



New School Building

115 Sycamore Street

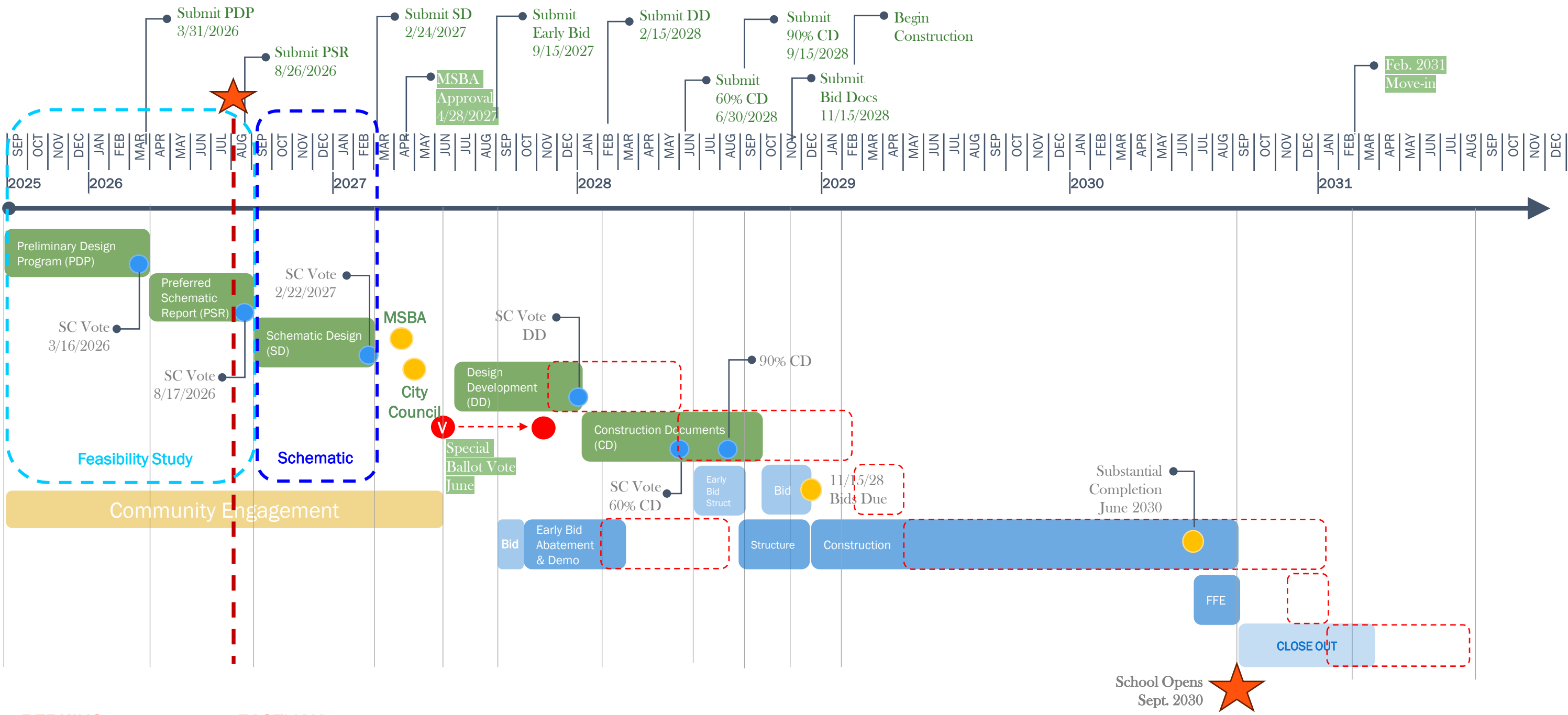
Meeting #11 August 3, 2026

PERKINS —
EASTMAN
Human by Design

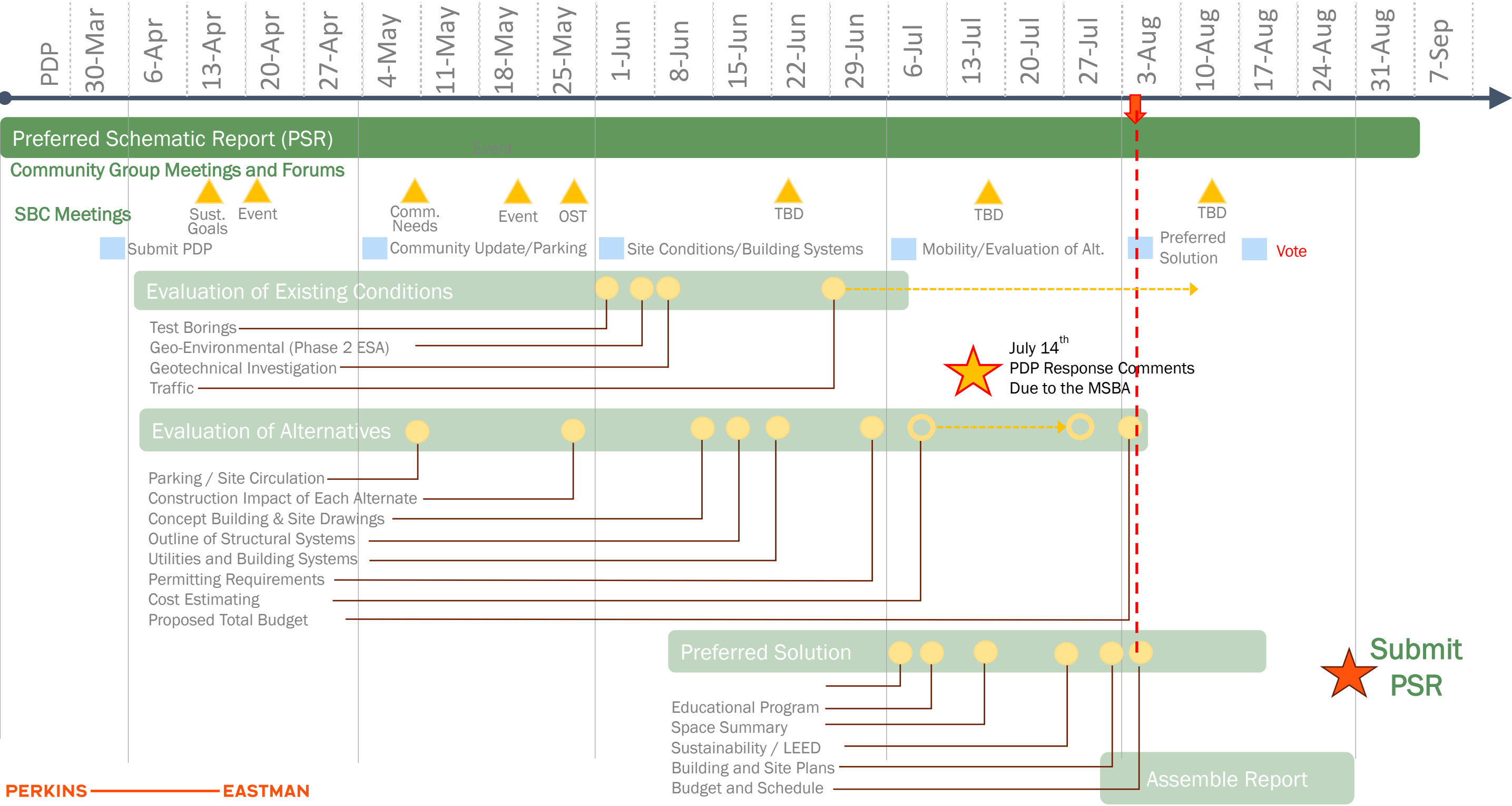
AGENDA

- Project Schedule & Workplan
- Program Updates
- PSR Cost Estimate Review
- Add Alternate Review
- PSR Evaluation Matrix
- Select Preferred Schematic Option

PROJECT TIMELINE



PSR WORKPLAN



B+AC, LLC Date: 7.3.2026 Re: MSBA WHCIS PSR – Winter Hill Community School Evaluation of Alternatives		c.a.crowley. ENGINEERING, INC. 645 County Street, Suite 6 Taunton, MA 02780 Tel . (508) 884.5094 Fax . (508) 884.5099 www.cacrowley.com		
RENOVATION Anticipated a. b. c. d. e. f. g. h. i. j. k. l. m. n. o. p. q. r. s.	STRUCTURAL SYSTEMS – OPTION RENOVATION This option preserves the existing school building with renovation and alterations Pamela Perini Consulting CONFIDENTIAL Winter Hill Community Innovation School PSR Narrative – Fire Protection INTRODUCTION Pamela Perini Consulting, LLC is a consulting firm located in Waltham, MA, providing a wide range of consulting services that include architectural, engineering, planning; security program assessment, plans/drawings and specification development, construction management service and maintenance contract administration. We have a large number of security credentials that we can provide to your organization. Pamela Perini, PSP Principal Security Consultant Credentials, Certifications, Training: 1. Certified Physical Security 2. Certified Crime Prevention Management International 3. PREPaRE WS1: Crisis Planning, Northeast Hazardous Materials Association of School Facilities 4. SANS Isaca/Audit Service Planning 5. OSHA10 Construction, Safety 6. Certification Commonwealth of Massachusetts Local Government 7. Rhode Island School Safety Conference 2019 8. Infrastructure Protection Institute Extension, National Emergency Management 9. AMTRAK Passenger Train Security 10. MA IGO Training: IT Protection 11. MCPPO Training: Cybersecurity 12. Essentials of Facility Security 13. Critical Thinking for Security Professionals FEMA Certifications 1. FEMA AWR-136 2. FEMA AWR-175 3. FEMA AWR-375 Interscholastic Athletics 4. FEMA ISC-100 5. FEMA IS-120.c 6. FEMA IS-700 7. FEMA IS-906 8. FEMA IS-907	To: Lisa Pecora Senior Associate Perkins Eastman Architects 20 Ashburton Place, Floor 8 Boston, MA 02108 Date: July 2, 2026 Project #: 175741.000 From: Peter Mara, PE, VHB Dale Horsman, PE, VHB Re: Utilities and Stormwater Pricing Narrative Winter Hill Community Innovation School – PDP Submittal Somerville, Massachusetts Utilities Water • Cut and cap the existing water connection at the 8-inch municipal water main in Sycamore Street. • Assume two proposed connections to the existing 8-inch main in Sycamore or the 8-inch main in Evergreen Avenue due to the existing mains' proximity to the Site with a triple water gate valve configuration for shutdown and isolation control. One connection will be for domestic services and one for fire protection. Assume 200' of 6-inch ductile iron pipe up to 10 feet below grade for connections. • Assume relocating the existing four hydrants surrounding the Site, two of which are on the western side of Sycamore Street, and one is on the eastern side of Thurston Street. The hydrant on Evergreen Avenue is located on the public sidewalk adjacent to the existing site. Assume new hydrant assemblies with 6-inch ductile iron pipe and gate valves for the reconnections. Sanitary Sewer • Removal of approximately 30-feet of 8-inch ductile iron pipe (DIP) sanitary sewer service line conveying sanitary sewer flow from the southeast corner of the existing building and connecting to a sewer manhole in the sidewalk at the intersection of Sycamore Street and Medford Street. Cut and plug at the existing manhole. • Assume two sanitary sewer connections, both approximately 30-feet of 8-inch SDR-35 PVC sewer pipes with connections to existing sanitary manholes. • Assume the Project will maintain and protect the 8-inch and 10-inch DIP municipal sewer mains underneath the existing sidewalks on the school side of Sycamore Street and Evergreen Avenue, respectively, that convey sanitary sewage to the municipal 20-inch brick combined sewer mains running in the center of Sycamore Street and Thurston Street. • The Project should assume an inflow/infiltration migration fee of \$14.35 per gallon of net new sewer generated based on Mass DEP Title V average daily flow rate design criteria. Stormwater Management • The Project will remove approximately 20 existing catch basins and drain manholes and approximately 1,600 feet of drainpipes across the Site. • The existing connections to the existing manholes in Sycamore Street and Thurston Street will need to be cut and plugged at the existing manholes. vhb Memorandum Engineers Scientists Planners Designers 260 Arsenal Place #2, Watertown, Massachusetts 02472 P 617.924.1770 F 617.924.2286 www.vhb.com	Construction The Fire Protection Narrative as well as the Narrative constructed for LEED for Schools v4 and all referenced standards Protection work shall be designed to meet the requirements of the following: • Massachusetts Building Code • 225 CMR 23 Massachusetts Stretch Energy Code 2025 • MSBA Guidelines • LEED for Schools v4 and all referenced standards • City of Somerville "Somerville Zoning Ordinance" Estimated Heat and Cooling Loads • Layout 1 – Renovation ◦ Cooling Block ◦ Heating Block • Layout 2 – Addition and Renovation ◦ Cooling Block ◦ Heating Block • Layout 3 – New Construction ◦ Cooling Block ◦ Heating Block • Layout 4 – New Construction ◦ Cooling Block ◦ Heating Block • Layout 5 – New Construction ◦ Cooling Block ◦ Heating Block Base – Air Source This all-electric option consists of simultaneous heating and cooling loads. The system is capable of providing heating and cooling loads. A trimming balance will be performed by the kit	CMTA A COMMITMENT TO EXCELLENCE CMTA A COMMITMENT TO EXCELLENCE HVAC Narrative Codes and Standards All equipment shall be designed to meet the requirements of the following: • Massachusetts Building Code • 225 CMR 23 Massachusetts Stretch Energy Code 2025 • MSBA Guidelines • LEED for Schools v4 and all referenced standards • City of Somerville "Somerville Zoning Ordinance" Electrical Narrative Codes and Standards The New or Renovated Winter Hill Community Innovation School shall incorporate an electrical system designed to meet the requirements of the following: • 225 CMR 23 Massachusetts Stretch Energy Code 2025 • NFPA 70: National Electric Code (2026) • Americans with Disability Act Accessibility Guidelines (ADAAG) • MSBA Guidelines • LEED for Schools v4 and all referenced standards • City of Somerville "Somerville Zoning Ordinance" Site Lighting, Power & Security A new pad mount transformer will need to be located on site to provide power to the building. Transformer will be provided by the local utility. Locations of all items provided by the utility (distribution equipment, raceways and conductors, metering equipment, etc.) to be coordinated with the utility and reviewed with both the owner and architect. The facility and surrounding site shall be illuminated with LED type light fixtures. Building mounted (wall pack) style fixtures as well as pole mounted lighting for the parking areas shall be utilized. LED lighting will also be provided for the flagpole. Additional accent lighting, pathway lighting, rooftop lighting, etc. shall be provided to accommodate outdoor playground/gathering areas as defined during the design process. All site lighting shall be controlled via photocell sensors and automatic controls as part of a networked system. The networked system will allow easier user experience, allowing the user to control both the exterior and interior lighting fixtures in one location. The networked system can be wired directly or wirelessly connected to the exterior fixtures based on owner/architect preference. Certain fixtures (both building and pole mounted) could be equipped with motion sensors to completely turn off at night if no motion is detected, thus allowing them to go to full bright upon any motion in the area. These fixtures can also be dimmed to a lower level in lieu of being fully shut down, and would operate otherwise the same, if desired. Light fixtures shall be equipped with cutoff technology (either integral to the fixture or utilizing rear/side shielding) to control light spill to adjacent properties/housing areas.

