



# 115 Sycamore Street New School Building

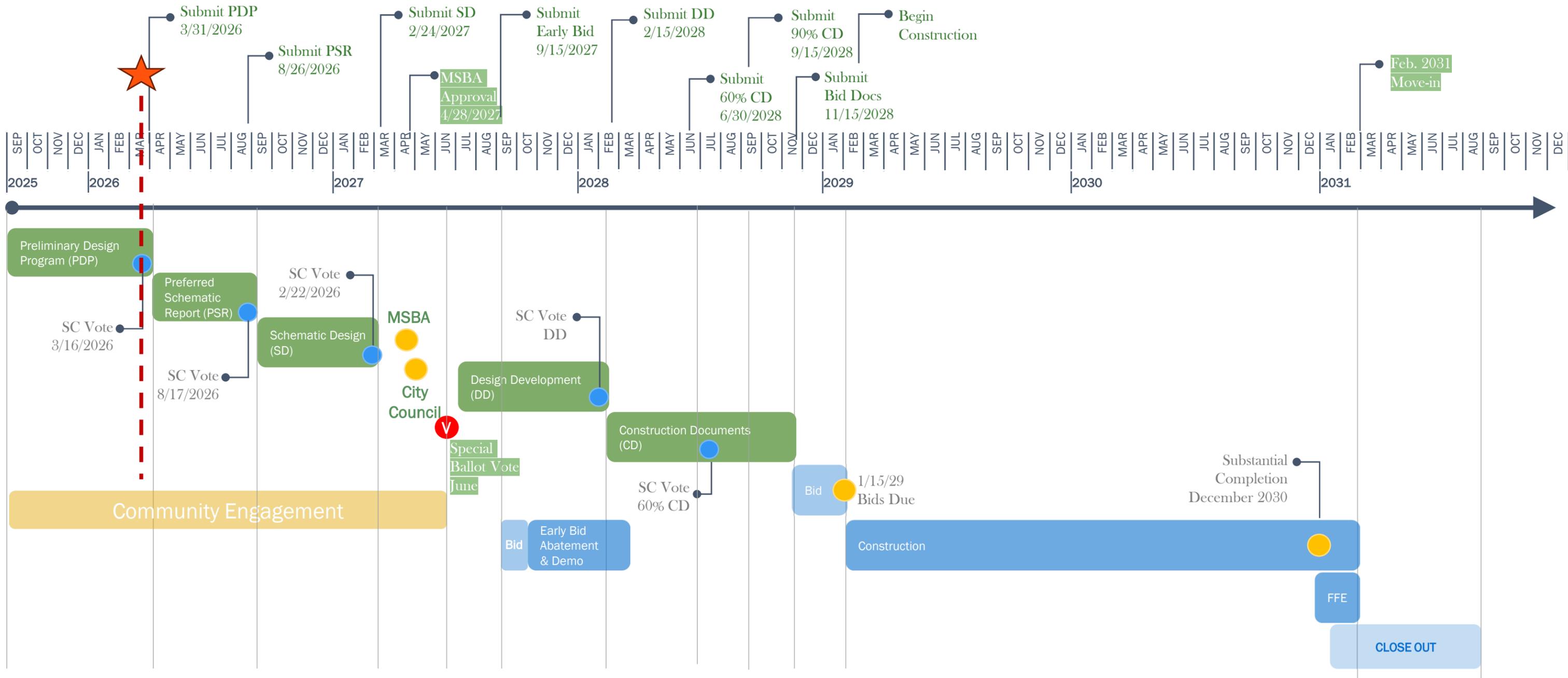
Meeting #6 March 23, 2026

PERKINS —  
EASTMAN  
*Human by Design*

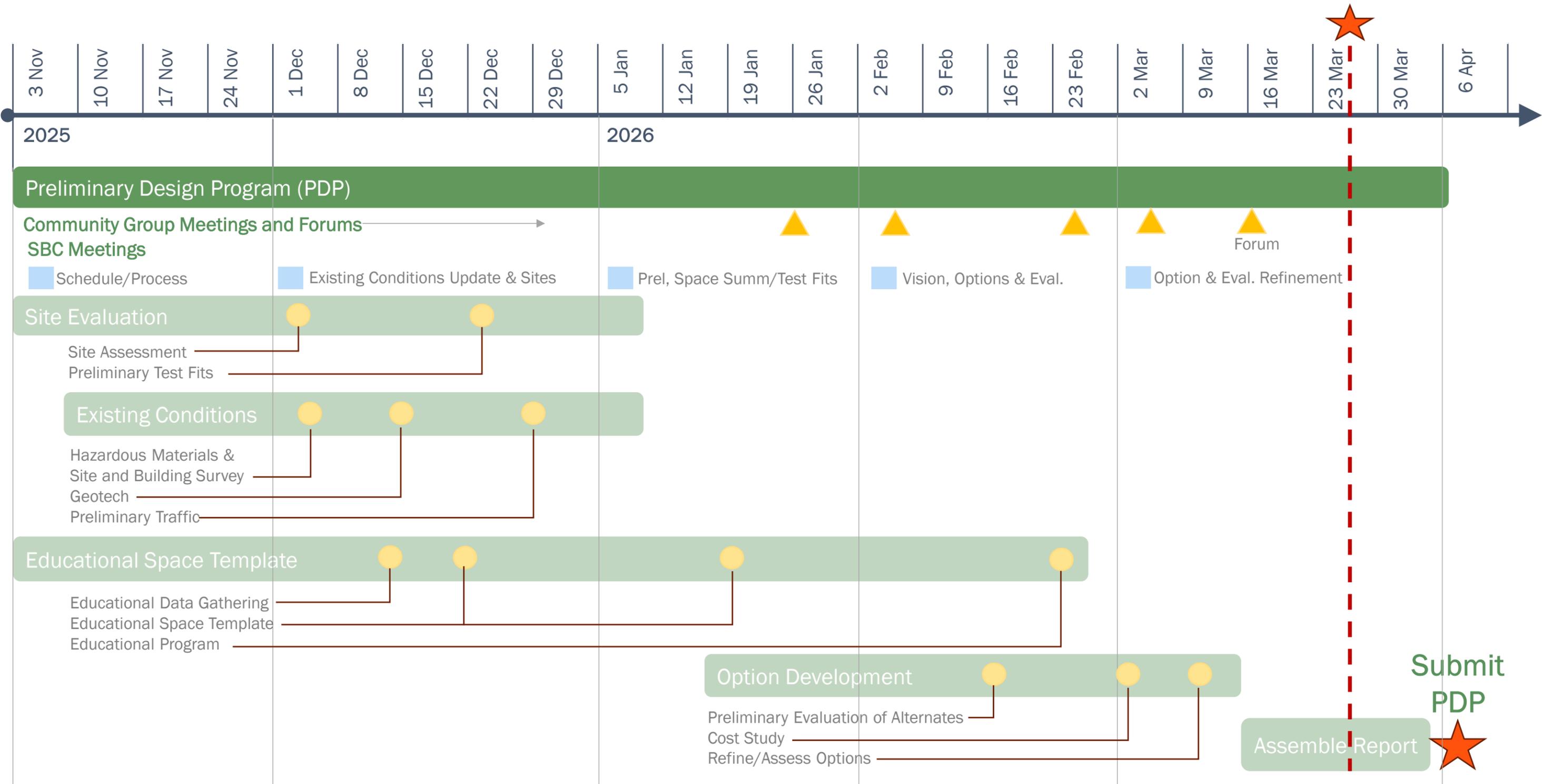
## AGENDA

- Review Project Schedule & Workplan
- Community Engagement Update
- Review Finalized Preliminary Options Evaluations
- Vote which Preliminary Options to Further Study in PSR Phase
- Vote to Approve the PDP Submission and All Contents within

