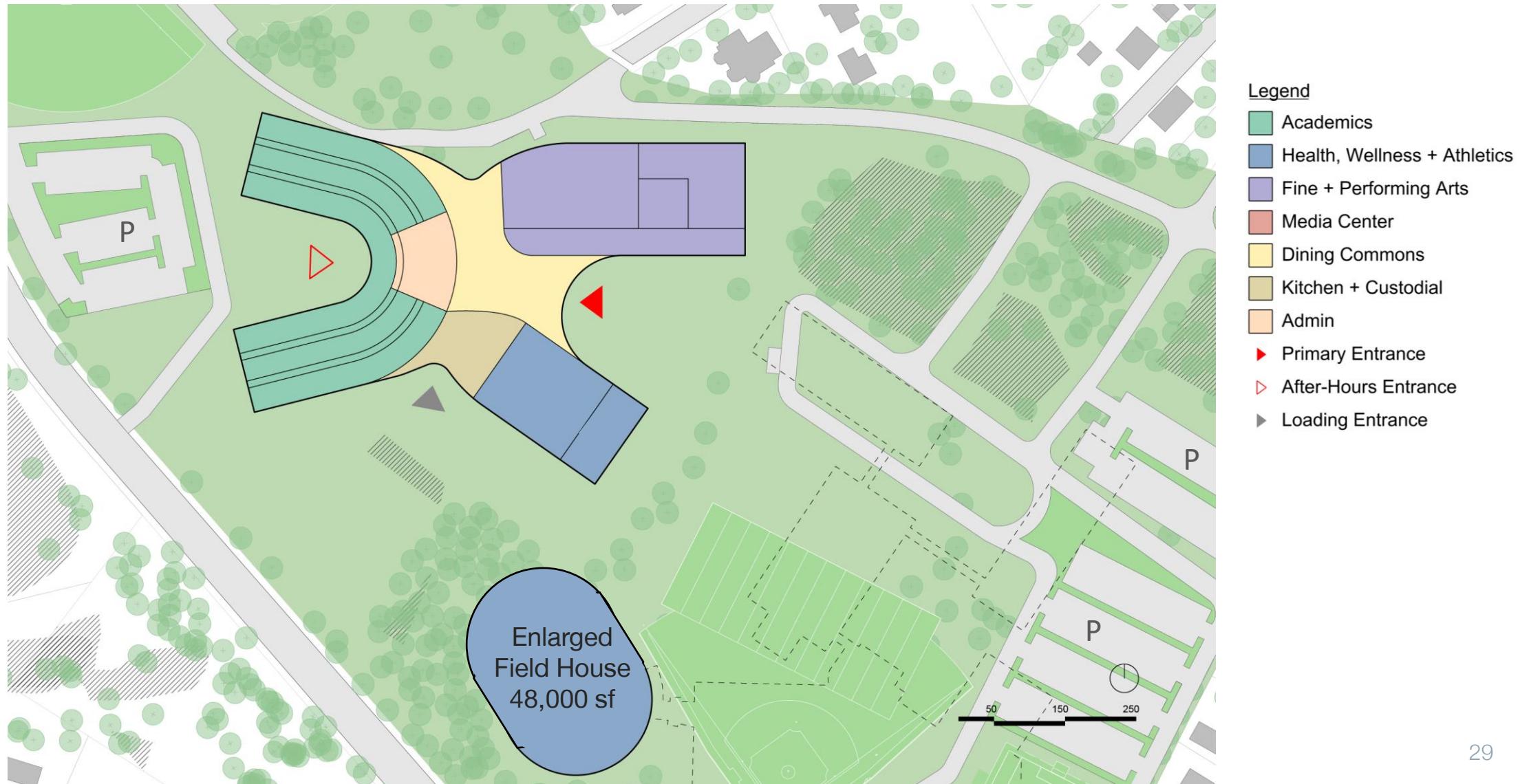
Pros:

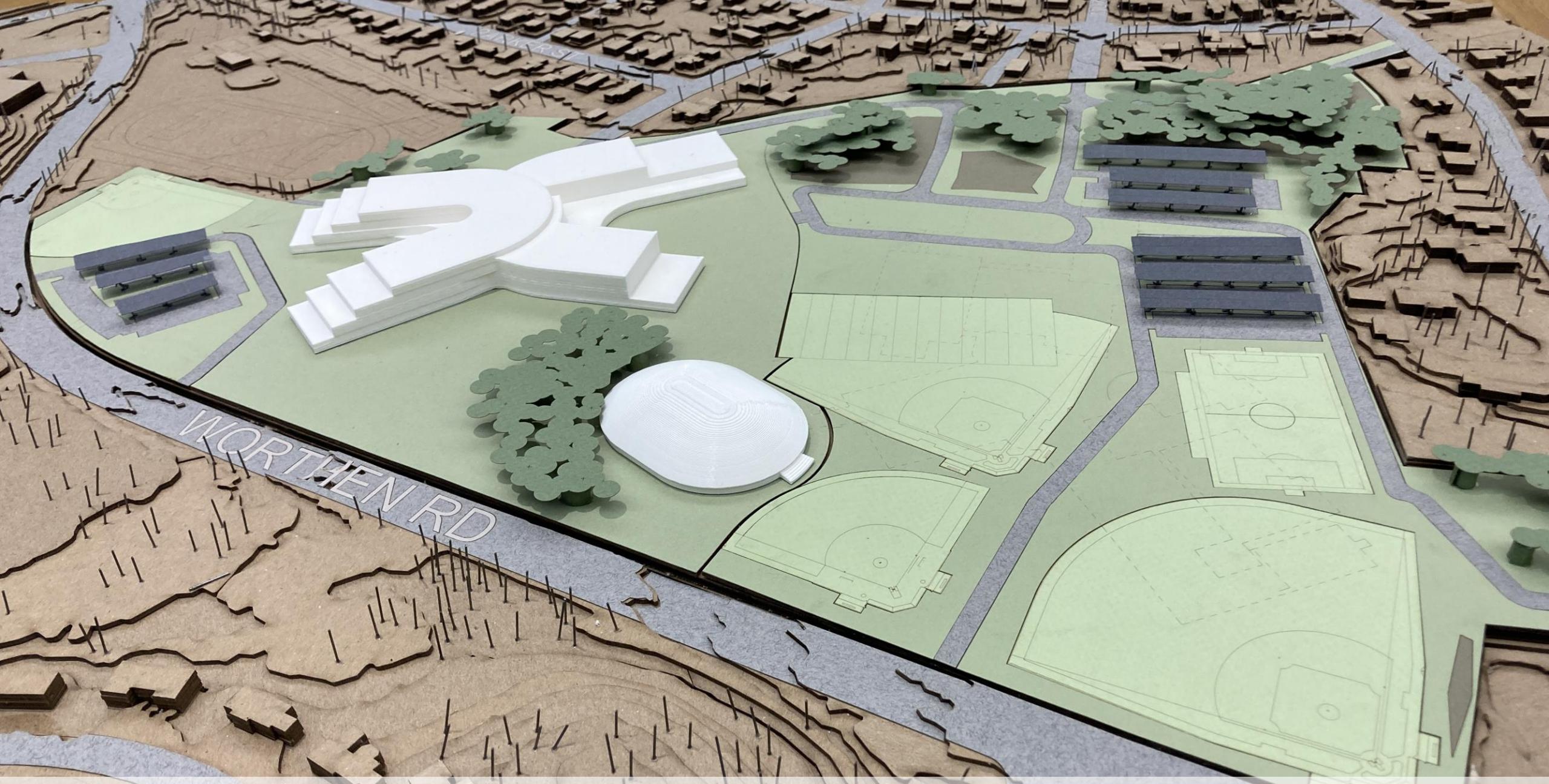
- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- 200m Indoor Track

Cons:

- Fields Separate from Center Rec Complex
- Monumental Appearance
- No Direct Field House Connection

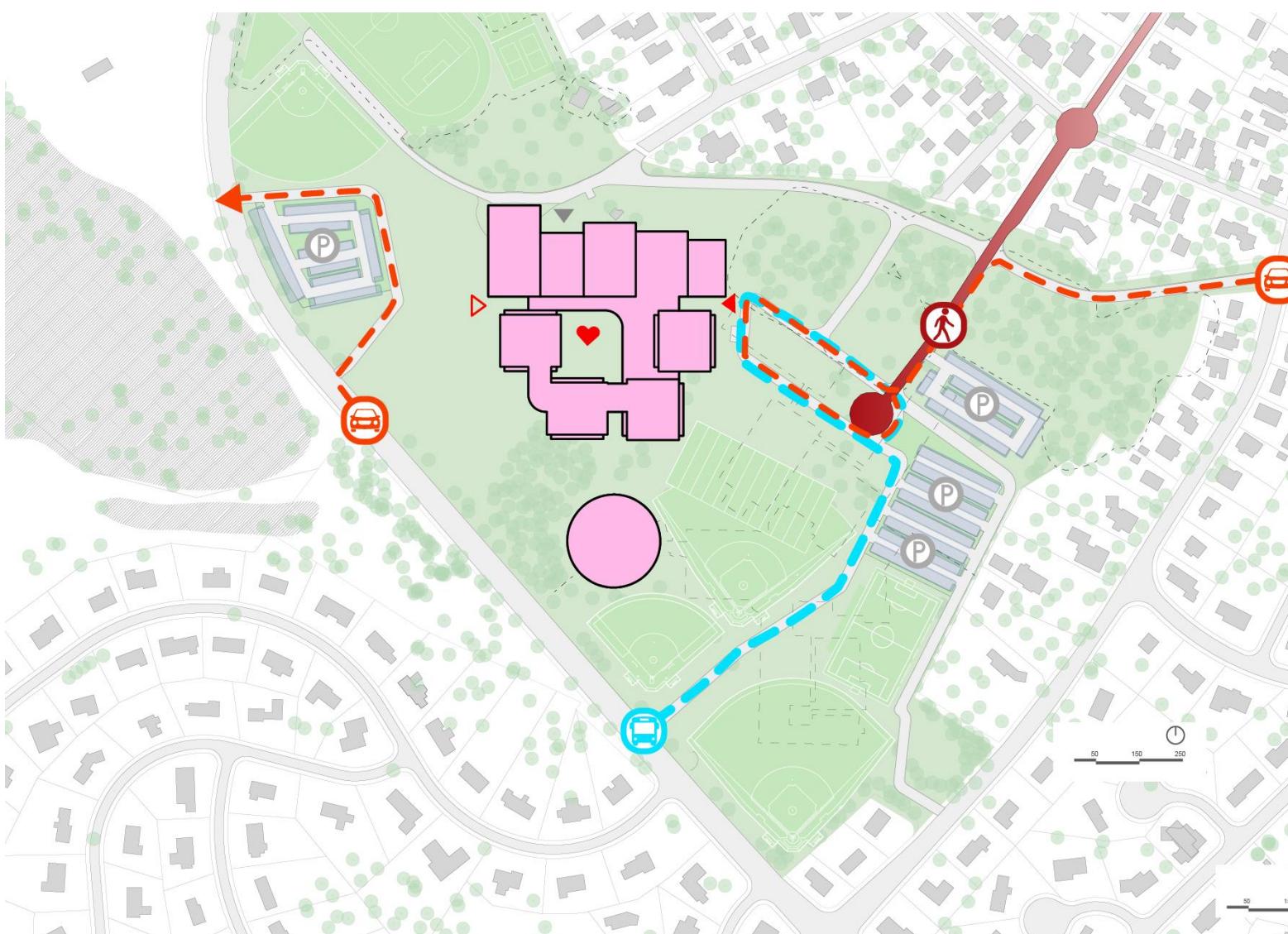
C.2b New Construction - Wide Academic Bars West