PROGRAM UPDATE

EDUCATIONAL PROGRAM

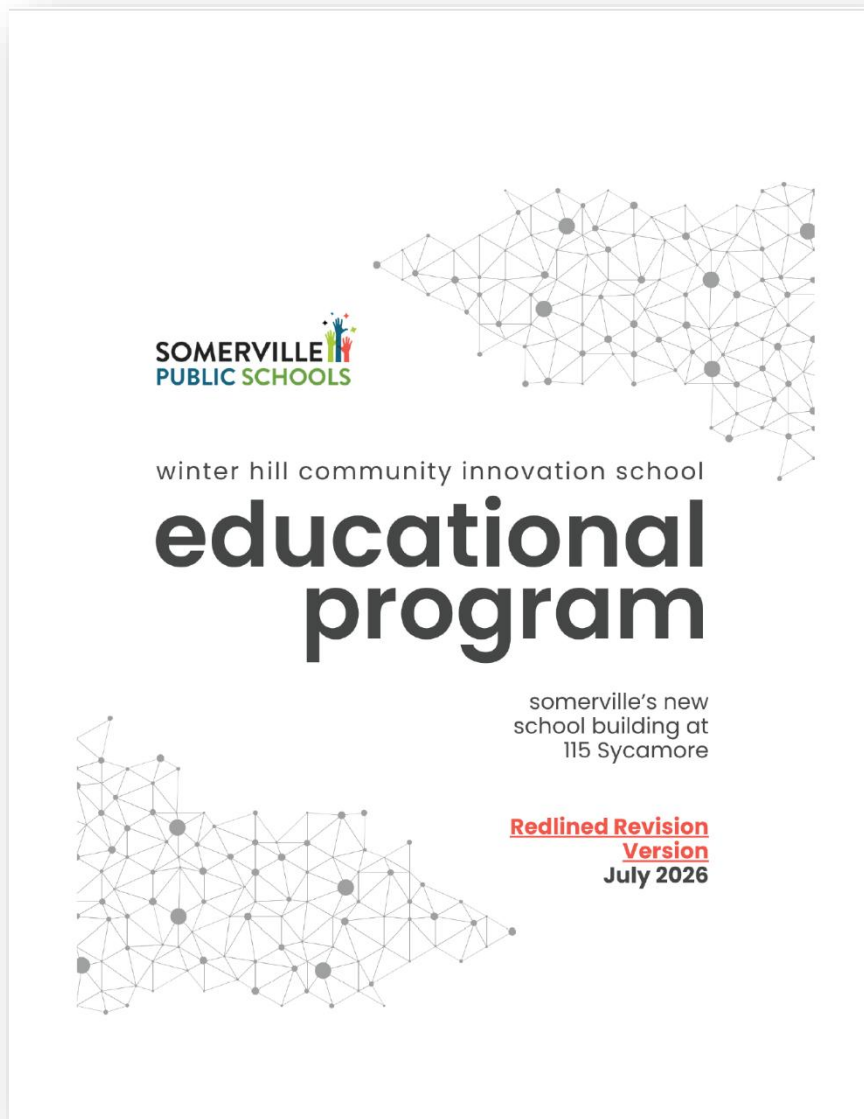
QUESTIONS & REFINEMENTS

MSBA Comment Highlights:

- Many Questions About Schedule Changes, implementation & Associated Needs
- Questions About Supporting Hands on Interdisciplinary & Flexible Learning
- Requested a Teaching and Learning Overview or For Each Subject
- Asked to Describe Community Innovation Aspect of the School
- Clarifications on Admin, Supports, Prof Dev Requested
- Questioned 1 PreK

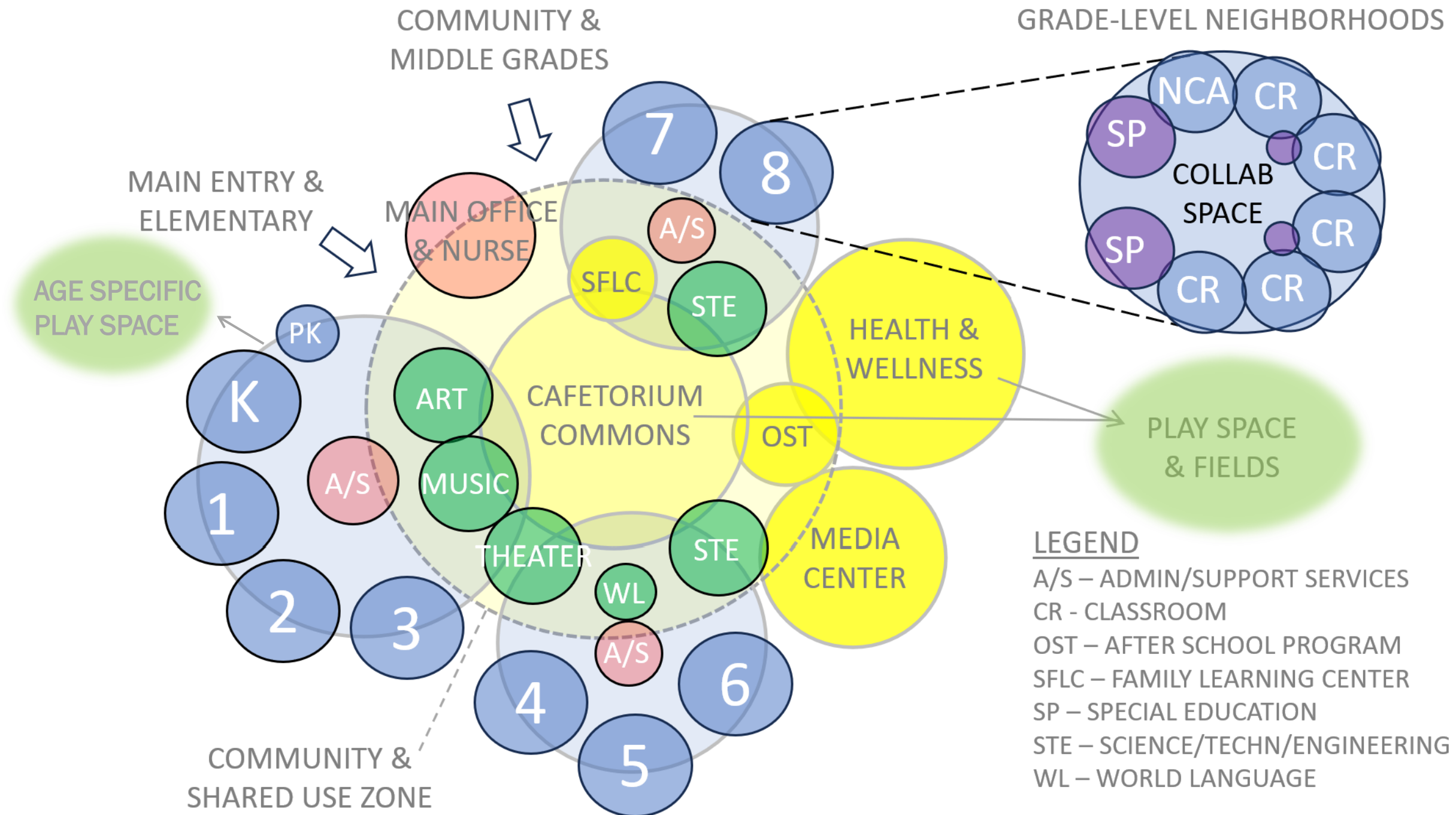
Edits/Refinements That May Impact Space Needs:

- Specials Scheduling Changes Require Follow-up For Decisions
- Kindergarten Class Size Restated at 22 Student Avg (not 18)
- Expanding World Language for Elementary Grades
- 6th Grade Science & Digital literacy (DLCS) Need Lab(s)
- Add Exploratory Culinary (elective for grade 7-8)
- Need a Dedicated Prof. Dev. Space