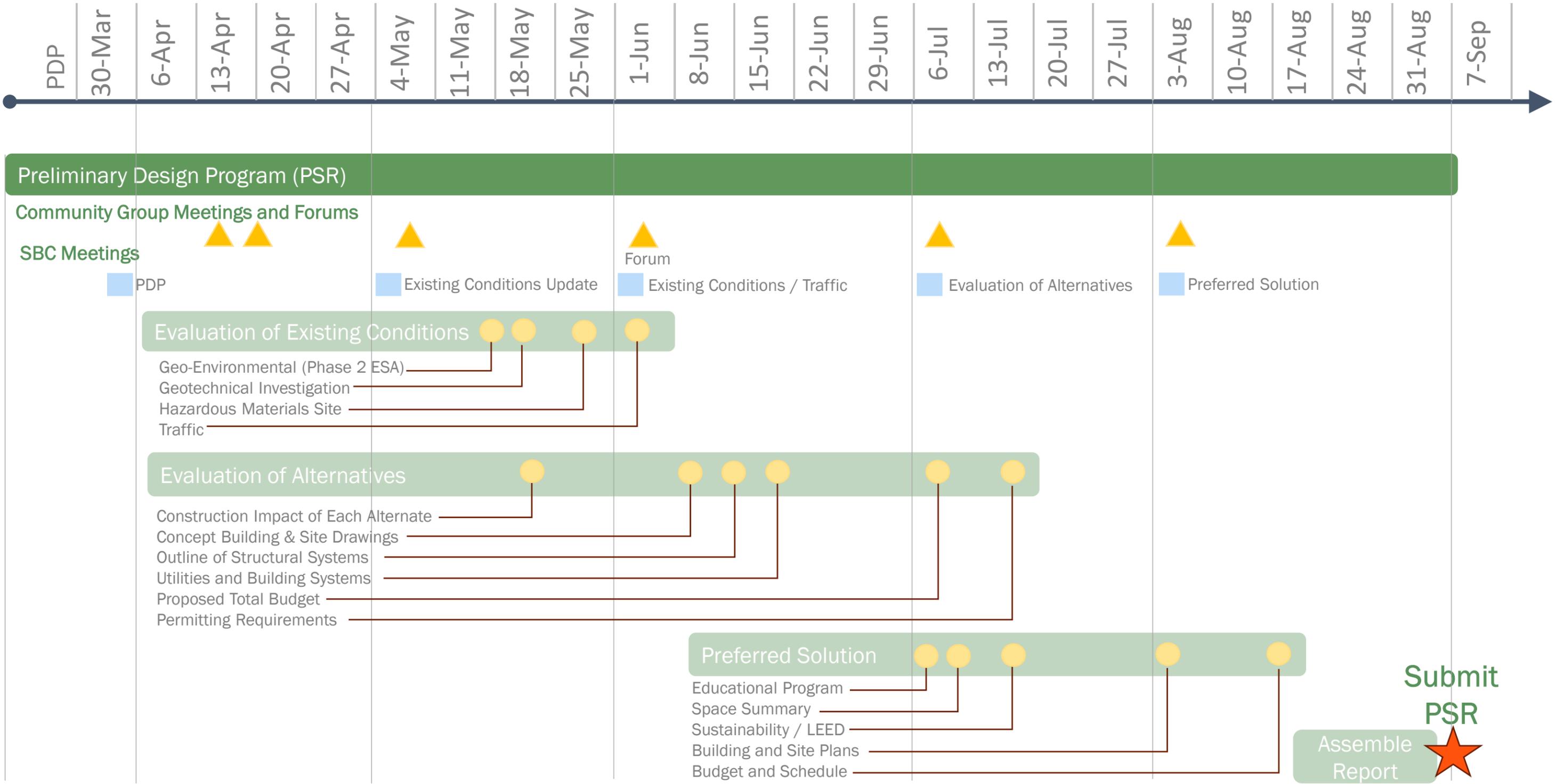
# PROJECT TIMELINE



# PDP WORKPLAN



# PSR WORKPLAN

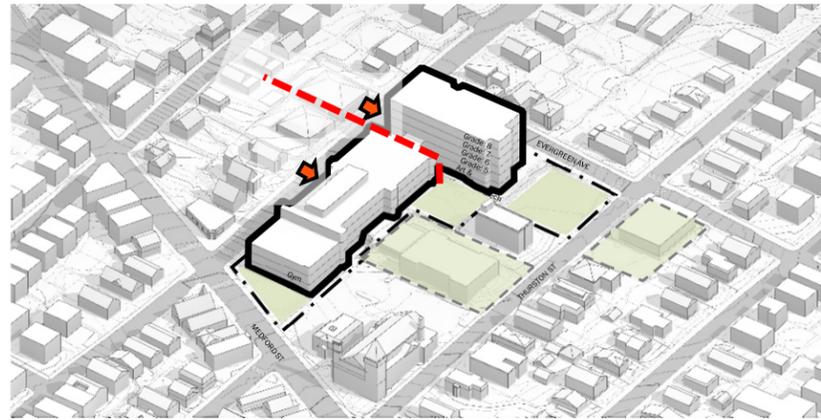




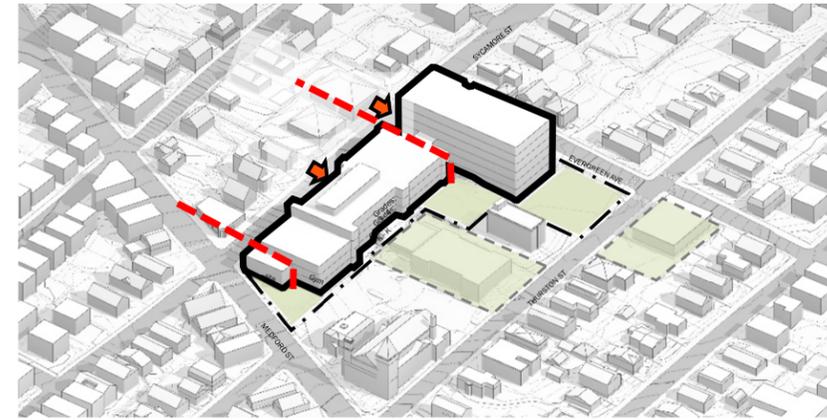
# OPTIONS & EVALUATION

# OPTION SUMMARY

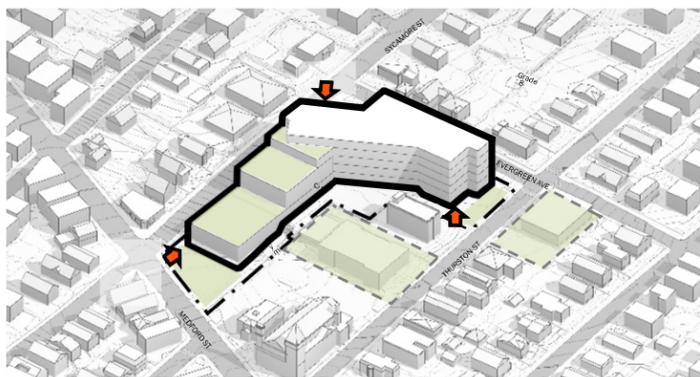
**1A** ADDITION/RENOVATION  
115 SYCAMORE ST. 690 STUDENTS



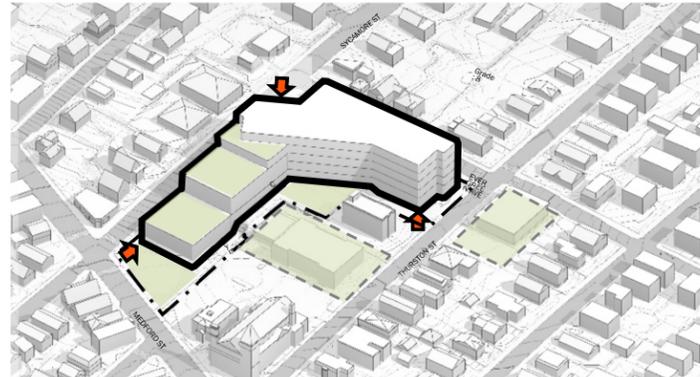