C.2b New Construction - Wide Academic Bars West – 4 Stories

C.4b New Construction – Academic Village



Base Educational Program
Renovated Field House
Building Footprint: 232,750
Floors: 4

Pros:

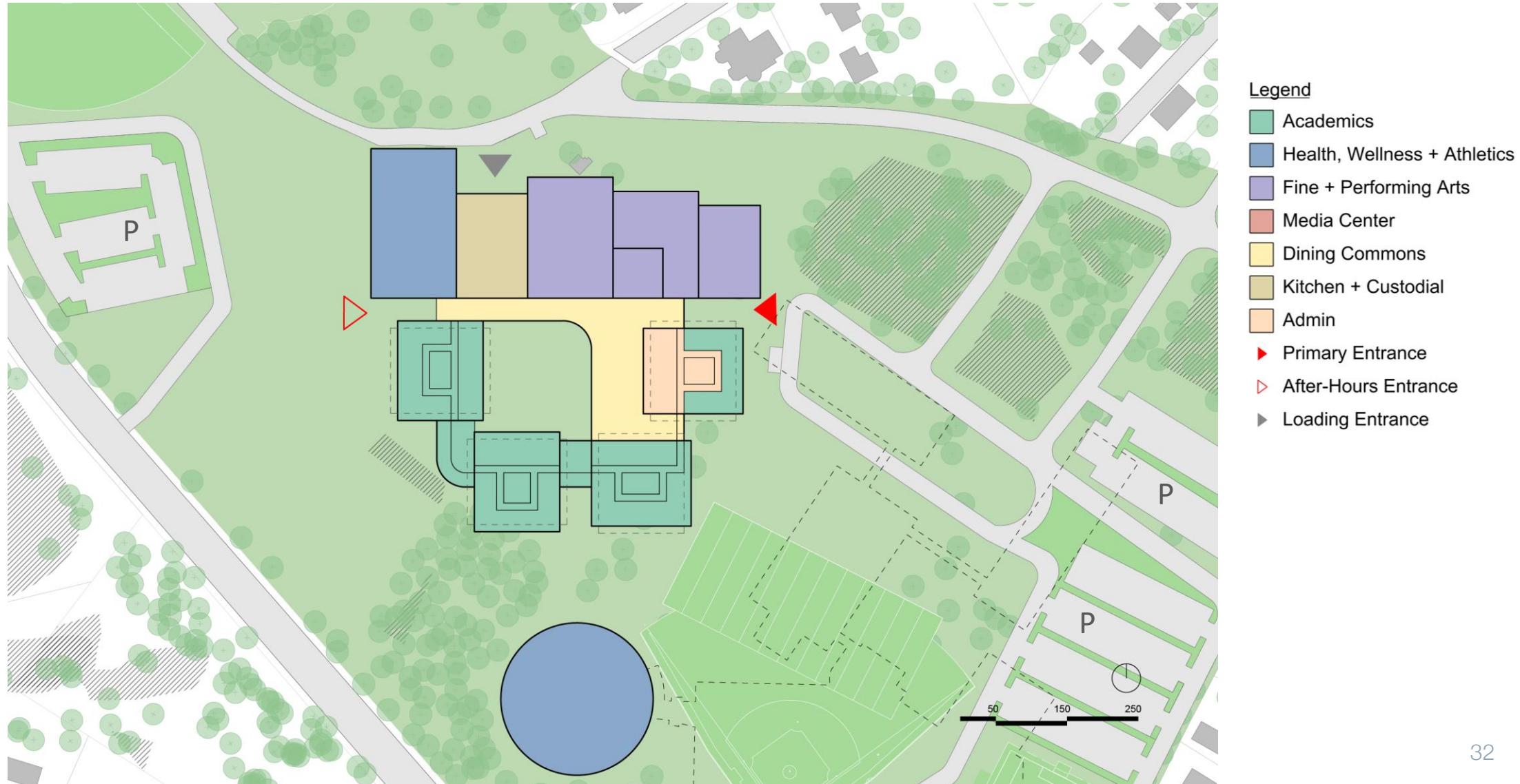
- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard

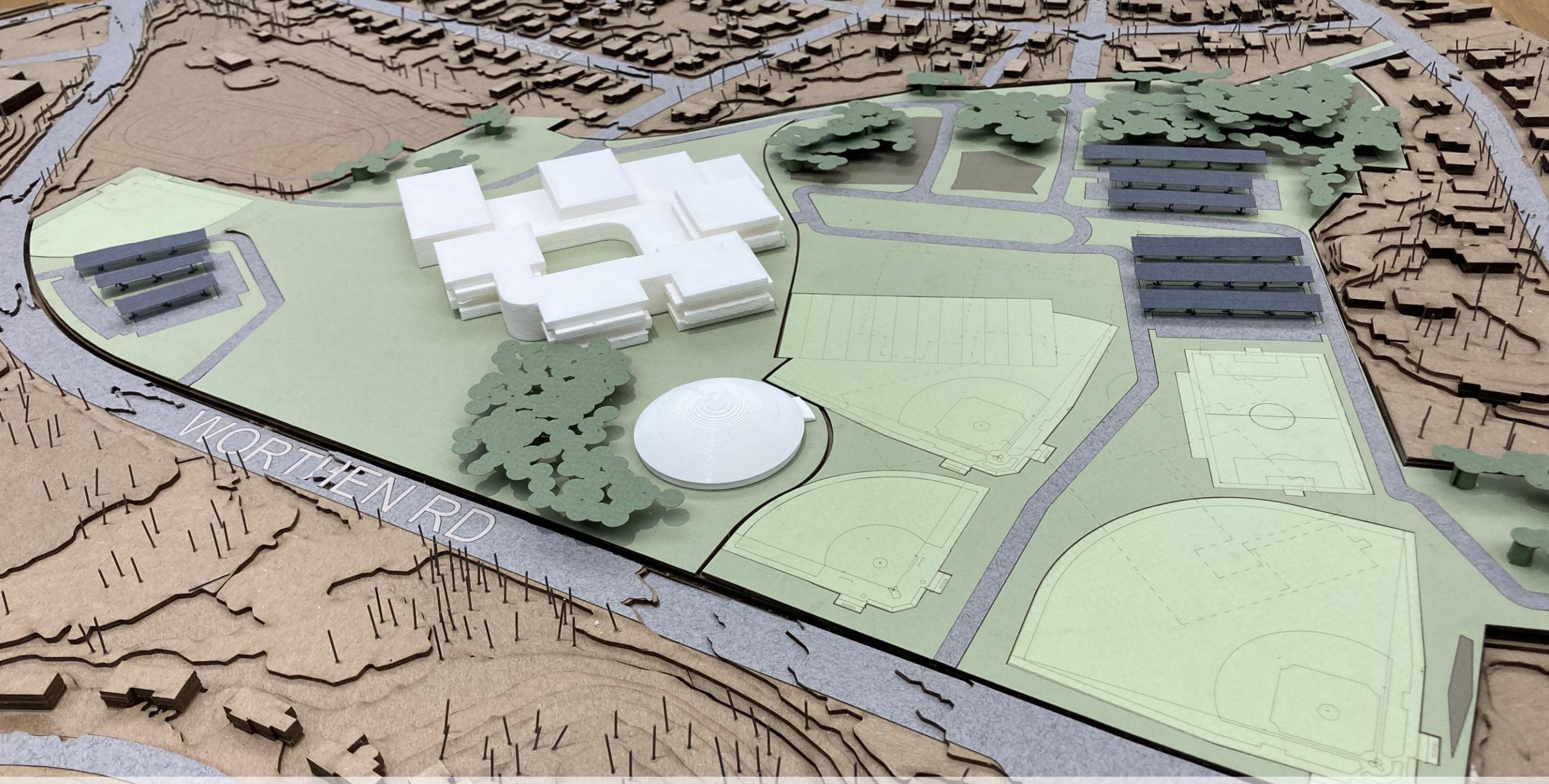
Cons:

- Fields Separate from Center Rec Complex
- Mix of Façade Orientations

Site Plan

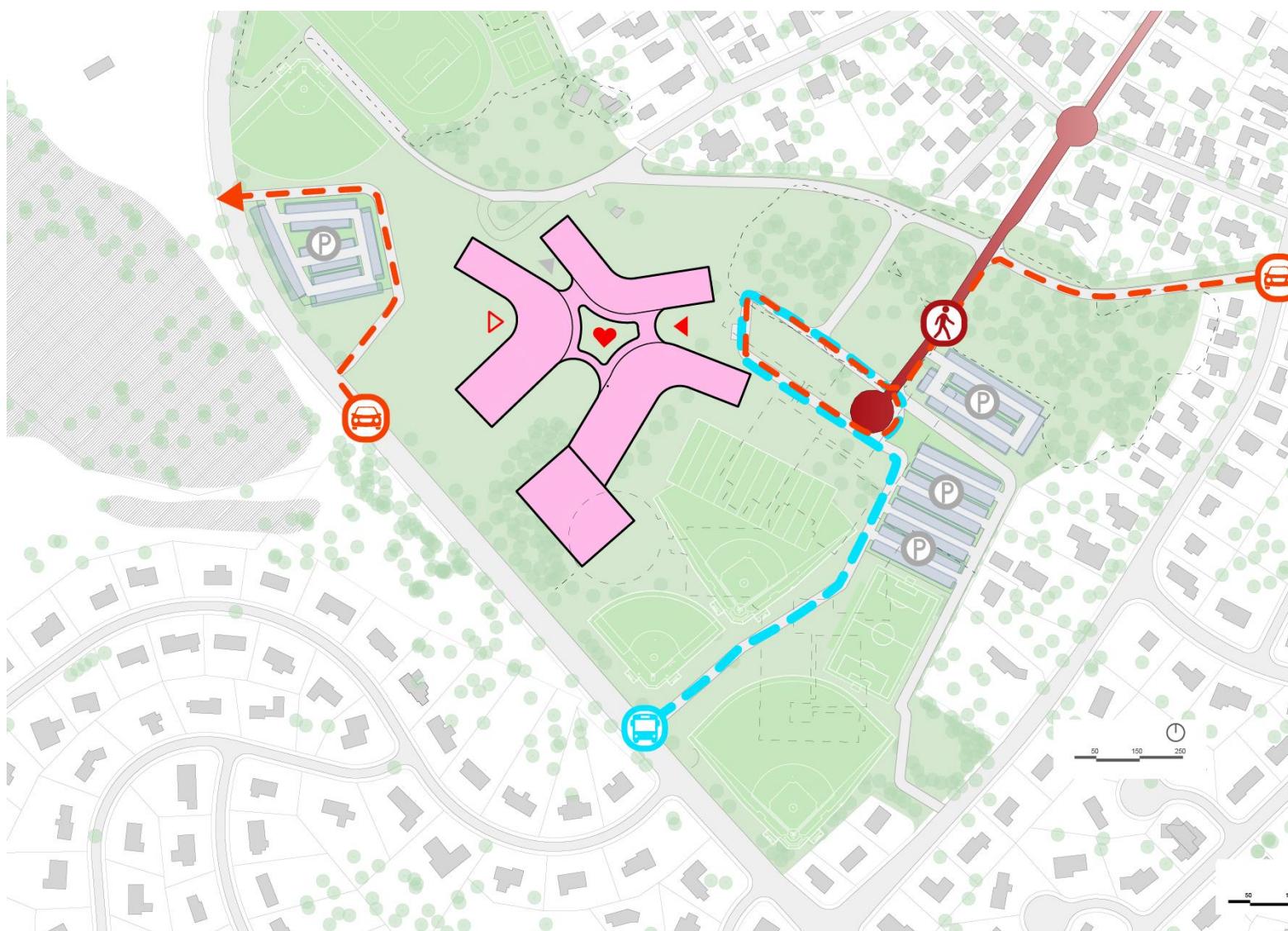
C.4b New Construction – Academic Village





C.4b New Construction - Academic Village – 4 Stories

C.5 New Construction



Base Educational Program
New 36,000 sf Field House
Building Footprint: 206,000
Floors: 4

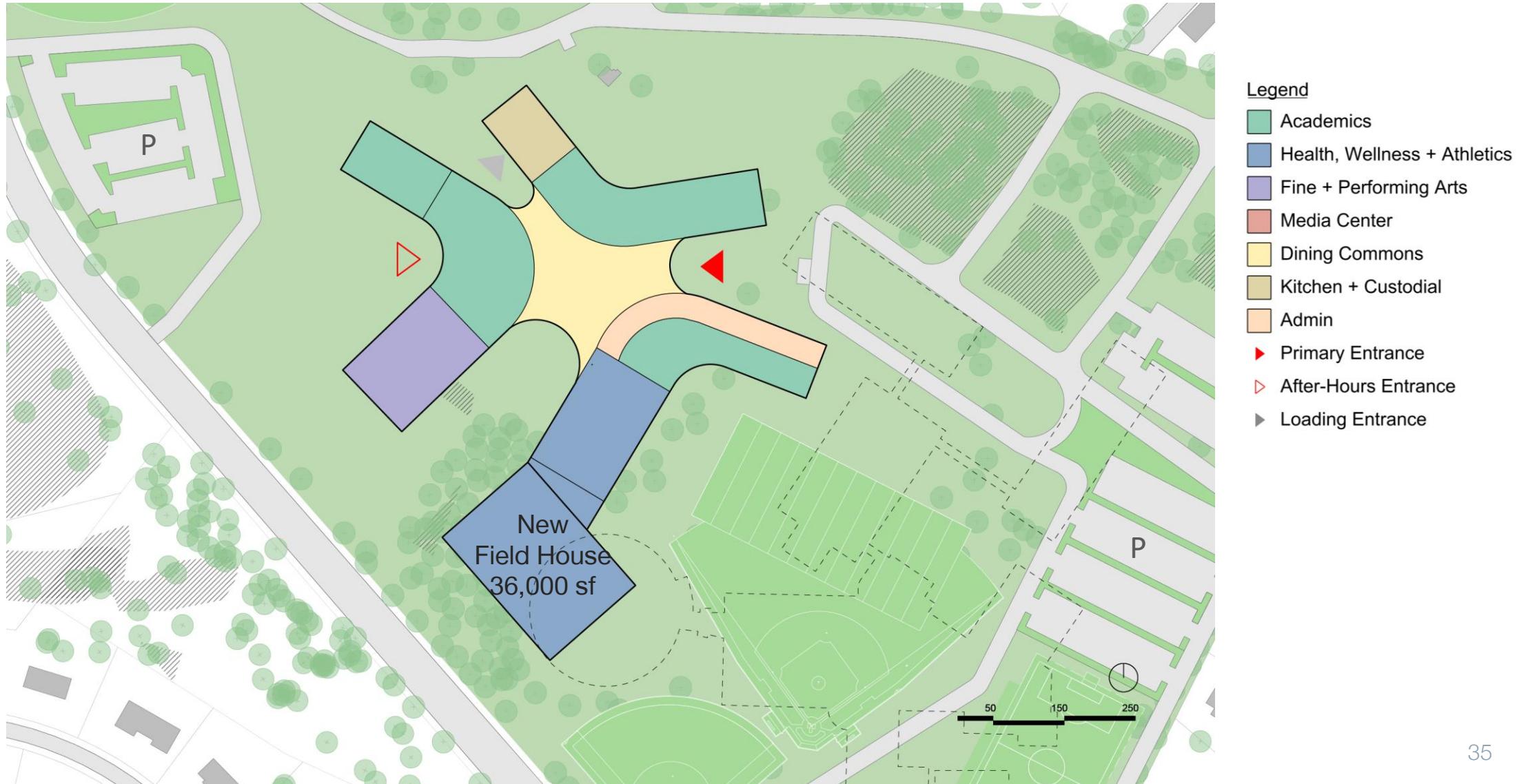
Pros:

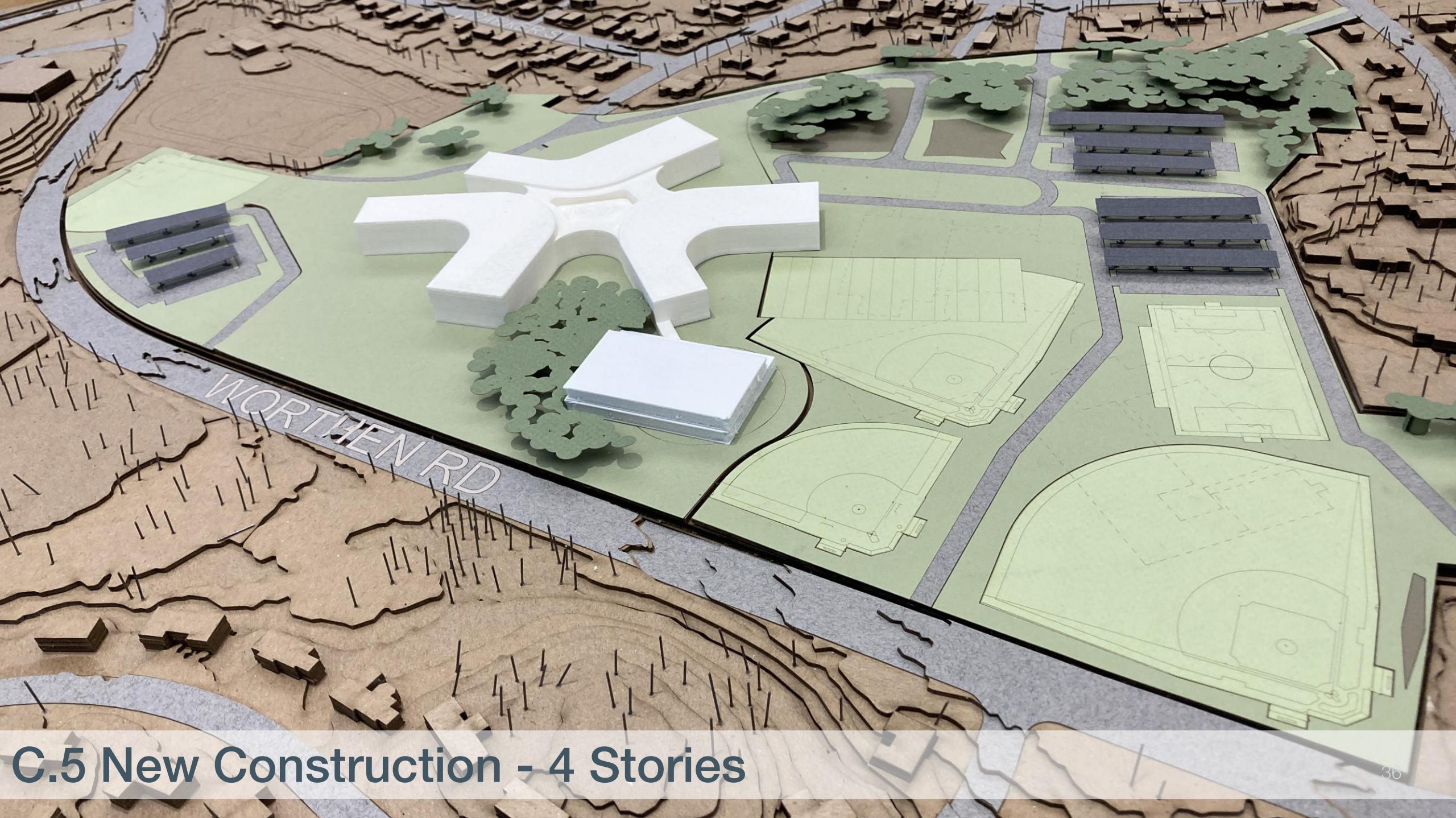
- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard
- Direct Connection to Field House
- 146m Track

Cons:

- Fields Separate from Center Rec Complex
- Mix of Façade Orientations

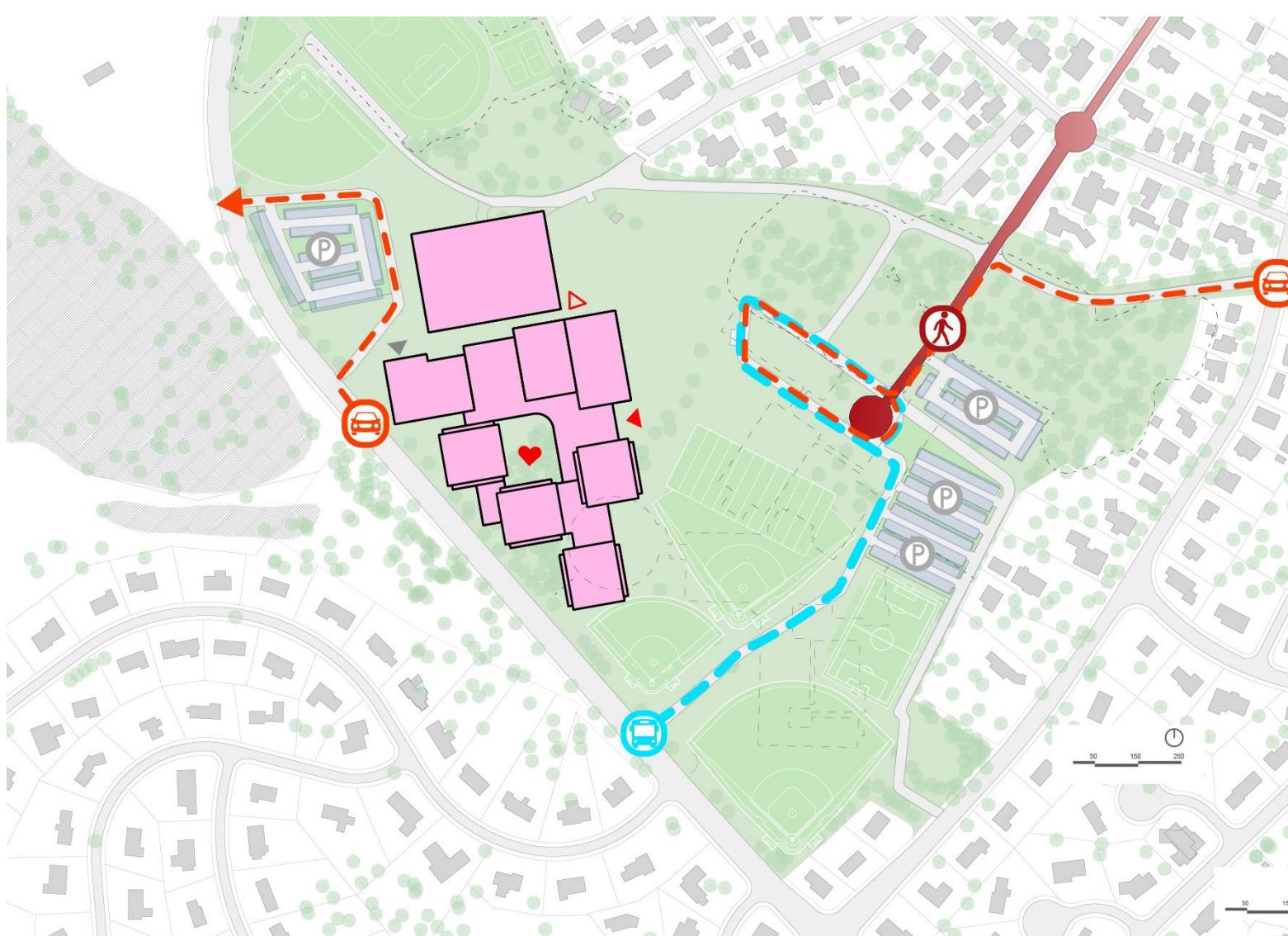
C.5 New Construction





C.5 New Construction - 4 Stories

D.1 New Construction – Phased with New Field House



Base Educational Program
New 72,000 sf Field House
Building Footprint: 279,000 sf
Floors: 4

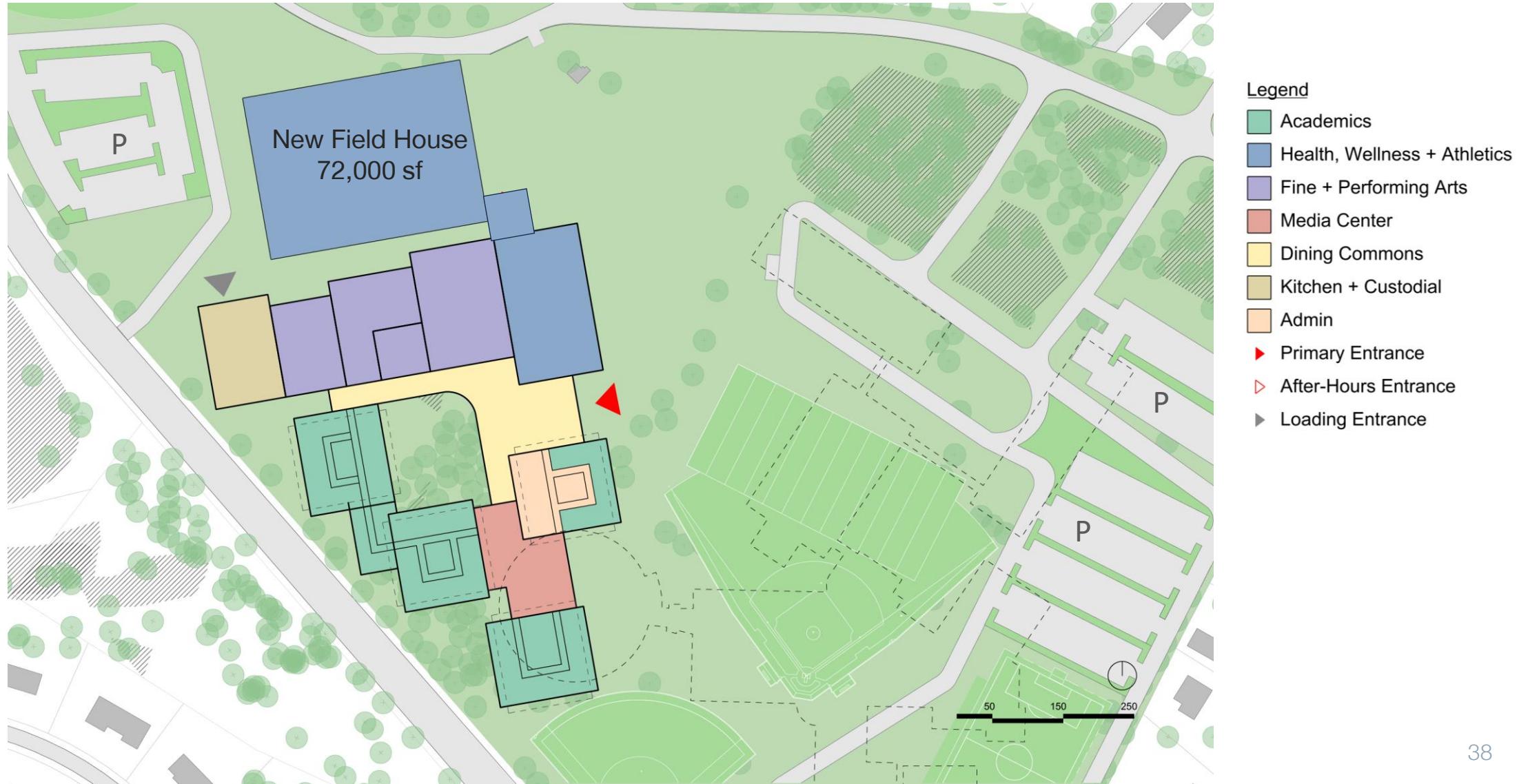
Pros:

- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard
- 200m Track

Cons:

- Fields Separate from Center Rec Complex

D.1 New Construction – Phased with New Field House





D.1 New Construction – Phased with New Field House

C New Construction - 4 Stories



C.1d



C.4c

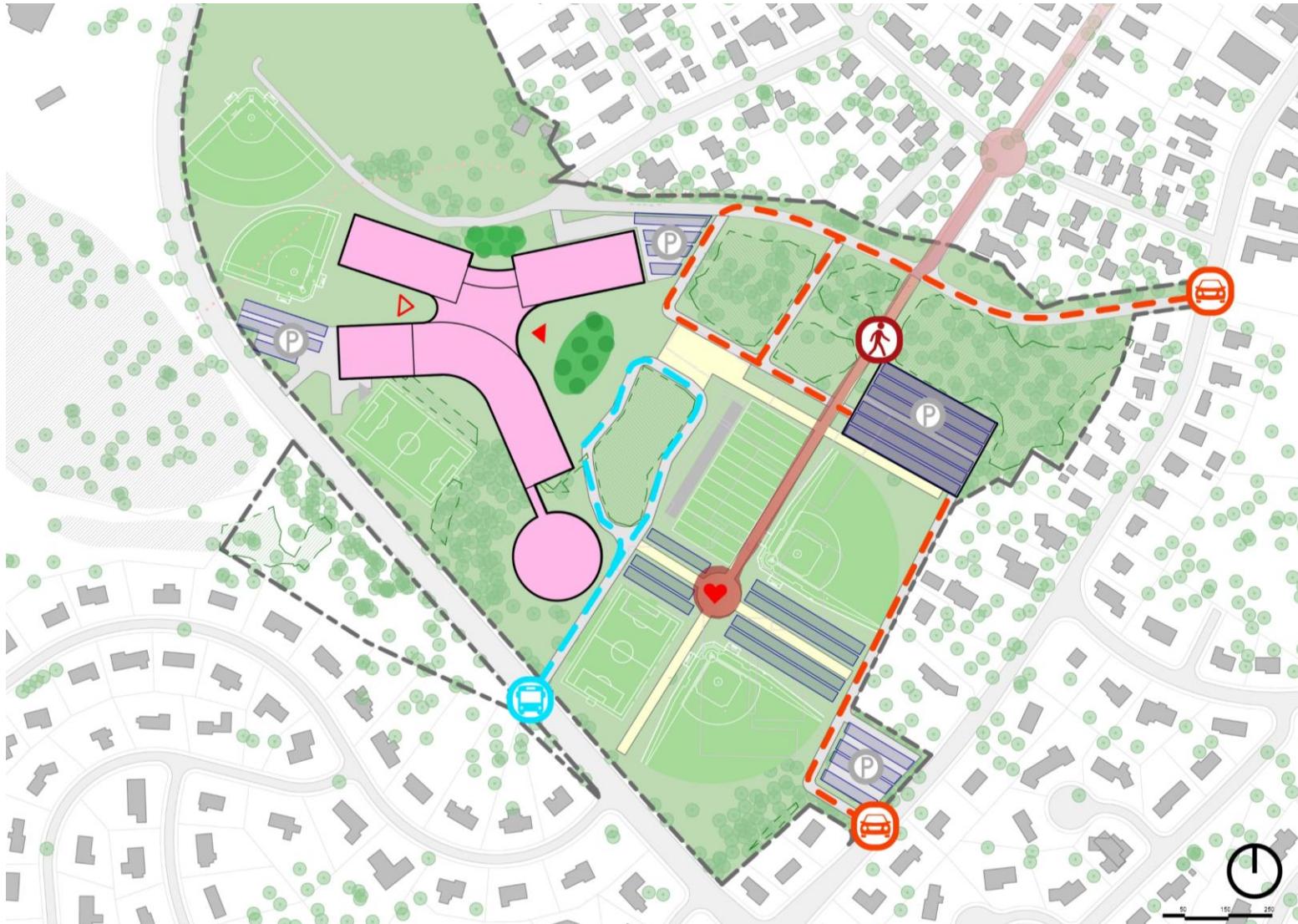


C.5b



C.6

C.1d New Construction – Two Bars



Base Educational Program
Renovated Field House
Building Footprint: 170,000 sf
Floors: 4

