

**Updated Analysis of Three Site Scenarios and Options**  
**January 18, 2019**  
**DRAFT FOR DISCUSSION**

The administration previously provided the Phase 2 Feasibility Study Advisory Committee an analysis of the two scenarios and related nine options for a three site WPS campus (see: Weston Public Schools Space Utilization Phase 2 Study, *Guiding Framework and Work Plan*, December 12, 2018). Silver/Petrucci & Associates (SP+A) has now updated that analysis with their commentary (see chart below—far right column).

This additional information will be discussed at the January 23, 2019 meeting of the Advisory Committee. The aim is to develop a final set of commentary for each of the scenario/options for presentation to the BOE Facilities Committee on February 7 and then the full BOE on February 25.

The analysis of the scenarios/options would be presented to the BOE along with the proposed SP+A work plan for focused study of Scenario 1/Option E. (Draft work plan will be shared with the Advisory Committee for review on January 23.) As we will discuss on January 23, it is critical we bring the BOE and thereby the public into full understanding of the status of the Advisory Committee work and the hoped for focus on examination of the most promising three site option.

	<b>Scenario/Option</b>	<b>Rating</b>	<b>Administration Commentary</b>	<b>SP+A Comments</b>
1	Scenario 1/ Option A	Not Viable	<ul style="list-style-type: none"> <li>• Elementary school would be too large for effective teaching and learning, and nurturing educational environment.</li> <li>• Layout of resulting elementary school physical space too difficult to manage.</li> <li>• Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces.</li> <li>• Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need).</li> <li>• Would need alternate site during construction.</li> </ul>	<ul style="list-style-type: none"> <li>• HES - Adding to North House adds to sprawling layout</li> <li>• HES - Adding to North House encroaches baseball field</li> <li>• HES -Gymnasium size not age appropriate for upper elementary grades</li> <li>• HES - Cafeteria configurations not ideal and undersized</li> <li>• HES - Multiple locations for additions adds cost and disturbance</li> <li>• WIS – Not programmed as a middle school. It has no locker rooms, science or tech/eng</li> </ul>

				<ul style="list-style-type: none"> <li>• WIS -Compact site is challenging &amp; limits area for additions</li> <li>• Additions at 2 buildings</li> </ul>
2	Scenario 1/ Option B	Not Viable	<ul style="list-style-type: none"> <li>• Elementary school would be too large for effective teaching and learning, and nurturing educational environment.</li> <li>• Layout of resulting elementary school physical space too difficult to manage.</li> <li>• Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces.</li> <li>• Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need).</li> <li>• Would need alternate site during construction.</li> </ul>	<ul style="list-style-type: none"> <li>• HES - Adding to North House adds to sprawling layout</li> <li>• HES - Adding to North House encroaches baseball field</li> <li>• HES -Gymnasium size not age appropriate for upper elementary grades</li> <li>• HES - Cafeteria configurations not ideal and undersized</li> <li>• WIS – not programmed as a middle school. It has no locker rooms, science or tech/eng</li> <li>• WIS -Compact site is challenging &amp; limits area for additions</li> <li>• Addition may be too close to wetlands</li> <li>• Additions at 2 buildings</li> </ul>
3	Scenario 1/ Option C	Not Viable	<ul style="list-style-type: none"> <li>• Elementary school would be too large for effective teaching and learning, and nurturing educational environment.</li> <li>• Layout of resulting elementary school physical space too difficult to manage.</li> <li>• Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces.</li> <li>• Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need).</li> </ul>	<ul style="list-style-type: none"> <li>• HES - Adding to North House adds to sprawling layout</li> <li>• HES - Adding to North House encroaches baseball field</li> <li>• HES -Gymnasium size not age appropriate for upper elementary grades</li> <li>• HES - Cafeteria configurations not ideal and undersized</li> <li>• WIS – not programmed as a middle school, no locker rooms, science or tech/eng</li> </ul>