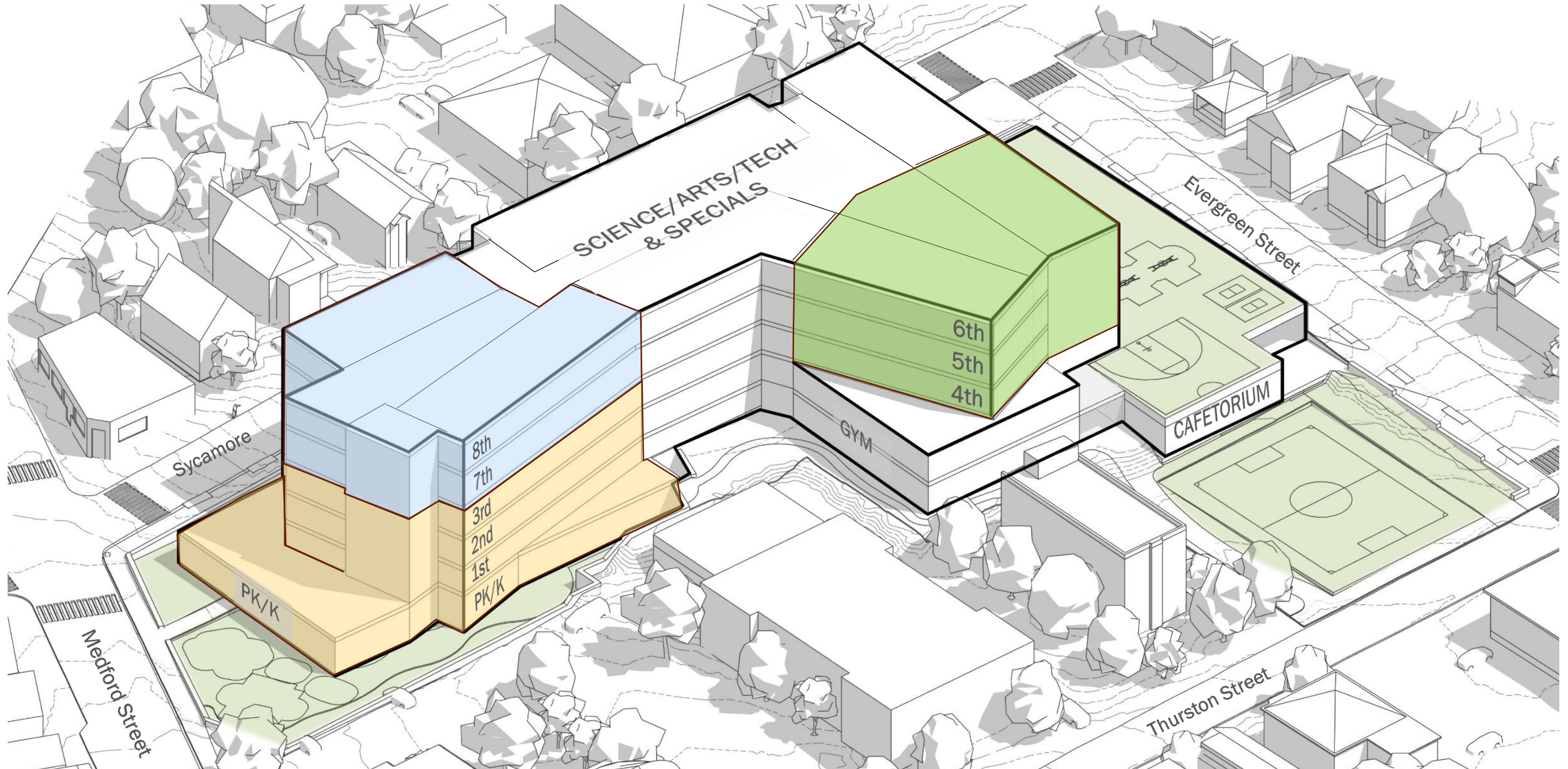
ORGANIZATIONAL DIAGRAM

IDEAL SPATIAL RELATIONSHIPS



NEW SCHOOL AT 115 SYCAMORE ST

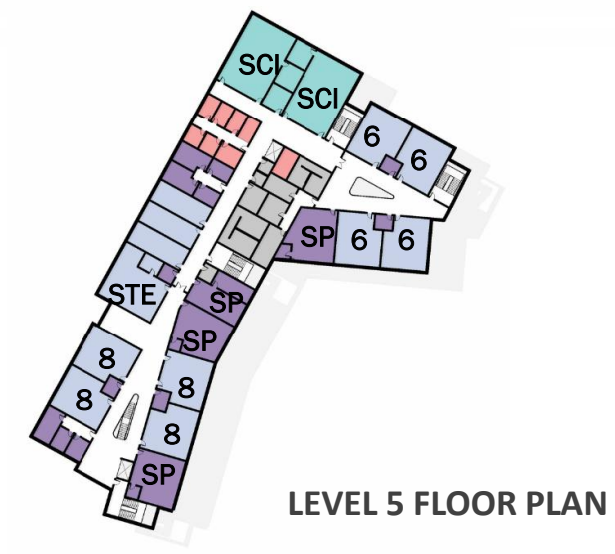
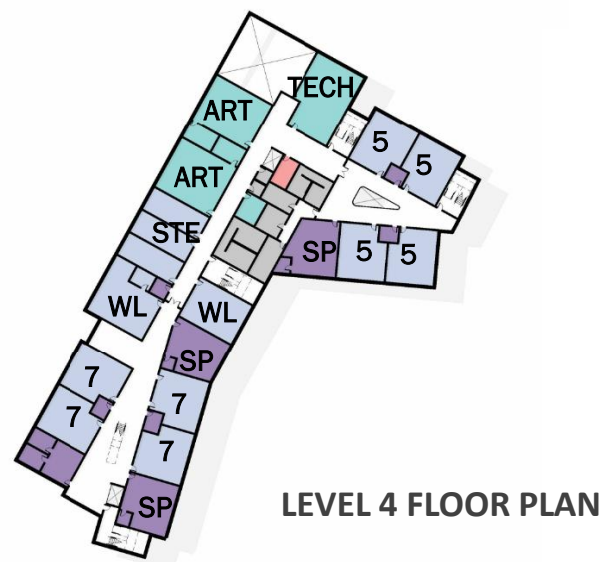
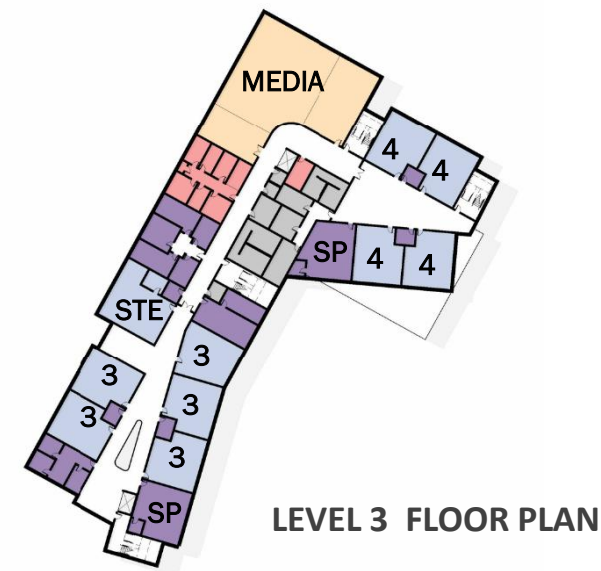
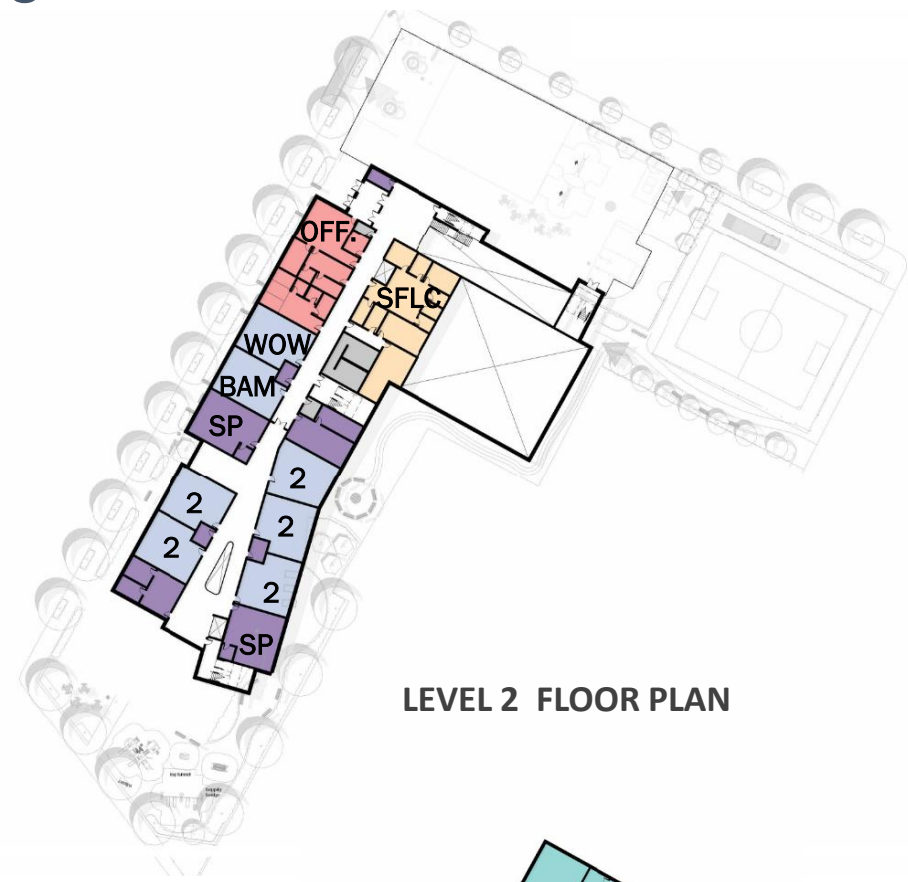
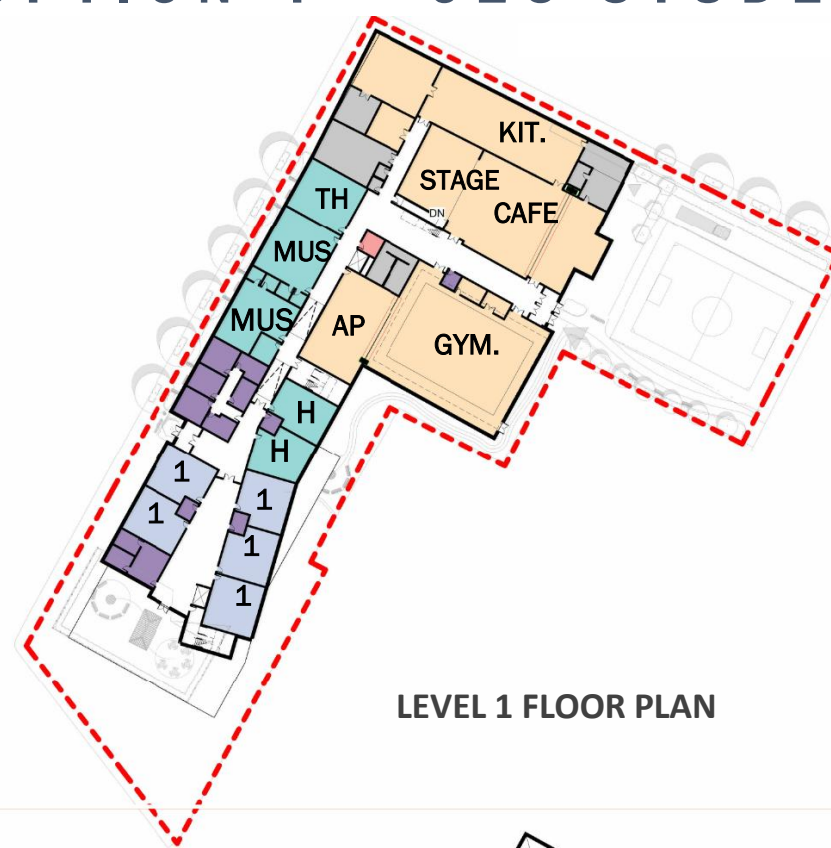
OPTION 4 - GRADE LEVEL CLUSTERS



NEW SCHOOL AT 115 SYCAMORE ST

OPTION 4 - 925 STUDENTS

- ADMIN / GUIDAN
- ART / MUSIC / S'
- CLASSROOM
- CAFE / GYM / ME
- SPECIAL EDUC
- STOR / CUST / T



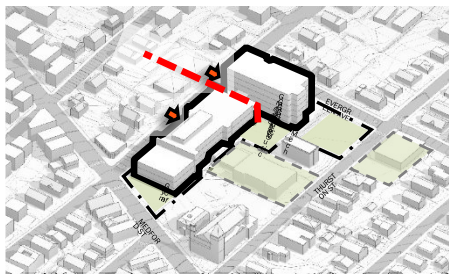
PSR COST ESTIMATE REVIEW

PSR OPTIONS

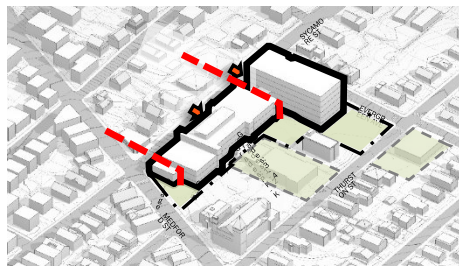
BR BASE REPAIR
115 Sycamore St.



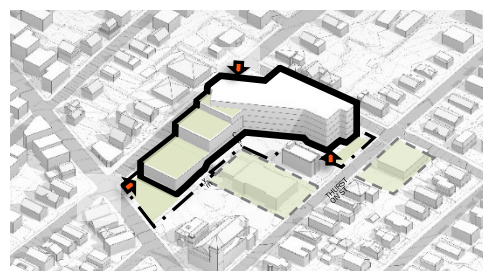
1A ADDITION/RENOVATION
115 Sycamore St. 690 Student



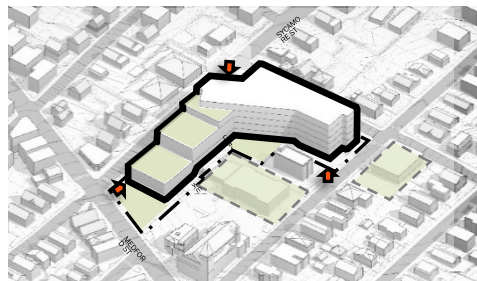
1B ADDITION/RENOVATION
115 Sycamore St. 925 Student



2A NEW CONSTRUCTION
115 Sycamore St. 690 Student



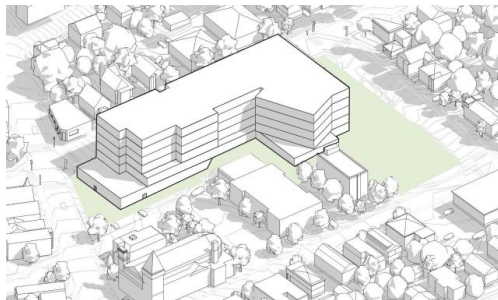
2B NEW CONSTRUCTION
115 Sycamore St. 925 Student



4 NEW CONSTRUCTION
115 Sycamore St. 925 Student

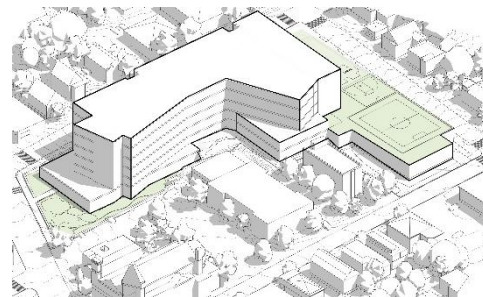


4.1 NEW CONSTRUCTION
115 Sycamore St. 925 Student



Reduced Building Footprint

4.2 NEW CONSTRUCTION
115 Sycamore St. 925 Student



Cafeteria below Field on Thurston St.

6A BASE REPAIR
201 Willow Ave.



6B ADDITION/RENOVATION
201 Willow Ave. 925 Student



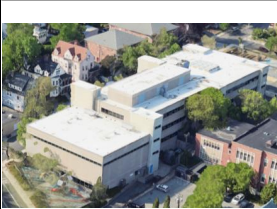
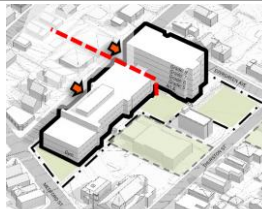
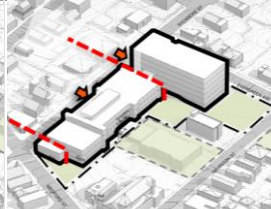
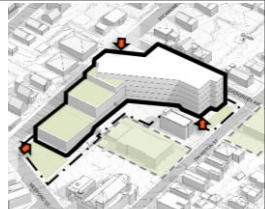
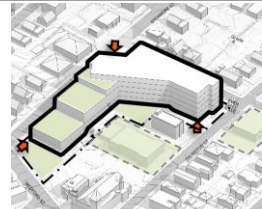
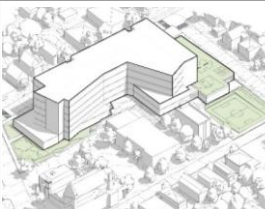
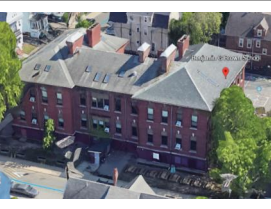
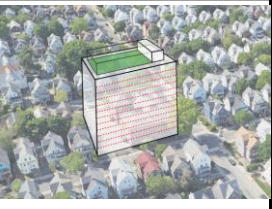
20 Stories with Rooftop Play Space

6E NEW CONSTRUCTION
201 Willow Ave. 925 Student



12 Stories with Rooftop Play Space

RECONCILED CONSTRUCTION COSTS

										
Existing	Addition and Renovation		New School at 115 Sycamore Street					Existing Brown School 201 Willow Ave	Addition / Renovation 201 Willow Ave	New School 201 Willow Ave
Winter Hill Base Repair	Additon/Renovation 690	Additon/Renovation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	Brown Base Repair	201 Willow Ave	201 Willow Ave
Option BR	Option 1A	Option 1B	Option 2A	Option 2B	Option 4	Option 4.1	Option 4.2	Option 6A	Option 6C	Option 4.1
\$61,127,971	\$147,483,216	\$155,395,349	\$146,624,108	\$166,892,899	\$165,738,960	\$160,222,323	\$167,192,853	\$29,115,701	\$191,122,533	\$182,641,298