Pros:

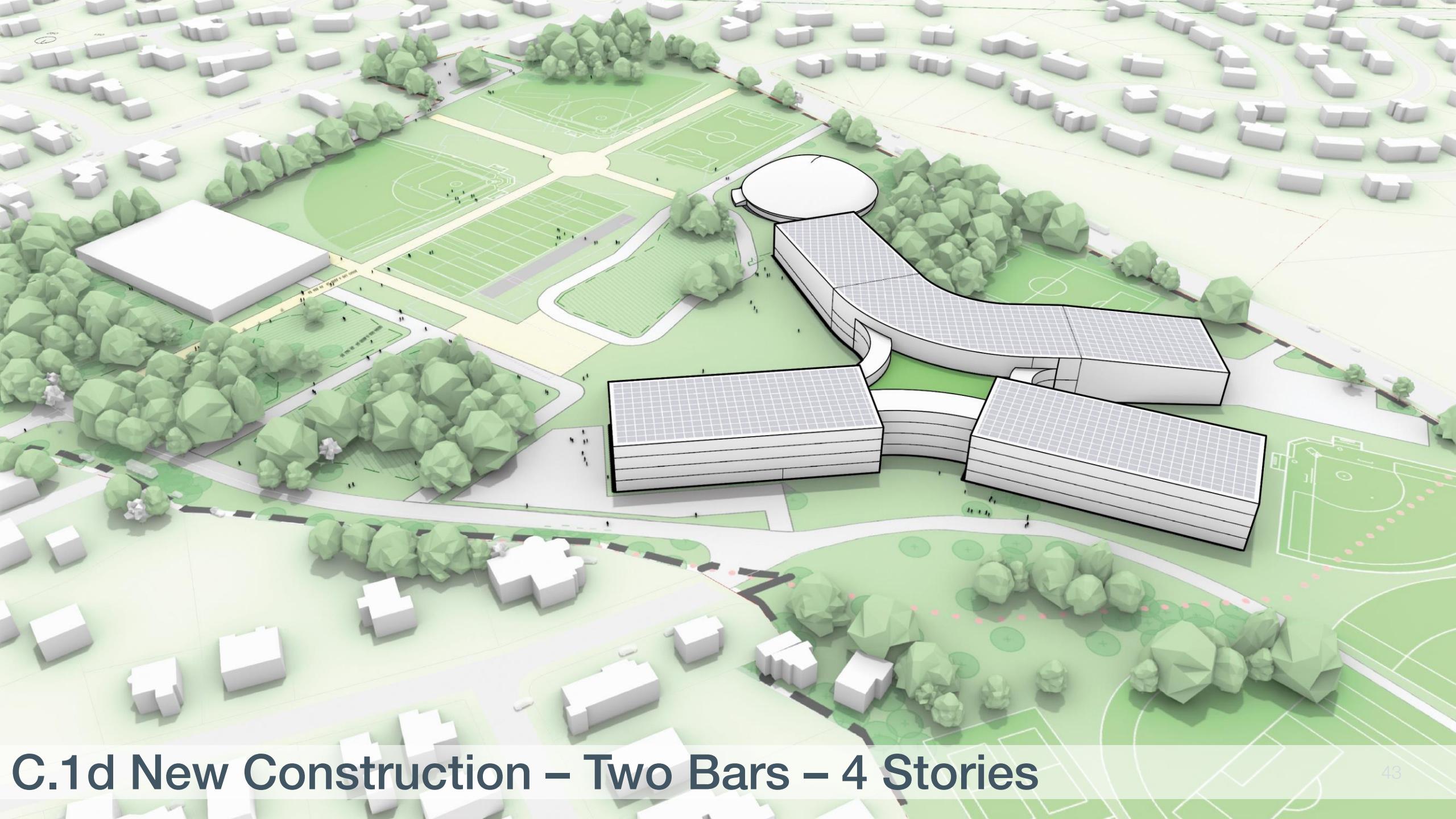
- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- Generous Entry at East
- Impact on wetlands < 5,000 sf

Cons:

- Fields Separate from Center Rec Complex
- Impact to Park Land

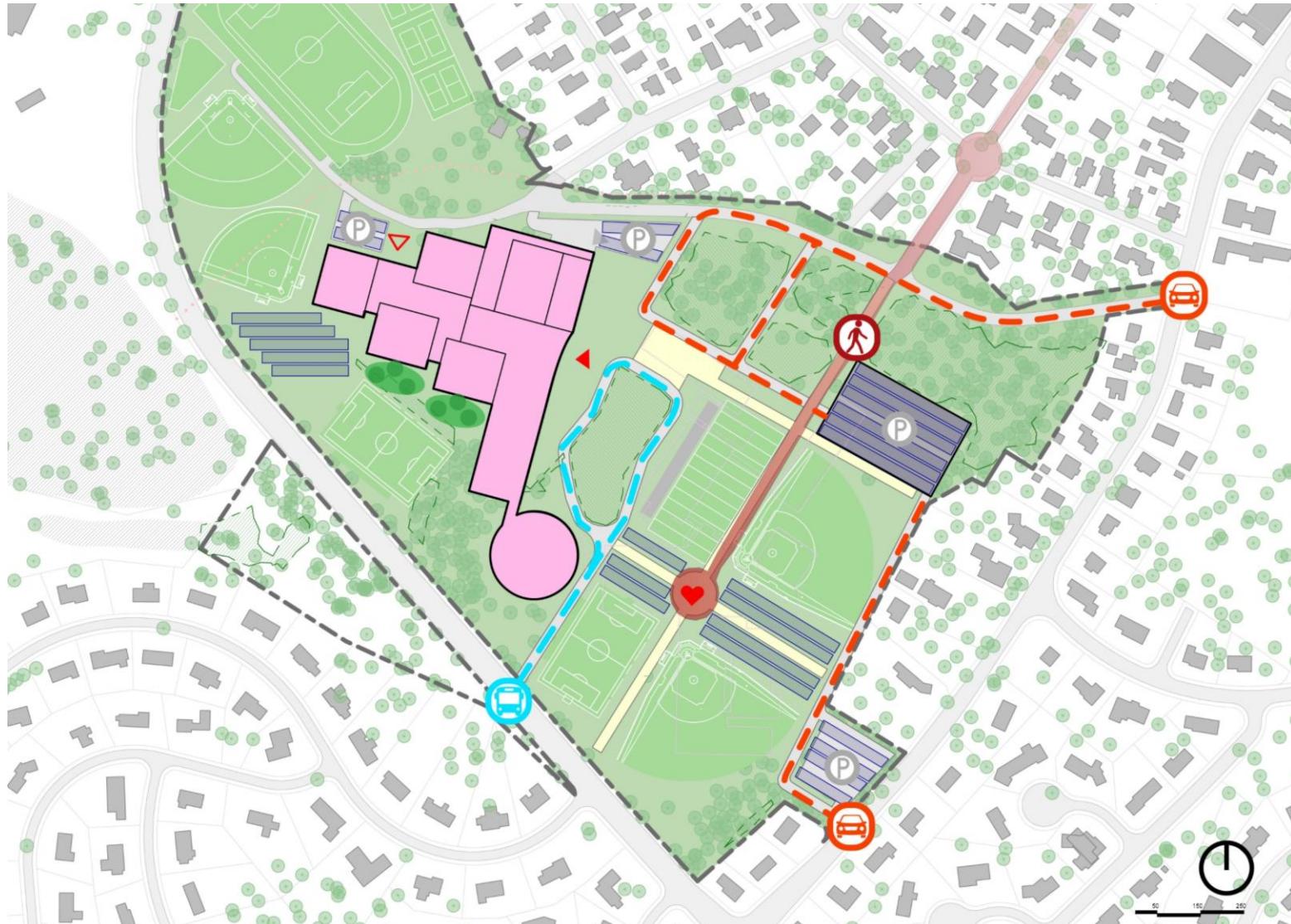
C.1d New Construction – Two Bars – 4 Stories





C.1d New Construction – Two Bars – 4 Stories

C.4c New Construction – Academic Village



Building Footprint: 196,000 sf
Floors: 4

Pros:

- Impact on wetlands < 5,000 sf
- Phasing is not required
- Separate safe circulation of bus, vehicle, bike, and pedestrian access

Cons:

- Site is bound by wetlands, so not as much space for future expansion
- Impact to Park Land

