

2 Introduction

- Overview of Process
- Overview of Community Outreach
- Updated Project Schedules
- Organization of this Report

Overview of Process

Since the PDP was submitted on April 1, 2011, with additional cost information delivered on April 7, 2011, the entire A/E team has been working to produce a series of alternatives that would satisfy the needs of the school, the district, the students, the Towns of Carlisle and Concord, and the MSBA. In this section is a timeline that shows the events, activities and milestones associated with the work of the full team.

Following are narratives and diagrams shown for each SBC meeting.

SBC Meeting #3: April 6, 2011

While awaiting review information from the MSBA, the A/E team presented sustainability issues to the SBC. Presentations by Brown Sardina, Nitsch Engineering, KEMA and GGD Engineering allowed the team to discuss the elements of sustainability relative to site, water, energy, materials, IEQ and operations, and how these ideas might be incorporated into the CCHS project.

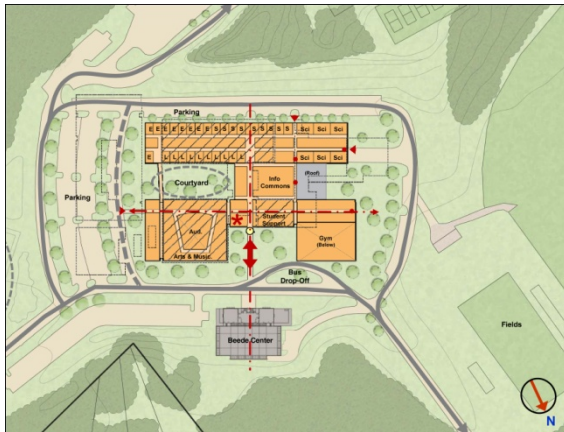
SBC Meeting #4: April 13, 2011

After submitting the Preliminary Design Report on April 1, 2011, OMR proceeded to study the preferred PDP options of 4, 6, and 9/10. At the April 13th School Building Committee (SBC) meeting, OMR presented the developed plans of options 4R, 6R, and 9/10, as well as new options 11 and 12. Minimal changes were made to option 4, however the overall building foot print was reduced. OMR developed option 6R by creating a better solar orientation for the classrooms on the south elevation. In option 9/10, the PE and performing arts spaces were arranged together on one side of the building, creating a possible separation for after school events between the community spaces and the academic spaces. Option 11 was added as a more compact solution to option 9/10, but both options presented complicated phasing issues and longer construction durations after further analysis. Lastly, option 12 was developed as a single project that did not disrupt the students during construction.

The SBC voted to further develop options 6 and 12.

These concepts are shown on the next page.

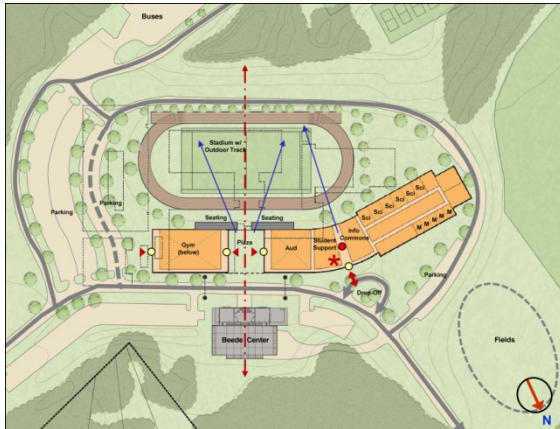
Preferred Schematic Report



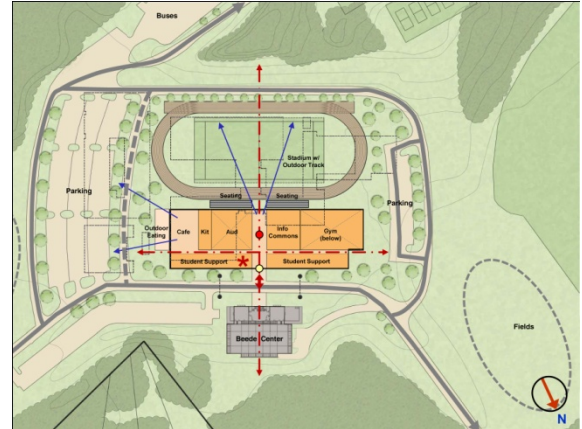
Option 4R



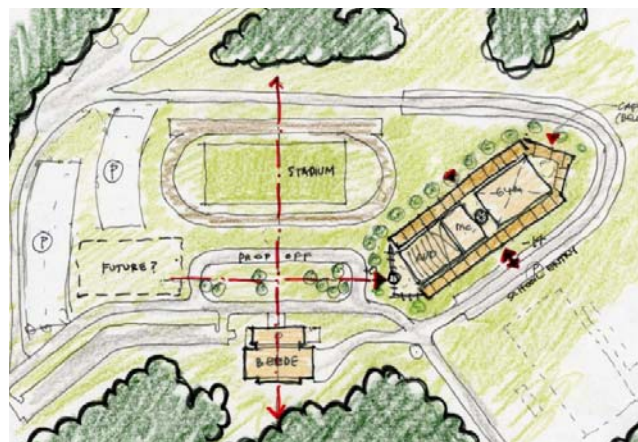
Option 6R



Option 9/10



Option 11



Option 12

Integrated Design Team Charrette: April 26, 2011

OMR organized an Integrated Design Team (IDT) charrette. The purpose of the charrette was to discuss sustainability goals and net zero options. The IDT meeting included attendees from the school building committee, the district and the school, the architectural and engineering team (MEP, structural, civil, landscape, sustainability, and building envelope consultants) and representatives from National Grid. During the charrette the team discussed and compared options 6 and 12 and how to design these solutions in order to maximize the net zero energy opportunities.

In this section is a summary of that meeting.

SBC Meeting #5: May 4, 2011

At the May 4th SBC meeting, OMR presented Option 6R1 and 12R to the SBC, these options were modified to incorporate decisions made by the integrated design team.



Option 6R1



Option 12R

The School Building Committee members evaluated option 4R, option 6R1, and option 12R. The first evaluation matrix, was developed by KVA and compared cost, program needs, operational costs, quality of design, sustainability, construction impact, and risk to cost/schedule/program. In a ranking system of 1 to 4 (1 = poor, 4 = highly advantageous), the following scores were calculated.

The SBC ranked option 12R with the highest score of 3.84, option 6R1 at 2.73, and option 4R at 1.57.

OMR created the second evaluation matrix comparing option 4R, 6R1 and 12R to the SBC's goals and values which were developed at the start of the process. Using the same ranking system of 1 to 4, the following scores were calculated.

Option 12R had the highest score of 3.51, 6R1 at 2.62, and option 4R at a score of 1.56.

These matrices are shown on the next two pages.

Concord- Carlisle High School

Preferred Schematic Report

Ranking:
4- Highly Advantageous
3- Advantageous
2- Satisfactory
1- Poor

Name (optional) _____

Date 4-May-11

Options	Completed Project = 80%					Construction Phase = 20%		TOTAL
	Cost Efficiency (hard/soft and total cost)	Fulfills Program Needs	Operations & Maintenance Costs	Quality of Design at Completion	Implementation of Sustainability	Minimum Impact to Ed Program during Const	Risk to Const Schedule/Risk to Ed Program	
	30%	10%	10%	20%	10%	10%	10%	
Option 12R1 (PDP option 9-10)	3.93	3.79	3.87	3.75	3.84	3.94	3.91	3.84
Committee member 1	4	4	4	4	4	4	4	4.00
Committee member 2	4	4	4	4	4	4	4	4.00
Committee member 3	4	4	4	4	4	4	4	4.00
Committee member 4	3.75	4	3.75	4	3.75	4	3.5	3.83
Committee member 5	4	4	4	4	4	4	4	4.00
Committee member 6	4	4	4	4	4	4	4	4.00
Committee member 7	4	3	4	3	4	4	4	3.70
Committee member 8	4	4	4	4	4	4	4	4.00
Committee member 9	4	4	4	4	4	4	4	4.00
Committee member 10	3	3	3	2	3	3	3	2.80
Committee member 11	4	4	4	4	4	4	4	4.00
Committee member 12	4	4	4	4	0	4	4	3.60
Committee member 13	4	3	4	4	4	4	4	3.90
Committee member 14	4	4	4	4	4	4	4	4.00
Committee member 15	4	3.5	4	3.75	3.75	4	4	3.88
Committee member 16	4	4	3	3	3	4	4	3.60
Committee member 17	4	4	4	4	4	4	4	4.00

Option 6R1 (PDP option 6)	2.47	3.34	2.84	3.37	3.23	1.76	2.18	2.73
Committee member 1	1	4	4	4	4	1	1	2.50
Committee member 2	2	4	3	3	4	1	1	2.50
Committee member 3	3	4	2	4	3	2	2	3.00
Committee member 4	3	4	3	4	3.75	3	2.5	3.33
Committee member 5	2	3	3	4	3	1	2	2.60
Committee member 6	3	4	3	4	3	2	3	3.20
Committee member 7	3	4	3	4	4	2	2	3.20
Committee member 8	2	3	3	3	3	1	2	2.40
Committee member 9	3	4	3	4	4	2	2	3.20
Committee member 10	3	2	3	2	3	2	3	2.60
Committee member 11	3	3	3	2	3	3	3	2.80
Committee member 12	3	3.5	3	3.5	0	1.5	3	2.70
Committee member 13	3	3	3	4	3	2	2	3.00
Committee member 14	1	3	2	3	3	1	3	2.10
Committee member 15	3	3.25	3.25	3.75	3	2.5	2.5	3.10
Committee member 16	2	3	2	3	3	2	2	2.40
Committee member 17	2	2	2	2	2	1	1	1.80

Option 4	1.41	2.04	1.76	1.75	1.78	1.24	1.21	1.57
Committee member 1	1	2	2	2	2	1	1	1.50
Committee member 2	2	3	2	2	3	1	1	2.00
Committee member 3	1	3	1	3	2	1	1	1.70
Committee member 4	2	2	2	1	2	2	1	1.70
Committee member 5	2	2	2	2	3	1	2	2.00
Committee member 6	2	3	2	3	2	1	2	2.20
Committee member 7	1	1	2	1	1	1	1	1.10
Committee member 8	1	2	2	2	2	1	1	1.50
Committee member 9	1	3	2	2	1	1	1	1.50
Committee member 10	1	1	1	1	1	1	1	1.00
Committee member 11	1	2	2	2	1	2	1	1.50
Committee member 12	1	1	1	1	0	1	1	0.90
Committee member 13	2	2	2	1	2	1	1	1.60
Committee member 14	1	2	1	1	1	1	1	1.10
Committee member 15	2	2.75	3	2.75	2.5	3	2.5	2.53
Committee member 16	2	2	2	2	2	1	1	1.80
Committee member 17	1	1	1	1	1	1	1	1.00

Preferred Schematic Report

Concord Carlisle High School, Concord, MA			
Evaluation Criteria Matrix			4-May-11
			