			<ul style="list-style-type: none"> <li>• Would need alternate site during construction.</li> </ul>	<ul style="list-style-type: none"> <li>• WIS -Compact site is challenging &amp; limits area for additions</li> <li>• WIS - Addition may be too close to wetlands</li> <li>• WHS – Addition would occupy some parking &amp; Project Adventure course</li> <li>• Additions at 3 buildings</li> </ul>
4	Scenario 1/ Option D	<b>Possible</b>	<ul style="list-style-type: none"> <li>• Elementary school of reasonable size.</li> <li>• Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces.</li> <li>• Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need).</li> <li>• May NOT need alternate site during construction.</li> </ul>	<ul style="list-style-type: none"> <li>• HES - Adding to North House adds to sprawling layout (improved size over previous options)</li> <li>• WIS -Compact site is challenging &amp; limits area for additions</li> <li>• WHS – Addition would occupy some parking &amp; Project Adventure course</li> <li>• Additions at 3 buildings</li> </ul>
5	Scenario 1/ Option E	<b>Viable</b>	<ul style="list-style-type: none"> <li>• Maintains excellent attributes of elementary education (HES and WIS).</li> <li>• Creates secondary building (MS and HS) that optimizes facility resources.</li> <li>• Concentrates additional expenditures on the facilities identified in Phase 1 study as most in need of investment.</li> <li>• Will NOT need alternate site during construction.</li> <li>• Unclear is how to manage potential loss of swimming pool at WMS.</li> </ul>	<ul style="list-style-type: none"> <li>• Shared MS &amp; HS creates efficiencies</li> <li>• Examples in state: Portland &amp; Canton</li> <li>• Overall population is not considered large</li> <li>• Numerous building configurations can be explored (mostly at north with limited space at south)</li> <li>• Potential to address both HS &amp; MS needs (largest facility conditions needs)</li> <li>• Additions at 1 building</li> </ul>
6	Scenario 2/ Option A	<b>Not Viable</b>	<ul style="list-style-type: none"> <li>• Elementary school would be too large for effective teaching and learning, and nurturing educational environment.</li> </ul>	<ul style="list-style-type: none"> <li>• Addition very large, occupies all site amenities &amp; parking</li> <li>• WIS – addition is remote/removed</li> </ul>

			<ul style="list-style-type: none"> <li>• Layout of resulting elementary school physical space too difficult to manage.</li> <li>• Financial costs of facility change too high—spending extensive dollars on site with least need (WIS).</li> <li>• Does not address the facility needs of most troubled facility (WMS).</li> <li>• Would need alternate site during construction.</li> </ul>	<ul style="list-style-type: none"> <li>• Limited areas for playgrounds for both age groups</li> <li>• Courtyard concept - existing stair egress implications</li> <li>• Greater site work, tree removal</li> <li>• Addition may be too close to wetlands</li> <li>• Addition at 1 building</li> <li>• Addition potentially could be constructed while occupied</li> </ul>
7	Scenario 2/ Option B	Not Viable	<ul style="list-style-type: none"> <li>• Elementary school would be too large for effective teaching and learning, and nurturing educational environment.</li> <li>• Layout of resulting elementary school physical space too difficult to manage.</li> <li>• Financial costs of facility change too high—spending extensive dollars on site with least need (WIS).</li> <li>• Does not address the facility needs of most troubled facility (WMS).</li> <li>• Would need alternate site during construction</li> </ul>	<ul style="list-style-type: none"> <li>• WIS - Addition very large, occupies all site amenities &amp; parking</li> <li>• WIS – addition is remote/removed</li> <li>• WIS - Limited areas for playgrounds, both age groups</li> <li>• WMS – Addition best suited at the south</li> <li>• Addition may be too close to wetlands</li> <li>• Additions at 2 buildings</li> </ul>
8	Scenario 2/ Option C	Not Viable	<ul style="list-style-type: none"> <li>• Elementary school would be too large for effective teaching and learning, and nurturing educational environment.</li> <li>• Layout of resulting elementary school physical space too difficult to manage.</li> <li>• Financial costs of facility change too high—spending extensive dollars on site with least need (WIS).</li> </ul>	<ul style="list-style-type: none"> <li>• WIS - Addition very large, occupies all site amenities &amp; parking</li> <li>• WIS – addition is remote/removed</li> <li>• WIS - Limited areas for playgrounds for both age groups</li> <li>• Middle school needs are not addressed</li> </ul>

			<ul style="list-style-type: none"> <li>• Does not address the facility needs of most troubled facility (WMS).</li> <li>• Would need alternate site during construction.</li> </ul>	<ul style="list-style-type: none"> <li>• WHS – Addition would occupy some parking &amp; Project Adventure course</li> <li>• Additions at 2 buildings</li> </ul>
9	Scenario 2/ Option D	<b>Possible</b>	<ul style="list-style-type: none"> <li>• Elementary school of reasonable size.</li> <li>• Financial costs of facility change too high—spending extensive dollars on site with least need (WIS).</li> <li>• Does not address the facility needs of most troubled facility (WMS).</li> <li>• Would need alternate site during construction.</li> </ul>	<ul style="list-style-type: none"> <li>• WIS -Compact site is challenging &amp; limits area for additions</li> <li>• WIS - Addition may be too close to wetlands</li> <li>• 2 locations for additions</li> <li>• PreK - 1<sup>st</sup> must be at lower level</li> <li>• WHS – Addition would occupy some parking &amp; Project Adventure course</li> </ul>