**1B** ADDITION/RENOVATION  
115 SYCAMORE ST. 925 STUDENTS



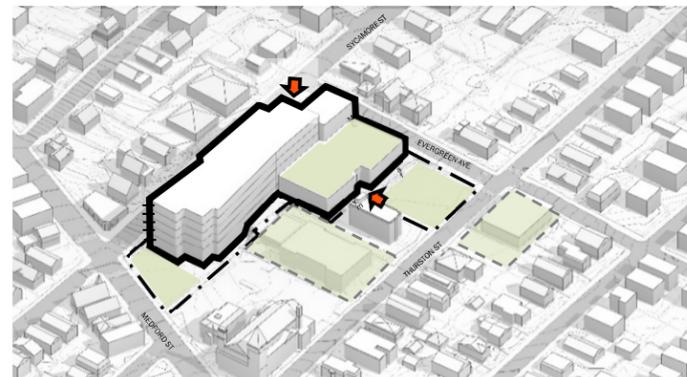
**2A** NEW CONSTRUCTION  
115 SYCAMORE ST. 690 STUDENTS



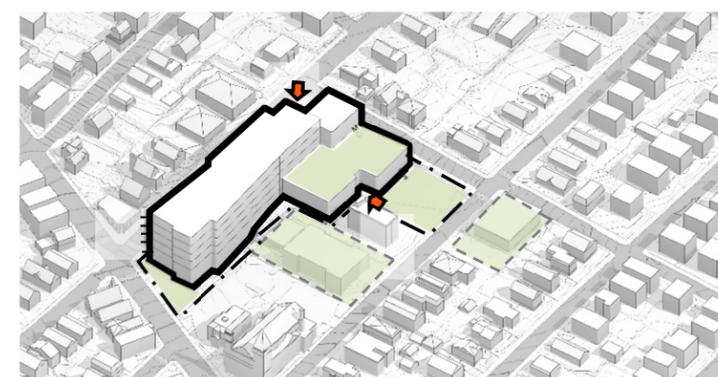
**2B** NEW CONSTRUCTION  
115 SYCAMORE ST. 925 STUDENTS



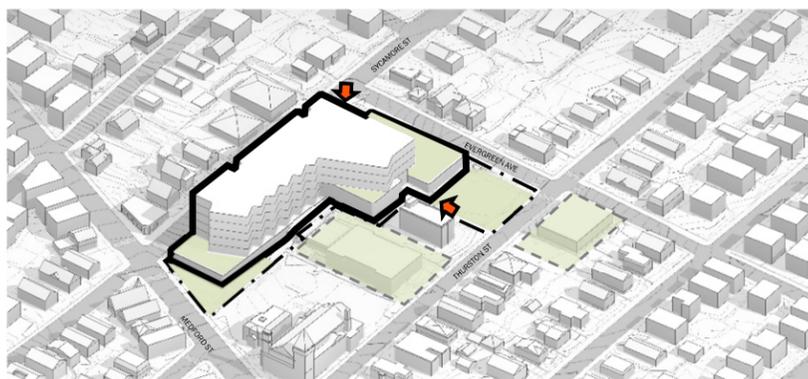
**3A** NEW CONSTRUCTION  
115 SYCAMORE ST. 690 STUDENTS