Legend	Addition & Renovation Options		All New Construction Options
	4	6R1	12R
<ul style="list-style-type: none"> ○ Moderate / Neutral 1 Poor 2 Satisfactory 3 Advantageous 4 Highly Advantageous 	Major Renovation Major Additions (Keep 'A', 'H', and Cafe.)	Minor Renovation Major Additions (Keep 'A' and Cafe.)	New Building (1 Step)
DURATION	46 months	44 Months	32 Months
COST	98.3 Million	97.7 Million	91.1 Million
Cost Effective/ Value	1.27	1.88	4
Educational Program Needs	1.77	2.66	3.55
Building Transformation	1.54	3.11	3.66
Expandability	1.71	2.66	3.16
Project and Product Goals :			
- COMMUNITY VALUES: Model and reflect our Communities' values with a design that fosters civic pride and environmental stewardship, and garners social, financial and political support	1.49	2.5	3.66
- RESPONSIBLE DESIGN: Develop a project which is fiscally, academically, environmentally and socially responsible	1.49	2.7	3.77
- FLEXIBLE/ ADAPTABLE: Design a facility which is flexible, adaptable, affordable and achievable	1.38	2.6	3.55
- MAINTAINABILITY: Create a facility that is fully accessible, highly functional, cost effective, high performing, durable, and easy to maintain	1.71	2.9	3.83
- COMMUNITY USE: Plan for a fully integrated campus that promotes 21st century learning, educational excellence, high performance and shared intergenerational community and recreational use	1.77	3.16	3.83
- COMMUNITY SUPPORT: Actively engage our communities in this ongoing and exciting opportunity for teaching and learning	1.88	2.72	3.72
- CAMPUS INTEGRATION: Holistically integrate all campus elements into a practical and inspiring new and transformed CCHS	1.43	3.11	3.72
- SECURE CAMPUS: Create a campus which is safe and secure	2.16	2.9	3.61
- 21ST CENTURY PROGRAMMATIC SPACE: Provide state-of-the-art facilities with the full and appropriate array of formal and informal learning, gathering, and performance spaces	1.93	3.38	3.84
- SUSTAINABILITY: Provide state-of-the-art building systems in an environment with an abundance of natural light, clean healthy air, and practical, sustainable and high performance design strategies	1.71	3.16	3.88
- EFFICIENT/LOGICAL ORGANIZATION: Develop intuitively clear, logical and efficient organizational and circulation patterns	1.83	3.11	3.77
- 24/7 Community Use: Build an inspiring and engaging center for "24/7" community use	1.83	3.11	3.66
- MINIMAL PHASING DISRUPTION: Minimize the impact of the design and construction on the students, teachers, parents, neighbors and the greater community	1.27	1.61	4
- PROACTIVELY PROCESS: Partnering with MSBA to proactively manage the process with foresight and insight in an integrated manner	○	○	○
- COMMUNICATION: Communicate clearly, convincingly, strategically and sensitively regarding the issues and challenges intrinsic to building momentum for this project at this time	○	○	○
- FUND RAISING: Explore financial options with public/private partnerships and develop innovative ways to generate project funding and sustainable income	○	○	○
- TECHNOLOGY: Integrate and maximize the current and future use of effective, cutting-edge technologies	○	○	○
Subtotal	28.17	47.27	63.21
Total Average	1.56	2.62	3.51

MSBA FAS Meeting: May 11, 2011

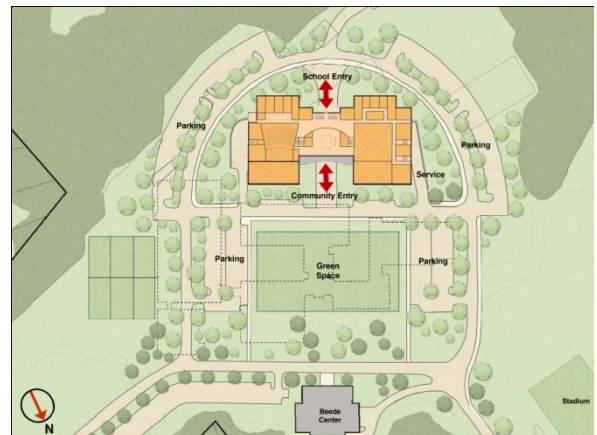
Option 6R1 and 12 were then presented to the MSBA at the May 11th Facilities Assessment Subcommittee meeting. During this meeting, a revised space summary was distributed. On May 13, the MSBA sent a letter to the District requesting tightening of the proposed space summary. The District provided more information to the MSBA in a May 18 letter, including multiple variations for the option 12 site. Numerous phone calls, emails and conversations have been ongoing with all parties to reach an acceptable NSF and GSF in the proposed space summary.

Meeting #6: May 25, 2011

The design team, along with the school and district representatives, continued to develop a logical manner of reduction to the building program which would conform to the MSBA guidelines while maintaining the educational and wellness programs that the school currently offers to the students in the school system. During this process, the geotechnical borings came in and were further analyzed. The option 12 site would require a high quantity of fill to be brought in, which would not produce a satisfactory solution relative to the existing soil conditions. So, OMR took another look at the hill located south of the school, and developed a scheme which would shave off the mound to produce a flat portion for a new school building. Further borings yielded a positive report, showing this site to be quite acceptable for development. Option 13 was presented and allowed for the possibility of retaining the existing gymnasiums as a possible resolution to the school's athletic program.



Option 12R1



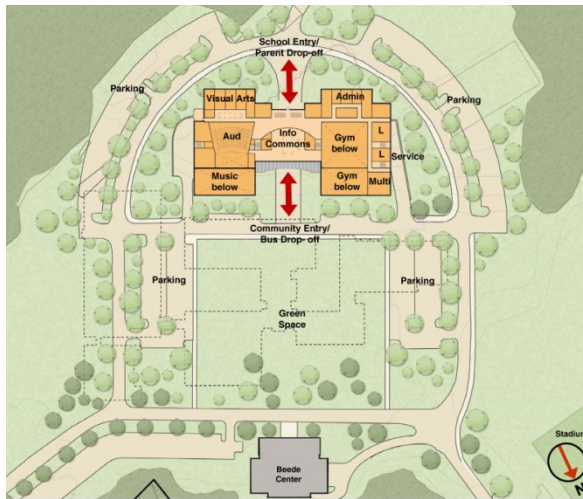
Option 13

Meeting #7: June 8, 2011

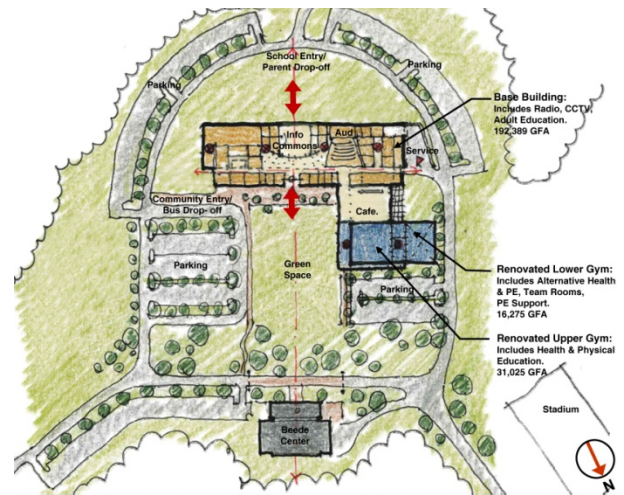
The design team submitted option 13, followed by 14A, 14B, and 14C to the MSBA for review and comments. Included with the MSBA requested pros and cons for these four options were the same for options 9/10, 11 and 12. This was to be used as comparative data for our ongoing discussions. These pros and cons are attached in this section.

Preferred Schematic Report

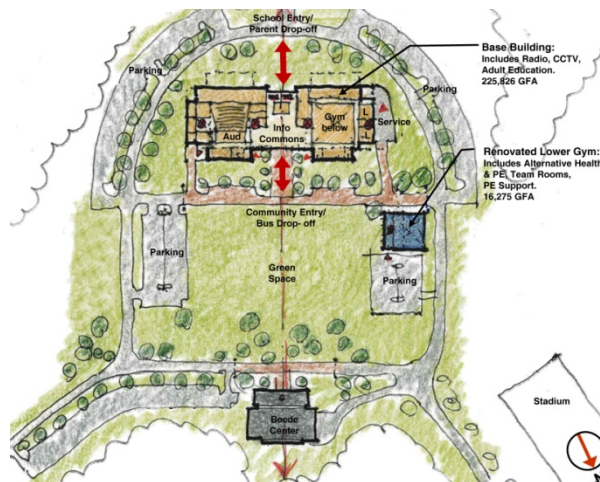
Options 13, 14A, 14B, and 14C were also presented to the SBC at the June 8th meeting. Option 13 is an all new school with one phase of construction, supporting the entire proposed space summary and located south of the existing school building. Option 14A is a new “base” building internally connected to the renovated upper and lower gym buildings which will house the entire Health and PE department. Option 14B is a new “base” building with a stand alone, renovated lower gym building which will house the Alternative Health & PE spaces, team rooms & PE support spaces. Option 14C is a new “base” building with a separate, new, disconnected building which will house the Alternative Health & PE spaces, team rooms & PE support spaces.



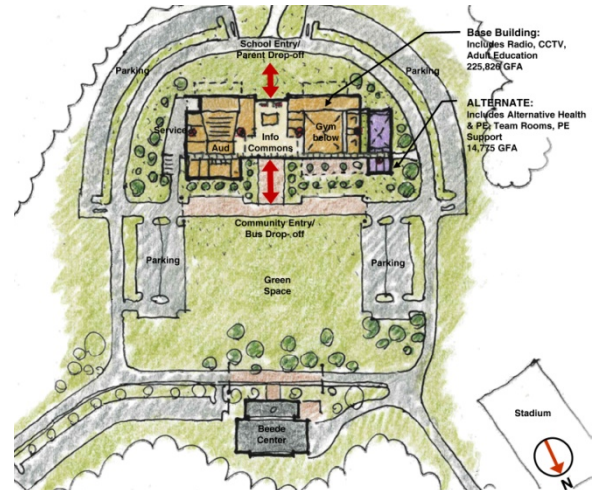
Option 13



Option 14A



Option 14B



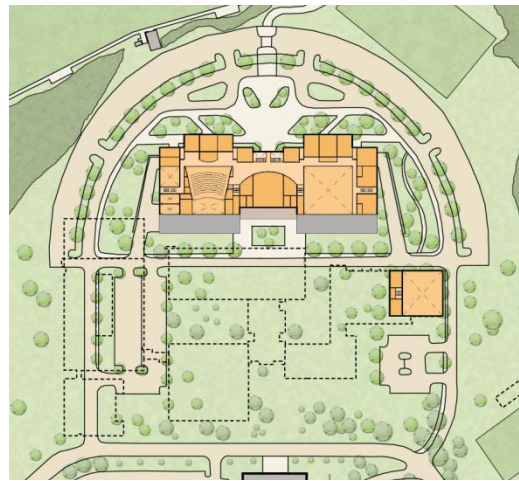
Option 14C

Meeting #8: June 15, 2011

During a June 10th conference call with the MSBA, the design team was asked to pursue Option 6R1, Option 14B and Option 14C as the three final alternatives for the Preferred Schematic Report. The MSBA requested straightening the exterior south walls of options 6R1 to make it more comparative to the other options; the revised option is called 6R2. The three final alternatives were presented to the School Building Committee on June 15th. The SBC voted unanimously for Option 14C as the preferred option.



Option 6R2



Option 14B



Option 14C

Overview of Community Outreach

The Concord Carlisle community has set up a website with information about the high school building project. This site is regularly updated with the information discussed in the SBC meetings. The local newspaper has been at all meetings. Public forums were held by members of the SBC. OMR presented the overall feasibility study process and results at the Carlisle Town Forum on June 13th, 2011, and at the Concord Town Forum on June 15th, 2011. The Local Actions and Approval Certification letter is attached in this section.

Updated Project Schedules

Following this section are two versions of the current Project Schedule, one is a Gantt chart prepared by the OPM and the other a linear schedule prepared by the Architect. Also included is a revised Work Plan prepared by the Architect for use in the Feasibility Study phase.

The schedule contains the following milestones:

- MSBA FAS Preferred Schematic Report Meeting June 22, 2011
- MSBA Board Meeting – Approval to Advance to Schematic Design July 27, 2011
- MSBA Schematic Design Submission August 19, 2011
- MSBA FAS Schematic Design Meeting September 14, 2011
- Establish Project Scope and Budget Agreement Sept/Oct 2011
- MSBA Board Meeting – Approval of Schematic Design September 28, 2011
- Execute PSBA October 2011
- Concord and Carlisle Town Meeting and Vote November 2011
- Execute PFA December 2011
- Begin Design Development December 2011

Organization of This Report

The Preferred Schematic Report is organized as per Module 3 requests.

- Table of Contents
- Executive Summary
- Introduction
- Evaluation of Existing Conditions
- Educational Program
- Proposed Space Summary
- Site Development Requirements
- Final Evaluation of Alternatives
- Appendix

Each section has a short introduction followed by narratives, graphs, matrices, and/or drawings, with sufficient information to guide the viewer through the manual.

Concord-Carlisle High School - Time Line

The following time line represents a summary of meetings/activities/milestones achieved by the Concord-Carlisle High School Building Committee leading up to the PSR (Proposed Schematic Report) submission.