EVALUATION CRITERIA

PRELIMINARY PRICING ALTERNATES FOR OPTION 4

- | | | |
|----|---|--------------------|
| a. | Hybrid ASHP and Geothermal
<i>Test well required to confirm geothermal potential</i> | \$6,577,890 |
| b. | Geothermal
<i>Extent of wells needs to be coordination with Stormwater mitigation</i> | \$7,893,468 |
| c. | Mass Timber *
<i>Further study is needed to better understand all cost associated with Mass Timber</i> | \$0 to \$9,000,000 |
| d. | Parking garage *
<i>Concerns of unforeseen conditions due to deep excavation and ledge</i> | \$15,560,600 |
| e. | PV Canopy structure
<i>Further study is needed to compare Energy Consumption and PV capacity</i> | \$3,718,542 |
| f. | CM at Risk vs Design Bid Build
<i>Need to consider value of CM fees vs change order scope for Design Bid Build</i> | 5% (\$8,300,000) |

PSR BUDGET

 PMA Consultants EST. 1971		Code Upgrade	Add/Reno	Add/Reno	New Construction	New Construction	New Construction	New Construction	New Construction	Code Upgrade	Add/Reno	New Construction
		Option 0	Option 1A	Option 1B	Option 2A	Option 2B	Option 4	Option 4.1	Option 4.2	Option 6A	Option 6C	Option 6E
	Locus	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Willow	Willow	Willow
	Enrollment	690	690	925	690	925	925	925	925	690	925	925
	TOTAL SF	93,400	173,800	187,470	152,000	186,000	180,600	180,600	180,600	33,100	195,100	195,600
	NEW SF		80,400	94,070	152,000	186,000	180,600	180,600	180,600	-	162,000	195,600
	RENO SF	93,400	93,400	93,400	-	-				33,100	33,100	-
Building Construction Cost												
	Constuction Cost	\$34,900,843	\$88,577,118	\$94,134,449	\$87,764,440	\$101,729,892	\$102,223,598	\$99,755,961	\$102,720,763	\$ 17,146,732	\$ 123,494,752	\$ 118,169,100
	Demolition	\$5,065,640	\$5,103,700	\$5,103,700	\$4,739,000	\$4,739,000	\$4,739,000	\$4,739,000	\$4,739,000	\$1,870,630	\$2,068,400	\$3,834,500
	Storm Water System											
	Contaminated Soils Allowance											
	Site Work	\$1,831,424	\$7,164,828	\$7,017,633	\$11,143,951	\$11,506,342	\$10,196,927	\$8,764,897	\$10,727,507	\$891,288	\$5,122,060	\$5,983,810
	Sub-Total Trade Costs Building and Sitework	\$41,797,907	\$100,845,646	\$106,255,782	\$103,647,391	\$117,975,234	\$117,159,525	\$113,259,858	\$118,187,270	\$19,908,650	\$130,685,212	\$127,987,410
	Trade Costs and Sitework											
	Design and Pricing Contingnecy	\$6,269,686	\$15,126,847	\$15,938,367	\$12,437,687	\$14,157,028	\$14,059,143	\$13,591,183	\$14,182,472	\$2,986,298	\$19,602,782	\$15,358,489
	Escalation to Construction Start	\$3,678,216	\$8,874,417	\$9,350,509	\$9,120,970	\$10,381,821	\$10,310,038	\$9,966,868	\$10,400,480	\$1,751,961	\$11,500,299	\$11,262,892
	Phasing and Logistics	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Sub-Total with Contingencies	\$51,745,809	\$124,846,910	\$131,544,658	\$125,206,048	\$142,514,083	\$141,528,706	\$136,817,909	\$142,770,222	\$24,646,909	\$161,788,293	\$154,608,791
	CMR Fees											
	General Conditions	\$6,726,955	\$16,230,099	\$17,100,806	\$15,024,726	\$17,101,690	\$16,983,444	\$16,418,149	\$17,132,427	\$3,204,098	\$21,032,478	\$20,099,143
	General Requirments											
	Bonds	\$517,458	\$1,248,469	\$1,315,447	\$1,252,060	\$1,425,141	\$1,415,287	\$1,368,179	\$1,427,702	\$246,469	\$1,617,883	\$1,546,088
	Insurance	\$646,823	\$1,560,586	\$1,644,308	\$1,565,076	\$1,781,426	\$1,769,109	\$1,710,224	\$1,784,628	\$308,086	\$2,022,354	\$1,932,610
	Permit											
	CM Fee	\$1,490,926	\$3,597,152	\$3,790,130	\$3,576,198	\$4,070,559	\$4,042,414	\$3,907,862	\$4,077,874	\$710,139	\$4,661,525	\$4,454,666
	CM GMP Contingency											
	Temporary Classrooms											
	CMR Premium	\$3,056,399	\$7,374,161	\$7,769,767	\$7,331,205	\$8,344,645	\$8,286,948	\$8,011,116	\$8,359,643	\$1,455,785	\$9,556,127	\$9,132,065
	Total Construction Cost	\$64,184,370	\$154,857,377	\$163,165,116	\$153,955,313	\$175,237,544	\$174,025,908	\$168,233,439	\$175,552,496	\$30,571,486	\$200,678,660	\$191,773,363
	Additional Hazmat Allowance											
	Additional Site Mitigation Allowance											
Reimbursable Soft Cost Allowance												
	Softcost @22% of Constcition	22%	\$14,120,561	\$34,068,623	\$35,896,326	\$33,870,169	\$38,552,260	\$38,285,700	\$37,011,357	\$38,621,549	\$6,725,727	\$44,149,305
	Owner Construction Contingency (5%)	5%	\$3,209,218	\$7,742,869	\$8,158,256	\$7,697,766	\$8,761,877	\$8,701,295	\$8,411,672	\$8,777,625	\$1,528,574	\$10,033,933
	Owner Construction Contingency (2% Premium on Reno)	2%	\$1,283,687	\$3,097,148	\$0	\$0	\$0	\$0	\$0	\$0	\$611,430	\$4,013,573
	Owner Soft Cost Contingency (2%)	2%	\$1,283,687	\$3,097,148	\$3,263,302	\$3,079,106	\$3,504,751	\$3,480,518	\$3,364,669	\$3,511,050	\$611,430	\$4,013,573
	Total Project Budget (R.O.M)		\$84,081,524	\$202,863,164	\$210,483,000	\$198,602,354	\$226,056,432	\$224,493,421	\$217,021,137	\$226,462,719	\$40,048,647	\$262,889,044

Code Upgrade	Add/Reno	Add/Reno	New Construction	New Construction	New Construction	New Construction	New Construction	Code Upgrade	Add/Reno	New Construction
Option 0	Option 1A	Option 1B	Option 2A	Option 2B	Option 4	Option 4.1	Option 4.2	Option 6A	Option 6C	Option 6E
Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Sycamore	Willow	Willow	Willow
\$84,081,524	\$202,863,164	\$210,483,000	\$198,602,354	\$226,056,432	\$224,493,421	\$217,021,137	\$226,462,719	\$40,048,647	\$262,889,044	\$247,387,638

EVALUATION CRITERIA

EVALUATION CRITERIA

													
		Existing				New System at 110 Separators Street				Existing Scenario 6/20/2017 Wetland		Proposed Development 2017 Wetland	New School 2017 Wetland Area
Evaluation Criteria	Cultural Priority	Scenario 1: No Development at All	Option 00	Option 1A	Option 1B	Option 00B	Option 1A	Option 1B	Option 4-2	Option 4-2	Option 00	Option 01	Option 4-1
	Water	Option 00	Option 1A	Option 1B	Option 1B	Option 00B	Option 1A	Option 1B	Option 4-2	Option 4-2	Option 00	Option 01	Option 4-1
Subsistence	Water	1	1	1	1	1	1	1	1	1	1	1	1
Land	Water	1	1	1	1	1	1	1	1	1	1	1	1
Wildfish	Land	1	1	1	1	1	1	1	1	1	1	1	1
Green Space	Water	1	1	1	1	1	1	1	1	1	1	1	1
Neighborhood	Water	1	1	1	1	1	1	1	1	1	1	1	1
Educational	Water	1	1	1	1	1	1	1	1	1	1	1	1
Health & Safety	Water	1	1	1	1	1	1	1	1	1	1	1	1
Potential Expansion	Land	1	1	1	1	1	1	1	1	1	1	1	1
Seating Space	Water	1	1	1	1	1	1	1	1	1	1	1	1
Toilets	Water	1	1	1	1	1	1	1	1	1	1	1	1
Occupancy	Water	1	1	1	1	1	1	1	1	1	1	1	1
Accessories	Water	1	1	1	1	1	1	1	1	1	1	1	1
Orientation	Water	1	1	1	1	1	1	1	1	1	1	1	1
Light	Water	1	1	1	1	1	1	1	1	1	1	1	1
Traffic	Water	1	1	1	1	1	1	1	1	1	1	1	1
Parking	Land	1	1	1	1	1	1	1	1	1	1	1	1
Average		2.4	2.4	2.5	2.6	1.8	1.9	2.4	4.3	4.3	2.1	1.6	2.0

[illegible][illegible]

		Existing	Addition and Renovation				New School at 185 Seymour Street				Existing - Brown School Site II New	Add'l - 200 Wilbur Ave	New School - 200 Wilbur Ave
	Columbia Priority	Various 185 Beare Regain	Add'l - Brown Section 526	Add'l - Brown Section 525	HS Squares 529	HS Squares 525	HS Squares 525	HS Squares 525	HS Squares 525	HS Squares 525	Brown - Brown Regain	200 Wilbur Ave	200 Wilbur Ave
Evaluation Criteria		Option Low Medium or High	Option BPI	Option 1A	Option 1B	Option 2A	Option 2B	Option 4	Option 1	Option 2	Option KA	Option KC	Option L
Stakeholders	-				x			x	x			x	
Cost	-							x	x			x	
Walkshed	-				x	x		x	x			x	
Green Space	-				x	x		x	x			x	
Neighborhood	-		x	x	x	x		x	x		x	x	
Educational	-		x	x	x	x		x	x			x	
Health & Safety	-					x		x	x			x	
Future Expansion	-		x	x	x	x		x	x			x	
Swing Space	-		x	x	x	x		x	x			x	
Timeline	-		x	x	x	x		x	x			x	
Disruption	-		x	x	x	x		x	x			x	
Environmental	-		x	x	x	x		x	x			x	
Orientations	-		x	x	x	x		x	x			x	
ODM	-		x	x	x	x		x	x			x	
Traffic	-		x	x	x	x		x	x			x	
Permitting	-		x	x	x	x		x	x			x	

[illegible]

												
		Existing		Adaptive and Alternative		New Road at 15th Street			Existing Road at 15th Street		Adaptive Alternative	New Road at 15th Street
		Scenario 1A: Base Region	Scenario 1B: Base Region	Scenario 1C: Base Region	Scenario 1D: Base Region	Scenario 1E: Base Region	Scenario 1F: Base Region	Scenario 1G: Base Region	Scenario 1H: Base Region	Scenario 1I: Base Region	Scenario 1J: Base Region	Scenario 1K: Base Region
Development Context		Option 1A	Option 1B	Option 1C	Option 1D	Option 1E	Option 1F	Option 1G	Option 1H	Option 1I	Option 1J	Option 1K
Stakeholder and community comments		Option 1A	Option 1B	Option 1C	Option 1D	Option 1E	Option 1F	Option 1G	Option 1H	Option 1I	Option 1J	Option 1K
Equity/Access Implications		Option 1A	Option 1B	Option 1C	Option 1D	Option 1E	Option 1F	Option 1G	Option 1H	Option 1I	Option 1J	Option 1K
Health & Safety Implications		Option 1A	Option 1B	Option 1C	Option 1D	Option 1E	Option 1F	Option 1G	Option 1H	Option 1I	Option 1J	Option 1K
Neighborhood Fit and		Option 1A	Option 1B	Option 1C	Option 1D	Option 1E	Option 1F	Option 1G	Option 1H	Option 1I	Option 1J	Option 1K
Future expansion		Option 1A	Option 1B	Option 1C	Option 1D	Option 1E	Option 1F	Option 1G	Option 1H	Option 1I	Option 1J	Option 1K
Overall Summary		Option 1A	Option 1B	Option 1C	Option 1D	Option 1E	Option 1F	Option 1G	Option 1H	Option 1I	Option 1J	Option 1K
Recommendation		Option 1A	Option 1B	Option 1C	Option 1D	Option 1E	Option 1F	Option 1G	Option 1H	Option 1I	Option 1J	Option 1K
Notes		Option 1A	Option 1B	Option 1C	Option 1D	Option 1E	Option 1F	Option 1G	Option 1H	Option 1I	Option 1J	Option 1K

[illegible]

											
		Existing	Addition w/renovation		New School w/100 Beaumont Street				Existing Beaumont School 20 Years	Additional Beaumont 20 Years	New School 20 Years
New School Building	Criteria Priority	Visitors Hall (Base Program)	Additional Function 320	Additional Function 325	HS Segments 600	HS Segments 625	HS Segments 625	HS Segments 625	Beaumont Base Program	201 Village Area	201 Village Area
Evaluation Criteria	Select: Low, Medium or High										
Stakeholders	High	+	+	+	+	+	+	+	+	+	+
Cost	High	+	+	+	+	+	+	+	+	+	+
Walkshed	Medium	+	+	+	+	+	+	+	+	+	+
Green Space	Medium	+	+	+	+	+	+	+	+	+	+
Neighborhood	High	+	+	+	+	+	+	+	+	+	+
Educational	High	+	+	+	+	+	+	+	+	+	+
Health & Safety	High	+	+	+	+	+	+	+	+	+	+
Future Expansion	Low	+	+	+	+	+	+	+	+	+	+
Living Space	Medium	+	+	+	+	+	+	+	+	+	+
Timeline	High	+	+	+	+	+	+	+	+	+	+
Disruption	Medium	+	+	+	+	+	+	+	+	+	+
Environmental	High	+	+	+	+	+	+	+	+	+	+
Orientation	High	+	+	+	+	+	+	+	+	+	+
ODM	High	+	+	+	+	+	+	+	+	+	+
Traffic	Medium	+	+	+	+	+	+	+	+	+	+
Permitting	Medium	+	+	+	+	+	+	+	+	+	+
AVERAGE		1.8	1.8	1.8	2.5	3.5	3.5	3.4	2.8	1.8	1.8