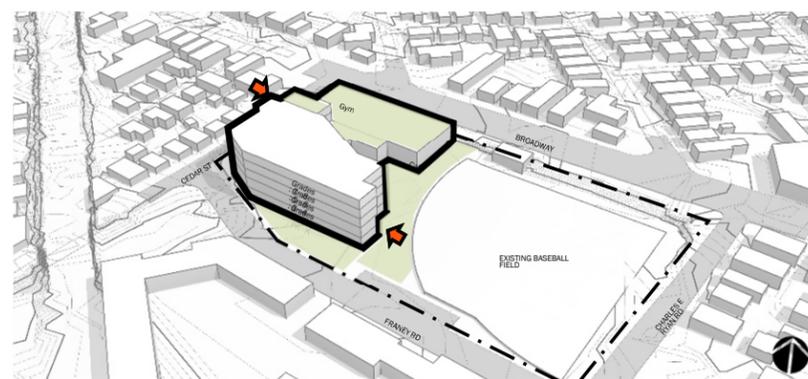
**3B** NEW CONSTRUCTION  
115 SYCAMORE ST. 925 STUDENTS



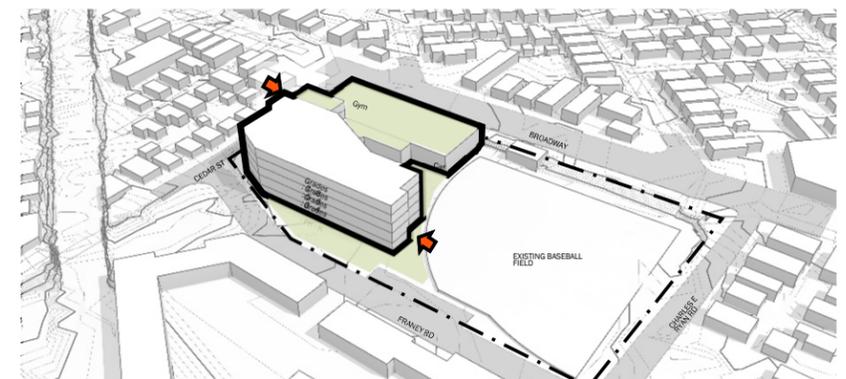
**4** NEW CONSTRUCTION  
115 SYCAMORE ST. 925 STUDENTS



**5A** NEW CONSTRUCTION  
TRUM FIELD. 690 STUDENTS



**5B** NEW CONSTRUCTION  
TRUM FIELD. 925 STUDENTS

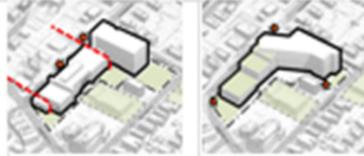
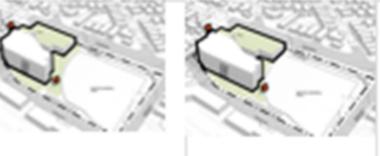




# AVERAGE RESPONSES BY TOPIC

		Existing	Addition and Renovation		New School at 115 Sycamore Street						New School at Trum Field	
115 Sycamore Street - New School Building	Criteria Priority	Base Repair	Additon/Renovation 690	Additon/Renovation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	Trum Field 690	Trum Field 925	
Evaluation Criteria	Select: Low, Medium or High from pull down	Base	1A	1B	2A	2B	3A	3B	4	5A	5B	
Stakeholders	High	1.8	1.5	1.8	3.0	3.4	2.5	3.1	4.0	1.1	1.1	
Cost	Low	2.1	1.5	2.3	2.8	4.3	2.6	3.1	4.0	1.8	1.7	
Walkshed	High	2.7	3.0	2.6	3.8	3.4	3.4	2.9	3.1	2.6	2.6	
Green Space	High	2.7	2.4	2.1	2.5	3.3	2.9	3.3	3.5	1.4	1.3	
Neighborhood	High	2.7	2.1	2.3	3.0	3.5	2.8	3.0	3.8	1.9	1.7	
Educational	High	1.4	2.0	2.4	3.8	4.8	3.1	3.9	4.4	2.6	3.1	
Health & Safety	Medium	1.1	1.8	2.3	3.1	4.4	2.8	3.4	4.1	2.5	3.0	
Future Expansion	Low	2.0	2.4	2.0	3.0	2.8	3.0	3.1	3.0	2.3	2.0	
Swing Space	Low	1.5	1.9	3.0	2.7	4.0	2.7	3.6	4.1	2.4	3.2	
Timeline	Low	2.3	2.5	2.5	3.3	3.9	2.8	3.1	3.9	2.0	1.7	
Disruption	High	2.7	2.5	2.5	3.3	3.6	3.0	3.3	3.5	2.4	2.1	
Environmental	High	1.4	2.0	2.3	4.0	4.3	3.0	3.6	4.4	2.3	2.1	
Orientation	Medium	1.6	2.0	2.4	4.1	4.6	3.1	3.5	4.3	3.3	3.0	
O&M	Low	1.7	1.9	2.4	3.0	4.0	2.5	3.0	3.8	2.8	3.0	
Traffic	High	2.9	2.8	2.3	3.1	3.0	2.4	2.5	2.9	2.0	1.9	
Permitting	Low	2.5	2.7	2.7	3.4	3.6	3.0	3.1	3.7	1.9	1.9	