*indicates Concord-Carlisle High School Building committee meetings

Date	Event/activity/milestone
April 1, 2011	Submit PDP
April 7, 2011	Submit PDP supplement (cost data) Community forum held
April 13, 2011*	SBC meeting
April 26, 2011	Integrated design meeting
May 4, 2011*	SBC meeting held
May 5, 2011	Community forum held
May 11, 2011	Attended MSBA FAS meeting
May 13, 2011	MSBA Ed Spec comments received
May 18, 2011	District response issued regarding Ed Spec comments
May 20, 2011	MSBA/District conference call held
May 25, 2011*	MSBA/District conference call held SBC meeting held
June 2, 2011	Additional options issued to MSBA
June 7, 2011	MSBA questions issued
June 8, 2011*	District response issued regarding MSBA questions SBC meeting held
June 9, 2011	MSBA/District conf call held (verbal direction for options rec'd)
June 13, 2011	Community forum held
June 15, 2011*	Community forum held SBC meeting held
June 17, 2011	PSR submitted

Integrated Design Team Highlights

- Study active vs. passive strategies
- Optimize daylighting and views throughout
- Include north facing classrooms
- Integrate clustering with vertical ventilation / light shafts
- Integrate tight building envelope
- Consider integrated hybrid approach for building systems
- Balance sustainability ideas with maintenance and operations
- Use quantifiable data to determine feasibility / value
- Consider solar wall system
- Consider PV array at grade
- Use LED lighting at exterior and as an alternate on the interior
- Sustainable subcommittee to oversee 3rd party PV financing / CMLP



Option 6R1
Major Renovation
Major Addition



Option 12R
New Building
(1 Step)

**CONCORD PUBLIC SCHOOLS
CONCORD-CARLISLE REGIONAL SCHOOL DISTRICT**

120 MERIAM ROAD CONCORD, MA 01742 PHONE: 978.318.1500 FAX: 978.318.1537 www.concordpublicschools.net

June 16, 2011

Ms. Diane Sullivan
Senior Capital Program Manager
40 Broad Street
Boston, Massachusetts 02109

Dear Ms. Sullivan:

Reference is made to the PDP local action certification letter issued to the MSBA on April 27, 2011. This letter serves as an extension of the April 27, 2011 PDP letter.

The Concord-Carlisle Regional School District, through the Concord-Carlisle High School Building Committee (SBC) acting on behalf of the Concord-Carlisle School Committee participated in the development and review of the Preferred Schematic Report (PSR) for the Concord-Carlisle High School project and, on June 15, 2011 voted to approve and authorize the project designer and OPM to submit the PSR to the MSBA for consideration. A certified copy of the SBC meeting minutes from April 13, 2011 through June 8, 2011 are attached for record along with a draft copy of the June 15, 2011 meeting minutes. A certified copy of the June 15, 2011 SBC meeting minutes will be forwarded following approval at the next scheduled SBC meeting.

The SBC held 4 committee meetings regarding the Concord-Carlisle High School project and 1 integrated design team meeting since the issuance of the PDP on April 1, 2011. All meeting information/documentation is available for public viewing via www.cchsbuilding.org

Concord-Carlisle High School Building Committee (SBC) Meetings

<u>Mtg. Date & Location</u>	<u>Items Presented</u>	<u>Presented By</u>	<u>Summary of Discussions/Motions</u>
SBC Meeting 4/13/11 6:00 PM CCHS Little Theater	- Approve Minutes	Jerry Wedge	See attached meeting minutes
	- Review Proposed Alternatives	L. Pecora-Ryan	
	- Site Building Committee Report	Peter Badalament	
	- Subcommittee Reports	Michelle Ernest	
	- OPM Report	David Saindon	
	- Additional Items – envelope consultant	OMR/KVA	
	- Public Comments	None	
4/26/11	- Integrated Design Team Meeting	Project team and all related	

9:00 AM Ripley School Building		consultants	
SBC Meeting 5/4/11 6:00 PM CCHS Little Theater	- Approve Minutes	Karla Johnson	See attached meeting minutes
	- OPM Update	David Saindon	
	- OMR Update	Michael Rosenfeld	
	- Action Item – Ed Spec and cost data	All	
	- Evaluation Matrices	All	
	- Subcommittee Update	Peter Nobile	
	- New Business	Peter Badalament	
SBC Meeting 5/25/11 6:00 PM CCHS Little Theater	- Public Comments	None	See attached meeting minutes
	- Approve Minutes	Jerry Wedge	
	- OPM Update	David Saindon	
	- OMR Update	Jeanne Roberts	
	- Owner Update	Louis Salemy	
	- Action Item – Approve invoices	Louis Salemy	
	- New Business	Jerry Wedge	
SBC Meeting 6/08/11 6:00 PM CCHS Little Theater	- Public Comments	None	See attached meeting minutes
	- Approve Minutes	Karla Johnson	
	- OPM Update	David Saindon	
	- OMR Update	OMR	
	- Owner Update	Louis Salemy	
	- Public Comments	None	

In addition to the SBC meetings listed above, the SBC has hosted 4 community forums, and published 2 newsletters from the issuance of the April 1, 2011 PDP submittal. Forums were advertised/announced in community newspapers (Concord Journal/Carlisle Mosquito/Concord Patch), at the Building Committee meetings and in all the K-12 school publications (weeklies and dailies). A summary of these outreach presentations/programs are listed below:

Community Forums

Mtg. Date & Location	Format	Presented by
Community Forum April 7, 2011 CCHS	Project update Open Q & A	Michelle Paradise Ernst Maureen Spada
Community Forum May 5, 2011 CCHS	Project update Open Q & A	Michelle Paradise Ernst Maureen Spada
Community Forum June 13, 2011 Carlisle	Project update Open Q & A	C-C project team C-C SBC

Community Forum June 15, 2011 CCHS	Project update Open Q & A	C-C project team C-C SBC
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The above presentations are/will be available at www.cchsbuilding.org

Newsletter

Newsletters were published and issued electronically in January, March and May of 2011. The next newsletter is scheduled for publication in June 2011. These newsletters provide an update from committee chairs, sub-committees and other newsworthy project-related information. To date these newsletters have been sent to 3,072 subscribers. Subscription to the newsletter can be accessed via www.cchsbuilding.org

Website / Social Media

Information regarding the Concord-Carlisle High School Building Project can be viewed by visiting www.cchsbuilding.org and via the CCHS Building Committee Facebook page.

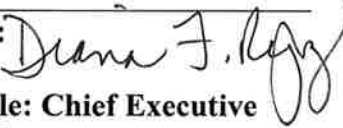
To the best of my knowledge the Concord-Carlisle High School Building Committee (SBC) Meetings listed above comply with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§18-25 and 940 CMR 29.00: Open Meetings.


The District has named Diana F. Rigby as the local point of contact to receive questions.

By signing this Local Action Certification, I hereby certify that, to the best of my knowledge and belief, that the information supplied by the District is true, complete and accurate.

By signing this Local Action Certification, I hereby certify that, to the best of my knowledge and belief, that the information supplied by the District is true, complete and accurate.

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By: 
Title: Chief Executive Officer

By: 
Title: Superintendent of Schools

By: 
Title: Chair of the School Committee

Date: 6.16.11

Date: 6.16.11

Date:

Attachments:

Certified copies of the following:

CCHS Building Committee Minutes	April 13, 2011
CCHS Building Committee Minutes	May 4, 2011
CCHS Building Committee Minutes	May 25, 2011
CCHS Building Committee Minutes	June 06, 2011
CCHS Building Committee Minutes	June 15, 2011 (draft)

**CONCORD PUBLIC SCHOOLS
CONCORD-CARLISLE REGIONAL SCHOOL DISTRICT**

120 MERIAM ROAD CONCORD, MA 01742 PHONE: 978.318.1500 FAX: 978.318.1537 www.concordpublicschools.net

June 16, 2011

I hereby attest that this is a true and duly certified copy of the CCHS Building Committee minutes of:

April 13, 2011
May 4, 2011
May 25, 2011
June 8, 2011
June 15, 2011 (Draft)

A True Copy Attest:



Leona Palmaccio
CCHS Building Committee Recording Secretary

Present: Jeff Adams, Dave Anderson, Peter Badalament, Walter Birge, Stan Durlacher, Michelle Ernst, John Flaherty, Tim Hult, Karla Johnson, John Lindner, Brian Miller, Peter Nobile, Louis Salemy, Charlie Sample, Sergio Siani, Bill Tice, Jerry Wedge, Elise Woodward

Also Present: David Saindon, KVA, Jeanne Roberts, Leland Koehler/Rice, Michael Rosenfeld, Lisa Pecora-Ryan, OMR

Absent: Joseph Morahan, Diana Rigby, Margaret Waterman, Richard Waterman, Chris Whelan

I. Call to Order

The meeting was called to order by Jerry Wedge at 6:00 PM.

II. Reading of Minutes

Jerry Wedge asked if there were any recommended changes to the minutes of April 6, 2011. A motion was made to approve the April 6, 2011 minutes by Bill Tice and seconded by Louis Salemy. The motion was unanimously approved.

III Review Preliminary Evaluation of Proposed Alternatives – Lisa Pecora-Ryan, OMR – David Saindon, KVA

Lisa started with a project update. The PDP with the ten options was submitted to MSBA on April 1st and are waiting for their response. Last week we met with the sustainable consultants and initiated some sustainable design discussions and tonight we will look at five developed alternatives, which are derivatives from the 10 options that were part of the PDP.

David Saindon presented the cost comparison analysis that was issued to the MSBA on April 7th as a supplement to the April 1st PDP submission. David noted that this is a comparative analysis and not a budget, but an analysis that compares estimated construction hard costs and project softs of all the options to one another to help determine which options should further be developed and studied. David explained some of the cost drivers such as (1) what is required to implement the scope of the project and (2) how long will it take to implement the scope of the project. Essentially, schedule and "owner" project requirements (temp trailers, logistics) are considerable cost drivers to a project. It should also be noted, that OMR's cost estimator estimated the costs of each option as well. KVA then extracted the two estimates that were performed to compare an "apples to apples" analysis to test the accuracy and reconcile the two independent estimates that were performed. After review of the two estimates, it was determined that the estimates were within 2-3% of one another, a very good sign on the accuracy of the estimates considering we're in a conceptual phase of the project. After review of the KVA cost comparison, the committee requested that KVA take another look at the forecasted schedule duration of option 3, which was indicated at 36 months as compared to the other reno/new options being at 42-46 months. KVA will review and report back to the committee their findings and opinions of the schedule for option 3. In addition, the committee had a spirited discussion on the following; exposure regarding renovations (construction and owner exposure), general noise regarding each option, student and staff site logistics, and time (schedule).

Leland discussed the revised options to Option 4, 6 and a combination of 9 and 10. After the committee reviewed the options as presented by OMR and a discussion ensued, Jerry suggested that the committee narrow the options down to two, one being Option 6 and two being Option 12. The committee members present were not opposed to this suggestion of proceeding to further study option 6 (reno/new hybrid) and option 12 (new building) while the district awaits a response from the MSBA regarding the PDP submission.

IV. CCHS Site Building Committee Report – Peter Badalament

Peter formed a site-based building committee at CCHS so that teachers and staff members who have concerns about what is going on with the building project have a forum to get together to talk about the issues and an opportunity for Peter to report out from the building committee to this site-based group. The goal is to keep the faculty, staff and the students well informed of what's going on with this committee's work.

V. Subcommittee Reports

Michelle reported that the 3rd community forum was held last Thursday and the next one is May 19th. The newsletter will be out in another two weeks. Carlisle has a forum tomorrow night in Carlisle.

Peter Nobile reported that the Sustainable Subcommittee will be meeting again on April 21st

VI OPM Report – KVA:

The PDP was submitted to MSBA April 1st and the Cost Comparative Data was submitted on April 7th. David has three invoices that need approval: KVAssociates, Inc. \$30,510; OMR Feasibility Study and Amendment #1 \$66,250 for a total of \$102,635.

A **Motion** was made by John Flaherty to approve the three invoices totaling \$102,635 and seconded by Peter Badalament. The motion was unanimously approved.

VII. **Additional Items – Jeanne Roberts:**

We have an additional service for the envelope consultant for \$2,585 which needs approval before the IDT Charrette on April 26th. A **Motion** was made by Jerry Wedge to approve additional services for the envelope consultant, Wiss, Janney, Elstner Associates, Inc., for a cost not to exceed \$2,585. So moved by Sergio Siani, seconded by John Flaherty. The motion was unanimously approved.

VIII. **Public Comments:**

None.

IX. **Adjourn**

A motion was made to adjourn by Brian Miller and seconded Michelle Ernst at 800 PM. The motion was unanimously approved.