C.4c New Construction – Academic Village



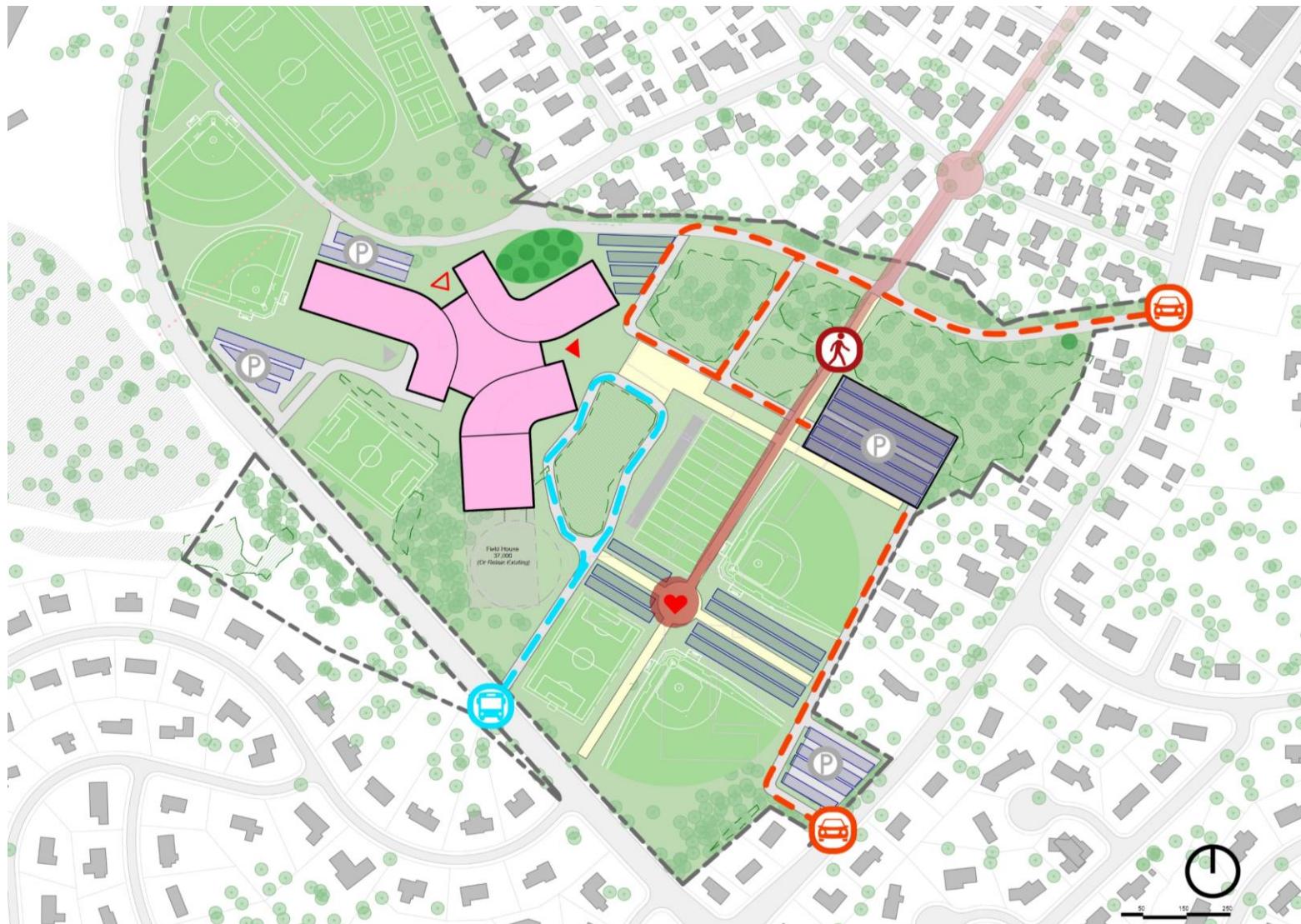
Level 1 Plan

- Legend
- Academics
 - Health, Wellness + Athletics
 - Fine + Performing Arts
 - Media Center
 - Dining Commons
 - Kitchen + Custodial
 - Admin
 - Primary Entrance
 - ▷ After-Hours Entrance
 - ▶ Loading Entrance



C.4c New Construction – Two Bars – 4 Stories

C.5b New Construction



Base Educational Program
New 36,000 sf Field House
Building Footprint: 168,800 sf
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard
- Direct Connection to Field House
- 146m Track
- Impact on wetlands < 5,000 sf

Cons:

- Fields Separate from Center Rec Complex
- Mix of Façade Orientations
- Impact to Park Land

C.5b New Construction – 4 Stories



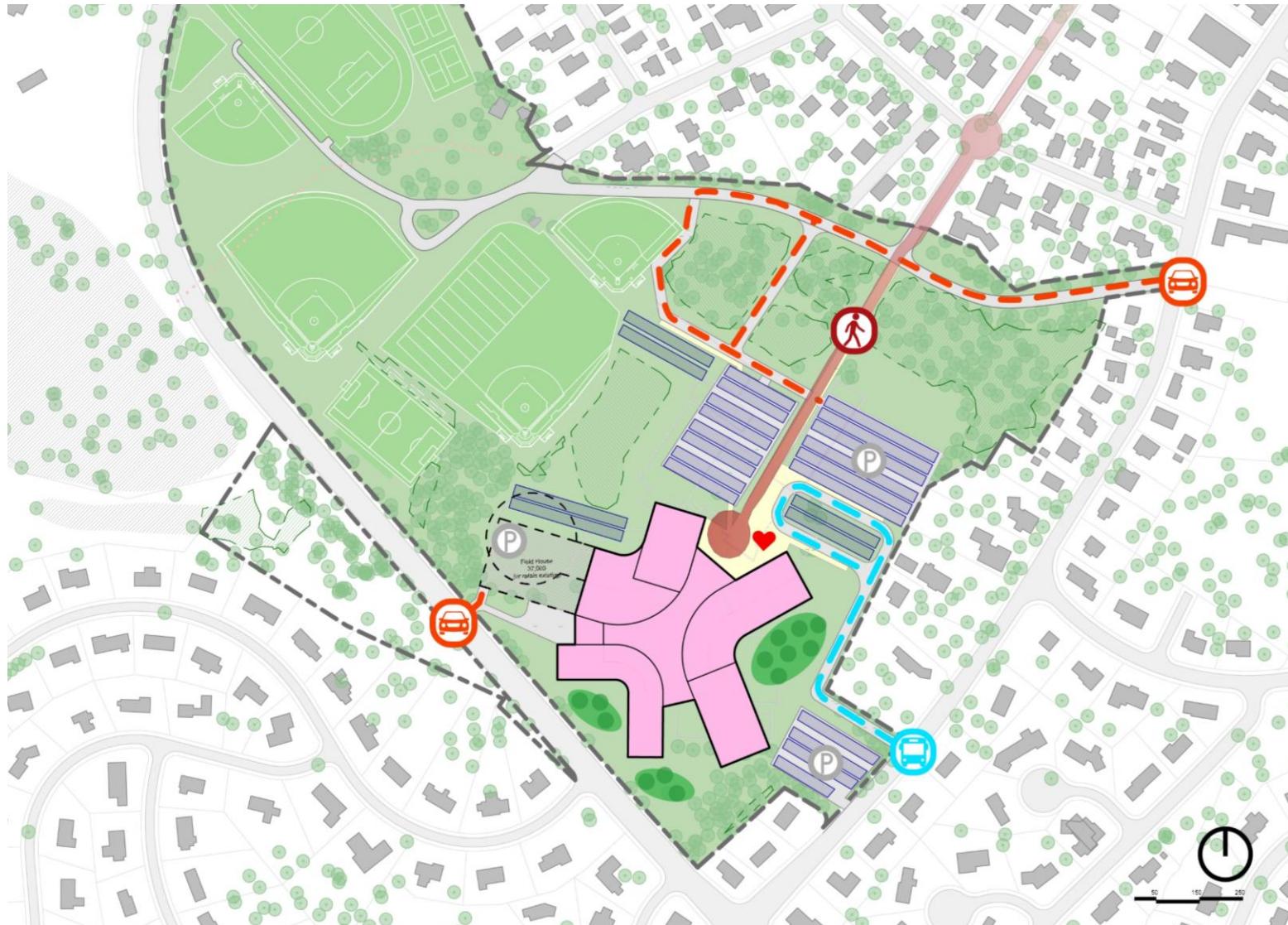
Level 1 Plan

- Legend**
- Academics
 - Health, Wellness + Athletics
 - Fine + Performing Arts
 - Media Center
 - Dining Commons
 - Kitchen + Custodial
 - Admin
 - Primary Entrance
 - ▷ After-Hours Entrance
 - Loading Entrance



C.5b New Construction - 4 Stories

C.6 New Construction - Phased



Building Footprint: 179,000 sf
Floors: 4
New 37,000 sf Field House

Pros:

- No direct impact to wetlands
- No direct impact to Park Land
- Rec fields remain in place
- Nice pedestrian connection to Muzey Street
- Can be realized without the use of modulars

Cons:

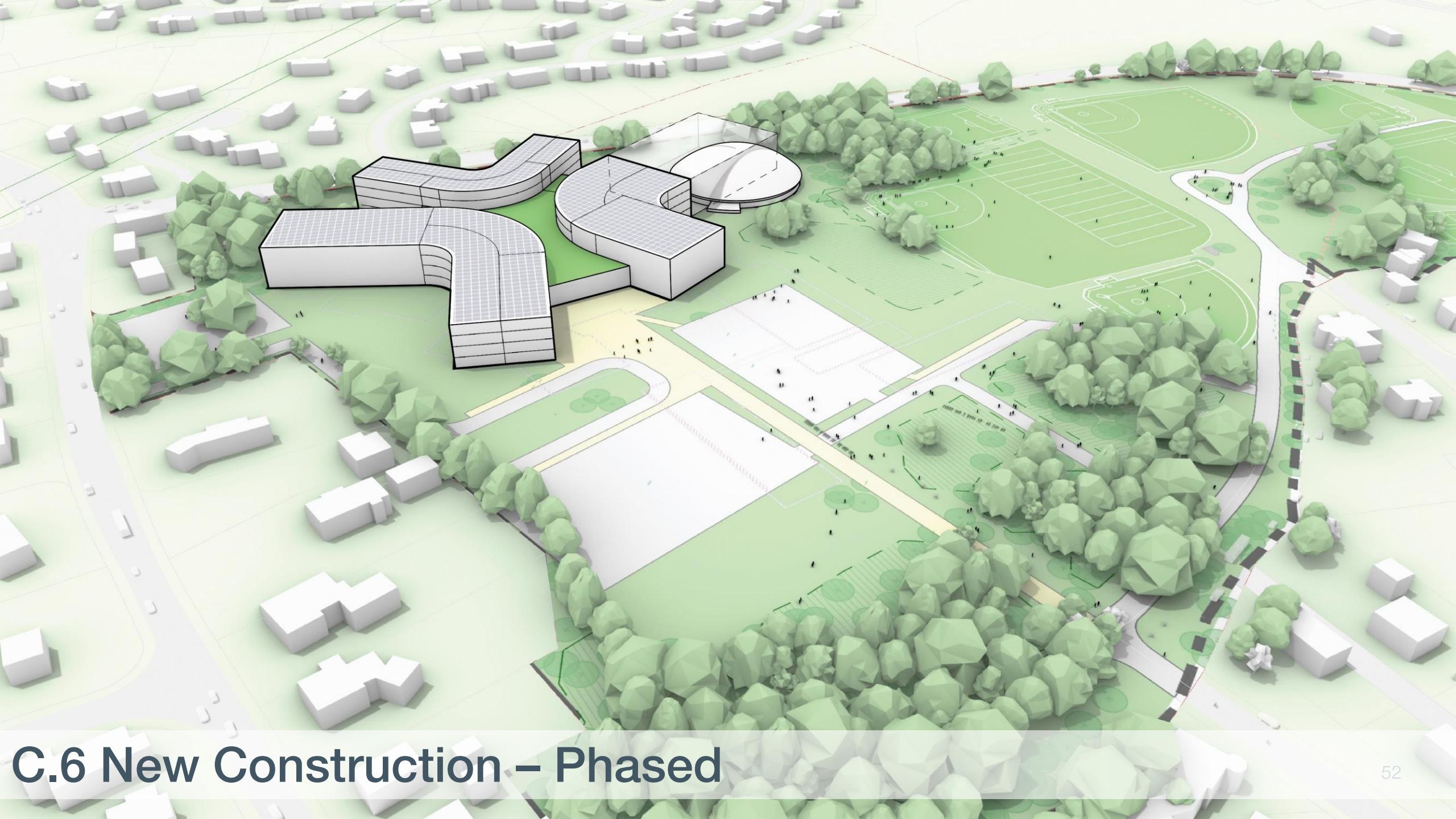
- Multi-Phase Construction
- Site pushed close to Worthen Rd, requiring new drop off circulation