# AVERAGE BY RESPONDENT

											
		Existing	Addition and Renovation		New School at 115 Sycamore Street					New School at Trum Field	
115 Sycamore Street - New School Building	Criteria Priority	Base Repair	Additon/Renov ation 690	Additon/Renov ation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	Trum Field 690	Trum Field 925
Evaluation Criteria	Select: Low, Medium or High from roll down	Base	1A	1B	2A	2B	3A	3B	4	5A	5B
AVERAGES BY RESPONDENT											
1		2.4	2.7	2.3	3.3	2.7	3.3	2.7	2.6	3.1	3.1
2		1.0	1.0	1.0	1.0	4.8	1.0	4.1	4.6	1.0	1.0
3		2.1	2.1	2.1	3.5	3.3	3.5	3.4	3.4	1.8	1.8
4		2.5	2.8	2.7	4.5	4.1	3.8	3.7	4.3	3.1	3.1
5		2.7	2.1	4.0	3.3	4.1	3.4	3.6	2.6	2.5	0.0
6		1.0	2.1	2.1	3.3	4.1	1.0	1.0	4.4	1.0	1.0
7		2.5	2.4	2.4	3.7	4.1	3.6	4.1	4.3	2.6	3.0
8		5.0	5.0	2.1	2.3	3.4	3.3	3.3	3.3	3.8	2.3
		2.1	2.2	2.3	3.2	3.8	2.8	3.2	3.8	2.2	2.2

# AVERAGE BY TOPIC

		Existing	Addition and Renovation		New School at 115 Sycamore Street					New School at Trum Field	
115 Sycamore Street - New School Building		Base Repair	Additon/Renovation 690	Additon/Renovation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	Trum Field 690	Trum Field 925
Evaluation Criteria	Select: Low, Medium or High from pull down	Base	1A	1B	2A	2B	3A	3B	4	5A	5B
<b>Stakeholders</b>	High	1.8	1.5	1.8	3.0	3.4	2.5	3.1	4.0	1.1	1.1
Cost	Low	2.1	1.5	2.3	2.8	4.3	2.6	3.1	4.0	1.8	1.7
<b>Walkshed Green Space Neighborhood Educational</b>	High	2.7	3.0	2.6	3.8	3.4	3.4	2.9	3.1	2.6	2.6
	High	2.7	2.4	2.1	2.5	3.3	2.9	3.3	3.5	1.4	1.3
	High	2.7	2.1	2.3	3.0	3.5	2.8	3.0	3.8	1.9	1.7
	High	1.4	2.0	2.4	3.8	4.8	3.1	3.9	4.4	2.6	3.1
Health & Safety	Medium	1.1	1.8	2.3	3.1	4.4	2.8	3.4	4.1	2.5	3.0
Future Expansion	Low	2.0	2.4	2.0	3.0	2.8	3.0	3.1	3.0	2.3	2.0
Swing Space	Low	1.5	1.9	3.0	2.7	4.0	2.7	3.6	4.1	2.4	3.2
Timeline	Low	2.3	2.5	2.5	3.3	3.9	2.8	3.1	3.9	2.0	1.7
<b>Disruption Environmental</b>	High	2.7	2.5	2.5	3.3	3.6	3.0	3.3	3.5	2.4	2.1
	High	1.4	2.0	2.3	4.0	4.3	3.0	3.6	4.4	2.3	2.1
Orientation	Medium	1.6	2.0	2.4	4.1	4.6	3.1	3.5	4.3	3.3	3.0
O&M	Low	1.7	1.9	2.4	3.0	4.0	2.5	3.0	3.8	2.8	3.0
<b>Traffic</b>	High	2.9	2.8	2.3	3.1	3.0	2.4	2.5	2.9	2.0	1.9
Permitting	Low	2.5	2.7	2.7	3.4	3.6	3.0	3.1	3.7	1.9	1.9