Respectfully submitted,
Leona Palmaccio

Approved: 5/4/11

Present: Jeff Adams, Dave Anderson, Peter Badalament, Stan Durlacher, Michelle Ernst, John Flaherty, Tim Hult, Karla Johnson, John Lindner, Brian Miller, Joseph Morahan, Peter Nobile, Diana Rigby, Louis Salemy, Charlie Sample, Sergio Siani, Bill Tice, Margaret Waterman, Jerry Wedge,

Also Present: David Saindon, KVA, Jeanne Roberts, Leland Koehler/Rice, Michael Rosenfeld, Lisa Pecora-Ryan, OMR

Absent: Walter Birge, Richard Waterman, Chris Whelan, Elise Woodward

I. Call to Order

The meeting was called to order by Karla Johnson at 6:04 PM.

II. Reading of Minutes

Karla asked if there were any recommended changes to the amended minutes of April 13, 2011. A motion was made to approve the April 13, 2011 amended minutes by Bill Tice and seconded by Diana Rigby. The motion was unanimously approved.

III OPM Update – David Saindon, KVA

MSBA update: David stated that he has had continued dialogue with MSBA since submitting the PDP on April 1st and April 7th but unfortunately the dialogue has only been between David and John Jumpe over the phone; we have not received anything in writing. A few weeks after the PDP was submitted we received a certification form to fill out; David is calling it a PDP Certification letter that we sent back to the MSBA on April 26. MSBA has invited us to a Feasibility Assessment Subcommittee meeting; it's a meeting with the MSBA staff and probably half of the board of directors. It's a meeting which typically takes place about six weeks before they have a board vote; it's an opportunity to meet with the MSBA and have an open dialogue with their staff members about the data presented within the PDP submission. Hopefully when we leave the FAS meeting on May 11 we will have a clear direction followed up with something in writing. David feels that this FAS invitation is a good sign; he was not expecting to be on the schedule for a month or two but with the PDP that the District submitted to the MSBA, David feels that MSBA was impressed with the PDP.

Revised Options Comparison Analysis: On the April 13th meeting Option 3 (one which we were not interested in) the committee had questions if the 36-month time frame was accurate. David took another look at it and seeing that the 36 months was extremely aggressive he put the time frame back to 42 months which then affects certain cost drivers resulting in a new cost of \$93.5 million vs. \$91.2 million. Since this was part of the PDP David would like to have a motion be made so he can formally submit this to the MSBA as an amendment to the original PDP.

Schedule: OMR will have a work plan update later on. David handed out the proposed project schedule and as far as "checking the box" we are on schedule. In regards to the June 22nd FAS review; this is the key critical point to make the schedule work, we need to get an acknowledgment from the MSBA of the option that will be pursued. To make the schedule work hopefully we'll be on the same page with MSBA so we can start schematic design and have MSBA accept it at their board meeting on July 27, 2011.

Diana explained that the School Committee will be here tonight to vote on the revised Ed Specs after the Building Committee votes to approve them so that we can send the revision to the MSBA. We revised the Ed Specs based on David's conversation with John Jumpe at the MSBA. In those categories you will recall where the delta was larger than zero; MSBA wants the delta to be zero.

IV. OMR Update – Michael Rosenfeld

Tonight we'll review and approve preliminary alternatives. Diana shared the revised space summary list to reduce the G.S.F from 247,241 to 242,275. It includes:

- Art Gallery moved to Other.
- 300 NSF of Art Storage moved to Gross.
- Health Classroom added in Core Academics.
- Gymnasiums reduced by 1,000 NSF.
- PE Alternative – Multipurpose space reduced to 2175 NSF.
- Officials/coaches locker rooms deleted.
- Trainer's room reduced to 500 NSF.
- Visiting Team Room deleted.
- CCHS Team Rooms reduced to 3 rooms, 2 at 500 NSF and 1 at 675 NSF.

A discussion took place in regard to eliminating the coaches' locker rooms; Brian Miller thought this was very disconcerting. Michael Rosenfeld felt we should keep this in mind as we move down the process, how we can address functional issues like this. Right now the goal is to navigate the MSBA process and get to a preferred solution and maybe we can deal with this in the gross square footage.

At the April 13th meeting the committee members suggested that we proceed to further study and revise option 6 and option 12. Michael presented the revised options to us which are now labeled at Option 6R1 and Option 12R. The goal is to talk about the two options and we have two matrices that will be handed out; one from KVA and one from OMR. The purpose behind this is to document that we have considered these things carefully and had an opportunity to record opinions.

V. **Action Items:**

Motion to approve the revised Ed Spec as presented by OMR on May 4, 2011, which supersedes the Ed Spec approved on March 23, 2011 and issued to the MSBA on April 1 as part of the PDP. So moved by Bill Tice, seconded by John Flaherty. The motion was unanimously approved.

Motion To approve the revised option cost comparison for option 3 as presented by KVA on May 4, 2011, which supersedes the option cost comparison for option 3 which was issued to the MSBA on April 7 as part of the PDP. So moved by John Flaherty, seconded by Sergio Siani. The motion was unanimously approved.

IV **OMR Update continued:**

Going back to the matrices. We want to have a quantifiable evaluation that we can hand to the MSBA that the building committee has weighed in on how the goals & values reflect on each scenario. Even though we are looking at Option 6R1 and Option 12R, the MSBA guidelines request that you analyze three solutions. We will be rating Option 4, 6R1 and 12R on cost and project and product goals. The Committee rated the two matrices; one from OMR and one from KVA.

We have another amendment to vote on before we take a break in the meeting to have the School Committee vote on the Revised Educational Specifications.

Motion to approve amendment #3 value of \$13,145 consisting of \$2,585 for Wiss, Janney, Elstner Associates, Inc. (WJE) and \$10,560 for Nobis Engineering - \$2,585 represents the agreed upon value approved at the April 13th meeting for WJE involvement at the integrated design meeting held on April 26th, \$10,560 represents early geotechnical services during the feasibility phase to be performed by Nobis. The motion was moved by Brian Miller, seconded by Bill Tice. The motion was unanimously approved.

Break – SCHOOL COMMITTEE VOTES REVISED EDUCATIONAL SPECIFICATIONS.

VII. **Subcommittee Update:**

Peter Nobile reported that it was a terrific Charrette and is waiting for the summary of the Charrette. The ideas that came out of the meeting can be applied to any scheme in one way or another. Scheme 12 has some better advantages but not significant.

Michelle reported that the next forum is May 19, 7:00 PM and the next newsletter will be emailed out on Tuesday morning. We also have a Facebook page.

Jerry asked if the Finance Subcommittee could generate a list of potential savings for the new building such as bringing special ed costs inhouse.

VIII. **New Business:**

Peter Badalament mentioned that one of the math teachers saw the surveying team doing site work and thought it would be a good idea for the building project to be a learning opportunity. If it meets with the Committee's approval they would like to get the surveying group together with some of the math classes and talk about surveying in relationship to calculus and trigonometry.

IX. **Public Comments:**

None.

X. **Adjourn**

A motion was made to adjourn by Michelle Ernst and seconded by Bill Tice at 807 PM. The motion was unanimously approved.

Respectfully submitted,
Leona Palmaccio

Approved: 5/25/11

- Present:** Jeff Adams, Dave Anderson, Michelle Ernst, John Flaherty, Tim Hult, Karla Johnson, John Lindner, Brian Miller, Peter Nobile, Diana Rigby, Louis Salemy, Charlie Sample, Sergio Siani, Jerry Wedge,
- Also Present:** David Saindon, KVA, Jeanne Roberts, Leland Koehler/Rice, Michael Rosenfeld, Lisa Pecora-Ryan, OMR
- Absent:** Peter Badalament, Walter Birge, Stan Durlacher, Joseph Morahan, Bill Tice, Margaret Waterman, Richard Waterman, Chris Whelan, Elise Woodward

I. **Call to Order**

The meeting was called to order by Jerry Wedge at 6:15 PM.

II. **Reading of Minutes**

Jerry asked if there were any recommended changes to the amended minutes of May 4, 2011. A motion was made to approve the May 4, 2011 amended minutes by Peter Nobile and seconded by Sergio Siani. The motion was unanimously approved.

III **OPM Update – David Saindon, KVA**

David stated at our May 4th meeting we talked about revising the duration time of Option 3 and refining the Ed Spec. before the May 11 FAS meeting with MSBA. We did this and it was delivered on Friday, May 6; we had the FAS meeting on May 11 and this was good news since it was sooner than expected. David was unable to make the meeting so Jerry will give us a brief update. Jerry said that Jeanne Roberts did a fantastic job presenting our progress to date. She showed a very clear process and very clear decisions that were made. It was apparent to the state that the build new option was significantly less expensive than the renovation option. MSBA spent a good part of the rest of the meeting outlining issues with our Ed Spec. and where we weren't in alignment with their regulations and guidelines. Subsequent to the meeting, we received a letter from Mary Pichetti (MSBA) dated May 9 which went through the categories and where we need to justify areas where we have gone over the guidelines. The biggest difference is with health and PE which we've always known. The jist of our conversations with the state since then are focused on what we can do with PE. We felt it was a good meeting talking face to face and we left thinking we will be resolving things. The state has asked us to provide additional information and clarification on the Ed Spec. They delivered that letter on May 13, the district responded on the 18th, we had a conference call on the 20th and we had another conference call today. As we get further into the presentation today we'll be able to talk about what was discussed today with the MSBA. The issue is coming down to health and PE and the additional space we are submitting for that. We are requesting space that exists today which is about 31,000 square feet and MSBA's guideline is 23,000. We are 9,000 to 10,000 square feet off and that's been the struggle going back and forth on how MSBA will be able to sign off on the project and how we are going to get the project we want and basically need. Louis Salemy reminded us that since we have chosen the build new option, the state has very firm guidelines around the build new option and tend to stick to the guidelines. We've known for some time that we are over guideline. The state can show some leeway in a renovation project. We were pursuing the new option up until the state clearly stated that they would allow 226,000 square feet. Therefore it became clear that we needed another approach. We can't go to the community with a building that doesn't meet our program today. After today's conversation with MSBA, it's apparent that we've understood from the beginning that their limit was 221,000 and anything we built in addition to that we would be paying for it. The issue is really allowing us to build the additional square footage on our own dime but MSBA would have to sanction it. We could build what we want with a separate vote which is not ideal for us since it could put the whole project at risk and not an option we want to pursue. The other option would be to look at renovating the existing athletic complex. If we have a renovated component they might allow us to build additional square footage in a renovated space. We left the discussion that we will study this further and submit something new to them next Thursday and hopefully they will have a quick turnaround so we can stay on schedule.

IV. **OMR Update – Jeanne Roberts**

This is meeting six. We will not have the preferred schematic report today because of today's conversation with MSBA. We will have a PSR at the next meeting on June 8 and will add a meeting on June 15 to approve the PSR. Jeanne went over the evaluation matrices which were filled out at the last meeting. The winning solution was the 12R scheme. Michael Rosenfeld went over the 12R Option. The site has changed a little which may help with the issues with the state; it's getting a little more integrated. Michael went over the entire Option for the committee. The issue with the state is the square footage. It is conceivable that the state will allow us to discuss three options with them. One is build the existing 226,000 sq. ft. and allow us to renovate some part or all of the existing athletics or create a discreet separate building that is attached and integrate it in our facility. Over the next couple of weeks we will figure out what the options are, talk to the state about it and bring it back to the committee. Michael then presented Option

13 to us which has a renovation portion to it. The direction, if we have consensus with the committee, is that Option13 is the direction we want to go.

V. Owner Update:

- Louis reported that on June 13 OMR & KVA will do a town presentation in Carlisle.
- On June 15 we will have the same presentation in Concord. These will be the last forums before the summer.
- Peter Nobile reported that he has a meeting with CMLP within the next couple of days.
- John Flaherty will draw up a cost saving analysis report.

VI Action Items:

Motion to approve three invoices; one for KVA and two for OMR totaling \$93,755 based on KVA's approved invoice summary dated 5/11/2011. So moved by Louis Salemy, seconded by Diana Rigby. The motion was unanimously approved.

VII. New Business:

Jerry spoke with Chris Whelan today asking him if he thought there were any town departments that would like to be involved in the planning of the HS and if so they should start talking to the committee now. Another building committee meeting was added for June 15th from 6:00 to 7:30 PM.

VIII. Public Comments:

IX. Adjourn

A motion was made to adjourn by Sergio Siani and seconded by Michelle Ernst at 7:40 PM. The motion was unanimously approved.