C.6 New Construction - Phased



Level 1 Plan

- Legend
- Academics
 - Health, Wellness + Athletics
 - Fine + Performing Arts
 - Media Center
 - Dining Commons
 - Kitchen + Custodial
 - Admin
 - Primary Entrance
 - ▷ After-Hours Entrance
 - Loading Entrance



C.6 New Construction – Phased

DORE + WHITTIER SBC Coordination Meeting Agenda – April 29, 2024, 12:00PM

1. Call to Order & Intro
2. Review PDP Alternatives Drafts (Design Options)
- 3. Review Cost Estimate/Alternatives**
4. Taxpayer Impact Update
5. Proposed Topic for Next Agenda
6. Public Comment
7. Adjourn

Lexington High School Project

Preliminary Design Program (PDP) notes for 4/25 PBC and 4/29 SBC

NOTE: The costs for the various PDP Options indicated above are intended to be an **analysis of the relative costs between options** and **NOT a prediction of the actual final cost** of any individual option. Major variables such as geotechnical, site grading, wetland determination, structural system and final MEP systems have yet to be designed and costs will vary significantly from the benchmark cost estimating included as part of this PDP cost analysis. **The costs outlined in this report should not be represented as the FINAL construction budget.**

From April 2024, we have approximately 3 years of design work remaining and many decisions yet to make until we complete 100% Construction documents.

Estimate Assumptions

1. Building Resiliency - Level 2 (except food prep) for Fieldhouse/Gym, Level 3 for remainder of building.
2. LEED gold assumed
3. Zero Net Energy assumed
4. PV Included
5. Battery storage Included
6. 450 Parking spots assumed
7. EV car charging 18 spots (4% per stretch code) assumed, 50% remaining parking EV Ready
8. Geothermal Well system included (560 bore holes @ 500' deep)
9. Modular costs included for option A.1 – 60 , B.2 – 50, C.6 – 30
10. All options maintain same quantity and utilization of athletic fields for program and orientation
11. Incorporates Lexington's Integrated Design Policy and specialized stretch code
12. All Electric Mechanical systems (no fossil fuels to building)
13. All options meet Education Program requirements except the Base Repair option

Qualifications (that could impact pricing)

1. Final determination on Mechanical system
2. Wetland determination
3. Construction sequencing and phasing
4. Future expansion premiums not included

Pricing overview (Total Project Cost FOR Ed Program only)

- Base Repair option \$290m-\$310m
- Add/Reno options \$590m-\$670m
- New construction options (ed program only) \$590-\$620m
- Additional scope items such as Field House, Pool, Central offices are listed in Table B

Lexington High School Project

Preliminary design Program - Relative cost summary

4/29/2024

General Note:
The costs for the various PDP Options indicated below are intended to be an analysis of the relative costs between options and NOT a prediction of the actual final cost of any individual option. Major variables such as geotechnical, site grading, wetland determination, structural system and final MEP systems have yet to be designed and costs will vary significantly from the benchmark cost estimating included as part of this PDP cost analysis. The costs outlined in this report should not be represented as the FINAL construction budget.

Table A - Massing Study Alternatives

Scope Option	Scope Description	GSF	Construction Costs Only							Project cost \$psf	Notes	
			PM&C Estimate (\$)	A.M. Fogarty Estimate (\$)	Average	Structured Parking	Total Construction Sqft	Soft cost (20%)	Owner Contingency (%)	Modulars		
Option A.1	Base Repair/Code Upgrade - No architectural	352,000	\$ 218,512,905	\$ 226,373,980	\$ 222,443,443	\$ 222,443,443	\$ 44,488,689	\$ 11,122,172	\$ 23,100,000	\$ 301,154,303	\$.856 4 year duration, requires 60 modulars	
Option B.1	Add/Reno - Phased in place, retaining buildings G&J structure	440,816	\$ 478,691,086	\$ 507,376,143	\$ 493,033,615	\$ 493,033,615	\$ 98,406,723	\$ 24,651,681	\$ 19,250,000	\$ 635,542,018	\$ 1,442 5 year duration, requires 50 modulars	
Option B.2	Add/Reno - Addition on fields, retaining building G&J structure	440,816	\$ 466,305,180	\$ 483,366,165	\$ 474,835,673	\$ 474,835,673	\$ 94,967,135	\$ 23,741,784	\$	\$ 593,544,591	\$ 1,346 4 year duration	
Option B.3	Add/Reno - 4 story - Includes structure parking. Phased in place retaining buildings C&C	440,816	\$ 471,699,975	\$ 530,690,545	\$ 501,195,260	\$ 22,016,250	\$ 523,211,510	\$ 104,642,302	\$ 26,160,576	\$ 11,550,000	\$ 665,564,388 \$ 1,510 5 year duration, requires 30 modulars	
Option C.1a	New Construction - 3 Story. On fields, 1 phase	440,816	\$ 480,539,042	\$ 492,622,244	\$ 486,580,643	\$ 486,580,643	\$ 97,316,129	\$ 24,329,032	\$	\$ 608,225,804	\$ 1,380 4 year duration	
Option C.1b	New Construction - 4 story. On fields, 1 phase	440,816	\$ 475,127,679	\$ 485,120,622	\$ 478,899,929	\$ 478,899,929	\$ 95,779,986	\$ 23,944,996	\$	\$ 598,624,911	\$ 1,358 4 year duration	
Option C.1c	New Construction - 5 story. On fields, 1 phase	440,816	\$ 472,151,564	\$ 483,791,719	\$ 477,971,642	\$ 477,971,642	\$ 95,594,328	\$ 23,898,582	\$	\$ 597,464,352	\$ 1,355 4 year duration	
Option C.1d	New Construction - includes structure parking. 4 Story. On fields, 1 phase, reduced wetlands impact	440,817	\$ 469,712,242	\$ 482,877,335	\$ 476,294,789	\$ 22,016,250	\$ 498,311,039	\$ 99,662,208	\$ 24,915,552	\$	\$ 622,888,798	\$ 1,413 4 year duration
Option C.2a	New Construction - 3 story. On fields, 1 phase	440,816	\$ 479,210,725	\$ 491,367,627	\$ 485,289,176	\$ 485,289,176	\$ 97,057,835	\$ 24,264,459	\$	\$ 606,611,470	\$ 1,376 4 year duration	
Option C.2b	New Construction - 4 story. On fields, 1 phase	440,816	\$ 472,231,386	\$ 484,694,050	\$ 478,462,718	\$ 478,462,718	\$ 95,692,544	\$ 23,923,138	\$	\$ 598,078,398	\$ 1,357 4 year duration	
Option C.3a	New Construction - 3 story. On fields, 1 phase	440,816	\$ 477,882,285	\$ 490,113,008	\$ 483,997,647	\$ 483,997,647	\$ 96,799,529	\$ 24,199,882	\$	\$ 604,997,058	\$ 1,372 4 year duration	
Option C.4a	New Construction - 3 story. On fields, 1 phase	440,816	\$ 483,204,320	\$ 495,131,479	\$ 489,167,900	\$ 489,167,900	\$ 97,833,580	\$ 24,458,395	\$	\$ 611,459,874	\$ 1,387 4 year duration	
Option C.4b	New Construction - 4 story. On fields, 1 phase	440,816	\$ 475,087,497	\$ 486,920,999	\$ 481,004,248	\$ 481,004,248	\$ 96,206,850	\$ 24,050,212	\$	\$ 601,255,310	\$ 1,364 4 year duration	
Option C.4c	New Construction - includes structure parking. 4 story. On fields, 1 phase, reduced wetlands impact	440,816	\$ 473,690,168	\$ 486,008,920	\$ 479,849,544	\$ 22,016,250	\$ 501,865,794	\$ 100,373,159	\$ 25,093,290	\$	\$ 627,332,243	\$ 1,423 4 year duration
Option C.5	New Construction - 4 story. On fields, 1 phase	440,816	\$ 471,712,175	\$ 483,133,391	\$ 477,422,783	\$ 477,422,783	\$ 95,484,557	\$ 23,871,139	\$	\$ 596,778,479	\$ 1,354 4 year duration	
Option C.5b	New Construction - includes structure parking. 4 story. On fields, 1 phase, reduced wetlands impact	440,816	\$ 471,962,825	\$ 473,551,900	\$ 472,757,367	\$ 22,016,250	\$ 494,773,617	\$ 98,954,723	\$ 24,738,681	\$	\$ 618,467,021	\$ 1,403 4 year duration
Option C.6	New Construction - 4 story. On existing building footprint, multiple phases, reduced wetland and Article 97 impacts.	440,816	\$ 477,301,301	\$ 483,734,304	\$ 480,517,803	\$ 480,517,803	\$ 96,103,561	\$ 24,025,890	\$ 11,550,000	\$	\$ 612,197,253	\$ 1,389 5 year duration, requires 30 modulars
Option D.1	New Construction - 4 story. On fields, multiple phases	440,816	\$ 484,628,029	\$ 487,598,817	\$ 486,113,421	\$ 486,113,421	\$ 97,222,684	\$ 24,305,671	\$	\$ 607,641,776	\$ 1,378 4 year duration	
New Construction options average		440,816			\$ 481,023,541		\$ 96,204,709	\$ 24,051,177	\$	\$ 601,279,425		
Construction Cost \$psf									Project Cost \$psf	\$ 1,364		