		Existing		Addition and Preservation		New School at 155 Sepananga Street						Existing Brown School 20 Yellow Ave	Addition 1 Preservation - 20 Yellow Ave	New School 20 Yellow Ave
New School Building	Options Priority	Option 1B	Option 1C	Option 1D	Option 1A	Option 2B	Option 4.1	Option 4.2	Option 1C	Option 1D				
Evaluation Criteria	Subject: Low, Medium or High	Option 1B	Option 1C	Option 1D	Option 1A	Option 2B	Option 4.1	Option 4.2	Option 1C	Option 1D	Option 1A			
Stakeholders	High	+	+	+	+	+	+	+	+	+	+			
Cost	Medium	+	+	+	+	+	+	+	+	+	+			
Walkshed	High	+	+	+	+	+	+	+	+	+	+			
Green Space	Medium	+	+	+	+	+	+	+	+	+	+			
Neighbourhood	High	+	+	+	+	+	+	+	+	+	+			
Educational	High	+	+	+	+	+	+	+	+	+	+			
Health & Safety	Medium	+	+	+	+	+	+	+	+	+	+			
Future Expansion	Low	+	+	+	+	+	+	+	+	+	+			
Swing Space	Medium	+	+	+	+	+	+	+	+	+	+			
Timeline	Medium	+	+	+	+	+	+	+	+	+	+			
Disruption	Low	+	+	+	+	+	+	+	+	+	+			
Environmental	Medium	+	+	+	+	+	+	+	+	+	+			
Orientation	Medium	+	+	+	+	+	+	+	+	+	+			
O&M	Medium	+	+	+	+	+	+	+	+	+	+			
Traffic	High	+	+	+	+	+	+	+	+	+	+			
Permitting	Low	+	+	+	+	+	+	+	+	+	+			
AVERAGE		3.3	4.2	2.8	3.8	3.8	3.0	3.0	3.2	3.0	3.6			

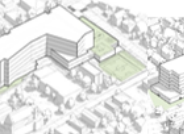
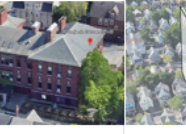
												
		Existing	Addition and Renovation			New School at 115 Seymour Street				Existing Brown School (20 Villars)	Additional Renovation at 201 Villars Ave	New School at 201 Villars Ave
New School Building	Criteria Priority	Wester Hill State High	AdditionalRenovation Option B30	AdditionalRenovation Option B35	115 Seymour B25	115 Seymour B25	115 Seymour B25	115 Seymour B25	115 Seymour B25	Brown State High	201 Villars Ave	201 Villars Ave
Evaluation Criteria	Subject: Low, Medium or High	Option B30	Option A	Option B	Option 2A	Option 3B	Option 4	Option 4.1	Option 4.2	Option 6A	Option 6C	Option 6
Stakeholders	High	+	-	-	+	+	+	+	+	+	-	+
Cost	Medium	+	-	-	+	+	+	+	+	+	-	+
Walkshed	Medium	+	+	+	+	+	+	+	+	+	-	+
Green Space	High	+	+	+	+	+	+	+	+	+	-	+
Neighborhood	High	+	-	-	+	+	+	+	+	+	-	+
Educational	High	+	-	-	+	+	+	+	+	+	-	+
Health & Safety	High	+	-	-	+	+	+	+	+	+	-	+
Future Expansion	Low	+	-	-	+	+	+	+	+	+	-	+
Swing Space	Low	+	-	-	+	+	+	+	+	+	-	+
Timeline	High	+	-	-	+	+	+	+	+	+	-	+
Disruption	Low	+	+	+	+	+	+	+	+	+	-	+
Environmental	Medium	+	-	-	+	+	+	+	+	+	-	+
Orientation	Medium	+	-	-	+	+	+	+	+	+	-	+
QAM	Medium	+	-	-	+	+	+	+	+	+	-	+
Traffic	Medium	+	+	+	+	+	+	+	+	+	-	+
Permitting	Low	+	-	-	+	+	+	+	+	+	-	+
AVERAGE		3.7	3.0	3.0	3.5	3.7	3.6	4.0	4.0	3.6	3.0	3.6

EVALUATION CRITERIA

AVERAGE

												
		Existing	Addition and Renovation		New School at 115 Sycamore Street					Existing Brown School 201 Willow Ave	Addition / Renovation 201 Willow Ave	New School 201 Willow Ave
New School Building	Criteria Priority	Winter Hill Base Repair	Additon/Renovation 690	Additon/Renovation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	Brown Base Repair	201 Willow Ave	201 Willow Ave
Evaluation Criteria	Select: Low, Medium or High	Option BR	Option 1A	Option 1B	Option 2A	Option 2B	Option 4	Option 4.1	Option 4.2	Option 6A	Option 6C	Option 4.1
Cost	High	2.1	2.1	2.4	2.8	4.0	3.8	4.4	4.4	1.8	1.2	1.3
Walkshed	Medium	3.0	3.8	2.8	3.9	2.9	3.0	3.0	3.3	3.3	1.9	1.9
Green Space	Medium	3.1	3.0	2.6	2.9	3.0	3.6	4.1	4.3	2.4	1.6	1.5
Neighborhood	High	3.1	2.9	2.3	3.1	3.2	3.8	4.0	4.0	3.1	1.3	1.6
Educational	High	1.8	2.6	2.7	3.7	4.4	4.4	4.2	4.7	2.1	2.2	2.4
Health & Safety	High	1.6	2.6	2.6	3.3	4.1	4.6	4.7	4.7	2.1	2.2	2.6
Future Expansion	Low	2.4	2.5	2.3	2.3	2.8	2.8	3.1	2.8	2.0	1.6	1.6
Swing Space	Medium	1.8	2.3	3.1	2.8	4.2	4.1	3.8	4.1	1.6	2.5	2.5
Timeline	High	2.3	2.7	2.9	3.7	3.9	4.2	4.4	4.4	1.9	1.7	1.7
Disruption	Medium	3.5	2.8	2.7	3.1	3.0	2.9	3.2	3.2	2.8	1.3	1.4
Environmental	Medium	2.0	2.7	2.6	3.9	4.1	4.2	4.2	4.3	1.9	2.0	2.5
Orientation	Medium	1.8	2.0	2.3	4.1	4.4	4.1	4.3	4.1	2.1	1.8	2.1
O&M	Medium	1.7	2.2	2.3	3.8	4.2	4.1	4.4	4.1	1.8	2.1	2.6
Traffic	Medium	3.6	3.5	2.4	3.5	2.5	2.6	2.6	2.6	3.2	1.2	1.3
Permitting	Low	3.1	3.0	2.8	4.0	4.0	4.0	4.1	4.0	2.8	1.3	1.8
AVERAGE		2.4	2.7	2.6	3.4	3.6	3.8	3.9	3.9	2.3	1.7	1.9

EVALUATION CRITERIA BY PERSON

												
		Existing	Addition and Renovation		New School at 115 Sycamore Street					Existing Brown School 201 Willow Ave	Addition / Renovation 201 Willow Ave	New School 201 Willow Ave
New School Building	Criteria Priority	Winter Hill Base Repair	Additon/Renovation 690	Additon/Renovation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	Brown Base Repair	201 Willow Ave	201 Willow Ave
Evaluation Criteria	Select: Low, Medium or High	Option BR	Option 1A	Option 1B	Option 2A	Option 2B	Option 4	Option 4.1	Option 4.2	Option 6A	Option 6C	Option 4.1
AVERAGES BY RESPONDENT												
1		2.4	2.4	2.5	2.9	3.8	3.9	4.4	4.3	2.3	1.6	2.0
2		2.5	2.5	2.6	3.6	4.1	4.1	4.1	4.1	1.9	2.3	2.6
3		2.4	2.9	2.9	3.5	3.5	3.6	3.6	3.6	1.8	1.5	1.6
4		2.3	2.2	2.5	2.7	4.2	4.0	4.6	4.6	2.8	1.0	1.0
5		2.2	2.5	2.3	4.5	4.0	3.6	4.0	4.2	3.6	1.4	1.4
6		3.0	3.2	2.8	3.4	3.4	3.0	3.3	3.3	3.8	1.5	1.5
7		3.3	4.2	2.8	3.8	3.0	3.0	3.0	3.2	4.8	1.6	1.6
8		1.7	1.8	2.0	3.2	3.7	3.6	4.0	4.0	1.0	1.0	1.0
9		2.1	2.4	2.6	2.8	3.3	4.0	4.0	4.3	2.4	2.0	2.6
10		1.0	1.8	1.8	2.5	3.5	3.8	4.4	4.6	1.0	1.0	1.0

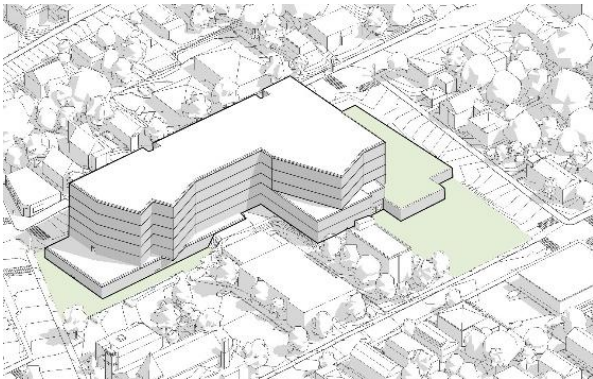
EVALUATION CRITERIA

HIGH PRIORITY

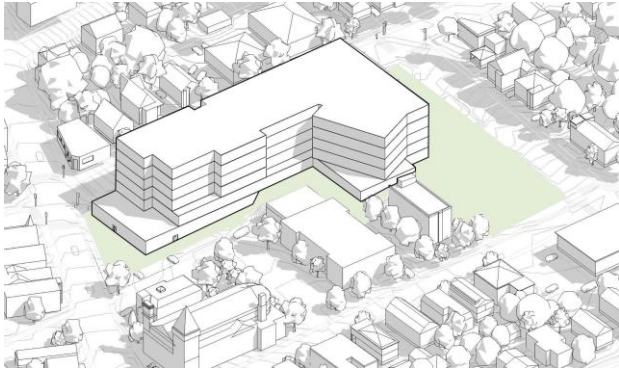
												
		Existing	Addition and Renovation		New School at 115 Sycamore Street					Existing Brown School 201 Willow	Addition / Renovation 201	New School 201 Willow Ave
New School Building	Criteria Priority	Winter Hill Base Repair	Additon/Renovation 690	Additon/Renovation 925	115 Sycamore 690	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	115 Sycamore 925	Brown Base Repair	201 Willow Ave	201 Willow Ave
Evaluation Criteria	Select: Low, Medium or High	Option BR	Option 1A	Option 1B	Option 2A	Option 2B	Option 4	Option 4.1	Option 4.2	Option 6A	Option 6C	Option 4.1
Cost	High	2.2	2.2	2.4	3.0	3.9	3.8	4.3	4.3	1.9	1.2	1.3
Neighborhood	High	3.0	3.8	2.8	3.9	2.9	3.0	3.0	3.3	3.3	1.9	1.9
Educational	High	3.1	3.1	2.7	2.8	2.9	3.4	4.0	4.2	2.4	1.7	1.6
Health & Safety	High	3.0	2.9	2.2	3.1	3.2	3.8	3.9	3.9	3.1	1.3	1.7
Timeline	High	1.9	2.7	2.8	3.8	4.3	4.3	4.2	4.7	2.2	2.2	2.3
AVERAGE		2.6	2.9	2.6	3.3	3.4	3.7	3.9	4.1	2.6	1.7	1.8

CONSIDERATIONS

4 NEW CONSTRUCTION
115 Sycamore St. 925 Student

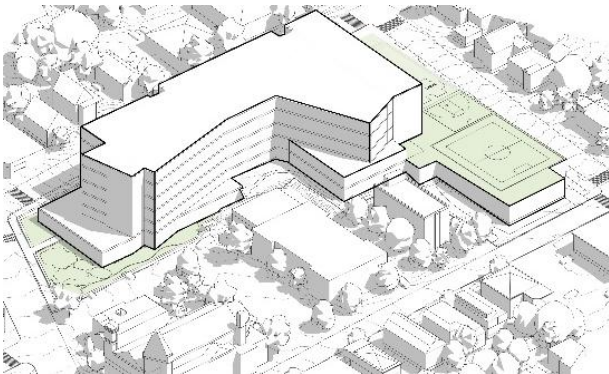


4.1 NEW CONSTRUCTION
115 Sycamore St. 925 Student



Compact Footprint

4.2 NEW CONSTRUCTION
115 Sycamore St. 925 Student



Cafeteria below Field on Thurston St.

EDUCATIONAL	Daylight to Lower Levels		Daylight to Lower Levels		Daylight to Lower Levels	
	Connection from Cafeteria to Outside Play		Connection from Cafeteria to Outside Play		Connection from Cafeteria to Outside Play	
	Connection from Kindergarten to Outside Play		Connection from Kindergarten to Outside Play		Connection from Kindergarten to Outside Play	
	Dedicated PK/Kindergarten Entry (pickup/drop off)		Dedicated PK/Kindergarten Entry (pickup/drop off)		Dedicated PK/Kindergarten Entry (pickup/drop off)	
	Classroom Cluster Adjacencies		Classroom Cluster Adjacencies		Classroom Cluster Adjacencies	
	Interior Connection to Cafeteria		Interior Connection to Cafeteria		Interior Connection to Cafeteria	
	Interior Community Connection		Interior Community Connection		Interior Community Connection	
	Outdoor Community Connection		Outdoor Community Connection		Outdoor Community Connection	
	Building Height		Building Height		Building Height	
	Receiving location to Kitchen		Receiving location to Kitchen		Receiving location to Kitchen	
	Cost		Cost		Cost	

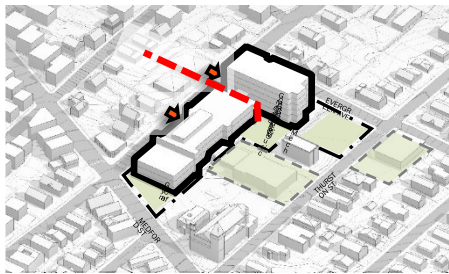
DISCUSSION/VOTE

BR

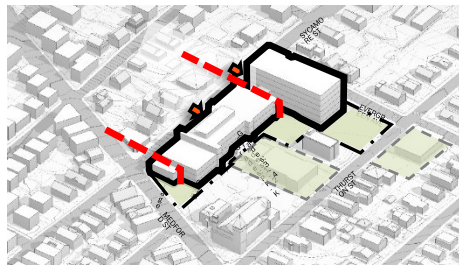
BASE REPAIR
115 Sycamore St.