Respectfully submitted,
Leona Palmaccio

Approved: 6/8/11

Present: Dave Anderson, Walter Birge, Stan Durlacher, Michelle Ernst, John Flaherty, Tim Hult, Karla Johnson, John Lindner, Diana Rigby, Louis Salemy, Sergio Siani, Jerry Wedge, Chris Whelan

Also Present: David Saindon, KVA, Jeanne Roberts, Leland Koehler/Rice, Michael Rosenfeld, Lisa Pecora-Ryan, OMR

Absent: Jeff Adams, Peter Badalament, Brian Miller, Joseph Morahan, Peter Nobile, Charlie Sample, Bill Tice, Margaret Waterman, Richard Waterman, Elise Woodward

I. Call to Order

The meeting was called to order by Karla Johnson at 6:05 PM.

II. Reading of Minutes

Karla asked if there were any recommended changes to the minutes of May 25, 2011. A motion was made to approve the May 25, 2011 minutes by John Flaherty and seconded by Stan Durlacher. The motion was unanimously approved.

III OPM Update – David Saindon, KVA

David stated at the last meeting on May 25 we were updated on the conference call with MSBA. At the conclusion of the call with MSBA we talked about giving them some additional options basically exploring doing a renovation in some shape, form or manner of the existing gyms. OMR will discuss the options later in the meeting. We presented MSBA with three additional options and compared them against Option 13 which we were considering the base. We have a conference call scheduled with MSBA tomorrow at 2 o'clock. We're planning on submitting the PSR by the end of next week (June 17th) and we have confirmed attendance with MSBA for a FAS meeting (Facility Assessment Subcommittee Meeting). We attended one on May 11 and they invited us again for their next meeting on June 22nd and July 13th. Hopefully we can wrap up everything on the 22nd. We have a forum scheduled in Carlisle on Monday, June 13, at 7:30 PM and another forum next Wednesday, June 15, at 7:30 PM after the building committee meeting. The scheduled June 22nd CCHS Building Committee meeting is being canceled and next week we'll have an outline of the meetings during July and August.

David gave clarification on wrapping things up after the June 22nd FAS meeting. Our goal when the schedule was put together about 8 weeks ago was that we needed to have direction from the MSBA by June 22nd to allow OMR and the project team enough time to do the schematic study and deliverables that's required for the MSBA. At the FAS meeting the entire board of directors are not there but typically half of them are. We won't get written confirmation from them but we're hoping that we'll have clear verbal direction. We'll then move forward with schematic design. Actually we'll know more tomorrow after the conference call with MSBA. A summary of the conference call will be forwarded to the group.

IV. OMR Update – Jeanne Roberts

This is meeting seven. Last week Option 13 was presented. Since that time the steering committee has been talking with MSBA about three different options using Option 13 as a starting point. All of them would include some space in a separately considered building. Option 14A the majority of the high school would be located just like Option 13 but renovating the lower and upper gym to house all of the health, PE and athletic depts. connected with the cafeteria. The radio station, cable TV and adult education would be housed in this building also. Option 14B is slightly different. The performance gym would be inside the building so that all of the MSBA approvable PE space is part of that base building with separate, new, disconnected building which will house the alternative health & PE, team rooms & PE support spaces. Option 14C would be an all new building and build a separate portion completely on Concord-Carlisle's dime. This Option would have to have separate systems operating in two buildings. There's a premium attached to this in that you are building smaller and the cost per square foot would go up. If you compare the four solutions, you see 13 and 14C as new buildings and 14A and 14B as new/reno.

V. Owner Update:

- John would like to invite members of the Sustainability Subcommittee to participate in the energy savings report. We'll be able to do that analysis once we know which Option we'll have.
- There are two forums next week; one in Carlisle on the 13th and Concord on the 15th.

VI Action Items:

None

VII. New Business:

The June 22nd meeting is cancelled. At the meeting next week we'll outline the dates for summer meetings.

VIII. Public Comments:

IX. Adjourn

A motion was made to adjourn by Michelle Ernst and seconded by Louis Salemy at 6:50 PM. The motion was unanimously approved.

Respectfully submitted,
Leona Palmaccio

Approved: 6/15/11

Present: Jeff Adams, Peter Badalament, Dave Anderson, Walter Birge, Stan Durlacher, Michelle Ernst, John Flaherty, Karla Johnson, John Lindner, Brian Miller, Joseph Morahan, Peter Nobile, Diana Rigby, Louis Salemy, Charlie Sample, Sergio Siani, Jerry Wedge, Chris Whelan

Also Present: David Saindon, KVA, Jeanne Roberts, Leland Koehler/Rice, Michael Rosenfeld, Lisa Pecora-Ryan, OMR

Absent: Tim Hult, Bill Tice, Margaret Waterman, Richard Waterman, Elise Woodward

I. Call to Order

The meeting was called to order by Jerry Wedge at 6:08 PM.

Jerry updated the committee on the discussion with MSBA the day after our last meeting. It was a positive meeting with MSBA approving three options to include in our PSR which will be submitted the end of this week. MSBA wants to see the addition, renovation scheme which is 6R along with 14B and 14C which we have been talking about the last couple of weeks. All of our consultants, architects and their consultants and OPMs have been working feverishly; therefore, tonight we will see the work in progress of the PSR. What is required tonight is to choose a preferred option so when we submit the three options to the state they will understand which option we are favoring. OMR will go through the presentation and at the conclusion we will vote on our preferred option.

II. Reading of Minutes

Jerry asked if there were any recommended changes to the minutes of June 8, 2011. A motion was made to approve the June 8, 2011 minutes by Walter Birge and seconded by John Flaherty. The motion was unanimously approved.

III OPM Update – David Saindon, KVA

David stated that he has invoices and an OMR Amendment to be voted on this evening.

IV. OMR Update – Jeanne Roberts and Leland Koehler/Rice

This is meeting eight. At the last meeting we talked about Options 13, 14A, 14B, and 14C. There was a lot of positive direction toward 14C. After talking with the MSBA they liked the idea of us moving forward with 14B and 14C but they also wanted us to continue studying 6R1 which we are now calling 6R2. In less than a week the team has continued to design 6R, 14B and 14C. Leland will now present 14C since that is the option that the committee was leaning toward. This is an all new building with a distinct alternate gym and athletic space with separate systems functioning on its own from the new building. After a review of all of the options the committee voted: The first vote is to approve KVA and OMR to submit the PSR with the preferred option identified as Option 14C **moved** by Walter Birge and seconded by Stan Durlacher. The committee also thought it would be helpful to identify for the minutes why they selected this option:

- Shorter construction period
- Less financial risk
- More logical layout
- Better site security for the school
- Less interruption to the academic year
- Better resulting site plan at the end

The motion was unanimously approved.

The next approval we want to do is that with these three different options there were three slightly different Ed Specs associated with them. The Ed Spec for 14C the space summary total was 240,601 square feet. A motion to approve the Ed Spec for Option 14C dated June 15, 2011, so moved by John Flaherty, seconded by Stan Durlacher. The motion was unanimously approved.

V. Owner Update:

- Michelle reported there is a Forum tonight at 7:30 PM.
- Peter Nobile will be doing an energy report study with John Flaherty sometime in July. Peter questioned what elements of sustainability needed to be included in the PSR. David reported that we need to include a MA CHPS scorecard with the PSR. MSBA doesn't pay for anything over MA CHPS so it would not matter if we add later.

VI Action Items:

Motion to approve Amendment #4 for OMR in the amount of \$6,600, so moved by Walter Birge and seconded by Sergio Siani. The motion was unanimously approved.

Motion to approve KVA invoice log dated June 13, 2011 for the value of \$111,142.80. So moved by Jeff Adams, seconded by Peter Nobile. The motion was unanimously approved.

VII. New Business:

Summer meeting schedule will be June 29, July 20, August 10/17.

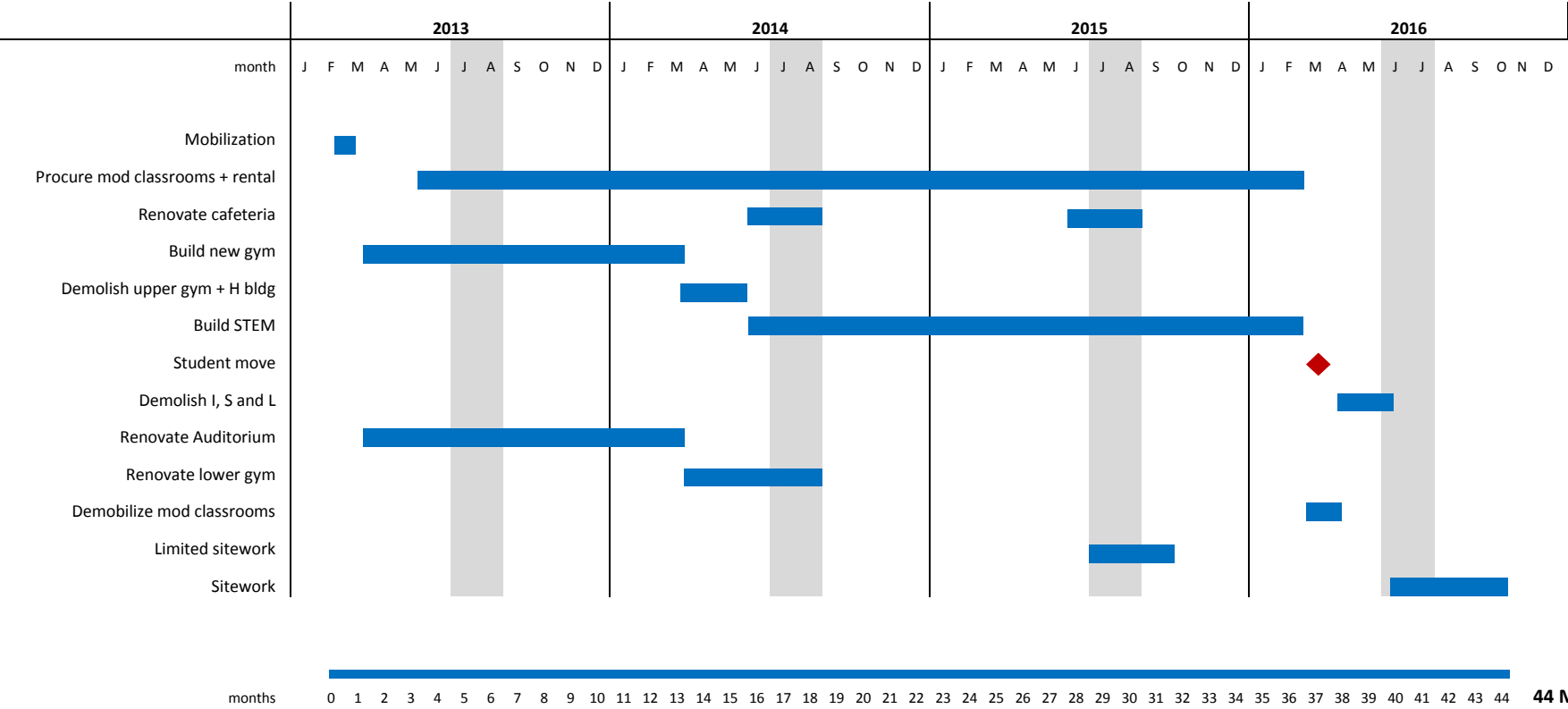
VIII. Public Comments:

IX. Adjourn

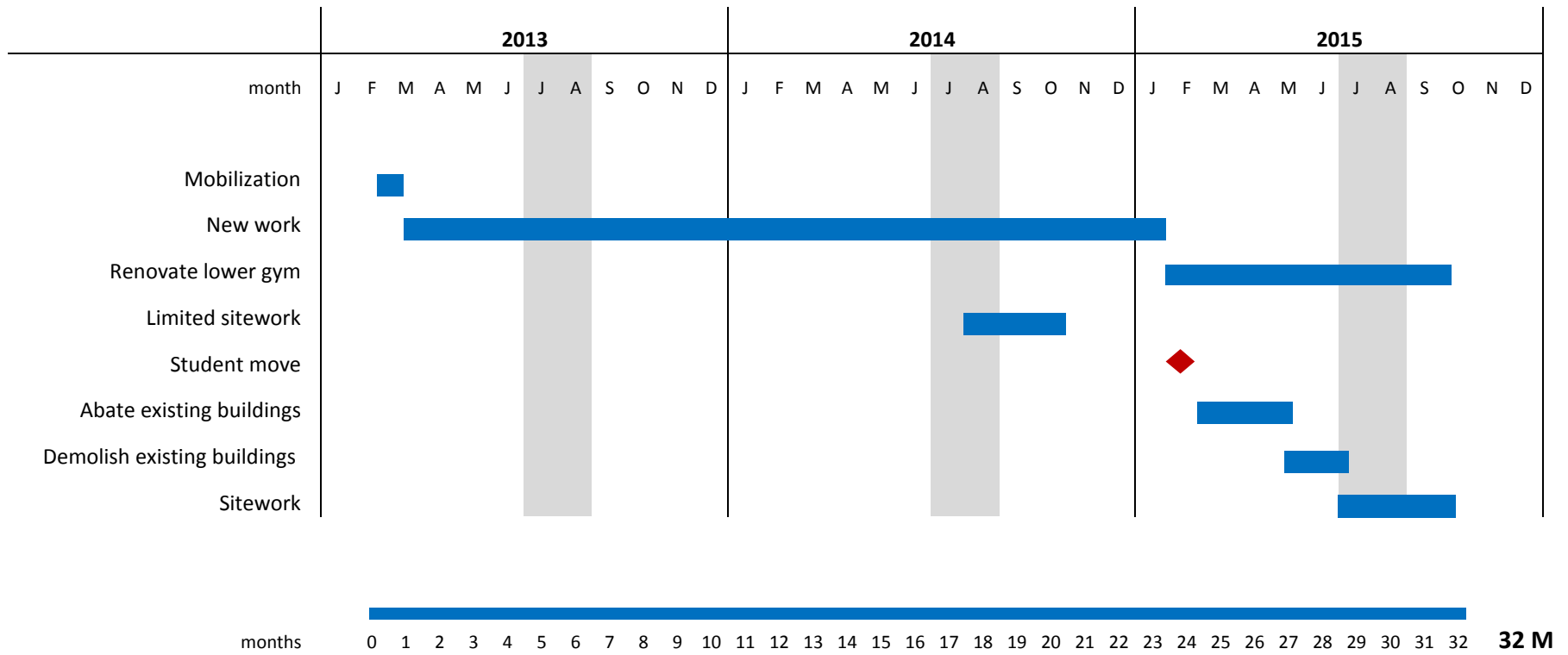
A motion was made to adjourn by Stan Durlacher and seconded by Diana Rigby at 7:20 PM. The motion was unanimously approved.

Respectfully submitted,
Leona Palmaccio

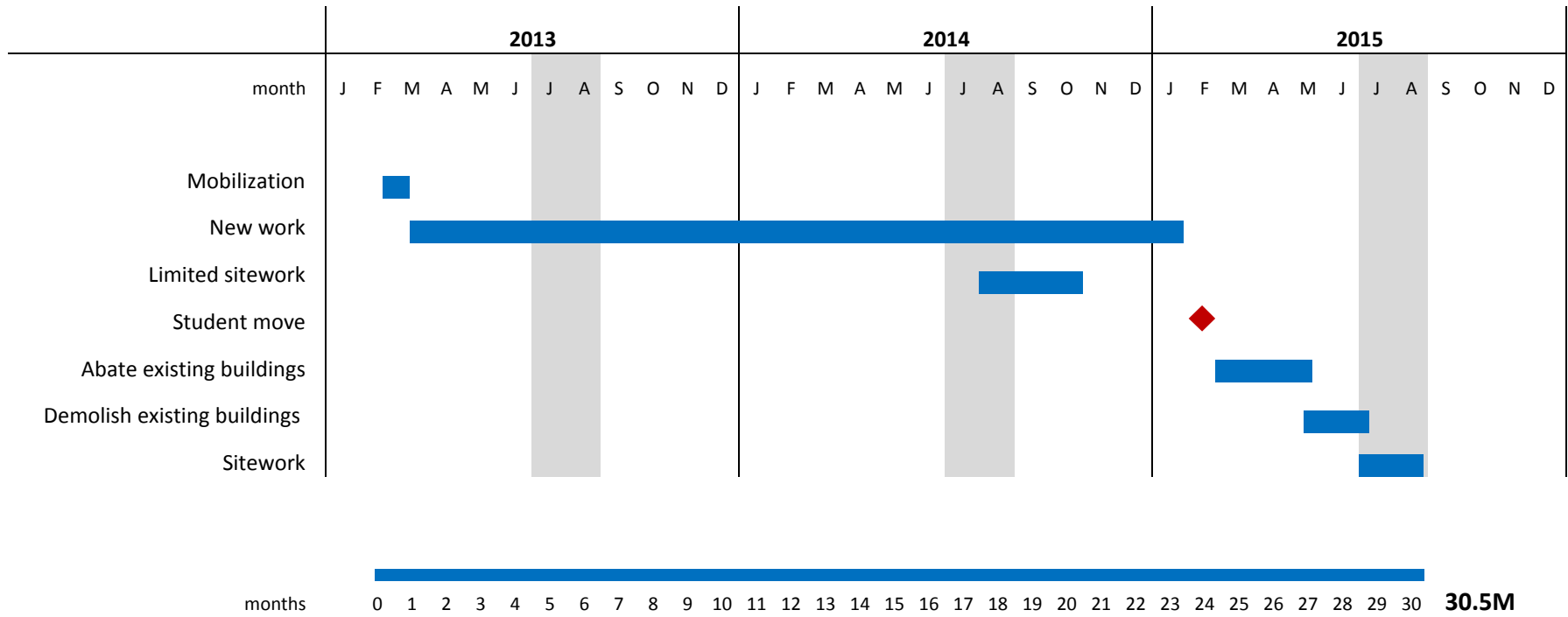
OPTION 6R2



OPTION 14B



OPTION 14C



CCHS Feasibility Study Work Plan

Groundwork	<ul style="list-style-type: none"> ○ Prepare contract ○ Obtain and review all available/ pertinent documents ○ Prepare schedule and work plan 	<ul style="list-style-type: none"> ○ Review existing conditions information ○ Attend Site Based Committee Meeting ○ Conduct User Group meetings and Prepare Space Summary
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Meeting # 1	Goals, Values and Space Summary	
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3/09/11	Objectives <ul style="list-style-type: none"> ○ Review schedule and process ○ Review goals, values ○ Review proposed space summary 	Follow-up <ul style="list-style-type: none"> ○ Site walk thru with Engineers and Facilities Manager ○ Submit draft space summary to MSBA for initial review ○ Meet with MSBA for kickoff meeting ○ Prepare Preliminary Alternative concepts
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Meeting # 2	Vision, Space Summary and Preliminary Alternatives Concepts	
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3/23/11	Objectives <ul style="list-style-type: none"> ○ Review Educational Vision, goals and values ○ Review Preliminary Alternative Concepts ○ Approve Initial Space Summary and PDP 	Follow-up <ul style="list-style-type: none"> ○ Complete Preliminary Design Program Submittal for MSBA ○ Meet with MSBA ○ Develop Preliminary Alternatives
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Meeting # 3	Sustainability Goals	
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4/06/11	Objectives <ul style="list-style-type: none"> ○ Discuss sustainability goals and net zero options with team 	Follow-up <ul style="list-style-type: none"> ○ Develop Preliminary Evaluation of Proposed Alternatives
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Meeting # 4	Preliminary Evaluation of Proposed Alternatives	
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4/13/11	Objectives <ul style="list-style-type: none"> ○ Review Preliminary Evaluation of Proposed Alternatives 	Follow-up <ul style="list-style-type: none"> ○ Submit Preliminary Alternatives to MSBA for initial review ○ Meet with MSBA ○ Develop Final Evaluation of Selected Alternatives
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Meeting # 5	Finalize Preliminary Alternatives	
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5/04/11	Objectives <ul style="list-style-type: none"> ○ Review and Approve Preliminary Alternative(s) 	Follow-up <ul style="list-style-type: none"> ○ Prepare Final Evaluation of Alternatives
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Meeting # 6	Final Evaluation of Alternatives	
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5/25/11	Objectives <ul style="list-style-type: none"> ○ Review Final Evaluation of Alternatives ○ Confirm Preferred Solution 	Follow-up <ul style="list-style-type: none"> ○ Prepare Preferred Schematic Report
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Meeting # 7	Preferred Schematic Update	
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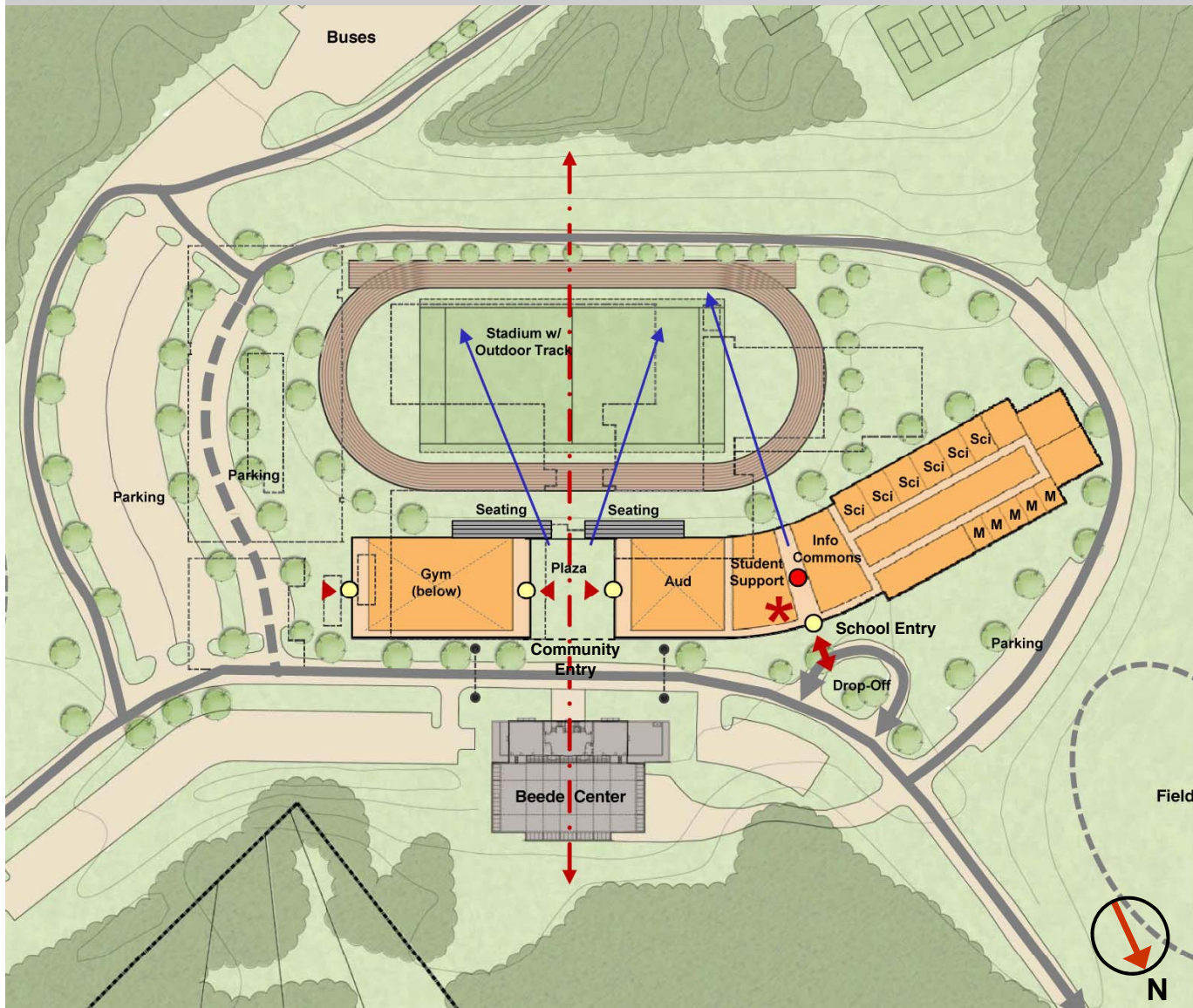
6/08/11	Objectives <ul style="list-style-type: none"> ○ Review Preferred Schematic Update 	Follow-up <ul style="list-style-type: none"> ○ Prepare Preferred Schematic Report for MSBA
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Meeting # 8	Preferred Schematic Report	
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6/15/11	Objectives <ul style="list-style-type: none"> ○ Review and Approve Preferred Schematic Report ○ School Committee Approval 	Follow-up <ul style="list-style-type: none"> ○ Submit Preferred Schematic Report to MSBA ○ MSBA Facilities Assessment Subcommittee and BOD Vote
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Option 9/10