Table B - Breakout Options

Scope Option	Scope Description	GSF	Construction Costs Only							Project cost \$psf
			PM&C Estimate (\$)	A.M. Fogarty Estimate (\$)	Average	Soft cost (20%)	Owner Contingency (%)	Total Project Cost	Project cost \$psf	
New Field House Option 1	A stand-alone project, all separate utilities and MEP. Starts 1-year into school construction, separate bid. Separate CM	36,000	\$ 34,535,921	\$ 30,625,740	\$ 32,580,831	\$ 6,156,166	\$ 1,629,042	\$ 40,726,038	\$ 1,131	
New Field House Option 2	A stand-alone project, all separate utilities and MEP. Starts 1-year into school construction, separate bid. Separate CM	72,000	\$ 68,187,557	\$ 57,973,320	\$ 63,080,439	\$ 12,616,088	\$ 3,154,022	\$ 78,850,548	\$ 1,095	
Add/Reno Field House Option 3	A stand-alone project, all separate utilities and MEP. Starts 1-year into school construction, separate bid. Separate CM	48,000	\$ 41,863,783	\$ 39,301,380	\$ 40,582,582	\$ 8,116,516	\$ 2,029,129	\$ 50,728,227	\$ 1,057	
New Pool	A stand-alone project, all separate utilities and MEP. Starts 1-year into school construction, separate bid. Separate CM	16,400	\$ 21,186,256	\$ 18,088,402	\$ 19,637,329	\$ 3,922,466	\$ 981,866	\$ 24,546,661	\$ 1,497	
Renovated Field House	With the school construction	34,400	\$ 28,064,631	\$ 19,352,425	\$ 23,708,528	\$ 4,741,706	\$ 1,185,426	\$ 29,835,660	\$ 862	
Central Office	Within the High School proper - Include 100 additional on-grade parking spaces	20,700	\$ 18,662,974	\$ 17,760,035	\$ 18,211,505	\$ 3,642,301	\$ 910,575	\$ 22,764,381	\$ 1,100	
Structured Parking	Structured parking with fields on top	200,000	\$ 22,500,000	\$ 21,532,500	\$ 22,016,250	\$ 4,403,250	\$ 1,100,813	\$ 27,520,313	\$ 138	
Mass Timber Option - Scope A	The entire structure: At Gymnasium - 3-ply CLT with wood trusses clear span at 10' o.c. At Cafeteria and Media Center - 5-ply CLT with Glu-lam beams at 10' o.c. and wood columns At remaining Building - 5-ply CLT on all classroom floors with 2-hour rating & 8' concrete topping on acoustic mat & Glulam beams at 15' o.c. & Wood columns at 15' x 30' grid spacing Lateral system for all Mass Timber options to be steel braced frames	440,816	\$ 18,514,272	\$ 23,003,014	\$ 20,758,643	\$ 4,151,729	\$ 1,037,932	\$ 25,948,304	\$ 59	
Mass Timber Option - Scope B	Hybrid System: Same as Scope A but with steel columns	440,816	\$ 9,257,136	\$ 23,322,606	\$ 16,289,871	\$ 3,257,974	\$ 814,494	\$ 20,362,339	\$ 46	
Mass Timber Option - Scope C	At Gym, Cafeteria and Media Center only, as described in Scope A	44,000	\$ 1,232,000	\$ 1,786,400	\$ 1,509,200	\$ 301,840	\$ 75,460	\$ 1,886,500	\$ 43	

Table C - Overall Project Pricing (New construction options with alternates)

Scope Option	Scope Description	GSF	Avg Construction \$psf	Construction cost calc	Soft cost (20%)	Owner Contingency (%)	Total Project Cost	Proj \$psf
Base Scope A	Educational Program Only (includes new 18K gym but without the existing field house)	440,816	\$ 481,023,465	440,816SF x \$1094 (Cell G30)	\$ 96,204,693	\$ 24,051,173	\$ 601,279,332	\$ 1,364
Scope B	Educational Program inc. 18K gym and a renovated fieldhouse	474,816	\$ 518,124,655	474,816SF x \$1094 (Cell G30)	\$ 103,624,931	\$ 25,906,233	\$ 647,655,818	\$ 1,364
Scope C	Educational Program plus Central Office	461,516	\$ 499,234,970	E48+G39	\$ 99,846,994	\$ 24,961,748	\$ 624,043,712	\$ 1,352
Scope D	Educational Program plus Central Office with a renovated fieldhouse	495,516	\$ 522,943,498	E50+G38	\$ 104,588,700	\$ 26,147,175	\$ 653,679,372	\$ 1,319
Scope E	Educational Program plus Central Office plus new Field House Option 1	497,516	\$ 531,815,800	E50+G34	\$ 106,363,160	\$ 26,590,790	\$ 664,769,751	\$ 1,336
Scope F	Educational Program plus Central Office plus new Field House Option 2 w/ structured parking	533,516	\$ 584,331,650	E50+G35+G40	\$ 116,866,332	\$ 29,216,583	\$ 730,414,573	\$ 1,369
Scope G	Educational Program plus Central Office plus Add/Reno Field House Option 3	509,516	\$ 539,817,551	E50+G36	\$ 107,963,510	\$ 26,990,878	\$ 674,771,939	\$ 1,324
Scope H	Educational Program plus Central Office plus new Field House Option 2 plus a Pool	513,916	\$ 551,453,128	E52+G37	\$ 110,290,626	\$ 27,572,656	\$ 689,316,612	\$ 1,341
Scope I	Educational Program plus Central Office plus new Field House Option 2 plus a Pool with structured parking	549,916	\$ 625,985,237	E53+G37+G40	\$ 125,197,047	\$ 31,299,262	\$ 782,481,547	\$ 1,423

PDP Submission Requirements:

- **Introduction (SBC to accept 5/28)** -design enrollment, capital budget statement, project directory, project schedule
- **Educational Program (SC accepted 3/12)** -all components of existing program and need for space)
- **Initial Space Summary (SBC accepted 3/18)** -MSBA's space summary template with all spaces needed to support educational program)
- **Evaluation of Existing Conditions (SBC accepted 2/26)** -Developable property, building, site)
- **Site Development (SBC accepted 3/18)** -structures, site access, parking, code requirements, zoning requirements, accessibility, easements, wetlands, emergency vehicle access, utilities, security requirements, athletic fields/recreation, site orientation and other locations
- **Preliminary Evaluation of Alternatives (SBC to accept 5/13)** -analysis of school district assignment practices, tuition agreements with adjacent districts, rental or acquisition of existing building, code upgrade option, renovation/addition option, new construction option, estimated preliminary construction and project costs
- **Local Actions and Approvals (SBC to accept 5/28)** -SBC approval of PDP, meeting agendas, minutes, and materials for all public meetings held during PDP phase)

- **4/29-SBC Coordination Meeting** – review alternatives, cost estimates, taxpayer impact, evaluation criteria
- **5/6- SBC Coordination Meeting** – discussion of option review using criteria
- **5/9 PBC** – further review of alternatives and cost estimates
- **5/13- SBC Coordination Meeting** – Accept PDP alternatives, select 3 alternatives to move into PSR
- **5/16 – Focus Group Meeting** –all 4 FG reconvene and review all recommendations
- **5/20- SBC Meeting No. 11** – Review Draft PDP submission
- **5/23 – PBC** – Review Draft PDP Submission
- **5/28 – SBC Coordination Meeting** – Vote to approve PDP submission to MSBA

PSR Submission Requirements:

- **Introduction** (overview of process undertaken from PDP to PSR, project schedule, final evaluation of existing conditions, final evaluation of alternatives, summary of District's preferred solution)
- **Evaluation of Existing Conditions** (narrative of any change resulting in new information)
- **Final Evaluation of Alternatives** (site limitations, building footprint, fields, parking areas, bus and parent drop off areas, site access, impact of construction for each option will have on students and show how to mitigate impact, conceptual architectural/site drawings, building systems, utilities, total project budget and cost estimates using unformat, permitting requirements, project design and construction schedule, preliminary design spreadsheet)
- **Preferred Solution** (updated ed program, key components on how preferred option supports ed program, grade configuration, space summary, sustainability documents, building plans, site plans, project budget, schedule)
- **Local Actions and Approvals** (agendas, minutes, meeting materials from all meetings held during PSR phase)

- **June-September 2024**
 - Provide analysis of each prospective site/siting including site limitations, building footprint, athletic fields, parking areas, bus and parent drop off areas, site access and surrounding site features
 - Evaluate potential impact that construction of each option will have on students and provide required/recommended mitigation efforts
 - Identify permitting requirements including estimated time to acquire each permit
 - Develop conceptual architectural and site drawings
 - Narrative of major building systems including plumbing, HVAC, electrical with estimated loads
 - Source, capacities, and method of obtaining utilities
- **September-October 2024**
 - Develop proposed project design and construction schedule including phasing
 - Develop estimate construction costs
 - Develop total project budget
 - Prepare final evaluations in detailed narratives and tables including a cost comparison table
- **November-December 2024**
 - **Vote preferred option**
 - Summary of key components of Ed program and how preferred solution fulfills these
 - Complete sustainability scorecard and signed letter
 - Provide conceptual floor plans of preferred solution
 - Provide clearly labeled site plans of preferred solution
 - Provide overview of the total project budget and local funding
 - Complete and submit budget statement for preferred solution

- **6/13- PBC** – Review PSR Timeline
- **6/17- SBC Meeting No. 13** – Review PSR Timeline
- **6/24- SBC Coordination Meeting** – Review MSBA feedback on PDP submission
- **7/3-7/17 – 4 Focus Group Meeting's-** Round 5
- **7/15 – SBC Coordination Meeting** – Review “other programs” discussion
- **7/22- SBC Meeting No. 14 – Vote on “other program spaces”**
- **8/19 – SBC Meeting No. 15** – Initial CM@ Risk Discussion
- **9/16 – SBC Meeting No. 16** – Approve CM @ Risk Construction Delivery Method
- **10/23 – Focus Group Meetings-** Round 6
- **10/28 – SBC Meeting No.17** – Present Concept Plans with Costs and Schedule
- **11/11 – SBC Meeting No. 18 – Vote on Preferred Schematic Option (1 option)**
- **12/2 – SBC Meeting No. 19** – Review Draft PSR Submission
- **12/16 – SBC Meeting No. 20** – Vote to Submit PSR to MSBA

DORE + WHITTIER SBC Coordination Meeting Agenda – April 29, 2024, 12:00PM

1. Call to Order & Intro
2. Review PDP Alternatives Drafts (Design Options)
3. Review Cost Estimate/Alternatives
- 4. Taxpayer Impact Update**
5. Proposed Topic for Next Agenda
6. Public Comment
7. Adjourn

DORE + WHITTIER SBC Coordination Meeting Agenda – April 29, 2024, 12:00PM

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7. Adjourn

- 5/6/24- SBC Coordination Meeting
 - SBC discussion of options using evaluation criteria

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