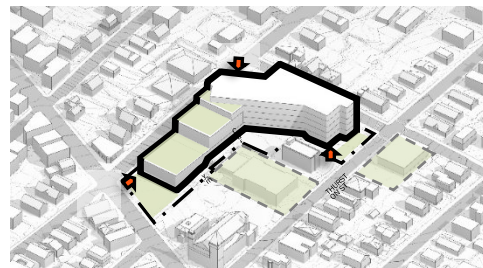
1A ADDITION/RENOVATION
115 Sycamore St. 690 Student



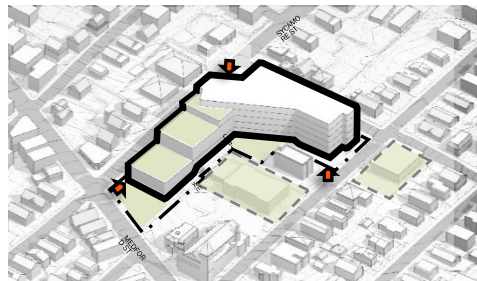
1B ADDITION/RENOVATION
115 Sycamore St. 925 Student



2A NEW CONSTRUCTION
115 Sycamore St. 690 Student



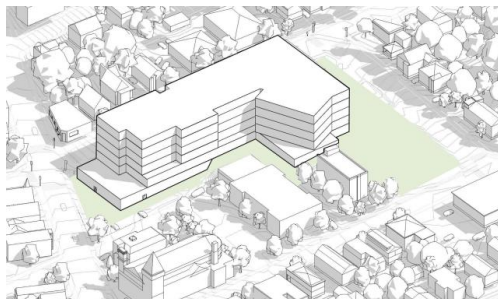
2B NEW CONSTRUCTION
115 Sycamore St. 925 Student



4 NEW CONSTRUCTION
115 Sycamore St. 925 Student

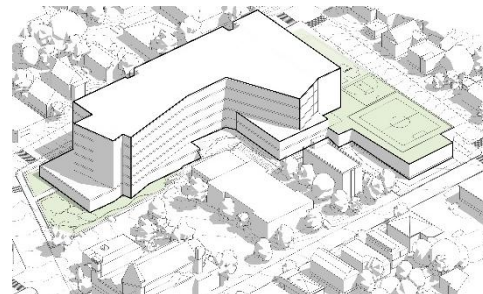


4.1 NEW CONSTRUCTION
115 Sycamore St. 925 Student



Reduced Building Footprint

4.2 NEW CONSTRUCTION
115 Sycamore St. 925 Student



Cafeteria below Field on Thurston St.

6A BASE REPAIR
201 Willow Ave.

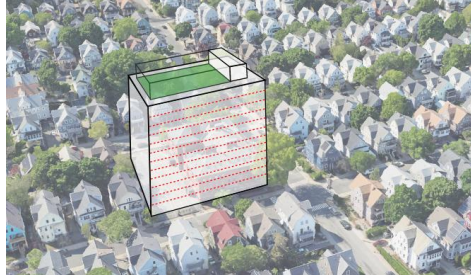


6B ADDITION/RENOVATION
201 Willow Ave. 925 Student



20 Stories with Rooftop Play Space

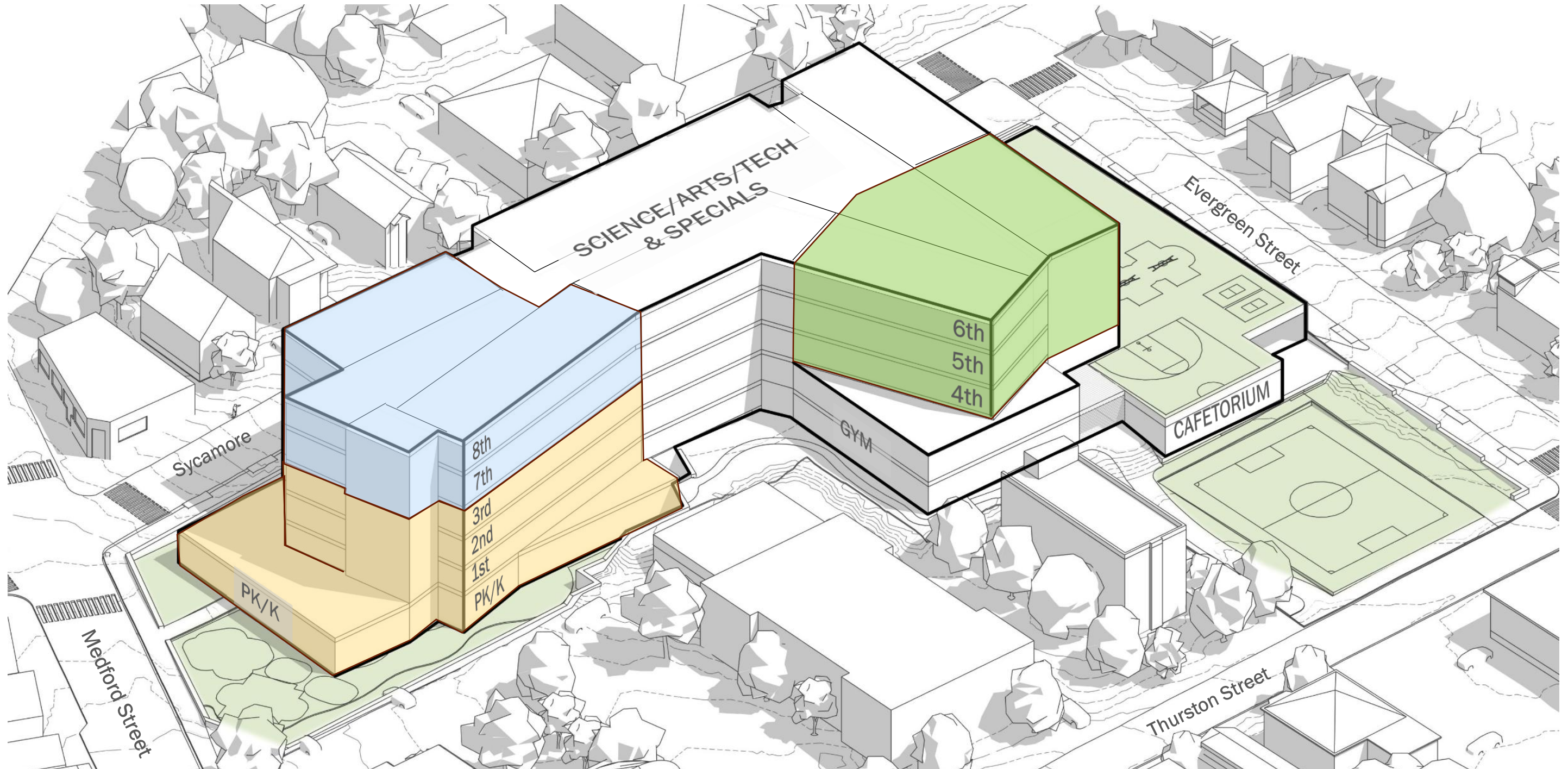
6E NEW CONSTRUCTION
201 Willow Ave. 925 Student



12 Stories with Rooftop Play Space

NEW SCHOOL AT 115 SYCAMORE ST

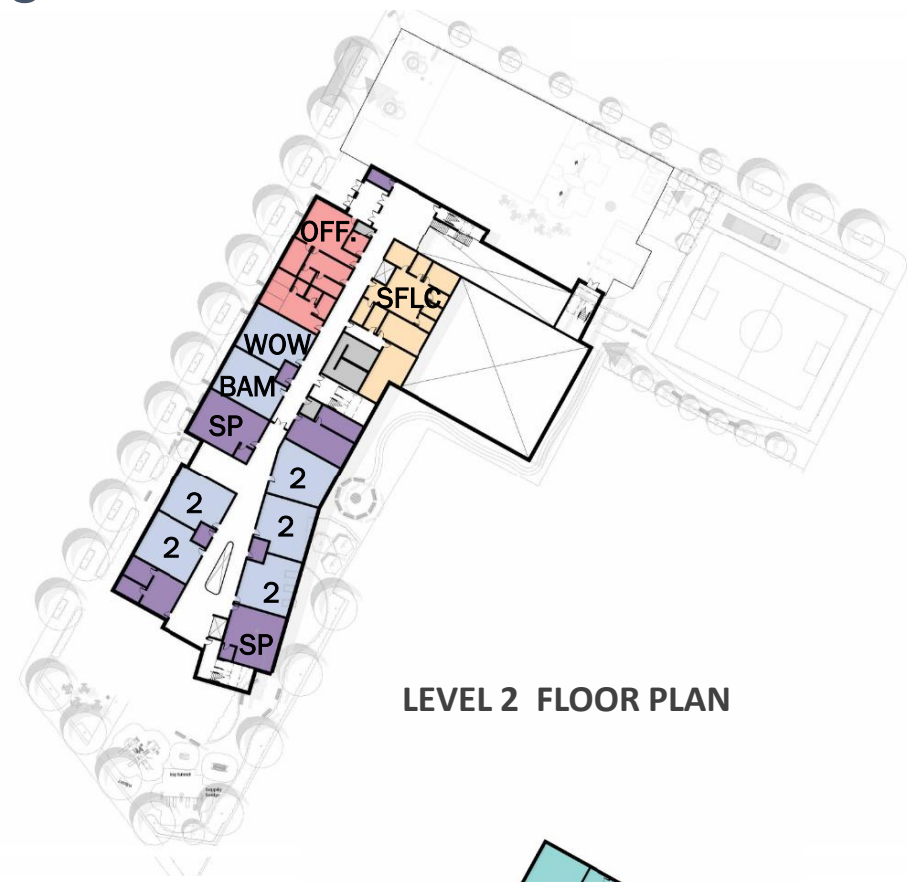
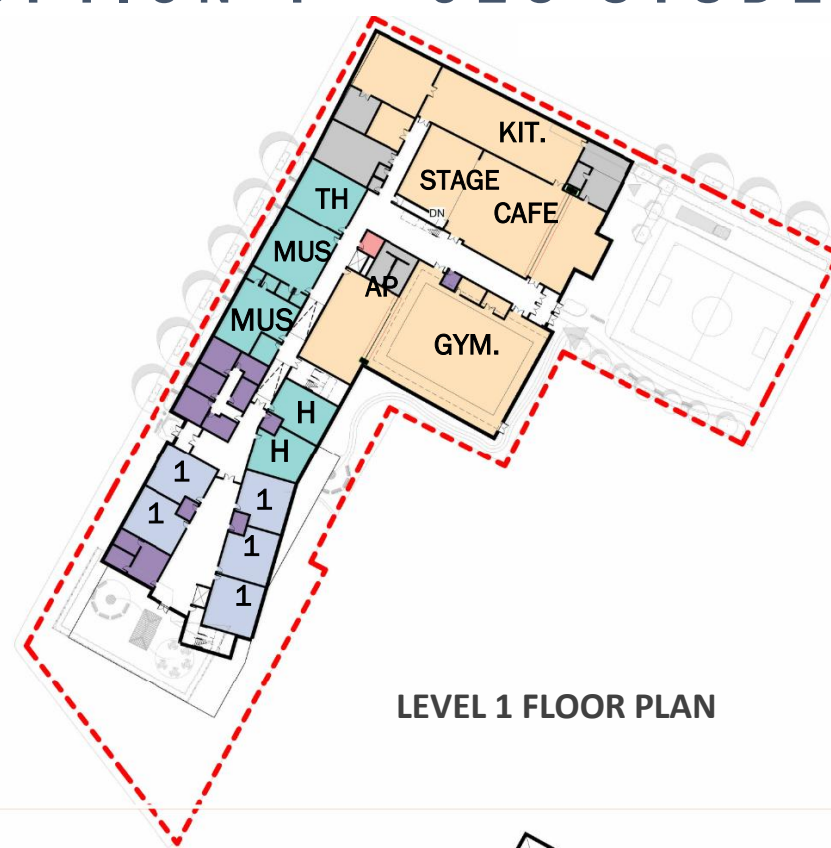
OPTION 4 - 925 STUDENTS



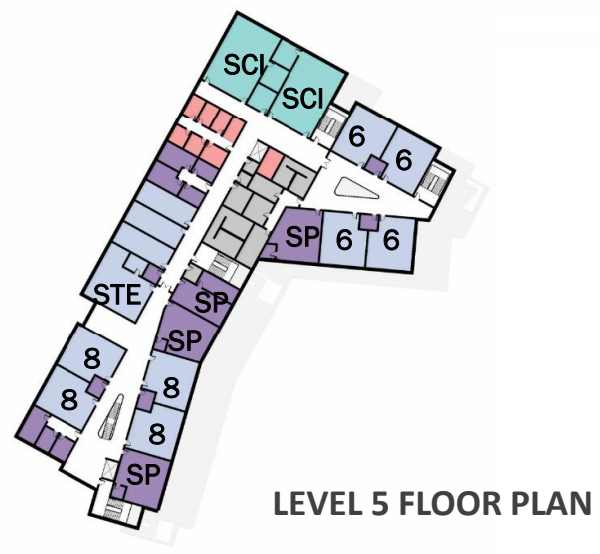
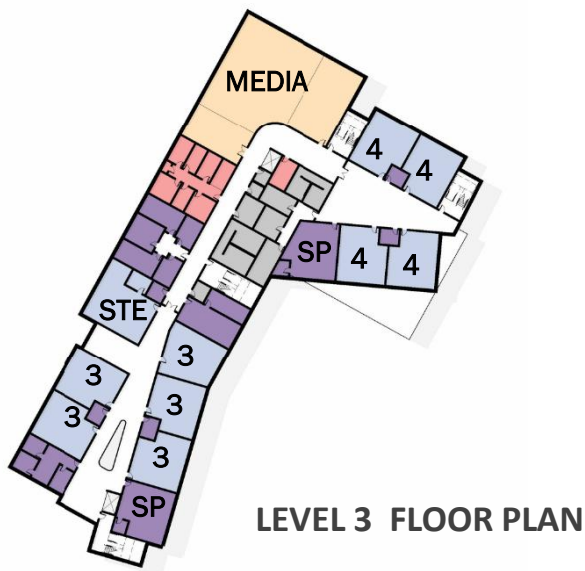
NEW SCHOOL AT 115 SYCAMORE ST