All New Building, multiple phases, located North & West of the Existing School. 247,241 GFA



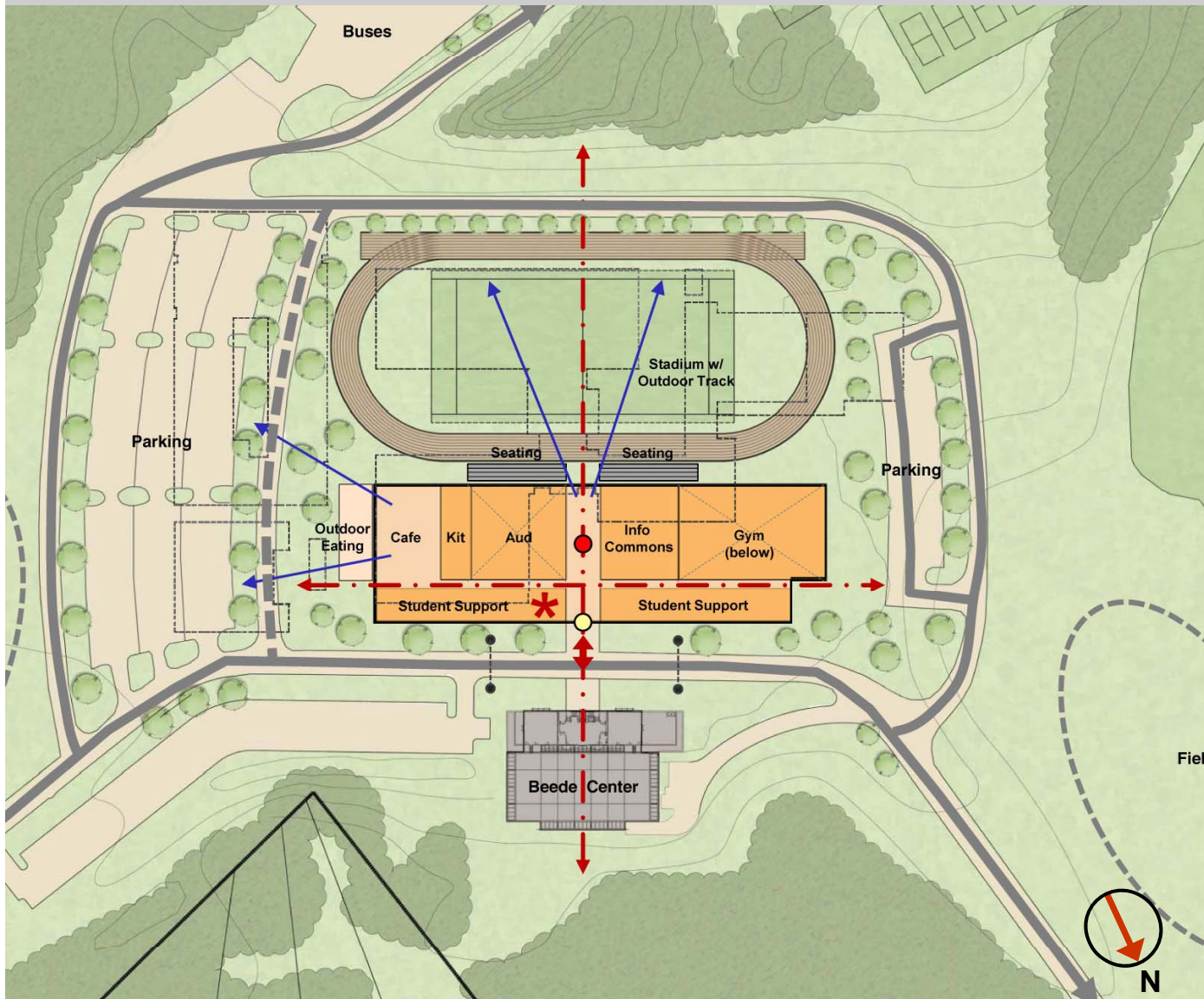
PROS and CONS

- + Positive community relationship with Beede Center, Gym and Auditorium
- + Excellent North and South solar orientation for classrooms
- Parking remote from School Entry and most located along primary loop road
- Tunnel to connect building spaces below outdoor plaza
- Construction Phasing: 36 to 46 months
- Requires temporary relocation of Existing Arts program off-site or to temporary facilities
- Requires temporary relocation of Existing Cafeteria
- Disruption caused by large construction project close to existing educational facility
- Existing site utilities need to be relocated prior to construction
- Requires major topographical alterations for site circulation at North and West of construction site
- Requires major topographical alterations on South side for daylighting of academic spaces in lower level of new school

Project Cost = \$94M+

Option 11

All New Building, multiple phases, located North of the Existing School. 247,241 GFA



PROS and CONS

- + Positive campus relationship with Beede Center and school
- Final placement physically too constricted with existing Beede Center
- + Positive North and South solar orientation for classrooms
- + All parking located within primary loop road
- Parking remote from School Entry
- Construction Phasing: **36 months**
- Requires temporary relocation of Existing Arts program off-site or to temporary facilities
- Requires temporary location of Existing Cafeteria
- Disruption caused by large construction project close to existing educational facility
- Existing site utilities need to be relocated prior to construction
- Requires major topographical alterations on South side for daylighting of academic spaces in lower level of new school

Project Cost = **\$93M+**

Option 12

All New Building, one phase, located West of the Existing School. 240,108 GFA



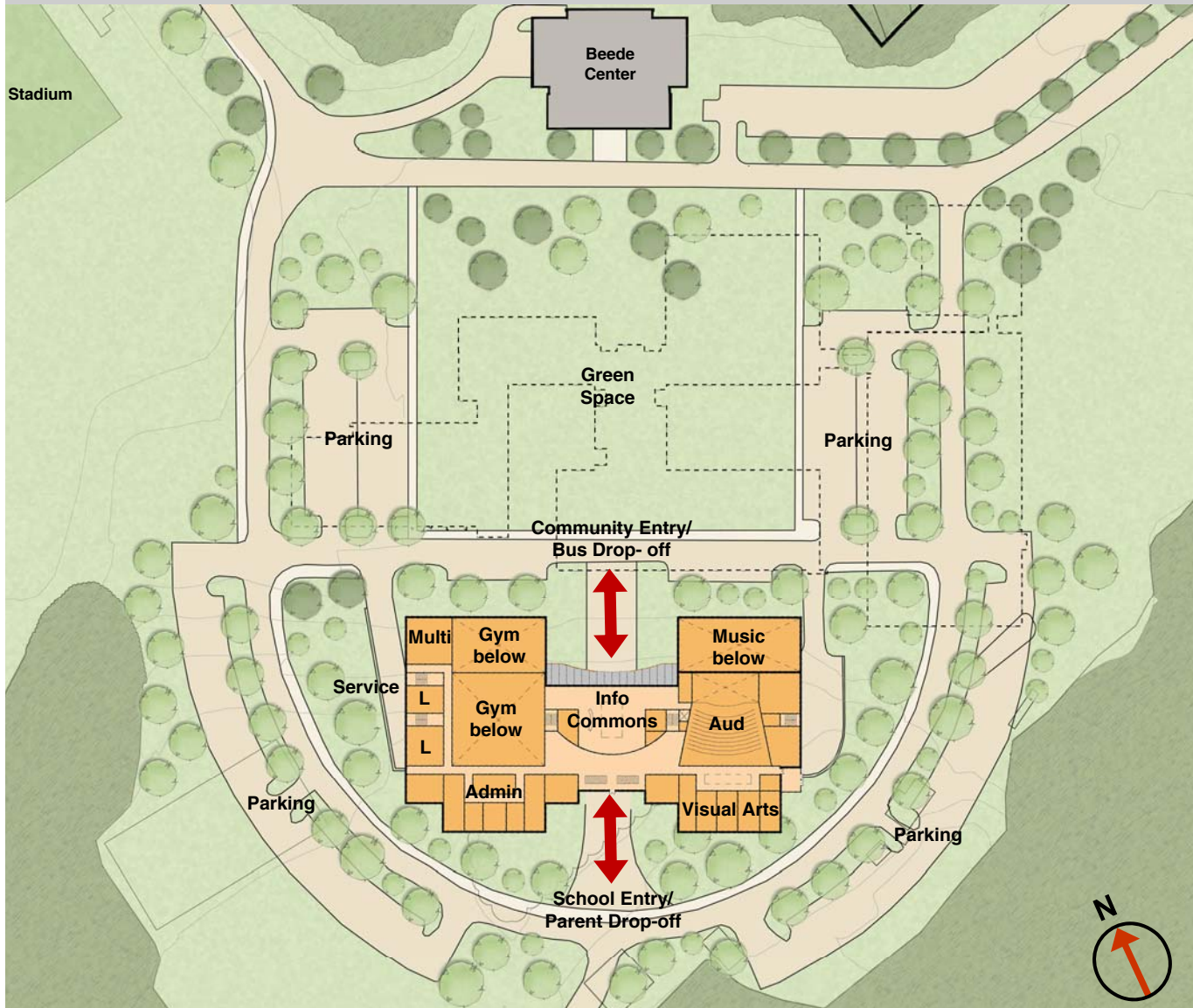
PROS and CONS

- + Positive campus relationship with Beede Center and athletic fields
- + Positive physical placement with other elements on site
- + Excellent North and South solar orientation for classrooms
- + Parking related to School Entry and athletic fields
- + Separate bus and student drop-off
- Discreet but difficult service access due to topography
- + Construction Phasing: **30 months**
- + Requires no temporary relocation of school activities
- + Site location minimizes disruption to students during construction
- + Builds near existing site utilities
- Requires major topographical alterations at New School location and existing hillside
- No ability to reuse existing building for educational space due to existing structure's adjacency to new site

Project Cost = **\$91M**

Option 13

All New Building, one phase, located South of the Existing School. 240,108 GFA



PROS and CONS

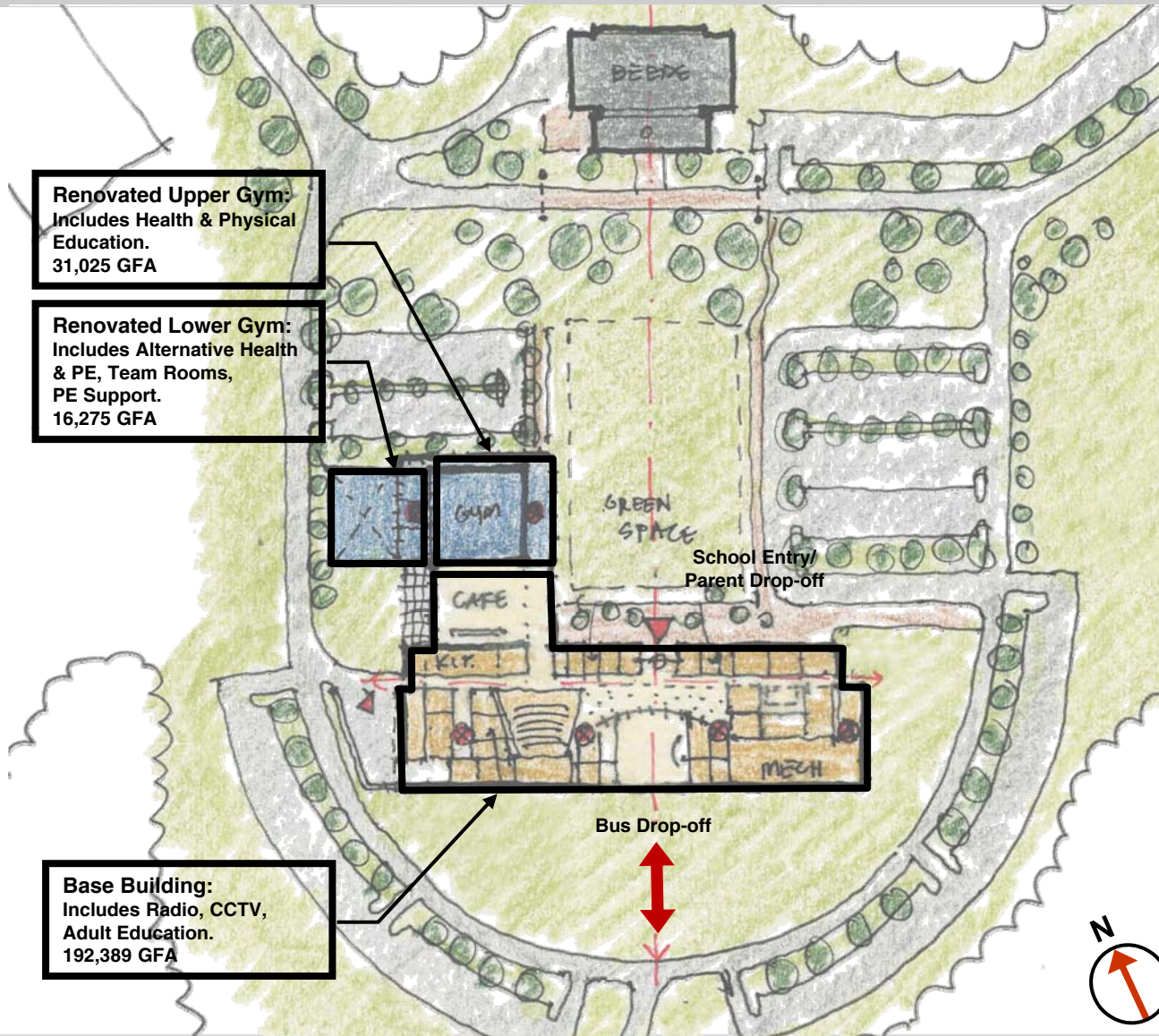
Preferred site location

- + Positive campus relationship with Beede Center and green space
- + Positive physical placement with all elements on site
- + Positive North and South solar orientation for classrooms
- + Good site circulation and well distributed parking
- + Parking segregated for uses relative to School Entry, Community entry and athletic fields
- + Separate bus and student drop-off
- + Discreet service access
- + Construction Phasing: **30 months**
- + Requires no temporary relocation of school activities
- + Site location minimizes disruption to students during construction
- + New School located in central part of site and maximizes open space
- + Builds near existing site utilities
- Requires major topographical alterations at existing hillside