# AVERAGE BY TOPIC

		Existing	Addition and Renovation		New School at 115 Sycamore Street					New School at Trum Field	
115 Sycamore Street - New School Building	Criteria Priority	Base Repair	Additon/Renovation 690	Additon/Renovation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	Trum Field 690	Trum Field 925
Evaluation Criteria	Select: Low, Medium or High from pull down	Base	1A	1B	2A	2B	3A	3B	4	5A	5B
<b>Stakeholders</b>	High	1.8	1.5	1.8	3.0	3.4	2.5	3.1	4.0	1.1	1.1
Cost	Low	2.1	1.5	2.3	2.8	4.3	2.6	3.1	4.0	1.8	1.7
<b>Walkshed Green Space Neighborhood Educational</b>	High	2.7	3.0	2.6	3.8	3.4	3.4	2.9	3.1	2.6	2.6
	High	2.7	2.4	2.1	2.5	3.3	2.9	3.3	3.5	1.4	1.3
	High	2.7	2.1	2.3	3.0	3.5	2.8	3.0	3.8	1.9	1.7
	High	1.4	2.0	2.4	3.8	4.8	3.1	3.9	4.4	2.6	3.1
Health & Safety	Medium	1.1	1.8	2.3	3.1	4.4	2.8	3.4	4.1	2.5	3.0
Future Expansion	Low	2.0	2.4	2.0	3.0	2.8	3.0	3.1	3.0	2.3	2.0
Swing Space	Low	1.5	1.9	3.0	2.7	4.0	2.7	3.6	4.1	2.4	3.2
Timeline	Low	2.3	2.5	2.5	3.3	3.9	2.8	3.1	3.9	2.0	1.7
<b>Disruption Environmental</b>	High	2.7	2.5	2.5	3.3	3.6	3.0	3.3	3.5	2.4	2.1
	High	1.4	2.0	2.3	4.0	4.3	3.0	3.6	4.4	2.3	2.1
Orientation	Medium	1.6	2.0	2.4	4.1	4.6	3.1	3.5	4.3	3.3	3.0
O&M	Low	1.7	1.9	2.4	3.0	4.0	2.5	3.0	3.8	2.8	3.0
<b>Traffic</b>	High	2.9	2.8	2.3	3.1	3.0	2.4	2.5	2.9	2.0	1.9
Permitting	Low	2.5	2.7	2.7	3.4	3.6	3.0	3.1	3.7	1.9	1.9