OPTION 4 - 925 STUDENTS

- ADMIN / GUIDAN
- ART / MUSIC / ST
- CLASSROOM
- CAFE / GYM / ME
- SPECIAL EDUCA
- STOR / CUST / TI

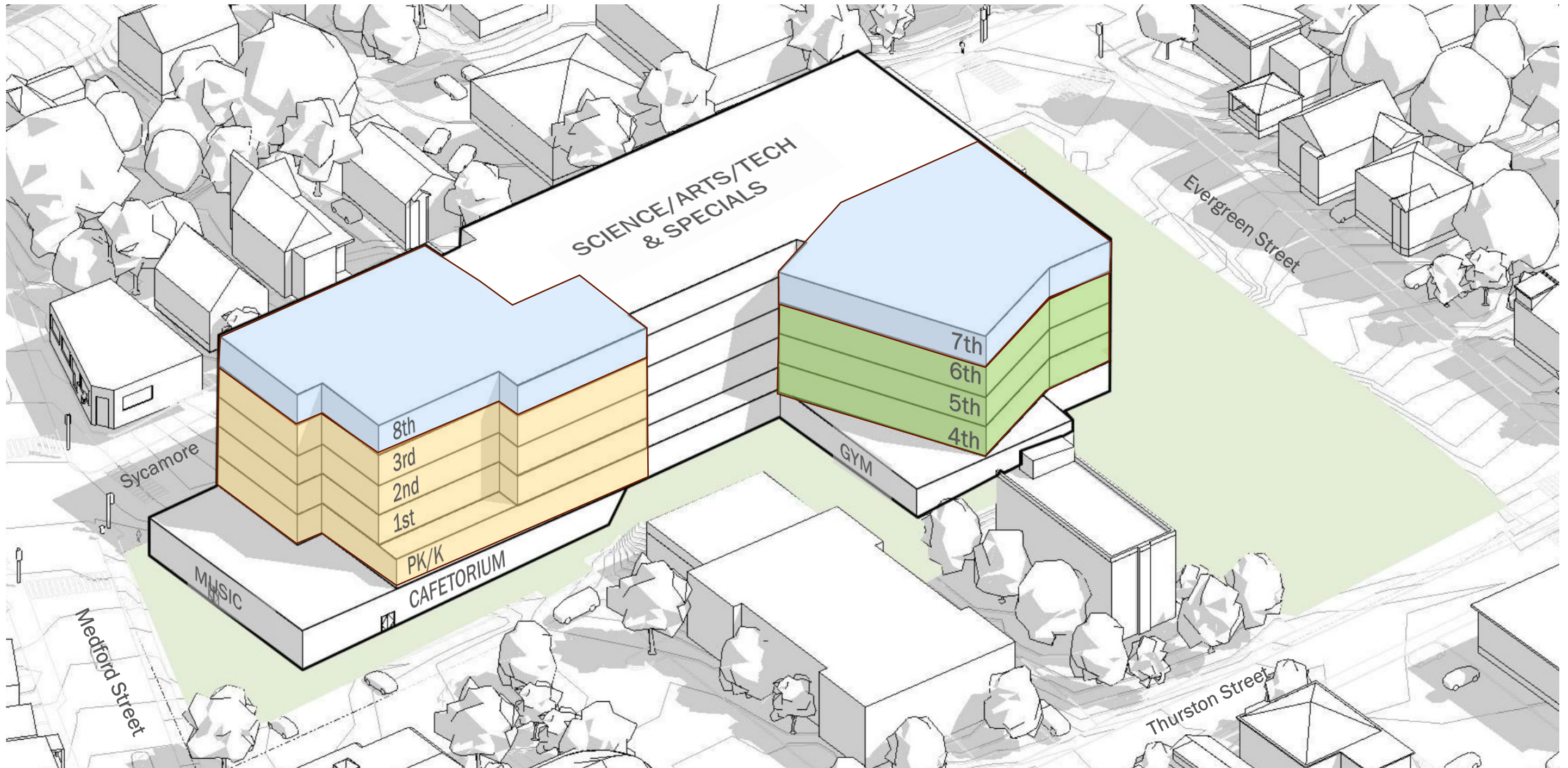


Shifts K level
for daylight



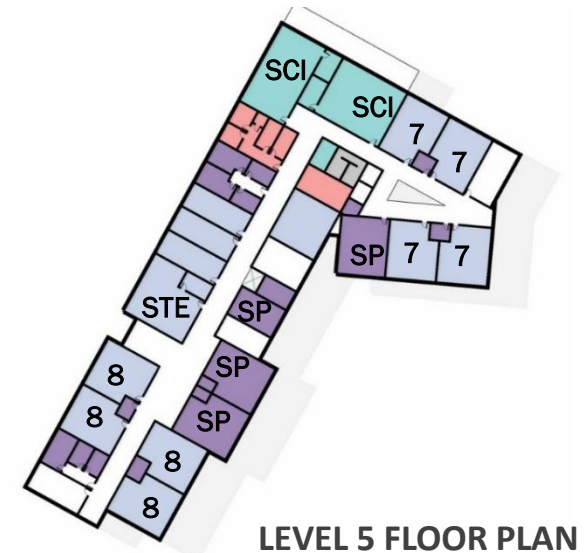
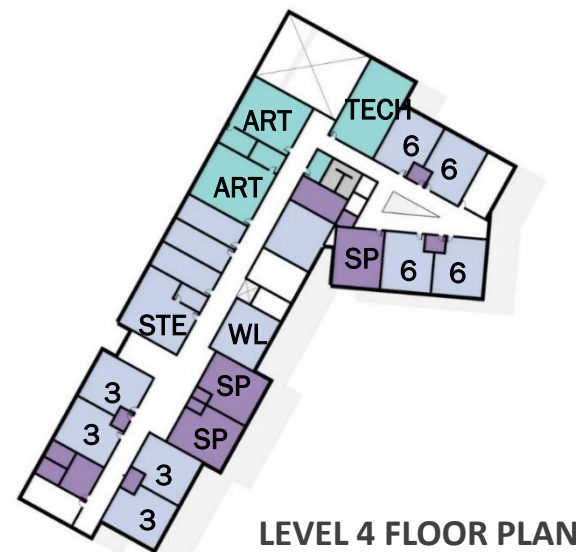
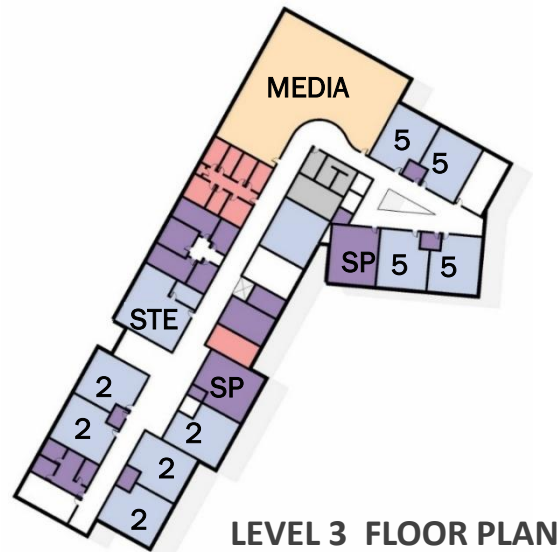
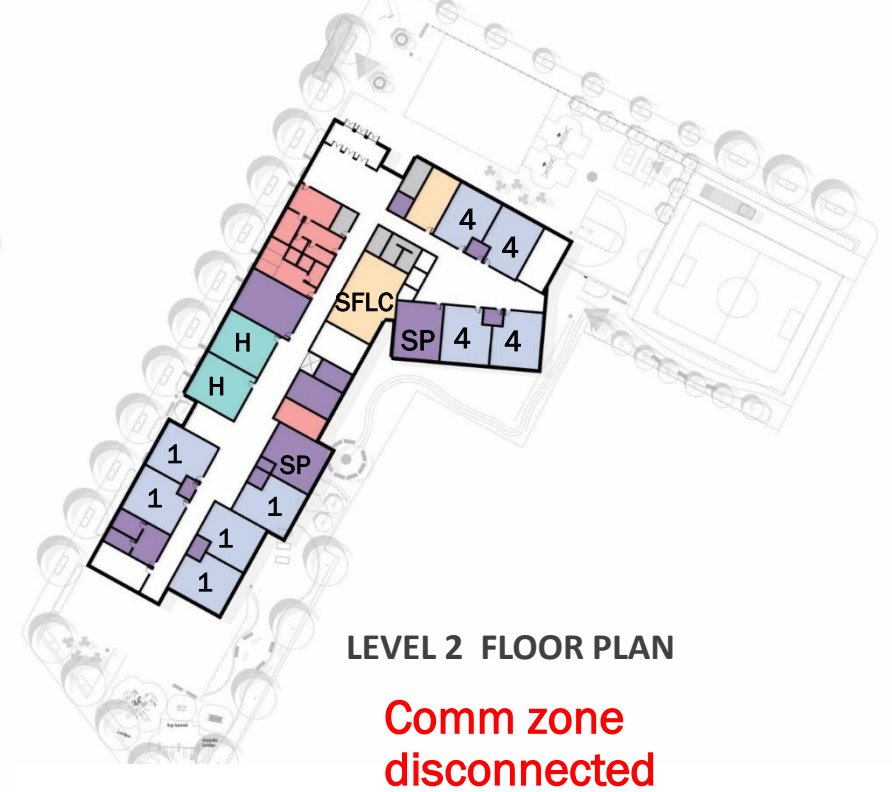
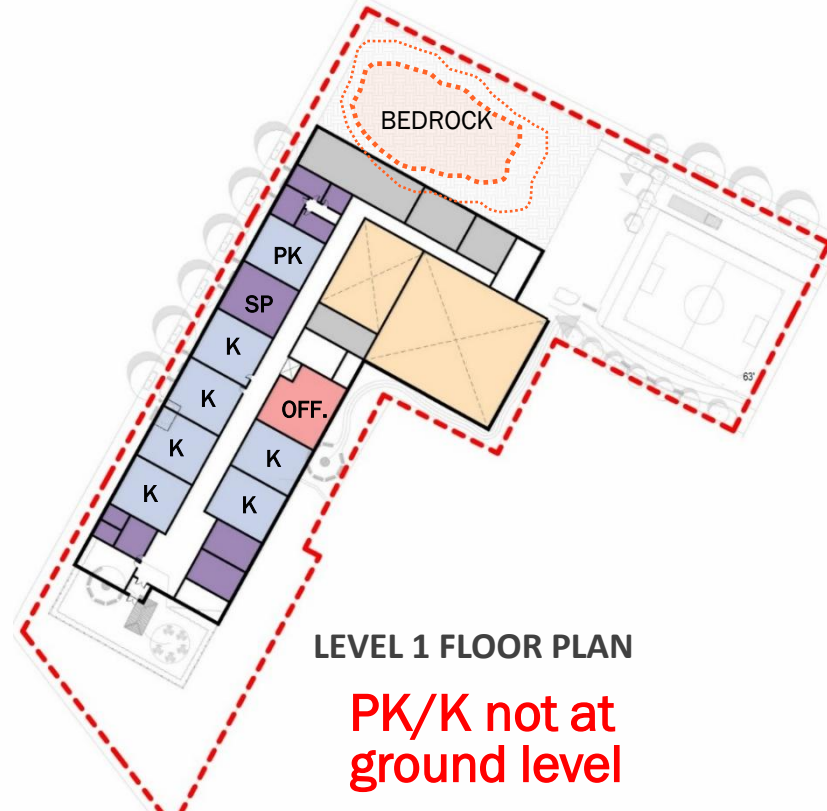
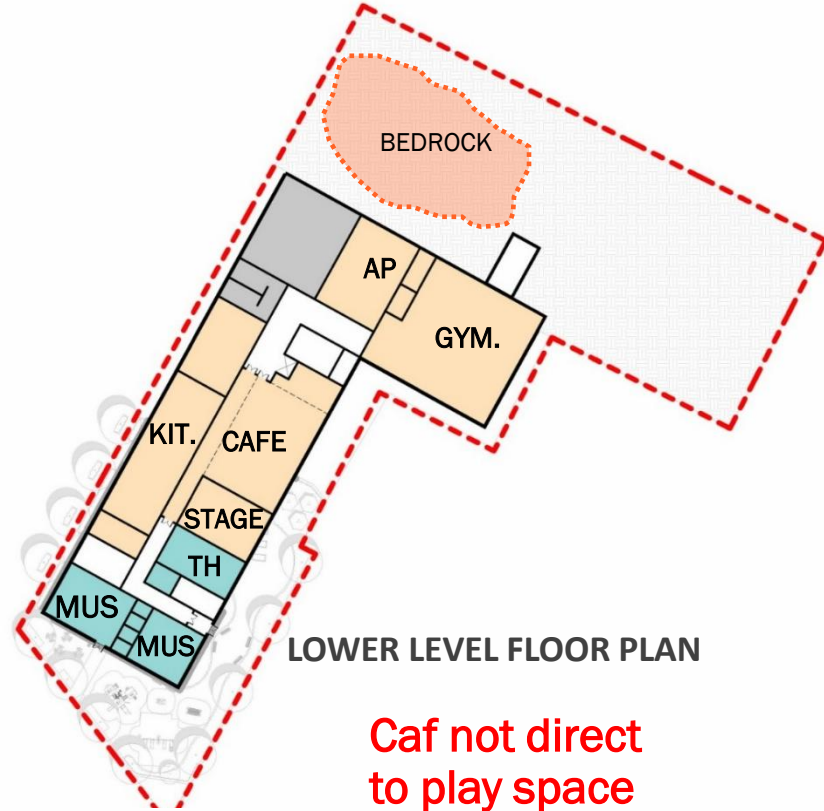
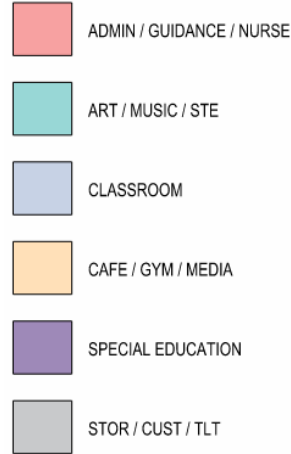
NEW SCHOOL AT 115 SYCAMORE ST