Project Cost = **\$89.1M**

Option 14a

New “Base” Building internally connected to renovated Upper and Lower Gym Buildings which will house the entire Health and PE Department for the School. 239,689 GFA



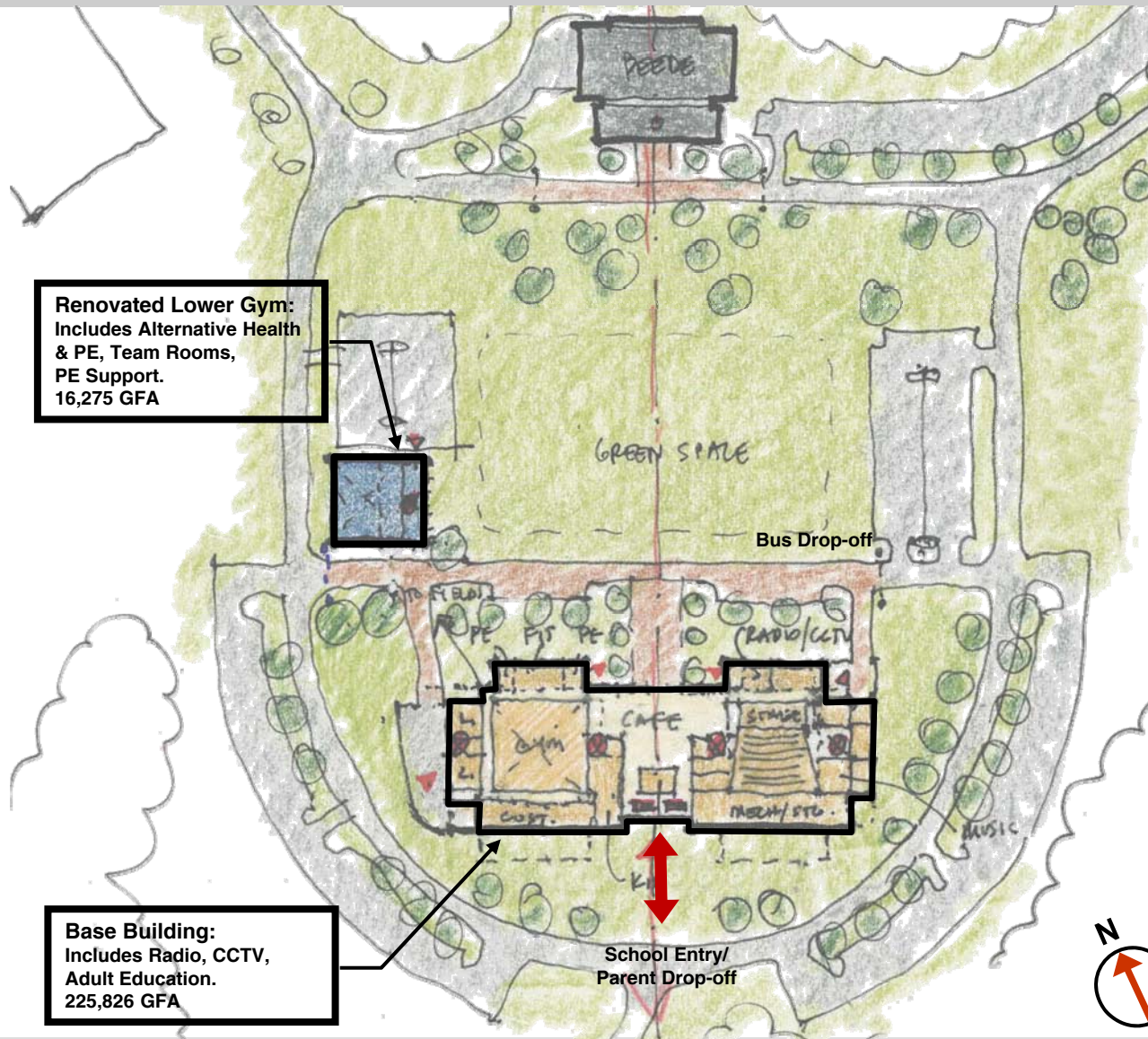
PROS and CONS

- + Positive campus relationship with Beede Center and green space
- + Positive physical placement with all elements on site
- + Internal connection to PE classes
- Performance gym is compromised, renovated space
- + Positive North and South solar orientation for classrooms
- + Good site circulation and well distributed parking
- + Parking segregated for uses relative to School Entry, Community entry and athletic fields
- + Separate bus and student drop-off
- + Discreet service access
- Construction Phasing: **36 months**
- + Site location allows for connection to existing Gym Buildings
- Requires temporary relocation of Health and PE during renovation
- o Site location will have minor disruption to students during construction
- + New School located in central part of site and maximizes open space
- + Builds near existing site utilities
- Requires major topographical alterations at existing hillside
- Reno limits opportunities in bldg

Project Cost = **\$92.4M**

Option 14b

New "Base" Building with stand alone, renovated Lower Gym building which will house the Alternative Health & PE, Team Rooms & PE Support spaces. (separate systems in 2 buildings) 242,101 GFA



PROS and CONS

3rd Preferred site location

- + Positive campus relationship with Beede Center and green space
- + Positive physical placement with all elements on site
- + PE classes within main school building
- + Positive North and South solar orientation for classrooms
- + Good site circulation and well distributed parking
- + Parking segregated for uses relative to School Entry, Community entry and athletic fields
- + Separate bus and student drop-off
- + Discreet service access
- + Construction Phasing: **32 months**
- + Site location allows for connection to existing Lower Gym Building
- o Requires temporary relocation of some Health and PE during renovation
- o Site location will have minor disruption to students during construction
- + New School located in central part of site and maximizes open space
- + Builds near existing site utilities
- Requires major topographical alterations at existing hillside
- Reno limits opportunities in bldg

Project Cost = **\$90.1M**

Option 14c

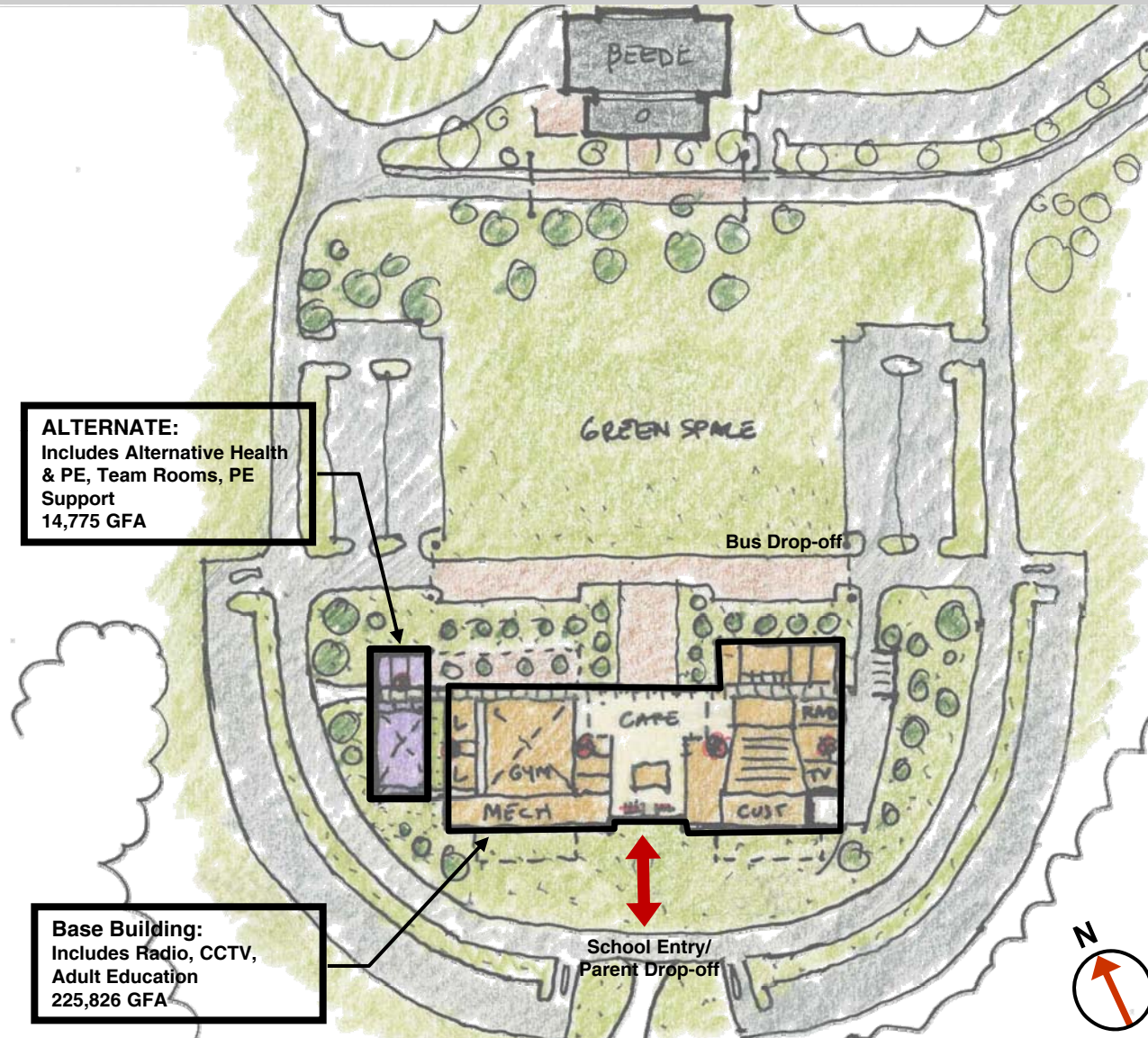
New "Base" Building with separate, new, disconnected building which will house the Alternative Health & PE, Team Rooms & PE Support spaces. (separate systems in 2 buildings) 240,601 GFA

PROS and CONS

2nd Preferred site location

- + Positive campus relationship with Beede Center and green space
- + Positive physical placement with all elements on site
- + PE classes within main school building
- + Positive North and South solar orientation for classrooms
- + Good site circulation and well distributed parking
- + Parking segregated for uses relative to School Entry, Community entry and athletic fields
- + Separate bus and student drop-off
- + Discreet service access
- + Construction Phasing: **30 months**
- + Site location minimizes disruption to students during construction
- + New School located in central part of site and maximizes open space
- + Builds near existing site utilities
- Requires major topographical alterations at existing hillside
- New building premium due to separate MEP and exterior façade systems

Project Cost = **\$89.4M**



ALTERNATE:
Includes Alternative Health & PE, Team Rooms, PE Support
14,775 GFA

Base Building:
Includes Radio, CCTV, Adult Education
225,826 GFA