PERKINS ————— EASTMAN    2.3    2.3    2.3    3.3    3.6    2.9    3.2    3.7    2.0    2.0

# PRELIMINARY BUDGET

# PRELIMINARY BUDGET

		Grades PK-8										
		Code Upgrade	Add/Reno	Add/Reno	New Construction							
		Option 0	Option 1A	Option 1B	Option 2A	Option 2B	Option 3A	Option 3B	Option 4	Option 5A	Option 5B	
Locus		Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Trum Field	Trum Field	
	Enrollment	690	690	925	690	925	690	925	925	690	925	
	<b>TOTAL SF</b>	93,400	164,000	177,470	156,640	176,000	159,800	179,750	175,500	158,550	173,500	
	<b>NEW SF</b>		70,600	84,070	156,640	176,000	159,800	179,750	175,500	158,550	173,500	
	<b>RENO SF</b>	93,400	93,400	93,400	-	-	-	-		-	-	
<b>Building Construction Cost</b>												
	Construction Cost	\$34,162,721	\$76,508,234	\$ 82,304,405	\$ 77,121,388	\$ 85,030,982	\$ 78,632,874	\$ 86,838,860	\$ 85,030,982	\$ 78,342,343	\$ 85,446,653	
	Demolition	\$0	\$0	\$0	\$1,401,000	\$1,401,000	\$1,401,000	\$1,401,000	\$1,401,000	\$1,401,000	\$1,401,000	
	Storm Water System	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	
	Contaminated Soils Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Site Work	\$1,708,136	\$5,054,501	\$4,494,116	\$5,054,501	\$4,834,501	\$4,708,001	\$4,708,001	\$4,834,501	\$5,044,199	\$5,044,199	
	<b>Sub-Total Trade Costs Building and Sitework</b>	<b>\$37,370,857</b>	<b>\$83,062,735</b>	<b>\$88,298,521</b>	<b>\$85,076,889</b>	<b>\$92,766,483</b>	<b>\$86,241,875</b>	<b>\$94,447,861</b>	<b>\$92,766,483</b>	<b>\$86,287,542</b>	<b>\$93,391,852</b>	
<b>Trade Costs and Sitework</b>												
	Design and Pricing Contingency	15.0%	\$5,605,629	\$12,459,410	\$13,244,778	\$12,761,533	\$13,914,972	\$12,936,281	\$14,167,179	\$13,914,972	\$12,943,131	\$14,008,778
	Escalation to Construction Start	9.7%	\$3,624,973	\$8,057,085	\$8,564,957	\$8,252,458	\$8,998,349	\$8,365,462	\$9,161,443	\$8,998,349	\$8,369,892	\$9,059,010
	Phasing and Logistics		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	
	<b>Sub-Total with Contingencies</b>		<b>\$46,601,459</b>	<b>\$103,579,231</b>	<b>\$110,108,256</b>	<b>\$106,090,881</b>	<b>\$115,679,804</b>	<b>\$107,543,618</b>	<b>\$117,776,483</b>	<b>\$115,679,804</b>	<b>\$107,600,565</b>	<b>\$116,459,640</b>
<b>CMR Fees</b>												
	General Conditions	8.0%	\$3,728,117	\$8,286,338	\$8,808,660	\$8,487,270	\$9,254,384	\$8,603,489	\$9,422,119	\$9,254,384	\$8,608,045	\$9,316,771
	General Requirments	5.0%	\$2,330,073	\$5,178,962	\$5,505,413	\$5,304,544	\$5,783,990	\$5,377,181	\$5,888,824	\$5,783,990	\$5,380,028	\$5,822,982
	Bonds	1.0%	\$466,015	\$1,035,792	\$1,101,083	\$1,060,909	\$1,156,798	\$1,075,436	\$1,177,765	\$1,156,798	\$1,076,006	\$1,164,596
	Insurance	1.3%	\$582,518	\$1,294,740	\$1,376,353	\$1,326,136	\$1,445,998	\$1,344,295	\$1,472,206	\$1,445,998	\$1,345,007	\$1,455,746
	Permit	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	CM Fee	2.5%	\$1,342,705	\$2,984,377	\$3,172,494	\$3,056,743	\$3,333,024	\$3,098,600	\$3,393,435	\$3,333,024	\$3,100,241	\$3,355,493
	CM GMP Contingency	3.0%	\$1,651,527	\$3,670,783	\$3,902,168	\$3,759,795	\$4,099,620	\$3,811,279	\$4,173,925	\$4,099,620	\$3,813,297	\$4,127,257
	Temporary Classrooms											
	<b>Total Construction Cost</b>		<b>\$56,702,412</b>	<b>\$126,030,223</b>	<b>\$133,974,427</b>	<b>\$129,086,278</b>	<b>\$140,753,619</b>	<b>\$130,853,899</b>	<b>\$143,304,756</b>	<b>\$140,753,619</b>	<b>\$130,923,189</b>	<b>\$141,702,486</b>
	Additional Hazmat Allowance		\$4,030,635	\$4,030,635	\$4,030,635	\$4,030,635	\$4,030,635	\$4,030,635	\$4,030,635	\$4,030,635	\$4,030,635	
	Additional Site Mitigation Allowance		\$4,830,000	\$4,830,000	\$4,830,000	\$4,830,000	\$4,830,000	\$4,830,000	\$4,830,000	\$4,830,000	\$4,830,000	
<b>Reimbursable Soft Cost Allowance</b>												
	Softcost @20% of Constrcition	20%	\$11,340,482	\$25,206,045	\$26,794,885	\$25,817,256	\$28,150,724	\$26,170,780	\$28,660,951	\$28,150,724	\$26,184,638	\$28,340,497
	Owner Construction Contingency (5%)	5%	\$3,845,176	\$8,004,845	\$8,481,497	\$8,188,208	\$8,888,249	\$8,294,266	\$9,041,317	\$8,888,249	\$8,298,423	\$8,945,181
	Owner Construction Contingency (2% Premium on Reno)	2%	\$1,538,071	\$3,201,938	\$3,392,599	\$0	\$0	\$0	\$0	\$0	\$0	
	Owner Soft Cost Contingency (2%)	2%	\$1,538,071	\$3,201,938	\$3,392,599	\$3,275,283	\$3,555,300	\$3,317,706	\$3,616,527	\$3,555,300	\$3,319,369	\$3,578,072
	<b>Total Project Budget (R.O.M)</b>		<b>\$83,824,847</b>	<b>\$174,505,624</b>	<b>\$184,896,642</b>	<b>\$175,227,660</b>	<b>\$190,208,526</b>	<b>\$177,497,286</b>	<b>\$193,484,186</b>	<b>\$190,208,526</b>	<b>\$177,586,254</b>	<b>\$191,426,871</b>

# PRELIMINARY DESIGN PROGRAM VOTES

## MOTIONS

Motion to approve the PDP preliminary design option evaluations as presented during the meeting and to move forward with the following design options to be further studied in the next project phase, Preferred Schematic Report (PSR):

- 1. Code Upgrade/Base Repair
- 2. Add/Reno: *Options 1A and 1B*
- 3. New Construction:
  - Options 2A and 2B*
  - Options 3A and 2B*
  - Option 4*
  - Options 5A and 5B*

## MOTIONS

Motion to approve the submission of the Winter Hill Community Innovation School project's Preliminary Design Program to the MSBA

## NEXT STEPS

- Submit Preliminary Design Program to MSBA
- Begin Preferred Schematic Report
- Ongoing Community Outreach



Thank you!