OPTION 4.1 (REDUCED FOOTPRINT) - 925 STUDENTS



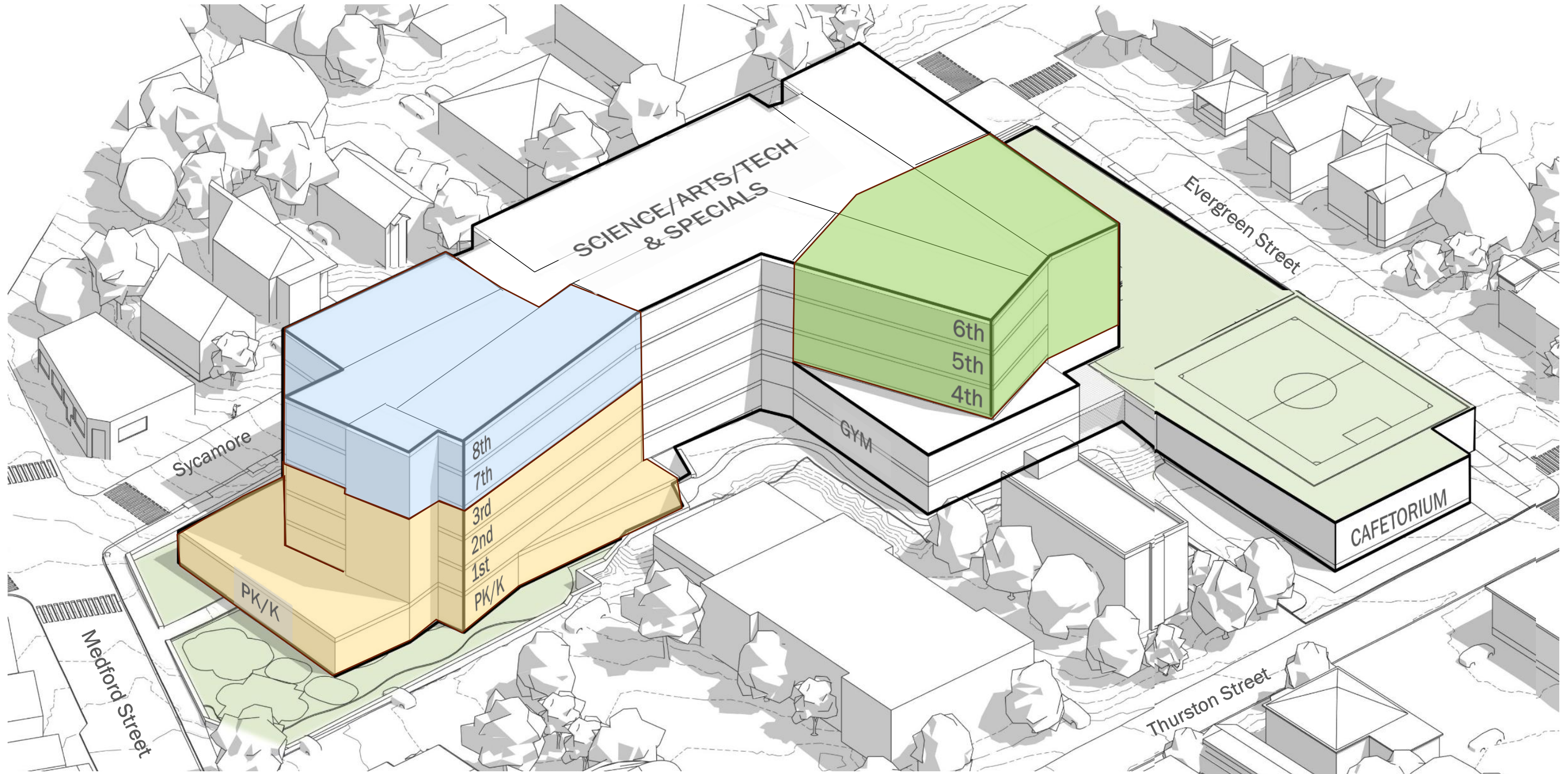
NEW SCHOOL AT 115 SYCAMORE ST

OPTION 4.1 (REDUCED FOOTPRINT) - 925 STUDENTS



NEW SCHOOL AT 115 SYCAMORE ST

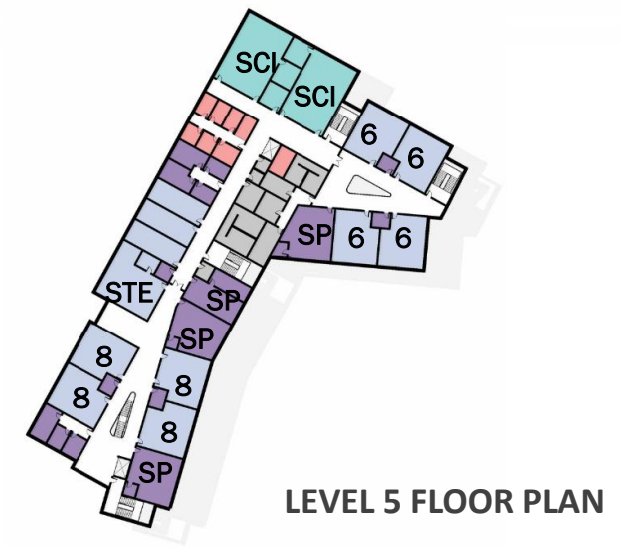
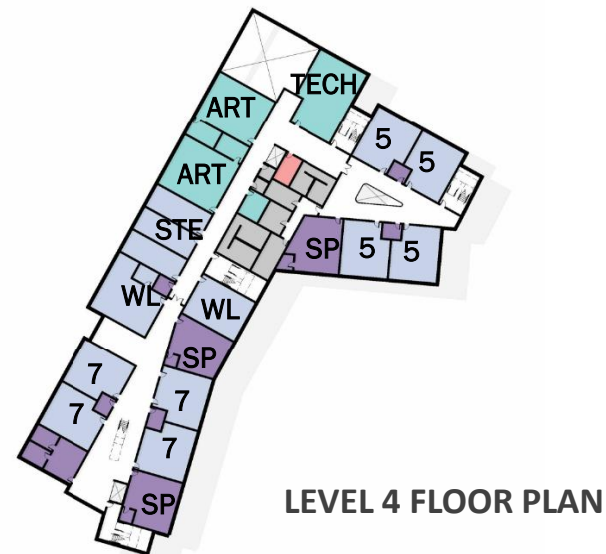
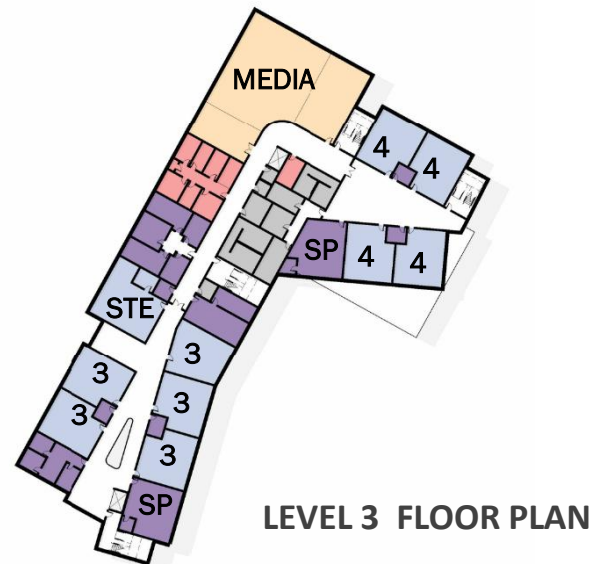
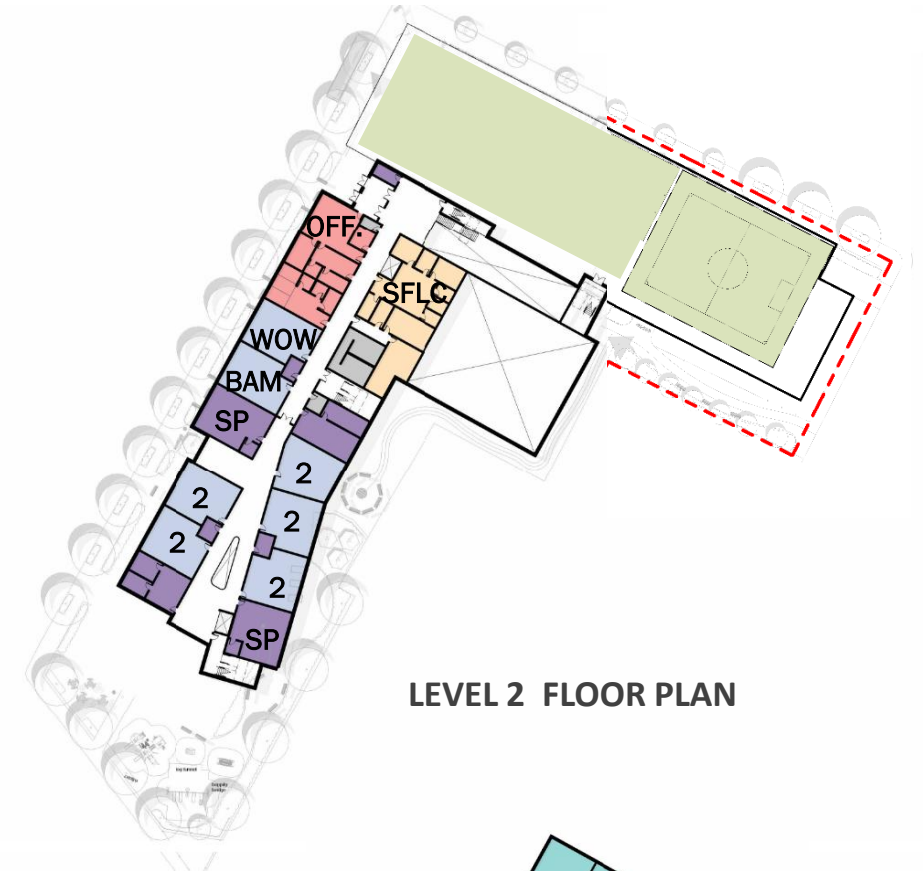
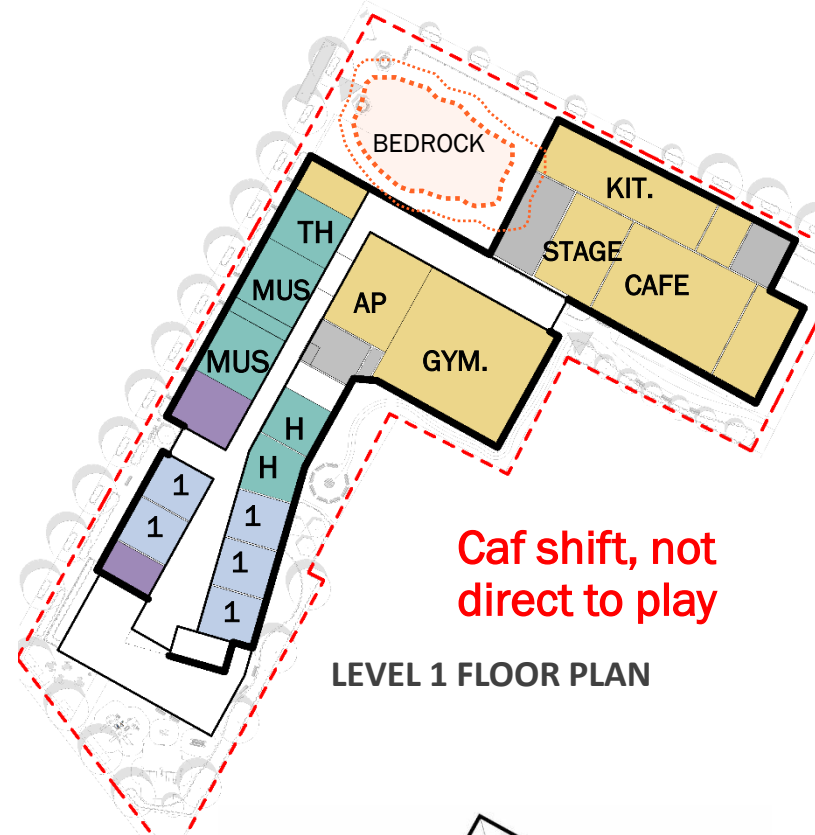
OPTION 4.2 (CAFETERIA BELOW FIELD) - 925 STUDENTS



NEW SCHOOL AT 115 SYCAMORE ST

OPTION 4.2 (CAFETERIA BELOW FIELD) - 925 STUDENTS

- ADMIN / GUIDANCE / NURSE
- ART / MUSIC / STE
- CLASSROOM
- CAFE / GYM / MEDIA
- SPECIAL EDUCATION
- STOR / CUST / TLT



NEXT STEPS

- Review Draft PSR
- Vote on PSR submission to MSBA on August 17th



Thank you!